



County of Ottawa

Board of Commissioners

Philip D. Kuyers
Chairperson

James C. Holtrop
Vice-Chairperson

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May 7, 2011

To All Ottawa County Commissioners:

The Ottawa County Board of Commissioners will meet on **Tuesday, May 10, 2011 at 1:30 p.m.**, for the regular **May** meeting of the Board at the Ottawa County Fillmore Street Complex in West Olive, Michigan.

The Agenda is as follows:

1. Call to Order by the Chairperson
2. Invocation – Commissioner Visser
3. Pledge of Allegiance to the Flag
4. Roll Call
5. Presentation of Petitions and Communications
6. Public Comments and Communications from County Staff
 - A. Public Hearing on the Brownfield Plan Amendment from Cedar Crest Dairy
Suggested Motions:
 - a. To open the Public Hearing to receive comments on the Brownfield Plan Amendment from Cedar Crest Dairy.
 - b. To close the Public Hearing on the Brownfield Plan Amendment from Cedar Crest Dairy.
7. Approval of Agenda
8. Actions and Reports

A. Consent Resolutions:

From the County Clerk

1. Board of Commissioners Meeting Minutes

Suggested Motion:

To approve the Minutes of the April 26, 2011 Board of Commissioners Meeting and the April 26, 2011 Board of Commissioners Work Session.

Stuart P. Visser Dennis W. Swartout Jane M. Ruiter Greg J. DeJong Roger G. Rycenga
Joseph S. Baumann Robert W. Karsten James H. Holtvluwer Donald G. Disselkoen

2. Payroll
Suggested Motion:
To authorize the payroll of May 10, 2011 in the amount of \$_____.
3. Correspondence Log 415
Suggested Motion:
To receive for information the Correspondence Log.

From the Finance and Administration Committee

4. Monthly Accounts Payable for April 18, 2011 through April 30, 2011
Suggested Motion:
To approve the general claims in the amount of \$3,250,795.74 as presented by the summary report for April 18, 2011 through April 30, 2011.
5. Ottawa County Human Resources Department 2010 Annual Report
Suggested Motion:
To receive for information the Ottawa County Human Resources Department 2010 Annual Report.
6. Ottawa County Department of Human Services 2010 Annual Report
Suggested Motion:
To receive for information the Ottawa County Department of Human Services 2010 Annual Report.
7. Ottawa County MSU Extension 2010 Annual Report
Suggested Motion:
To receive for information the Ottawa County MSU Extension 2010 Annual Report.
8. Ottawa County Parks and Recreation 2010 Annual Report
Suggested Motion:
To receive for information the Ottawa County Parks and Recreation 2010 Annual Report.

B. Action Items:

From the Finance and Administration Committee

9. Brownfield Plan Amendment from Cedar Crest Dairy
Suggested Motion:
To approve and authorize the Board Chair and Clerk to sign the resolution to support the Brownfield Plan Amendment from Cedar Crest Dairy (R Becker Properties, LLC) contingent upon the approval of the Hudsonville City Commission.

C. Appointments: None

D. Discussion Items:

10. Ottawa County Human Resources Department 2010 Annual Report
(Presented by: Marie Waalkes, Human Resources Director)
11. Ottawa County Department of Human Services 2010 Annual Report
(Presented by: Michelle Martin, Acting Director, Ottawa County DHS)

12. Ottawa County MSU Extension 2010 Annual Report
(Presented by: Betty Blase, Michigan State University Extension District Coordinator)
13. Ottawa County Parks and Recreation 2010 Annual Report
(Presented by: John Scholtz, Parks and Recreation Director)
9. Report of the County Administrator
10. General Information, Comments, and Meetings Attended
11. Public Comments
12. Adjournment

**PROPOSED
PROCEEDINGS OF THE OTTAWA COUNTY
BOARD OF COMMISSIONERS
APRIL SESSION – SECOND DAY**

The Ottawa County Board of Commissioners met on Tuesday, April 26, 2011, at 1:30 p.m. and was called to order by the Chair.

Mr. Holtvluwer pronounced the invocation.

The Clerk led in the Pledge of Allegiance to the Flag.

Present at roll call: Messrs. Visser, Kuyers, Swartout, Mrs. Ruiter, Messrs. DeJong, Rycenga, Baumann, Disselkoen, Karsten, Holtrop, Holtvluwer. (11)

B/C 11-087 Mr. Swartout moved to approve the agenda of today as presented. The motion passed.

B/C 11-088 Mr. Holtrop moved to approve the following Consent Resolutions:

1. To approve the Minutes of the April 12, 2011 Board of Commissioners Meeting and the April 12, 2011 Board of Commissioners Work Session.
2. To authorize the payroll of April 26, 2011 in the amount of \$575.66.
3. To approve the general claims in the amount of \$14,956,163.62 as presented by the summary report for April 1, 2011 through April 15, 2011.
4. To approve the appropriation changes greater than \$50,000 and those approved by the Administrator and Fiscal Services Director for \$50,000 or less which changed the total appropriation from the amended budget for the month of March 2011.
5. To receive for information the Ottawa County Sheriff's Office 2010 Annual Report.
6. To receive for information the Ottawa County Prosecuting Attorney's 2010 Annual Report.

The motion passed as shown by the following votes: Yeas: Messrs. Karsten, Disselkoen, Holtrop, Vissr, Holtvluwer, DeJong, Mrs. Ruiter, Messrs. Swartout, Rycenga, Baumann, Kuyers. (11)

B/C 11-089 Mr. Rycenga moved to approve and authorize the Board Chair and Clerk to sign the Including Our Neighbors (ION) grant agreement with United Cerebral Palsy of Michigan to fund the Animal Adaptations program at

the Ottawa County Parks Nature Education Center with matching funds in the amount of \$4,345.00 from the Parks and Recreation budget. The motion passed as shown by the following votes: Yeas: Messrs. Disselkoen, Karsten, DeJong, Holtrop, Visser, Swartout, Mrs. Ruiter, Messrs. Rycenga, Holtvluwer, Baumann, Kuyers. (11)

- B/C 11-090 Mr. Rycenga moved to approve and authorize the Board Chair and Clerk to sign the Dry Fire Line Utility Easement Agreement with Park Township. The motion passed as shown by the following votes: Yeas: Messrs. DeJong, Visser, Swartout, Holtvluwer, Mrs. Ruiter, Messrs. Disselkoen, Baumann, Holtrop, Karsten, Rycenga, Kuyers. (11)
- B/C 11-091 Mr. Swartout moved to approve and authorize the Board Chair and Clerk to sign the Agreement to purchase DocRouter software for the Register of Deeds Office at a cost of \$15,000. The motion passed as shown by the following votes: Yeas: Messrs. Visser, Holtvluwer, Disselkoen, Holtrop, Mrs. Ruiter, Messrs. Karsten, DeJong, Rycenga, Swartout, Baumann, Kuyers. (11)
- B/C 11-092 Mr. Swartout moved to approve and authorize the Board Chair and Clerk to sign the Agreement to purchase the Fidlar Technologies e-Return module for the Register of Deeds Office at a cost of \$5,000. The motion passed as shown by the following votes: Yeas: Mrs. Ruiter, Messrs. Baumann, DeJong, Karsten, Swartout, Holtvluwer, Rycenga, Holtrop, Disselkoen, Visser, Kuyers. (11)
- B/C 11-093 Mr. Swartout moved to approve and authorize the Board Chair and Clerk to sign the Agreement to purchase the Fidlar Technologies Intelligent Data Recognition (IDR) Deliberate Learning module for the Register of Deeds office at a cost of \$12,000. The motion passed as shown by the following votes: Yeas: Messrs. DeJong, Rycenga, Baumann, Disselkoen, Holtvluwer, Visser, Holtrop, Swartout, Karsten, Mrs. Ruiter, Mr. Kuyers. (11)
- B/C 11-094 Mr. Swartout moved to approve the request from Fiscal Services to create one (1) FTE Cost Analyst (Group T, Paygrade 13, C Step) in Community Mental Health at a cost of \$63,300. Funding to come from Medicaid Funds. The motion passed as shown by the following votes: Yeas: Messrs. Swartout, Holtvluwer, Visser, Holtrop, Karsten, Disselkoen, Baumann, Rycenga, DeJong, Mrs. Ruiter, Mr. Kuyers. (11)
- B/C 11-095 Mr. Swartout moved to approve the request from Community Mental Health to upgrade one (1) FTE Mental Health Specialist (Group T, Paygrade 12, C Step) to a one (1) FTE Mental Health Clinician (Group T, Paygrade 14, C Step) at a cost of \$6,462. Funding to come from Medicaid Funds. The motion passed as shown by the following votes: Yeas: Mr. Holtvluwer, Mrs. Ruiter, Messrs. Holtrop, Rycenga, Disselkoen, Baumann, Visser, Karsten, DeJong, Swartout, Kuyers. (11)

- B/C 11-096 Mr. Swartout moved to approve the request from the Clerk's Office to downgrade one (1) FTE RPC III (Group T, Paygrade 7) to one (1) FTE Vital Records Clerk (Group T, Paygrade 6), at a savings of \$1,897. The motion passed as shown by the following votes: Yeas: Messrs. Rycenga, DeJong, Karsten, Ruiter, Baumann, Visser, Swartout, Holtvluwer, Disselkoen, Holtrop, Kuyers. (11)
- B/C 11-097 Mr. Swartout moved to approve the 2011 Equalization Report to appoint the Equalization Director to represent Ottawa County at State Equalization hearings. The motion passed.
- B/C 11-098 Mr. Swartout moved to approve and authorize the Board Chair and Clerk to sign the Resolution to authorize Certification of a "Qualifying Statement" for bonding purposes. The motion passed as shown by the following votes: Yeas: Messrs. Holtrop, Holtvluwer, Swartout, Baumann, Visser, Disselkoen, Karsten, Mrs. Ruiter, Messrs. Rycenga, DeJong, Kuyers. (11)
- B/C 11-099 Mr. Swartout moved to approve the recommendation to designate \$689,063 of the 2010 General Fund year-end unreserved undesignated fund balance for the 2012 budget. The motion passed as shown by the following votes: Yeas: Messrs. Karsten, Disselkoen, Holtrop, Visser, Holtvluwer, DeJong, Mrs. Ruiter, Messrs. Swartout, Rycenga, Baumann, Kuyers. (11)
- B/C 11-100 Mr. Swartout moved to approve and authorize the Board Chair and Clerk to sign the Resolution authorizing the County Road Commission to issue Act 342 Bonds not to exceed the amount of \$5,835,000 to finance the Northwest Ottawa Water System Series B Pumping System Project. The motion passed as shown by the following votes: Yeas: Messrs. Disselkoen, Karsten, DeJong, Holtrop, Visser, Swartout, Mrs. Ruiter, Messrs. Rycenga, Holtvluwer, Baumann, Kuyers. (11)
- B/C 11-101 Mr. Swartout moved to approve the purchase of two (2) years military service credits for Bradley S. Nieboer (Detective, Sheriff's Office)

County Cost:	\$26,163.36
Employee Cost:	\$ 6,609.64
Total Cost:	\$32,773.00

The motion passed as shown by the following votes: Yeas: Messrs. DeJong, Visser, Swartout, Holtvluwer, Mrs. Ruiter, Messrs. Disselkoen, Baumann, Holtrop, Rycenga, Kuyers. (10)

Nays: Mr. Karsten. (1)

- B/C 11-102 Mr. Swartout moved to approve, contingent upon Robinson Township's land use approvals, construction of a new 199 foot communications tower

for an estimated cost of \$200,000 to be located in the Southeast corner of the County's Johnson Street Forest/Open Space property, provided as follows:

- a) The project budget shall not exceed \$200,000.
- b) Design and construction management services shall be provided by Tele-rad, Inc. for a fee of 7% of actual construction cost. Tele-rad will solicit bids for all construction related work.
- c) The Board Chairperson and Clerk are authorized to sign a "Marketing and Management agreement between Tele-rad, Inc. and the County of Ottawa". The management fee shall be 10% of the co-location revenue for any vendors that Tele-rad obtains contacts with, limited to the initial five year term of the lease.
- d) Funding to come from the Public Improvement Fund.

The motion passed as shown by the following votes: Yeas: Messrs. Visser, Holtvluwer, Disselkoen, Holtrop, Mrs. Ruiter, Messrs. Karsten, DeJong, Rycenga, Swartout, Baumann, Kuyers. (11)

B/C 11-103 Mrs. Ruiter moved to place into nomination the name(s) of (*indicates recommendation of the Interview Subcommittee):

*Andrew Brown
Richard Cypher
Bruce Campbell

To fill one (1) General Public Vacancy on the Community Mental Health Board beginning immediately and ending March 31, 2014 (three year term).

Roll call vote:

Mr. Visser – Brown	Mr. Disselkoen - Brown
Mr. Swartout – Brown	Mr. Karsten - Brown
Mrs. Ruiter – Brown	Mr. Holtrop - Brown
Mr. DeJong – Brown	Mr. Holtvluwer - Brown
Mr. Rycenga – Brown	Mr. Kuyers - Brown
Mr. Baumann - Brown	

Total votes received: Mr. Brown – 11, Mr. Cypher – 0, Mr. Campbell – 0.

The Chair declared Andrew Brown appointed to the Community Mental Health Board.

B/C 11-104 Mrs. Ruiter moved to place into nomination the name(s) of (*indicates recommendation of the Interview Subcommittee):

*Doug Zylstra
Laura J. Grant
David A. Rhem

Skip Keeter

To fill one (1) Private Sector Vacancy on the West Michigan Regional Planning Commission beginning immediately and ending December 31, 2011 (one year term).

Roll call vote:

Mr. Swartout – Rhem
Mr. Holtvluwer – Zylstra
Mr. Visser – Zylstra
Mr. Holtrop - Zylstra
Mr. Karsten – Grant
Mr. DeJong – Zylstra

Mr. Rycenga – Rhem
Mr. Disselkoen - Zylstra
Mr. Baumann - Zylstra
Mrs. Ruiter - Rhem
Mr. Kuyers - Zylstra

Total votes received: Mr. Zylstra – 7, Ms. Grant – 1, Mr. Rhem – 3, Mr. Keeter – 0.

The Chair declared Mr. Zylstra appointed to the West Michigan Regional Planning Commission.

B/C 11-105 Mrs. Ruiter moved to place into nomination the name(s) of (*indicates recommendation of the Interview Subcommittee):

*Joan Epperson

To fill one (1) Private Sector Vacancy on the Comprehensive Economic Development Strategy Committee (CEDS) of the West Michigan Regional Planning Commission beginning immediately and ending December 31, 2011 (one year term). The motion passed.

Discussion Items

1. Department of Public Utilities, Ottawa County Road Commission 2010 Annual Report – The 2010 Road Commission Annual Report was presented by Ken Zarzecki, Public Utilities Director.
2. Ottawa County Sheriff's Office 2010 Annual Report – The 2010 Sheriff's Department Annual Report was presented by Gary Rosema, Sheriff.
3. Ottawa County Prosecuting Attorney's 2010 Annual Report – The 2010 Prosecuting Attorney's Annual Report was presented by Ron Frantz, Prosecuting Attorney.

B/C 11-106 Mr. Swartout moved to go into Closed Session at 2:34 p.m. for the purpose of discussing labor negotiations. (2/3 roll call vote required) The motion passed as shown by the following votes: Yeas: Mrs. Ruiter,

Messrs. Baumann, DeJong, Karsten, Swartout, Holtvluwer, Rycenga, Holtrop, Disselkoen, Visser, Kuyers. (11)

B/C 11-107 Mr. Disselkoen moved to rise from Closed Session at 2:44 p.m. The motion passed.

B/C 11-108 Mr. Swartout moved to authorize Administration to finalize contract negotiations between the County of Ottawa and the POLC 312 and Non 312 for a one year contract expiring December 31, 2011. The motion passed as shown by the following votes: Yeas: Messrs. DeJong, Rycenga, Baumann, Disselkoen, Holtvluwer, Visser, Holtrop, Swartout, Karsten, Mrs. Ruiter, Mr. Kuyers. (11)

B/C 11-109 Mr. Kuyers moved to go into Closed Session at 2:45 p.m. for the purpose of discussing property acquisition. (2/3 roll call vote required) The motion passed as shown by the following votes: Yeas: Messrs. Swartout, Holtvluwer, Visser, Holtrop, Karsten, Disselkoen, Baumann, Rycenga, DeJong, Mrs. Ruiter, Mr. Kuyers. (11)

B/C 11-110 Mr. Holtrop moved to rise from Closed Session at 3:02 p.m. The motion passed.

Public Comments

1. Kevin Bowling, Circuit Court Administrator, addressed the Board on the Citizen's Law School classes offered during the week of May 2nd through the Legal Self-Help Center in celebration of Law Day 2011.

B/C 11-111 Mr. Disselkoen moved to adjourn at 3:04 p.m. subject to the call of the Chair. The motion passed.

DANIEL C. KRUEGER, Clerk
Of the Board of Commissioners

PHILIP KUYERS, Chairman
Of the Board of Commissioners

**PROPOSED
PROCEEDINGS OF THE OTTAWA COUNTY
BOARD OF COMMISSIONERS
APRIL SESSION – WORK SESSION**

The Ottawa County Board of Commissioners met on Tuesday, April 26, 2011, at 3:13 p.m. and was called to order by the Chair.

Present at roll call: Messrs. Visser, Kuyers, Swartout, Mrs. Ruiten, Messrs. DeJong, Rycenga, Baumann, Disselkoen, Karsten, Holtrop, Holtvluwer. (11)

Work Session Items:

A. Board Budget Ranking – Information Review

The Administrator reviewed the discretionary service ranking process for the new Commissioners stating this began four years ago when the economy started going bad. The Administrator worked with MSU Extension putting the ranking process together.

Bob Spaman, Fiscal Services Director, explained the format of the Discretionary Service Levels booklet. He asked the Board if they saw anything missing to contact him or the Administrator within the next week. The County is looking at a \$4.3 million deficit this year which is lower than originally thought. The Board will be asked to rank discretionary services at the next Board Work Session Meeting.

The Administrator then explained the 2012 Budget Deficit Options and the different tools used to balance the budget. A survey monkey will be emailed to the Commissioners to complete. Some possible options discussed included wage reduction, 4-day work week, and additional health plan changes. Administration will look into and see what area businesses are offering employees for tuition reimbursement. The Administrator asked the Commissioners to contact him if they have anything that should be added to the list.

B/C 11-112 Mr. Holtrop moved to adjourn at 3:44 p.m. The motion passed.

DANIEL C. KRUEGER, Clerk
Of the Board of Commissioners

PHILIP KUYERS, Chairman
Of the Board of Commissioners

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: County Clerk

Submitted By: Bob Spaman

Agenda Item: Payroll

SUGGESTED MOTION:

To authorize the payroll of May 10, 2011 in the amount of \$ _____.

SUMMARY OF REQUEST:

To pay the current payroll of the members of the Ottawa County Board of Commissioners. Pursuant to MCL 46.11, the Board of Commissioners is authorized to provide for and manage the ongoing business affairs of the County.

FINANCIAL INFORMATION:

Total Cost: _____ General Fund Cost: _____ Included in Budget: Yes No

If not included in budget, recommended funding source: _____

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated Non-Mandated New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal:

- 1: To Maintain and Improve the Strong Financial Position of the County.
- 2: To Maintain and Enhance Communication with Citizens, Employees, and Other Stakeholders.
- 3: To Contribute to a Healthy Physical, Economic, & Community Environment.
- 4: To Continually Improve the County's Organization and Services.

Objective: _____

ADMINISTRATION RECOMMENDATION: Recommended Not Recommended Without Recommendation

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, o=US, ou=County of Ottawa, ou=Administrator's Office, email=avanderberg@ottawa.org
Reason: I am approving this document
Date: 2011.03.02 09:03:46 -0500

Committee/Governing/Advisory Board Approval Date: _____

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: County Clerk

Submitted By: Keith Van Beek

Agenda Item: Correspondence Log 415

SUGGESTED MOTION:

To receive for information the Correspondence Log.

SUMMARY OF REQUEST:

FINANCIAL INFORMATION:

Total Cost: \$0.00 General Fund Cost: \$0.00 Included in Budget: Yes No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated Non-Mandated New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal:

Objective:

ADMINISTRATION RECOMMENDATION: Recommended Not Recommended Without Recommendation

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, o=US, ou=County of Ottawa, ou=Administrator's Office, email=avanderberg@miotawa.org
Reason: I am approving this document
Date: 2011.05.04 14:07:22 -0400

Committee/Governing/Advisory Board Approval Date:

CORRESPONDENCE LOG 415

Date	Correspondent	Content	Referred To
5/2/2011	KELLI SOBEL, STATE TAX COMMISSION	REVOKE FAC EXEMPT CERT	ADMINISTRATOR, RUITER
4/27/2011	CAROLYN BOERSMA, SPRING LAKE CLERK	NOTICE OF HEARING	ADMINISTRATOR, RUITER
4/27/2011	CAROLYN BOERSMA, SPRING LAKE CLERK	NOTICE OF HEARING	ADMINISTRATOR, RUITER
4/27/2011	CAROLYN BOERSMA, SPRING LAKE CLERK	NOTICE OF HEARING	ADMINISTRATOR, RUITER
4/21/2011	LAKE CO BD OF COMMISSIONERS	BAITING & FEEDING OF DEER IN MI	VANDERBERG, COMMISSIONERS
4/18/2011	SUE BUITENHUIS, GRAND HAVEN TWP	NOTICE OF HEARING	ADMINISTRATOR, SWARTOUT
4/13/2011	KIM BORGMAN, COOPERSVILLE CITY CLERK	PUBLIC HEARING	ADMINISTRATOR, DEJONG
4/13/2011	MICHAEL DALMAN, HOLLAND TWP CLERK	NOTICE OF HEARING	ADMINISTRATOR, KUYERS, KARSTEN, BAUMANN
4/4/2011	ROBERT GROVES, US DEPT OF COMMERCE	2010 CENSUS	ADMINISTRATOR, COMMISSIONERS
4/1/2011	CAROLYN BOERSMA, SPRING LAKE TWP CLERK	HEARING NOTICE	ADMINISTRATOR, RUITER

From:

4/1/2011

To:

5/2/2011

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: Fiscal Services

Submitted By: Bob Spaman

Agenda Item: Monthly Accounts Payable for April 18, 2011 through April 30, 2011

SUGGESTED MOTION:

To approve the general claims in the amount of \$3,250,795.74 as presented by the summary report for April 18, 2011 through April 30, 2011.

SUMMARY OF REQUEST:

Approve vendor payments in accordance with the Ottawa County Purchasing Policy.

FINANCIAL INFORMATION:

Total Cost: \$3,250,795.74 | General Fund Cost: \$3,250,795.74 | Included in Budget: Yes | No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated | Non-Mandated | New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal: 1: To Maintain and Improve the Strong Financial Position of the County.

Objective:

- 1: Advocate on legislative issues to maintain and improve the financial position of the County.
- 2: Implement processes and strategies to deal with operational budget deficits.
- 3: Reduce the negative impact of rising employee benefit costs on the budget.
- 4: Maintain or improve bond ratings.

ADMINISTRATION RECOMMENDATION: Recommended | Not Recommended | Without Recommendation

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, o=County of Ottawa, ou=Administrator's Office, email=avanderberg@mottawa.org
Reason: I am approving this document
Date: 2011.05.04 11:55:00 -0400

Committee/Governing/Advisory Board Approval Date:



County of Ottawa

Fiscal Services Department

Robert Spaman
Fiscal Services Director

Marvin Hinga
Fiscal Services Assistant Director

12220 Fillmore Street • Room 331 • West Olive, Michigan 49460

West Olive (616) 738-4847
Fax (616) 738-4098
e-mail: rspanan@miottawa.org
mhinga@miottawa.org

To: Board of Commissioners
From: Robert Spaman, Fiscal Services Director
Subject: Accounts Payable Listing – April 18, 2011 to April 30, 2011
Date: May 2, 2011

I have reviewed the Accounts Payable Listing for April 18 through April 30, 2011. The expenditures are general payments that are routine to Ottawa County.

If you have any additional questions, please feel free to contact me.

Total Checks/Automated Clearing House (ACH) 04/18/2011 through 04/30/2011

I hereby certify that to the best of my knowledge the List of Audit Claims, a summary of which is attached, constitutes all claims received and audited for payment. The List of Claims shows the name of claimant, amount of claim, check number, ACH number, check date and ACH date. The net amount of checks/ACH written during the period was \$3,246,557.24. The amount of claims to be approved totals \$3,250,795.74.

*Adjustments are voided checks or ACH.


Robert Spaman, Fiscal Services, Director

5/2/11
Date

We hereby certify that the Board of Commissioners has approved the claims on this 10th day of May, 2011.

Philip Kuyers, Chairperson
Board of Commissioners

Daniel Krueger, Clerk

ACCOUNTS PAYABLE CHECKS/ACH 04/18/2011 THROUGH 04/30/2011

<u>FUND NUMBER</u>	<u>FUND NAME</u>	<u>CLAIMS TO BE APPROVED</u>	<u>ADJUSTMENTS*</u>	<u>NET CHECK/ACH TOTALS</u>
1010	GENERAL FUND	433,331.94	(242.00)	433,089.94
1500	CEMETERY TRUST	0.00	0.00	0.00
2081	PARKS & RECREATION	25,142.70	0.00	25,142.70
2082	PARK 12	0.00	0.00	0.00
2160	FRIEND OF COURT	1,757.39	0.00	1,757.39
2170	9/30 JUDICIAL GRANTS	709.71	0.00	709.71
2210	HEALTH	38,238.18	(50.00)	38,188.18
2220	MENTAL HEALTH	710,367.56	(3,476.00)	706,891.56
2271	SOLID WASTE CLEAN-UP	0.00	0.00	0.00
2272	LANDFILL TIPPING FEES	3,948.94	0.00	3,948.94
2320	TRANSPORTATION SYSTEM	0.00	0.00	0.00
2420	PLANNING COMMISSION	0.00	0.00	0.00
2444	INFRASTRUCTURE FUND	0.00	0.00	0.00
2450	PUBLIC IMPROVEMENT	0.00	0.00	0.00
2550	HOMESTEAD PROPERTY TAX	0.00	0.00	0.00
2560	REGISTER OF DEEDS AUTOMATION FUND	9,954.96	0.00	9,954.96
2590	LIPPERT GRANT	0.00	0.00	0.00
2601	PROSECUTING ATTORNEY GRANTS	0.00	0.00	0.00
2602	WEMET	46,011.36	0.00	46,011.36
2603	WEED AND SEED	0.00	0.00	0.00
2605	COPS-AHEAD-GEORGETOWN	0.00	0.00	0.00
2606	COPS-FAST-GEORGETOWN	0.00	0.00	0.00
2608	COPS-FAST-ALLENDALE	0.00	0.00	0.00
2609	SHERIFF GRANT PROGRAMS	0.00	0.00	0.00

ACCOUNTS PAYABLE CHECKS/ACH 04/18/2011 THROUGH 04/30/2011

<u>FUND NUMBER</u>	<u>FUND NAME</u>	<u>CLAIMS TO BE APPROVED</u>	<u>ADJUSTMENTS*</u>	<u>NET CHECK/ACH TOTALS</u>
2610	COPS-UNIVERSAL	10,529.27	0.00	10,529.27
2640	EMT HOLLAND-PARK	0.00	0.00	0.00
2650	EMT GEORGETOWN TOWNSHIP	0.00	0.00	0.00
2661	SHERIFF ROAD PATROL	2,670.99	0.00	2,670.99
2690	LAW LIBRARY	0.00	0.00	0.00
2740	WIA-ADMIN. COST POOL	1,411.60	0.00	1,411.60
2741	WIA-YOUTH	1,175.03	0.00	1,175.03
2742	WIA-ADULT	1,017.83	0.00	1,017.83
2743	WIA-6/30 GRANT PROGRAMS	3,538.15	0.00	3,538.15
2744	WIA-12/31 GRANT PROGRAMS	1,152.00	(75.00)	1,077.00
2747	WIA-WORK FIRST YOUTH	0.00	0.00	0.00
2748	WIA-9/30 GRANT PROGRAMS	78,737.28	(358.00)	78,379.28
2749	WIA-3/31 GRANT PROGRAMS	0.00	0.00	0.00
2750	GRANT PROGRAMS-PASS THRU	61,931.27	0.00	61,931.27
2800	EMERGENCY FEEDING	524.87	0.00	524.87
2810	FEMA	0.00	0.00	0.00
2850	COMMUNITY CORRECTIONS PROG. GRANT	559.99	0.00	559.99
2870	COMMUNITY ACTION AGENCY (CAA)	15,249.71	0.00	15,249.71
2890	WEATHERIZATION	38,724.71	0.00	38,724.71
2900	DEPT OF HUMAN SERVICES	0.00	0.00	0.00
2901	DEPT OF HUMAN SERVICES	2,966.64	0.00	2,966.64
2920	CHILD CARE - PROBATE	44,048.04	0.00	44,048.04
2921	CHILD CARE - SOCIAL SERVICES	0.00	0.00	0.00
2930	SOLDIER & SAILORS RELIEF	0.00	0.00	0.00

ACCOUNTS PAYABLE CHECKS/ACH 04/18/2011 THROUGH 04/30/2011

<u>FUND NUMBER</u>	<u>FUND NAME</u>	<u>CLAIMS TO BE APPROVED</u>	<u>ADJUSTMENTS*</u>	<u>NET CHECK/ACH TOTALS</u>
2940	VETERANS TRUST	0.00	0.00	0.00
2941	VETERANS TRUST	1,500.40	0.00	1,500.40
5160	DELINQUENT TAXES	4,316.22	0.00	4,316.22
6360	INFORMATION TECHNOLOGY	21,129.60	0.00	21,129.60
6410	WATER & SEWER REVOLVING	0.00	0.00	0.00
6450	DUPLICATING	88,165.39	0.00	88,165.39
6550	TELECOMMUNICATIONS	16,925.80	0.00	16,925.80
6641	EQUIPMENT POOL	0.00	0.00	0.00
6770	PROTECTED SELF-FUNDED INSURANCE	0.00	0.00	0.00
6771	PROTECTED SELF-FUNDED HEALTH INS.	0.00	0.00	0.00
6772	PROTECTED SELF-FUNDED UNEMPL INS.	0.00	0.00	0.00
6775	LONG-TERM DISABILITY INSURANCE	8,674.19	0.00	8,674.19
6776	PROTECTED SELF-FUNDED DENTAL INS.	0.00	0.00	0.00
6777	PROTECTED SELF-FUNDED VISION	0.00	0.00	0.00
6782	PROTECTED SELF-FUNDED INS PROG M.H.	0.00	0.00	0.00
7010	AGENCY	1,556,577.17	(37.50)	1,556,539.67
7040	IMPREST PAYROLL	19,806.85	0.00	19,806.85
7210	LIBRARY PENAL FINE	0.00	0.00	0.00
7300	EMPLOYEE SICK PAY BANK	0.00	0.00	0.00
7360	OPEB TRUST	0.00	0.00	0.00
		<u>\$3,250,795.74</u>	<u>(\$4,238.50)</u>	<u>\$3,246,557.24</u>

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: Human Resources

Submitted By: Keith Van Beek

Agenda Item: Ottawa County Human Resources Department 2010 Annual Report

SUGGESTED MOTION:

To receive for information the Ottawa County Human Resources Department 2010 Annual Report.

SUMMARY OF REQUEST:

In accordance with 2011 Rules of the Ottawa County Board of Commissioners:

Section 4.6 - Annual Reports From Departments of County Government - It is the policy of the Board of Commissioners to receive annual, written and oral Reports from all Departments of County government. Written reports shall be in a form approved by the County Administrator and shall, in the ordinary course, be submitted directly to the Board of Commissioners through the County Administrator's Office.

FINANCIAL INFORMATION:

Total Cost: \$0.00 | County Cost: \$0.00 | Included in Budget: Yes No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated Non-Mandated New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal: 2: To Maintain and Enhance Communication with Citizens, Employees, and Other Stakeholders.

Objective: 4: Continue to improve communication with Commissioners.

ADMINISTRATION RECOMMENDATION:

Recommended

Not Recommended

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, c=US, ou=County of Ottawa, ou=Administrator's Office, email=avanderberg@miottawa.org
Reason: I am approving this document
Date: 2011.05.04 13:52:02 -0400

Committee/Governing/Advisory Board Approval Date:

COUNTY OF OTTAWA
HUMAN RESOURCES ANNUAL REPORT
FOR YEAR 2010



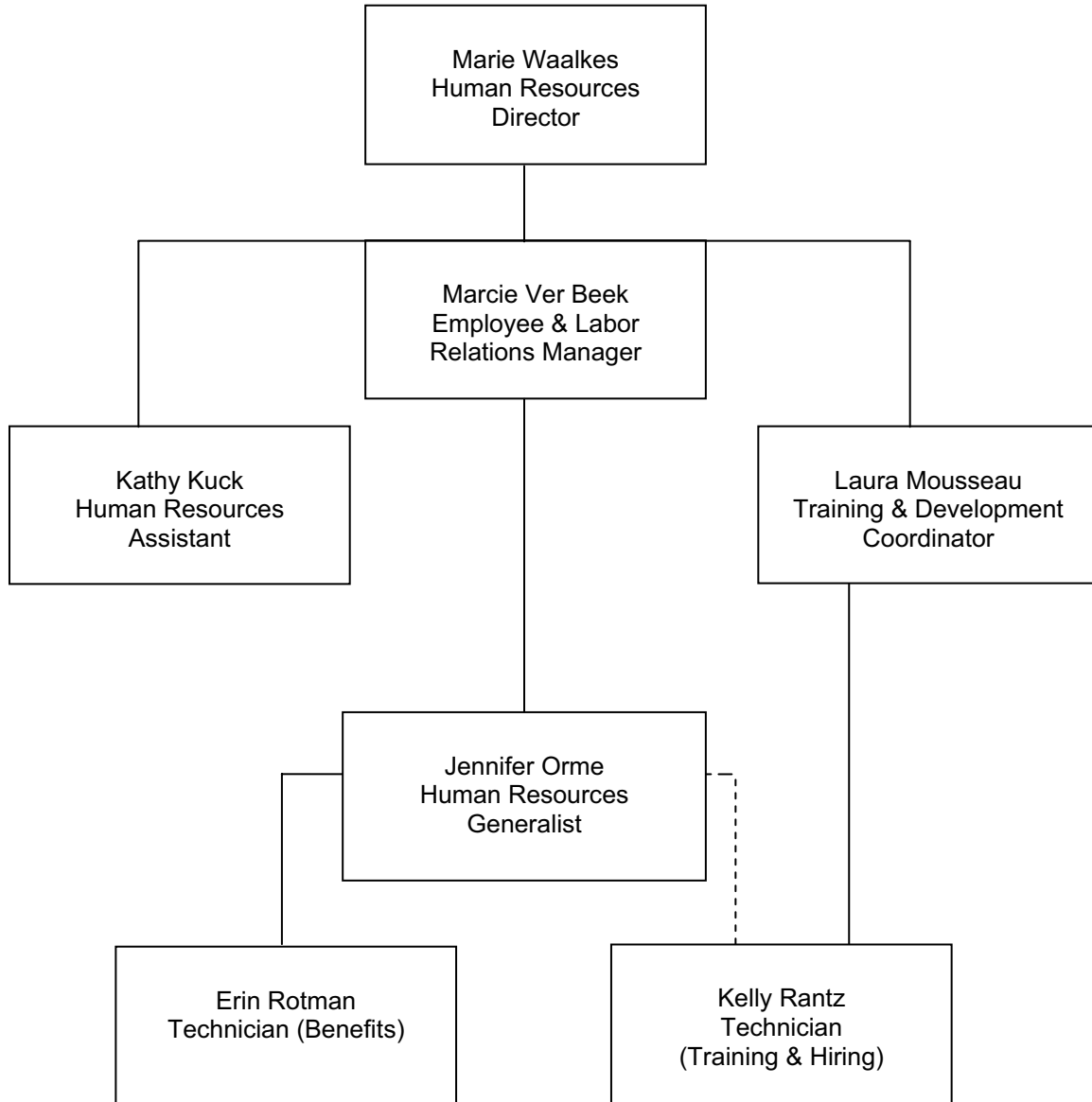
Human Resources Department
12220 Fillmore, Room 359
West Olive, Michigan 49460
(616) 738-4800

*The activities and programs of this department are brought to you by the members of
the Ottawa County Board of Commissioners*

*Philip Kuyers, Chairman
James Holtrop, Vice-Chairman
Gregory DeJong
Roger Rycenga
Robert Karsten
Jim Holtvluwer*

*Stuart Visser
Dennis Swartout
Jane Ruiter
Joseph Baumann
Don Disselkoen*

Human Resource Department Staff 2010



**2010 HUMAN RESOURCES DEPARTMENT'S
ANNUAL REPORT
TO THE OTTAWA COUNTY BOARD OF COMMISSIONERS**

MISSION STATEMENT

The Human Resources Department serves the County of Ottawa by focusing efforts on the County's most valuable asset, its employees. Human Resources does this through recruitment, hiring and retention of a diverse, qualified workforce. The Human Resources Department provides human resource direction and technical assistance, training and development, equal employment opportunities and employee/labor relation services to the County.

INTRODUCTION

The current Human Resources staff is responsible for providing the delivery of a full service Human Resources program to and for the County's existing departments and staff. This is no small undertaking considering that the County's work force has 894 benefited full-time and part-time employees, and 241 temporary employees comprised of eight different collective bargaining units, non-represented employee groups and unclassified staff.

The following is a list of functions currently being provided by the Human Resources Department: (The list is not in any order of importance.)

- (1) Employee Selection
 - a. On-Line Application
 - b. Application Screening
 - c. Interviewing
 - d. Applicant/Employee Development Tool (Testing)
 - e. Background Investigation
 - f. Hiring
- (2) Exit Interviews
- (3) Employee Training and Development
 - a. GOLD (Growth Opportunities in Learning and Development)
 - b. Leadership Development
 - c. New Employee Orientation
 - d. Compliance Training
 - e. DiSC Assessment
- (4) Employee Assistance Program (EAP)
- (5) Labor Relations
 - a. Grievances
 - b. Grievance Discipline Data Base
 - c. Contract Negotiations
 - d. Contract Administration
- (6) Equal Employment Opportunity
- (7) Compliance with the Americans with Disabilities Act
- (8) Benefits Administration
 - a. Health Insurance
 - b. Health Savings Account (HSA)
 - c. Flexible Spending Account (FSA)
 - d. Employee Wellness Program
 - e. Dental Insurance
 - f. Vision Insurance
 - g. Tuition Reimbursement
 - h. 457 Deferred Compensation Plan
 - i. Workers Compensation

- j. MERS
 - k. Life Insurance
 - l. Salary Wage Continuation (STD/LTD)
 - m. Family Medical Leave Act
- (9) Employee Recognition
 - (10) Wage Evaluation & Classification Study
 - (11) Unemployment Insurance
 - (12) Payroll Maintenance
 - (13) Security System Maintenance for County Buildings and Courts

Many of the functions of the department are difficult to quantify. For instance, within the function of Benefits Administration the department answers numerous employee questions during the course of a year amounting to a significant expenditure of time. However, it is not feasible to keep detailed statistics regarding the numbers, duration or subject matter of such calls. Several functions are more easily quantifiable and are given in the remainder of this report. Following are highlights of the activities in many of the major Human Resources Department's functions for 2010.

EMPLOYEE SELECTION

The advertising of positions and the receipt of all employment applications is the responsibility of the Human Resources Department. A very detailed procedure for the various departments to follow in the hiring process was developed by the Human Resources Department and is outlined in Policy HR-04 Employee Selection Policy. Human Resources monitors and assures that selection policies and procedures are being followed by the individual departments. In 2008, the On-Line Application process was developed to streamline the application/interviewing/hiring process. Currently, the Human Resources Generalist arranges and coordinates the employee selection process with the help of a Human Resources Technician. In 2010 Human Resources maintained the "Job Hotline" (88 hits), an automated phone answering system through which callers can learn details about vacant County positions. Given the on-line application process and County website, the Job Hotline was eliminated in August, 2010.

In response to one hundred forty-one (141) positions posted by the County in 2010, four thousand one hundred and sixty three (4163) applications were received and screened. In 2010, the department conducted four hundred ninety three (493) employment interviews resulting in the hiring of one hundred thirty-seven (137) employees. Of those one hundred thirty-seven (137) hires, thirty-nine (39) were promotions or transfers of existing employees and ninety-eight (98) were new (external) hires.

APPLICANT TESTING

The Human Resources Department provides a variety of computerized assessment tools to assist hiring managers in screening qualified applicants. The new testing system which was implemented in 2009 tests candidates in a variety of specific software programs (Word, Excel, etc.), as well as skills such as spelling, grammar, reading comprehension, math, data entry and typing.

CAREER RESOURCE MANAGEMENT SYSTEM

In 2010, Human Resources staff worked closely with the IT Department and Webtecs to design and develop the CRM System, an updated online version of the paper hire slip process. This system will allow hiring managers to send electronic hiring requests automatically when a candidate is selected in the online application system. This will trigger a workflow process that is visible to both the hiring department and Human Resources, tracking the new hire from the time an initial offer is made, through background checks, pre-employment physicals, paperwork requirements, and orientation. This eliminates the need for paperwork couriered back and forth between departments, as well as numerous phone calls and e-mail updates that currently happen to keep the hiring managers informed of progress. The system will also allow for much more convenient processing of position status changes, annual renewals, and funding changes. A great deal of time was put into the development of this new system, and it is anticipated that the process will be fully operational in early 2011.

BOARD APPOINTMENT DATABASE

In 2010, the departments of the County Clerk's Office, County Administration and Human Resources worked closely with WebTecs, Inc. to design, develop and institute an on-line application database for Board Appointments. This database allows for the automation of the posting of open appointments, on-line application for Board appointments, and maintaining/archiving of past and present information. The system was developed in response to an identified need to modernize and streamline the county's board appointment process. The on-line database saves paper, makes applications readily available to designated county board members for interviewing, and stores statistics. As a component of the new database/application system, emails and letters are generated automatically to the applicants informing them of our receipt of their application, thereby providing a timely response to everyone who applies for an appointment with the county, and notifies the applicant of appointment when reviewed by the Board of Commissioners.

EXIT INTERVIEWS

In addition to conducting employment interviews the Human Resources Department also conducts an extensive exit interview process. Exit interviews are conducted in an effort to gain information that will result in better selection and training practices, improve working conditions, enhance supervision, and in general, further public relations by having the employee leave with a positive view of the employer. The exit interview can also be used to identify possible salary and benefit deficiencies, EEO violations, and other areas of potential legal liability.

In 2010, sixty-seven (67) full/part-time employees and seventy-seven (77) temporary employees, inclusive of twenty-one (21) retirees and one (1) laid-off employee, separated from County employment. The turnover rate for full and part-time employees was 7.4% in 2010. Ottawa County continues to represent stability as an employer to our labor force.

EMPLOYEE TRAINING ACTIVITIES

GOLD Standard Training

The GOLD Standard Training Program continued to expand in 2010. A move toward more in-house training for maximum cost-effectiveness resulted in the new development of classes such as DiSC, Team Building, Business Writing and Grammar, Documentation & Discipline, Behavioral Interviewing, Hiring, Cultural Diversity for Law Enforcement, Time Management, Delegation, and FMLA.



During the 2010 calendar year, we reached the one hundred (100) employee mark with our GOLD Standard Leaders program. At the end of 2010, one hundred eighteen (118) employees had completed this three (3) month program that includes learning sessions and small group discussions centered around identified core competencies for all Ottawa County current and future supervisors.

The use of the online DiSC Assessment tool as a core piece of our GOLD Standard Leaders training has resulted in a number of departmental classes and programs in this area. At the end of 2010, nearly five hundred (500) employees had completed the DiSC assessment and initial training. This tool provides insight into our own natural behavioral tendencies, as well as information on understanding others' behavioral styles. This allows us to explore topics such as improved communication, better teamwork, conflict resolution, group culture, leadership, and more.

In 2010, specific department classes were conducted in Juvenile Detention, District Court, Probation/Community Corrections, Fiscal Services, County Clerk's Office, Equalization, Human Resources, Prosecutor's Office, Register of Deeds Office, Treasurer's Office, Information Technology, Sheriff's Office, Community Mental Health, Public Health, and Parks and Recreation. Many of these departments have established ongoing team training built from the DiSC assessment.

In 2010, one hundred sixty-five (165) training classes were conducted (multi-session classes like Spanish, GOLD Leaders, etc. are only counted as one class); one thousand, six hundred and four (1604) attendees participated in those classes. Since the inception of the program in 2008, four hundred thirty-six (436) classes have been conducted. At this time, one thousand twenty-seven (1027) unique employees have taken at least one class through the GOLD program, resulting in an eighty-eight percent (88%) participation rate of our entire workforce.

The GOLD Standard Training program is continually finding ways to create an ongoing culture of personal and professional development for all Ottawa County employees.

Online Training

Another new addition to our training and development program was the development of enhanced online training in 2010. We developed new online training programs in the areas of bloodborne pathogens, harassment, and LEIN (in cooperation with the Sheriff's Office). This option was utilized to complete required training in bloodborne pathogens for over six hundred (600) employees, harassment training for one hundred fifty (150) employees, and LEIN training

for one hundred seventy-five (175) employees, eliminated many hours of classroom instruction and allowing for easier record keeping. Additional online training is currently being developed.

New Employee Orientation

We unveiled a new and updated New Employee Orientation in 2010. The new structure is more of a modular approach, enabling employees to attend just the sections that are relevant based on the needs of their position. The new format includes general county information on the structure, departments, and functions of our organization; training in the areas of preventing harassment, bloodborne pathogens, and policies and procedures; hands-on Lotus Notes training; phone training; a tour of the Fillmore facility; and information on all employee benefits.

New Employee Orientation sessions are currently being conducted twice a month, but employees can start work prior to orientation, a practice that has provided a great deal more flexibility to the hiring managers. Often employees start in their new department for a few days, before attending their orientation session.

Bloodborne Pathogen Control Plan

Human Resources took over the duties of the BBP Control Plan from Public Health in late 2009. During the 2010 calendar year, the full plan was completely revised and updated. This included new procedures for training, exposures, and recordkeeping, as well as completely updated lists of positions requiring annual training and Hepatitis B vaccines. Although the control plan had been reviewed over the years, numerous tables, attachments and forms were outdated. The new control plan will be maintained by Human Resources and updated annually. Annual training requirements will also be handled by the HR Department.

Wage and Classification Study

A new wage study evaluation team was formed and trained in 2010 to point value the jobs that had not been reviewed in the original study, including the County Clerk's Office, Prosecutor's Office, and Community Mental Health. New job descriptions were created for positions in the Prosecutor's Office and Clerk's Office. Community Mental Health jobs will be evaluated in early 2011.

Tuition Reimbursement Program

In 2010, the Tuition Reimbursement Program was suspended due to budget constraints.

EMPLOYEE ASSISTANCE

Employee Assistance Programs (EAP's) are designed to help employees and often their families recognize and overcome personal problems that are interfering with the employee's work performance. EAP's are designed to reach performance problems that cannot be remedied by training, education, or other employer-controlled factors. Examples of the many personal problems that an EAP may deal with are alcohol/drug abuse, emotional problems and marital issues. An effective EAP may help control employee turnover, absenteeism, and other costs associated with personal problems such as health care. Even though the employer pays for the service and may make referrals to the program, all information is held in strict confidence between the employee and the EAP. Ottawa County's EAP provider is the Employee Assistance Center (EAC).

LABOR RELATIONS

Contract Negotiations

In 2010 the Human Resources Department successfully negotiated five (5) of the eight (8) Collective Bargaining Agreements (CBA's) which expired at the end of 2010. The remaining three CBA's were negotiated and a Tentative Agreement was reached within the first ninety (90) days of 2011.

Grievances

Two (2) grievances, concerning contract interpretation, were filed in 2010. Both were resolved at "Step 2" (at Department level) of the Grievance Process.

Contract Administration

Throughout 2010, Human Resources staff worked closely with County Department and Court supervisors on various contract interpretation issues.

BENEFITS ADMINISTRATION

Health Insurance

During 2010 the Human Resources Department in conjunction with the Administrators Office and Fiscal Services conducted an in-depth review of the current employee benefits and health insurance plans, including vision, dental, life insurance and long term disability (LTD).

A Request for Proposal (RFP) was developed to seek out a benefits consultant to assist in the review, design and bidding out in the area of employee benefits for all Ottawa County employees and retirees. The consultant was charged with, among other services, reviewing and recommending benefit plan design, cost trending and benchmarking; vendor bidding for insurance and administrative services; monitoring and analyzing current contracts and plan documents; making recommendations based upon review of plans for quality benefits provided, cost effectiveness, funding analysis, market competitiveness and plan administration.

The RFP was issued in April and responses were received from fifteen vendors. The Administrators Office and Human Resources reviewed the responses and recommended accepting the Gallagher Benefits Services proposal based on their methodology, resources, projected timeline, experience and cost. The Gallagher Benefits methodology focused on the four needs of Ottawa County. Those needs were cost reduction, plan options, plan design and a focus on wellness. The bids submitted ranged from simple vendor bidding to three year plans administration for the County. Gallagher's bid was impressive because they would allocate resources to complete the study by August which would allow for changes to be made for the 2011 budget along with a January 1, 2011 plan year change.

As a result of the consultants review, design and bidding of the County's health, dental, vision, life, and LTD plans, the County made the determination to move from self-funded to fully funded insurance plans, choosing Priority Health as the provider for the health insurance, Delta Dental for the dental insurance and National Vision Administrators for the vision. In addition, Human Resources staff held meetings and entered into contracts with the providers of the Life Insurance and Long Term Disability plans and the TPA for the Section 125 Plans (Flexible spending accounts).

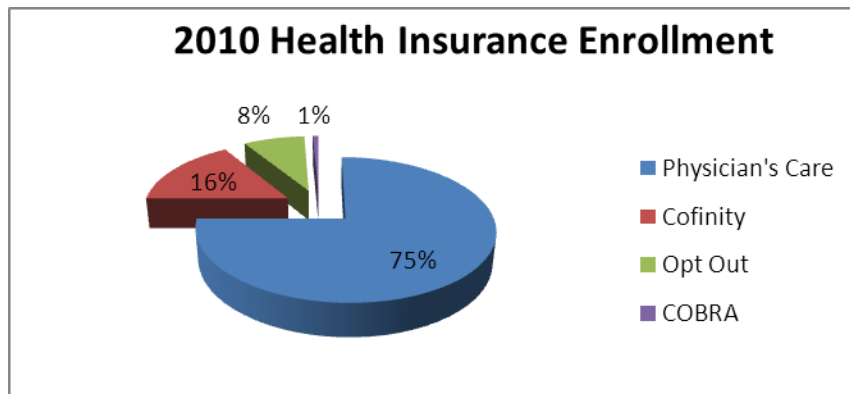
Throughout the month of October Human Resources staff worked with Priority Health representatives and conducted 12 informational meetings around the county for all employees

and retirees. These meetings were to educate and review the three health plan options that employees and retirees would have to choose from during open enrollment in November, to be effective for the plan year beginning January 1, 2011. Following these meetings, Human Resources staff conducted open enrollment for all employees, dependents and retirees, in addition to working closely with representatives from Fifth/Third Bank to set up and fund the health savings accounts that accompanied the high deductible health plan members enrolled into.

In 2010, the average number of active employees enrolled in the County Health Plan was eight hundred twenty one (821). There were fifty four (54) retirees enrolled under the age of 65 and ten (10) over the age of 65 in our health plan. There were seven (7) people on COBRA.

Through the use of Section 125 Flexible Spending Accounts, three hundred nineteen (319) participants were enrolled in the medical flexible spending, which reflects an increase of three (3) participants, and thirty one (31) participants were enrolled in dependent care, which reflects a decrease of four (4) participants. Automatic withdrawal for premium payment of retiree health was introduced in 2000 and 91% percent of the retirees utilized this service in 2010.

Below is a summary of the 2010 health plan enrollment.



EMPLOYEE RECOGNITION

Since 1988 the County has conducted an employee recognition program that consists of an annual Service Awards Banquet held each year in January. In 2009, the switch was made to hold the banquet in October for more favorable weather. The banquet recognizes employees who have reached employment milestones of five (5), ten (10), fifteen (15), twenty (20), etc. years with the County.

On October 13, 2010, two hundred fifty-two (252) people attended the Service Awards Banquet honoring one hundred seventy-nine (179) award recipients and eighteen (18) retirees from October 1, 2009, to September 30, 2010. The total cost for the banquet was \$24,313.71.

SECURITY SYSTEM

Ottawa County has thirteen facilities in which the access is controlled by the Midstate proximity card access security system. Human Resources oversees and maintains this security system for approximately 292 access controlled doors. In 2010, two new buildings were added to this system, Hemlock Crossing Nature Education Center and Grand Haven Courthouse. Between these two buildings, one hundred and thirty-one (131) doors were added to the system.

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: Department of Human Services

Submitted By: Keith Van Beek

Agenda Item: Ottawa County Department of Human Services 2010 Annual Report

SUGGESTED MOTION:

To receive for information the Ottawa County Department of Human Services 2010 Annual Report.

SUMMARY OF REQUEST:

In accordance with 2011 Rules of the Ottawa County Board of Commissioners:

Section 4.6 - Annual Reports From Departments of County Government - It is the policy of the Board of Commissioners to receive annual, written and oral Reports from all Departments of County government. Written reports shall be in a form approved by the County Administrator and shall, in the ordinary course, be submitted directly to the Board of Commissioners through the County Administrator's Office.

FINANCIAL INFORMATION:

Total Cost: \$0.00 | County Cost: \$0.00 | Included in Budget: Yes No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated Non-Mandated New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal: 2: To Maintain and Enhance Communication with Citizens, Employees, and Other Stakeholders.

Objective: 4: Continue to improve communication with Commissioners.

ADMINISTRATION RECOMMENDATION:

Recommended Not Recommended

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, c=US, ou=County of Ottawa, ou=Administrator's Office, email=avanderberg@miottawa.org
Reason: I am approving this document
Date: 2011.05.04 13:49:29 -0400

Committee/Governing/Advisory Board Approval Date:

Ottawa County Department of Human Services

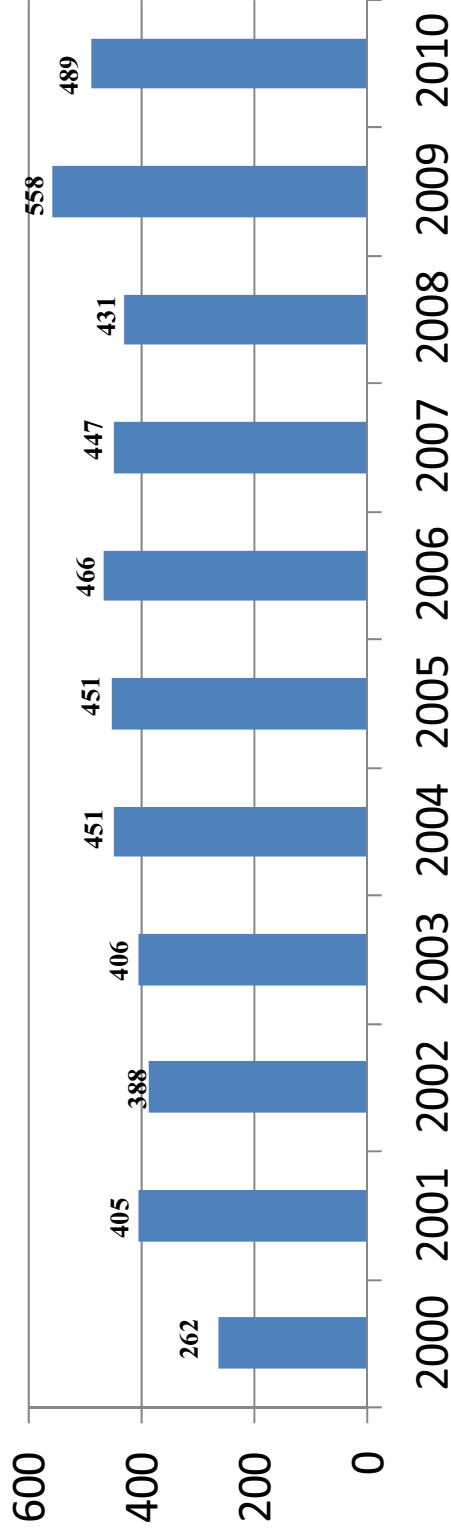


Annual Presentation to the
Ottawa County Board of Commissioners
May 10, 2011

Ottawa County DHS provides Cash Assistance

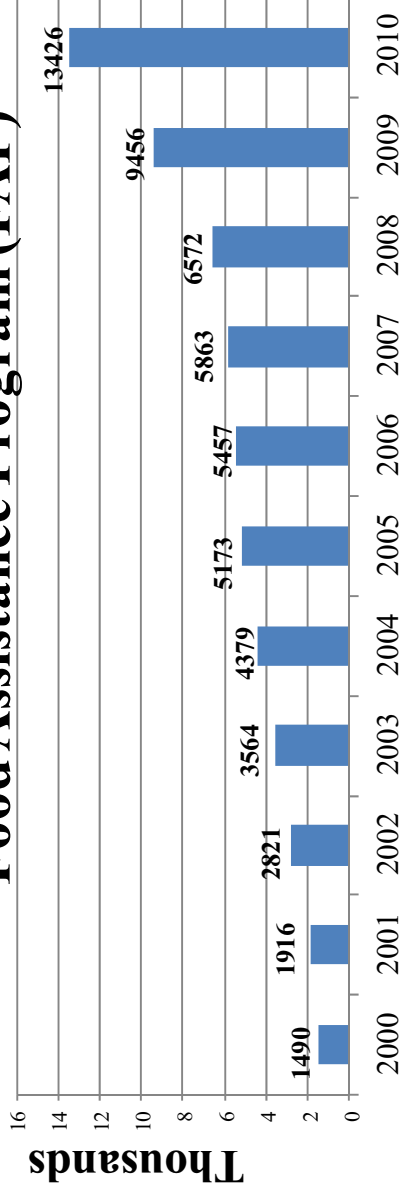
- Family Independence Program (FIP)
 - Food Assistance Program (FAP)
 - Child Development and Care (CDC)
 - State Disability Assistance (SDA)
 - State Emergency Relief (SER)
-

FIP Caseload



- The goal of the Family Independence Program (FIP) is to help families achieve self-support and independence, and to reduce dependence on public assistance. The Family Independence Program provides cash assistance to families with children and pregnant women who meet income and asset requirements. This cash assistance helps them pay for living expenses such as rent, heat, utilities, clothing, food and personal care items. FIP recipients may be assigned to the Jobs, Education, and Training (JET) program for assistance in finding a job or to develop needed job skills.
- A typical FIP case is composed of one parent and two children. A family with other income can be eligible if their income is less than the family's needs by FIP standards. The FIP payment is the difference between the family's needs and their income, minus any work disregards. This program is funded by a combination of federal (TANF – Temporary Assistance to Needy Families) and state dollars.
- **The average FIP payment per family in Ottawa County in FY 2010 was \$394 per month.**
- **Ottawa County families received \$2,287,687 in total FIP payments during 2010.**

Food Assistance Program (FAP)



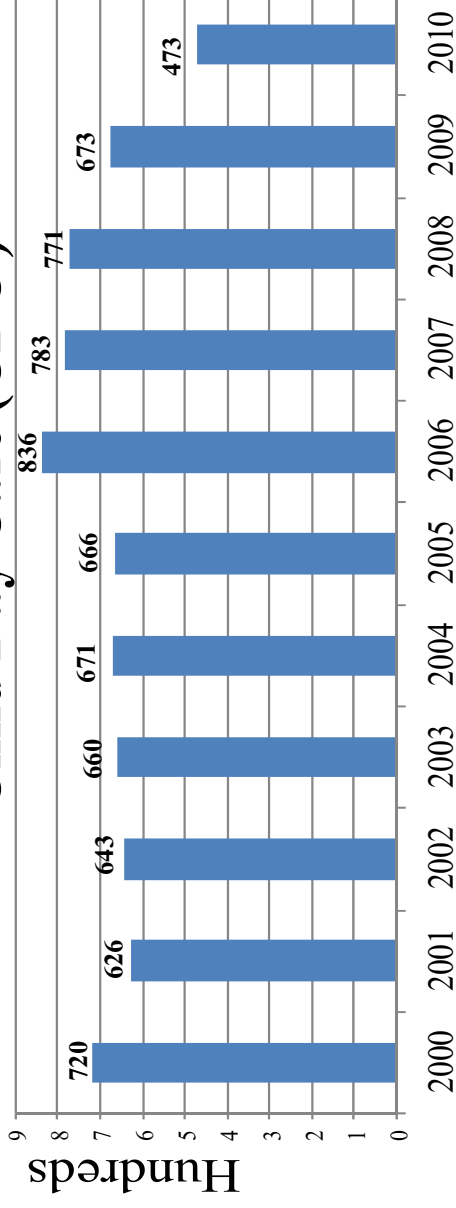
Michigan renamed its former Food Stamp program the Food Assistance Program (FAP) in 2001 when the Electronic Benefits Transfer (EBT) program eliminated paper food stamp coupons and paper checks by using an on-line system. Benefits are now electronically transferred to an account accessible by a client's debit card. This debit card is called the Michigan Bridge Card.

The Food Assistance Program provides financial assistance to increase the food purchasing power of low-income households. Effective October 1, 2010, a household of 4 with a monthly net income of \$2,223 or less, qualified for benefits. (The maximum monthly FAP benefit for a family of four is \$668 with zero income; the minimum is \$2. FAP benefits decrease as income increases. This is a federally funded program, but administrative costs are shared equally between the Federal and State Governments.

In 2010, monthly FAP benefits averaged \$122 per person in Ottawa County. Ottawa County citizens received \$41,583,807 in FAP benefits during 2010.



Child Day Care (CDC)



The Child Day Care program provides funding for all or a portion of child day care expenses when the parent, legal guardian, or other caretaker is unavailable to provide child care due to employment, attending high school, GED, or training classes; and/or a health/social condition for which treatment is being received. This program provides payments for children up to age 13. (Note: Children ages 13-18 may receive child care under certain circumstances.)

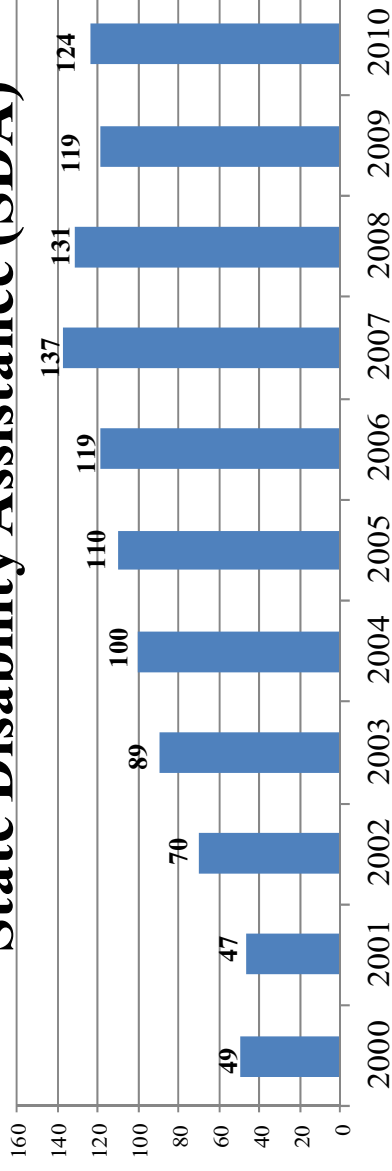
Ottawa County provided CDC payments to an average of 473 families per month during 2010.

The average monthly child care payment per family was \$495 per month.

Total Child Day Care payments for FY 2010 in Ottawa County was \$2,821,817.



State Disability Assistance (SDA)



The State Disability Assistance Program is a cash assistance program for disabled individuals without dependent children. To be eligible for this program, the individual must be disabled and unable to work for at least 90 days due to a physical or mental disability, be enrolled in special education classes or be a caretaker for an individual who is disabled for at least 90 days and unable to care for themselves as verified by a medical provider. A typical SDA grant for an individual with no money is \$269 a month.

In 2010, Ottawa County DHS averaged 124 recipients a month. Total funds spent on SDA in Ottawa County for 2010 was \$355,251.

State Emergency Relief (SER)

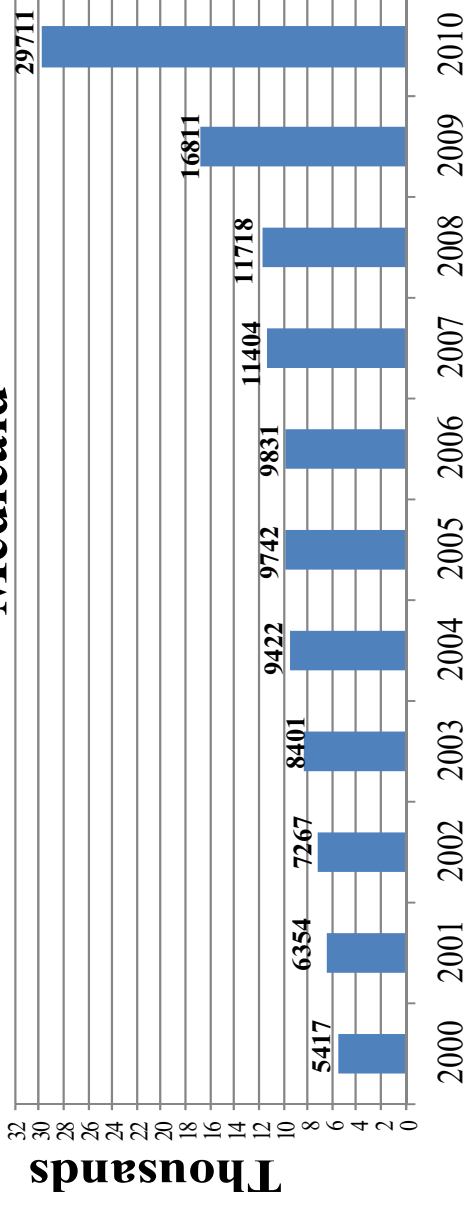
The State Emergency Relief Program provides limited financial assistance to individuals/families facing emergencies that threaten their health or safety. Covered services include rent payments to avoid homelessness, house payments and property-tax payments when foreclosures or tax sales are imminent, home repairs and utility assistance to shut-offs or to restore service. State Emergency relief is funded both by state and federal funds. Expenses for last year include the following:

➤ Rental Assistance	\$67,988
➤ Home Ownership (mortgage foreclosures, tax sales)	\$14,454
➤ Utilities (water & Sewer Shut-offs) & Deposits	\$ 9,029
➤ Burial Assistance	\$27,481
➤ Heat Assistance	\$518,232
➤ Electric Assistance	\$759,743
➤ Furnace Repair and Replacement	\$37,174
➤ Total SER payments for 2010	\$1,434,101

Cash into Ottawa County through DHS programs (FY '10)

➤ Family Independence Program (FIP)	\$ 2,287,687
➤ Food Assistance Program (FAP)	\$41,583,807
➤ Child Day Care Program (CDC)	\$ 2,821,817
➤ State Emergency Relief (SER)	\$ 1,434,101
➤ State Disability Assistance (SDA)	\$ 355,251
➤ TOTAL	\$48,482,663

Medicaid



Medicaid provides necessary health care services to cash and SSI recipients and other low-income, medically-needy persons who are; under the age of 21; pregnant; disabled; blind; or age 65 and older. Although Medicaid in Michigan is administered by the Michigan Department of Community Health, Medicaid eligibility is determined by DHS according to an individual's or family's income and assets. There are over 30 different Medicaid categories in Michigan to help low-income families and individuals access the medical care they need. Eligible clients receive a MI-Health Card, which verifies Medicaid eligibility for medical providers. This is a federal and state funded program.

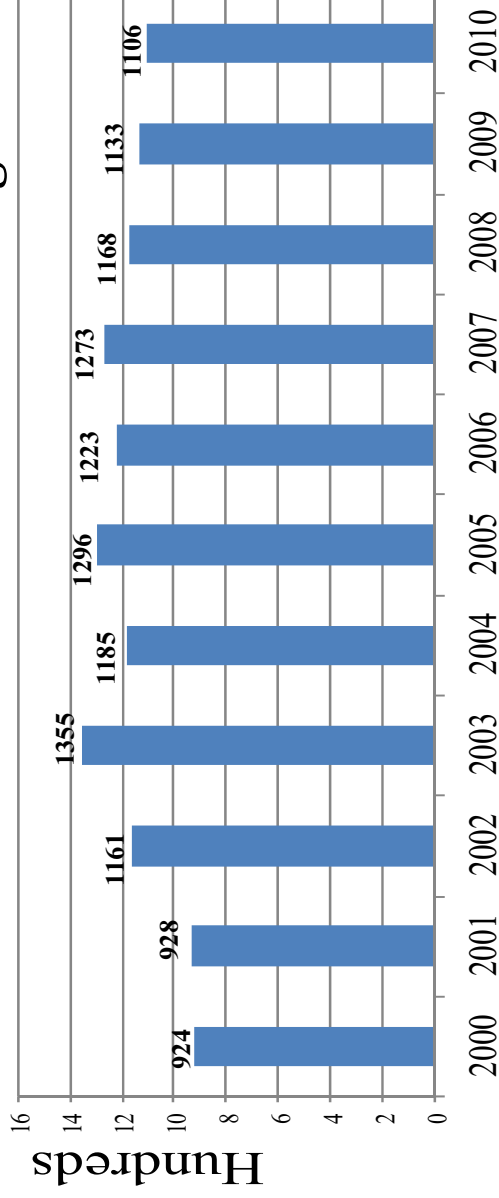
At the end of 2010, Ottawa County had 29,711 individuals active for Medicaid.



Ottawa County DHS provides Individual and Family Services

- Protective Services for Children
 - Foster Care & Foster Home Licensing
 - Prevention Services
 - Adult Protective Services
 - Adult Independent Living Services
 - Adult Community Placement Services
-

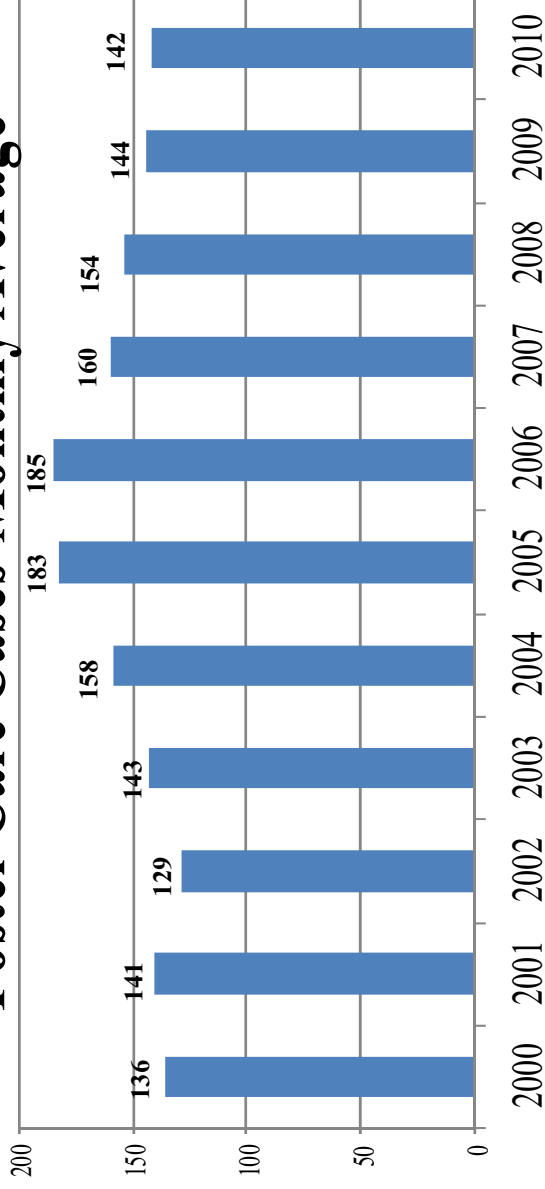
Children's Protective Services Investigations



Children's Protective Services investigates or remedies abuse, neglect or exploitation of children under the age of 18 when the alleged perpetrator is a parent, legal guardian or an adult who is responsible for the child's health or welfare. Anyone may make a complaint if abuse or neglect is suspected. DHS has only investigative authority, enforcement authority is with the police and the courts. Services do not apply to the unborn.

In FY 2010, Ottawa County DHS received 2,783 CPS referrals. Of that number, 1,106 (40%) were assigned for abuse/neglect investigations. From the completed investigations, 71 children were removed and placed in out-of-home care and 102 children were kept in the home under court jurisdiction so that services could be provided.

Foster Care Cases-Monthly Average



The Children's Foster Care staff provides placement, supervision and monitoring services for children in foster care who cannot remain in their own homes due to abuse or neglect. A primary goal of the foster care staff is to reunite children with their families. If this is not possible, workers will petition the courts to have parental rights terminated and adoption may become the goal. Funding is provided by a combination of federal, state and/or county appropriations depending on the family's eligibility.

In 2010, Ottawa County DHS averaged 142 children in foster care.

In Feb, 2011 there were 159 children in foster care.

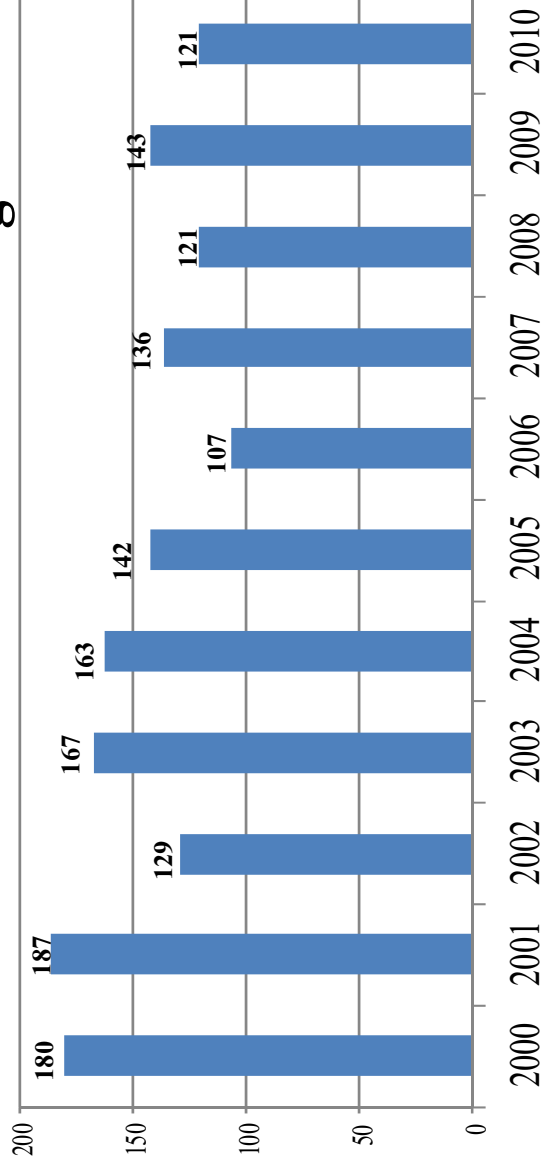
Of that number 60% were supervised by private agency staff and 40% by DHS staff.

Prevention Services

Prevention Services are family-based services which connect the family with community resources to prevent child abuse and neglect. Ottawa County DHS provides these services directly by a Prevention caseworker that works half-time, by collaborating with community resources and by purchasing the following prevention services:

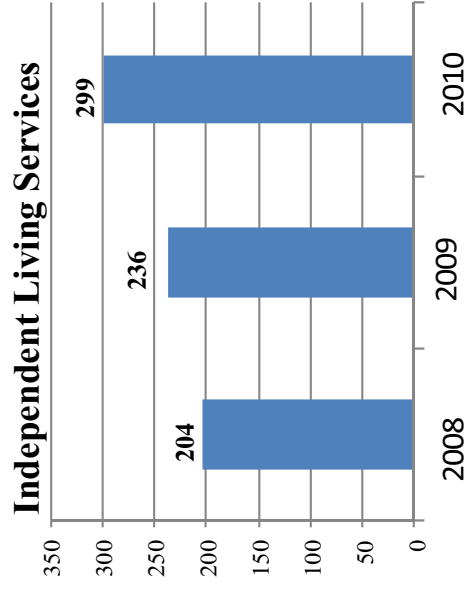
➤ Families First	\$294,416
➤ Counseling	\$207,138
➤ Family Mentoring	\$150,000
➤ Emergency Shelter	\$ 45,000
➤ Adoption Promotion & Support	\$ 16,000

Adult Protective Services Investigations



Adult Protective Services is a critical program that requires extensive coordination with, and support from, mental health, public health and law enforcement agencies; the probate courts; the aging network, and the general public. Program staff investigate allegations of abuse, neglect or exploitation and provide protection to vulnerable adults.

The goal of the Adult Protective Services Program is to assist those persons 18 years or older who have been abused, neglected, or exploited and who are vulnerable and unable to take the necessary steps to correct their situation.



Adult Independent Living Services provides case management, home-help services, and supported services to enable individuals to remain in their own homes as an alternative to nursing home or institutional placement.

Number of families receiving services from Ottawa County DHS on a monthly basis

<u>Financial Assistance Cases</u>	<u>Services Cases</u>
FIP (Cash Assistance) 489	Children's Protective Services 92
Food Assistance 13,426	Foster Care 142
Day Care 473	Adult Protective Services 121
State Disability Assistance 124	<u>Independent Living Services 299</u>
Medicaid 29,711	TOTAL 654
<u>State Emergency Relief 409</u>	
TOTAL 44,632	



Department of Human Services

Department of Human Services Board

- Gary DeWittChairperson
- Frances GamezVice-Chairperson
- Gail RingelbergMember

Administration

- Michelle MartinActing Director
- Nathan BishopActing Program Manager
- Janice DeVries Department Manager

Office Location

12185 James Street – Suite 200
Holland, MI 49424

Mission

The Ottawa County Department of Human Services assists children, families and vulnerable adults to be safe, stable and self-supporting.

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: MSU Extension

Submitted By: Keith Van Beek

Agenda Item: Ottawa County MSU Extension 2010 Annual Report

SUGGESTED MOTION:

To receive for information the Ottawa County MSU Extension 2010 Annual Report.

SUMMARY OF REQUEST:

In accordance with 2011 Rules of the Ottawa County Board of Commissioners:

Section 4.6 - Annual Reports From Departments of County Government - It is the policy of the Board of Commissioners to receive annual, written and oral Reports from all Departments of County government. Written reports shall be in a form approved by the County Administrator and shall, in the ordinary course, be submitted directly to the Board of Commissioners through the County Administrator's Office.

FINANCIAL INFORMATION:

Total Cost: \$0.00 | County Cost: \$0.00 | Included in Budget: Yes | No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated | Non-Mandated | New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal: 2: To Maintain and Enhance Communication with Citizens, Employees, and Other Stakeholders.

Objective: 4: Continue to improve communication with Commissioners.

ADMINISTRATION RECOMMENDATION:

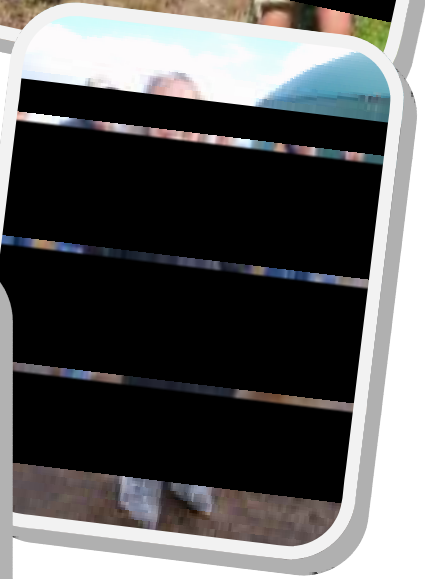
Recommended | Not Recommended

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, c=US, o=County of Ottawa, ou=Administrator's Office, email=avanderberg@miottawa.org
Reason: I am approving this document
Date: 2011.05.04 13:57:56 -0400

Committee/Governing/Advisory Board Approval Date:

MICHIGAN STATE UNIVERSITY | Extension



2010 Report of Programming in Ottawa County

Front cover photos clock-wise from the top:

Master Gardener Volunteers created this beautiful garden area at the Heartwood Lodge hospice in Spring Lake Township

Class participants scout for pests during a hands-on blueberry IPM class

Bioenergy tour participants visit an on-farm anaerobic digester facility

Mentoring Outdoor Challenge luge activity provides youth with exercise and new adventures while building self confidence.

The Master Gardener YEP program participants visit the Grand Haven Farmers Market

A beautiful fall day on a blueberry field

Zack Kulicamp with his Grand Champion Steer at the 2010 Berlin Fair

MSU is an affirmative-action, equal opportunity employer. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status.

District Coordinator's Message

Over the past 18 months, Michigan State University Extension has moved forward in a redesign process in order to capture key economic opportunities for Michigan. Our goals in this redesign have been to:

- ◆ Innovate and grow commercial agriculture and agribusiness
- ◆ Build on opportunities in the new "Green" economy
- ◆ Work to help control health care costs, and
- ◆ Prepare tomorrow's workforce

Desired improvements from this restructuring include:

- ◆ Focused and specialized programs, staff
- ◆ Connecting with a broader range of MSU's expertise
- ◆ Increase in responsiveness to remain agile and current on issues our communities face
- ◆ Enhanced accountability and evaluation of our efforts
- ◆ Program presence in communities across the state

This report will provide highlights on some of the excellent work done by MSU Extension staff in Ottawa County in 2010. While many of these educators are housed in the Ottawa/MSU Extension office, some are multi-county staff serving Ottawa as part of their assignment. But all of them have the same overarching goal: to connect local needs with research and teaching at Michigan State University in order to address areas of concern to the people of Michigan. Thank you for your continuing support and partnership in this work.

Betty Blase
District 7 Coordinator
Michigan State University Extension

*MSU Extension helps
people improve their lives through an educational
process that applies knowledge to critical
issues, needs and
opportunities.*

MSU Extension Institutes

Michigan State University (MSU) Extension is structured around four programmatic institutes, listed below with their work teams.

Enhancing Michigan's First Green Industry: Agriculture and Agribusiness

Institute Director Dr. Wendy Powers

Business Management, Development and Entrepreneurship

Food and Animal Systems

Bioproducts and Bioenergy

Ornamentals, Landscape and Turf

Environmental Quality

Greening Michigan: Leveraging Natural and Human Assets for Prosperity

Institute Director Dr. Richard Foster

Community Prosperity

Natural Resources

Finance, Housing and Energy

Community Food Systems

Public Policy/Land Use Education

Community Engagement and Leadership Development

Improving Health and Nutrition of Michigan Residents

Institute Director Dr. Dawn Contreras

Nutrition and Physical Activity

Food Safety

Social-Emotional Across the Life Span

Chronic Disease Prevention and Management

Preparing Michigan's Children and Youth for the Future

Institute Director Dr. Julie Chapin

Academic Success

Capacity Building

Career Exploration/Work Force Preparation

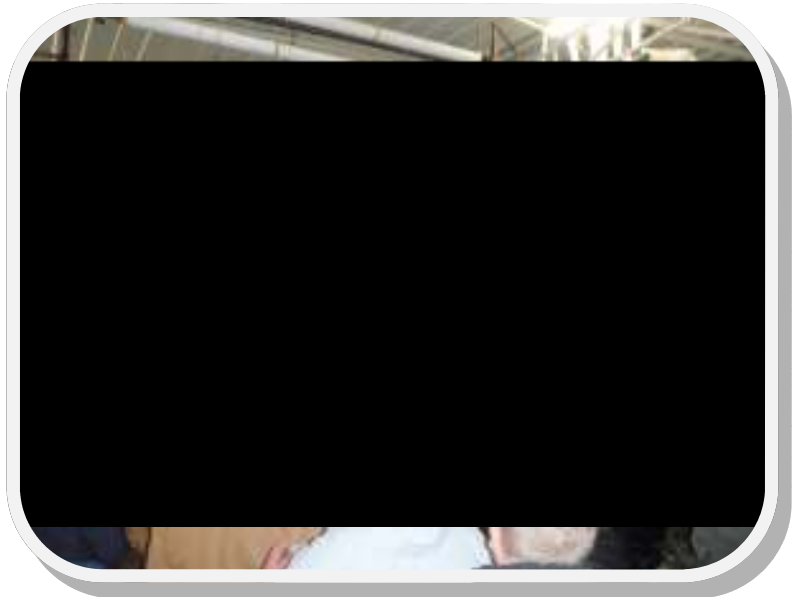
Leadership/Civic Engagement

Agriculture and Agribusiness

Tour Features On-Farm Ethanol Facility and Anaerobic Digester

In early November 2010, Extension Educators Charles Gould and Dr. Adam Kantrovich offered a tour of two on-farm bio-energy facilities to local planners, planning commissioners, appointed and elected officials, and others. The tour was sponsored by Olive Township, Tallmadge Township, the Corn Marketing Program of Michigan and the Michigan Corn Growers Association.

The tour visited a small on-farm ethanol facility and an anaerobic digester. This program allowed participants to see, smell, and hear the operations of these types of facilities. Speakers discussed the technology used to develop an on-farm ethanol facility and an anaerobic digester, the regulations that are required for these types of facilities, some of the challenges that continue to exist due to local township & state laws and regulations, and the future possibilities for the growth of these types of facilities.



Tour participants visit the inside of an on-farm ethanol facility

Swine Producers, MSU Extension and Allied Industry Work Together to Eliminate Swine Health Concerns

Porcine reproductive and respiratory syndrome (PRRS) is an economically significant disease in swine herds that has been estimated to cost the US industry approximately \$560 million dollars a year. Farms that have been exposed to the virus have documented costs of up to \$260 per sow, as result of virus presence in their herds. The estimated profit difference for farms selling pigs without the virus is \$12 to \$15 dollars per pig. The combinations of these economic differences, producer desire to produce high health pigs and the need to improve productivity has prompted Michigan State University Extension to work to coordinate a PRRS Area Regional Control (ARC) project in West Michigan, focusing on stabilizing the area and eradicating the virus.

The PRRS virus is a serious risk to the productivity of Michigan swine herds, learn what producers in Ottawa counties are doing to combat this disease.

In order to work to create a better understanding of the impacts of the presence of this disease in the region, MSU Extension has worked to document the prevalence of the disease in herds, evaluated biosecurity practices and provided opportunities for producers to openly communicate about the status of their herds. As progress continues with the ARC project we will continue to help producers configure herd health plans for disease stabilization and eradication, enhance regional biosecurity practices and coordinate a steering committee of producers, consulting veterinarians and allied industry members, which will focus on giving direction to project.

By providing leadership to the ARC Project, delivering continuing education opportunity and creating a further understanding of the PRRS virus, MSU Extension is committed to helping producers improve their herd health, enhance productivity and regionally eradicate a major swine disease. If you are interested in this project or would like more information on disease eradication please contact Beth Ferry, Extension Educator at franzeli@msu.edu.

Agriculture and Agribusiness

Vegetable Educator Helps Growers Avert Severe Losses



In late July of 2010, Extension Educator Bill Steenwyk was called out to investigate a problem in an Ottawa county celery field. The plants displayed a type of twisting and tissue damage not seen before. Steenwyk collected samples for submission to the MSU Plant Diagnostic Laboratory. He soon found celery growers in other counties experiencing the same problems. Again, Steenwyk collected and submitted samples.

The lab tests confirmed the presence of aster yellows, a disease transmitted by an insect, the aster leafhopper, in all samples. In addition, later in the summer, further investigation by MSU Plant Pathologist Dr Mary Hausbeck isolated a fungus not identified in Michigan before. The disease, called celery anthracnose, is now the top research

priority for the celery industry. Greenhouse studies are currently underway and field research will be conducted during the 2011 growing season.

Another consequential effort was disease identification in squash. Several Ottawa County growers were facing severe losses near harvest time. A disease called *Phytophthora* was identified. To help combat *Phytophthora*, Steenwyk discussed control options with the growers, including soil treatments and crop rotation. He stressed that because the disease overwinters in the soil, a management plan is essential to avert potential severe losses in the future.

Longtime Educator Honored for Extraordinary Achievement and Service

Senior Extension Educator Thomas A. Dudek was one of two Extension educators selected as 2011 Michigan State University (MSU) Distinguished Staff Award recipients. The honor is annually awarded to academic specialists and MSU Extension academic staff members for extraordinary achievement, excellence and exceptional contributions in advising, curriculum development, outreach, extension, research and/or teaching. It recognizes individuals with careers demonstrating long-term excellence and exceptional contributions to MSU.



Dudek serves as district horticulture and marketing educator. Based here in Ottawa County, he provides educational programming on production, marketing and financial issues to over 300 greenhouses and 150 nurseries in West Michigan including approximately 93 greenhouse and 95 nursery operations in Ottawa County. His work involves bringing the latest research from MSU to help horticultural businesses and citizens better their approach to problem solving. With 32 years of experience educating growers on problem solving and providing quality products to consumers, Dudek is well respected in the greenhouse and nursery industry.

Dudek's educational sessions have also proven valuable to farmers' market managers and vendors at the 35 local farmers markets in the five-county area he serves. During 2010 he conducted workshops for farmers market managers and had put together educational packets to assist vendors in selling more of their products at the market.

During 2010, Dudek's programs held in Ottawa County included workshops on irrigation, nursery cost of production, and an agricultural labor seminar which focused on helping agricultural employers better understand the Form I-9, Employment Eligibility Verification.

Agriculture and Agribusiness

Seeking Compromise for Beef Feedlot and Rails-to-Trails Program

Kevin Gould, MSUE Beef Educator worked with the Ottawa MSU Educators and the Ottawa Planning Commission throughout 2010 regarding the Rails-to-Trails program and the dilemma with the Michigan Department NR trail proposed to transect the Triick Family farm near Marne. Gould provided significant background information on cattle feeding, potential negative impacts with the proposed change in land use and economic ramifications to the family farm if the proposed trail project moved forward as planned. Meetings were held with the Triick family, planning commission and state MDNR staff. Gould attended the most recent meeting in Lansing to help identify an alternative route or solutions to the conflict. At the conclusion of the meeting, MDNR, MDA and the Ottawa County Planning staff agreed together to seek an agreeable resolution for the trail project. Meeting with all parties in the county will be forthcoming. Impact: As a result efforts by all parties to see compromise, there is still hope this family beef operation finds a compromise with the rails-to-trails project and allow both entities to flourish.

Beef Cow-calf Producers Utilize MSU Vet Science Department to Test Bull Fertility

Kevin Gould, MSUE Beef Educator annually works with a cow-calf producer in Marne to host a bull testing clinic. The program is designed to do full Breeding Soundness Exams (BSE) for beef bulls prior to the summer breeding season. The BSE will determine if bulls are reproductively sound and can breed cows. The farm is open to other producers that day to bring bulls to the sight for individual BSE evaluations. Testing time takes about 30 minutes and full lab results are provided by the MSU Extension Veterinarian, Dr. Dan Grooms. Gould organizes the effort and gets everyone scheduled so Dr. Grooms and his vet students have a productive day teaching producers about the BSE process and finally determining reproductive status of their bulls.

This is a critical need since open (non-pregnant) cows in the fall will cost producers over \$2000/bull. Simply finding out if bulls have problems is excellent insurance at a reasonable cost of just \$55/BSE.



Business Analysis Programs Help Dairy Producers Weather Tough Times

Routine annual business analysis for west Michigan dairy herds confirmed the expectation of significant losses for even the best farms in 2009 and declared it the “worst year ever”. In response in 2010, MSU Extension held a “Position your Dairy for the Future” program in west Michigan. Three workshops offered a complete financial work up with Finpack or Excel software to evaluate the farm’s position. Milk marketing meetings were also held to offer farmers and agribusiness information to avoid repeating another disastrous year like 2009 by marketing in the futures market. Follow up meetings with several farms assisted the farm families with calculating cost of production, farm transfer issues and business analysis.

The third Artisan Cheese Workshop was completed for a full class of 20 people at the MSU Dairy Plant. Several participants are planning to produce and sell cheese as a value added enterprise on their farm hoping to capture more of the consumer’s dollars.

Agriculture and Agribusiness

Preparing Small Fruit Growers to Mitigate the Impact of New Invasive Pests

In March 2010, after the Spotted Wing Drosophila (SWD) was found in small fruit crops causing extensive economic losses (\$2.57 billion) in the Pacific Northwest, Michigan fruit growers, industry, and MSU Extension Educators and Specialists formed a Spotted Wing Drosophila Response Team. The team was to develop preventive measures to avoid the same losses here in Michigan. In the summer, MSU Extension and 57 small fruit growers conducted an extensive trapping program to detect the possible presence of SWD in Michigan's fruit crops. SWD was found in blueberry and raspberry fields spread across 13 counties. Some of the major infestations of SWD found in 2010 were located in blueberry and raspberry fields in Ottawa County.



Simple monitoring traps for Spotted Wing Drosophila



In consequence, stakeholders expressed the need for MSU Extension to get involved in developing educational training programs addressing the implementation of a SWD integrated pest management program, without increasing the risk for pesticide exposure to growers, farm workers and consumers.

A rigorous pest scouting program allows for an early detection and an effective implementation of control measures against this pest. Early detection and timing of control measures are key elements to prevent the establishment of Spotted Wing Drosophila. In 2010, the MSU Extension Small Fruit Program developed a training program to provide small fruit growers with skills and information to manage this new pest. We developed a web site to provide small fruit growers with timely information on the biology, monitoring and management of the SWD. Information available at the web site includes a factsheet in both English and Spanish that can be downloaded and used for IPM decision making (<http://www.ipm.msu.edu/SWD/SWD-factsheets.htm>). Please visit <http://www.ipm.msu.edu/SWD.htm> for the most updated information on this new invasive pest of small fruits.

Master Gardener Programs

The 2010 MSUE Master Gardener training course in Ottawa County had twenty-nine participants. Seventeen fulfilled their volunteer requirements and received their Master Gardener Volunteer (MGV) certification. Four Master Gardener Volunteers achieved Advanced status which requires ninety hours of volunteer service and twenty-five hours of classroom education. Total time donated to the Ottawa community by our MSUE Master Gardeners is impressive with 73 volunteers giving a total of 4,325.30 hours!

During the first year of our Youth Education Program – YEPI, we enrolled fifteen students ages six to thirteen. The Grand Haven Education Garden located at the Grand Haven Airport provided a wonderful outdoor classroom for most of our meetings. The curriculum emphasized everything from food gardening, compost, beneficial insects, basic science, water quality and more. Graduates received an MSUE YEPI certificate for successfully completing the MSUE Master Gardener Youth Education Program.

Master Gardener Volunteers' interest in food/community gardening increased, as did the number of inquiries on community gardening. Schools, churches, day care centers, cities and townships, and other non-profit organizations along with individual citizens contacted the MSUE office, asking for advice, assistance, and education resources on growing food in small plots. More than thirty-four thousand Ottawa County residents benefitted from food gardening assistance and education. A great way to grow a healthier community!

Extraordinary Volunteers

- Twenty-two volunteers accumulated 200 hours or more.
- Four volunteers accumulated 400 hours or more.
- Two accumulated 1,500 hours or more.
- One MGV accumulated nearly 2,000 hours.
- One MGV accumulated nearly 4,000 hours of volunteer service!

What a wonderful gift of time related to consumer horticulture education.

Greening Michigan

Michigan Sea Grant in Ottawa County

Michigan's coasts and the Great Lakes are a dynamic ecosystem with fluctuating water levels, many species of fish, birds, plants and other wildlife, and a wide variety of habitat types. A large boating community, commercial and recreational fisheries, and rapid development along Michigan's coasts all present challenges for the ecosystem. Michigan Sea Grant, a program of the National Oceanic and Atmospheric Administration (NOAA) in partnership with Michigan State University and the University of Michigan, addresses such issues with research, education and outreach, in partnership with a variety of organizations.

The strategic plan for Michigan Sea Grant (2010-2013) includes four focus areas:

- Healthy coastal ecosystems
- Sustainable coastal development
- Safe and sustainable seafood supply
- Hazard resilience in coastal communities



Dr. Daniel O'Keefe serves as Extension Educator for the Southwest Michigan district which includes Ottawa County. Dr O'Keefe has been designated as the Michigan Sea Grant faculty expert for media contact on Asian Carp. He was a contributor to the Great Lakes Wind Council's 2010 report on the public perception of offshore wind energy development.

Dr. O'Keefe's outreach in 2010 included a variety of educational presentations and collaboration with area schools and organizations. He serves on the Ottawa County Tourism Council and on the planning and organizing committee for the Grand Haven Salmon Festival. Collaboration with the Ottawa County Parks Department included an educational presentation aboard the "Grand Lady" riverboat, and a seine project on the Pigeon River collecting fish for the aquarium at the Nature Education Center at Hemlock Crossing.

Various educational presentations were given to local organizations and civic groups including the Holland Rotary Club, Holland Fish and Game Club, and the Grand Haven Charterboat Association. Educational outreach also included presentations in Ottawa County schools such as the "Salmon in the Classroom" program at Macatawa Bay and Harbor Lights schools and the Wetland Detectives program in Grand Haven. The Grand Haven Great Lakes Night in June was an educational event open to the public as were seminars held at the Spring Lake District Library.

Study Demonstrates Economic Impacts of Charter and Tournament Fishing in Ottawa County

Michigan Sea Grant and MSU's Center for Economic Analysis collaborated on two recent reports that detail the contribution of charter and tournament fishing to tourism in Michigan's coastal communities (<http://www.miseagrant.umich.edu/fisheries/economics/charter>). Ottawa County recorded more charter fishing trips and realized more economic benefits from charter fishing than any other county in Michigan. Charter fishing generated \$2,085,359 in gross sales and 46,676 employment hours for Holland and Grand Haven area businesses in 2009. This includes all direct, indirect, and induced effects of non-residents who visited primarily for the purpose of charter fishing, with 24% of employment hours generated in hospitality industries.

While charter fishing draws tourists to Ottawa County throughout the April-September fishing season, tournaments attract top Great Lakes anglers to compete over the course of a long weekend. Anglers fishing the Grand Haven Offshore Challenge and Holland's Big Red Classic generated \$134,632 in gross sales and 3,379 employment hours in Ottawa County in 2009. At the Grand Haven Salmon Festival, fishing provides the focal point for activities including a Big King Fishing Contest, salmon cook-off, and children's fishing pond. Tourists attending the three-day festival generated \$611,366 in gross sales and 17,709 employment hours for Grand Haven area businesses in 2009.

Health and Nutrition

MSUE Health and Nutrition Programs Return to Ottawa County

A healthy, nourished population depends on strong research and education programs in human nutrition. The USDA's National Institute of Food and Agriculture (NIFA) partners with the Cooperative Extension System to deliver community-based nutrition education programs that help individuals, families, and communities make informed choices about food and lifestyles that support their physiological health, economic, and social well-being.

The Supplemental Nutrition Assistance Program – Education (SNAP-Ed), is a federal/state partnership that supports nutrition education for persons eligible for the Supplemental Nutrition Assistance Program (SNAP). Although a county-funded educator position for the Family and Consumer Sciences area had existed for some years in Ottawa county, due to local budget reductions in late 2009, this position had been eliminated. Through discussions with the Ottawa administrator, MSU Extension was able to offer program coverage for limited-income county residents through the federally-funded SNAP-Ed program. The description below will highlight some of the work to date since the fall of 2010 by MSUE educator Stephanie Marino.

Ottawa MSUE has been involved with the Ottawa/Allegan Regional Coordinated School Health strategic planning team, led by the Ottawa Area Intermediate School District. This team is a collaboration of partner agencies and schools working to create more effective and healthier school communities. Local county data for student risk behaviors has been reviewed and the group is now in the process of prioritizing and planning how to address them.

MSUE is also partnering with OAISD to provide a professional development workshop for teachers and school staff summer of 2011. This workshop will provide staff with strategies to incorporate more physical activity and nutrition into the daily classroom, research based resources with sound nutrition information and background statistics on what the problem is and how schools play a role in the solution.

MSUE will be providing two special education classrooms at Holland East with a series based nutrition program. The Cognitive Impaired classroom and the Severely Multiply Impaired classroom will be receiving four OrganWise Guys lessons, learning about what kinds of foods their bodies need to be healthy and how to make healthy choices using the OWG messages; Low Fat, High Fiber, Lots of Water, Exercise!!

MSU Product Center Encourages Innovation

The MSU Product Center provided business counseling to eight Ottawa County residents in 2010. Five of the clients were existing businesses seeking to add products or services and three were individuals investigating starting a new business. This activity resulted in the creation of four new jobs and \$500,000 in capital formation (owner investment and loans obtained) in Ottawa County.

One of the clients, Francis Jackson of Hudsonville received the Best Innovative Business Idea award from the MSU Product Center at its Making It In Michigan Conference in October. Francis' concept is an easy open, pourable package that is economical to produce has the potential to appeal to many companies, especially those serving aging customers who may be dealing with maladies resulting in weak hands. He calls it the Squeeze Box. Francis is obtaining a geometric packaging patent. The process he has developed will allow anyone to create a very economical pourable box. However he has faced hurdles getting the attention of larger packaged goods customers. Matt Birbeck, an Innovation Counselor with the Product Center, helped him look at his business model differently to take his concept in a new direction.

The Best Innovative Business Idea award recognizes a Product Center customer that best demonstrates innovation in terms of a unique product or service that has the potential to fill a gap which no product, market or service currently fills. It may consist of entirely new things or it could be a new way to do old things.

Preparing Children and Youth for the Future

Journey 4-H Youth Mentoring

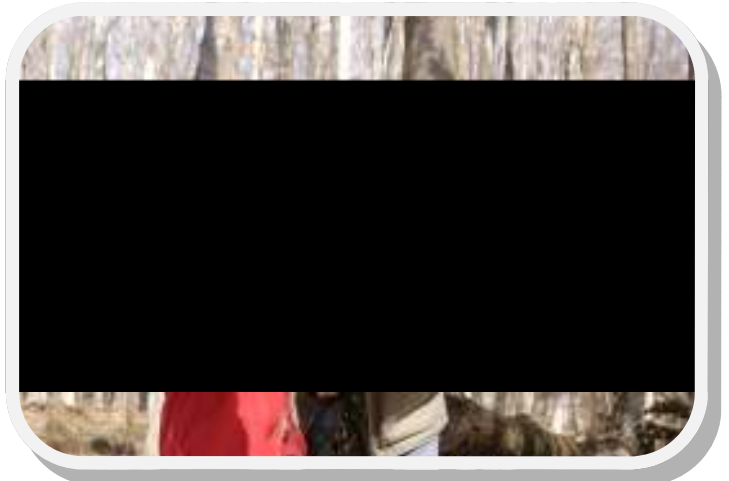
Journey 4-H Youth Mentoring matches adult volunteers with court-involved youth in Ottawa County to reduce the frequency and severity of delinquent behavior. This partnership between the 20th Circuit Court, Family Division/Juvenile Services and MSU Extension engaged 30 youth and 41 volunteers in programming efforts in 2010.



In January 2010, mentor Andrew Knight and mentee Ryan Brott, 14, were selected to represent Michigan 4-H Youth Mentoring at a National Mentoring Month event hosted by President and First Lady Obama at the White

House. "It was pretty epic to shake the President's hand," said Ryan. "I could have never imagined going there. This year (with Andrew) has made me different." Andrew and Ryan were matched in February 2009 after Ryan was referred to Journey 4-H while struggling in school and making poor choices. Andrew stepped in as a positive adult male role model for Ryan. The two enjoy sports and the outdoors together. Since being matched, Ryan has improved his grades and is working to make the honor roll.

Journey 4-H also rolled out its newest program component in 2010. The Outdoor Challenge engages matches in activities that help build life and leadership skills while exposing participants to healthy hobbies. It is a combined effort between Ottawa and Muskegon Counties and is funded by a grant from the Office for Juvenile Justice and Delinquency Prevention. Each season features many opportunities for mentors and youth to take part in outdoor events. In 2010, 86 hours of activities were offered and 16 matches participated in Outdoor Challenge events such as biking, hiking, fishing, and kayaking.



Preparing Children & Youth for the Future

4-H Youth Development in Ottawa County



The Ottawa County 4-H program utilizes more than 300 volunteers who work within 89 4-H clubs to enrich and develop the life skills of youth ages 9 to 19. Youth learn by doing projects which are hands on opportunities to create and grow.

Below we highlight only a few of the many different 4-H programs and activities offered in Ottawa County.

Teen Leadership and Citizenship - A program for developing teen leadership and citizenship met monthly to give Ottawa teens an opportunity to develop their skills and learn new ones. In 2010 more than 20 teens participated in monthly meetings. Each developed a plan for the year which includes a service project and a country to adopt. They made 15 minute presentations on their country and prepared a dish to share to practice their culinary skills. The club donated to Toys for Tots, hosted evening movie programs for younger youth and at year's end were planning an overnight Lock-In to raise money for Women in Transition of Holland. The Teen Leader of the year was Emily Hemstreet who excelled in leadership and citizenship as president of the Teen Club.



Emily Hemstreet—Teen Leader of the Year 2010



Extension Educator Kevin Gould presents a program on producing quality beef during the Thursday night series

Weekly Educational Meetings – January through May brought weekly educational meetings to the Fillmore Complex where both youth and adults were able to learn more about the science behind their project. Topics included: milk quality, pork quality assurance, small poultry flocks, raising beef, horse trail, horse judges roundtable, dog rally training, leadership style, public speaking, careers in agriculture, career as a veterinarian, gardening, shooting sports, and much more. These two hour sessions were very popular with between 20 and 100 people attending.

4-H Spring Achievements – For the first time in over 50 years the Ottawa County 4-H Spring Achievement program was held at the Fillmore Complex in April. About 65 garments made by 4-H members and over 400 art and craft projects were judged and then a fashion show was put on by the 4-H members who modeled what they had sewed over the winter. It was a packed house with over 250 attending to watch as Kayli Schout and Madeline Miles were named top winners in garment construction, modeling and art projects.



Kayli Schout and Madeline Miles won top awards for garment construction, modeling and art projects at the annual Spring Achievements.

Preparing Children and Youth for the Future

Shooting Sports – A grant from MSU to support the development of archery and air gun shooting sports teams allowed us to purchase enough equipment for 16 youth to participate in team shooting sports competition. A kick-off in 2010 attracted more than 80 interested teens and young adults.

Gardening – 4-H Educator Elizabeth Wells partnered with Master Gardener Program Coordinator Shane VanOosterhout to develop a 4-H junior gardening program. To kick off the program, a grant supplied 20 4-H youth and their families with enough seeds, fertilizer and materials as well as the education to create a 20 by 30 foot garden. Over the summer the youths tended to the gardens and entered produce in the three county fairs.

Horse Science and Judging – With a grant to purchase educational materials and attend conferences, Ottawa County was able to field two teams each for horse science (hippology) and horse judging at the MSU state competition in 2010 for the first time. The hippology teams placed first and second in the state as novice teams, with the judging teams placing first and third overall. In 2011, the teams will compete as regulars to try out for the national competition in Kentucky.



2010 Horse Judging Teams at MSU: Kylie Huitema (Jr.); Erica Cumberworth (jr); Erica Beukema (sr); Andrea Steenwyk (sr); Jill Miller (sr); Katie DeBoer (jr) Michelle Haveman (jr)



Coach Audra Fitzpatrick-Cook with her #1 Hippology Team practicing before the MSU 2010 Jamboree.

“Ag” in the Classroom

The Agriculture in the Classroom program is a joint effort between MSU Extension and Ottawa County Farm Bureau. This program is just completing its 10th year and has been a huge success in educating students throughout Ottawa County about the importance of Agriculture. Ottawa County is the second largest agricultural county in the state and the classroom lessons not only tie in with the students' studies but show the importance of agriculture in a fun, hands on approach. Ten different lessons are available for teachers to select from and at no cost to the school district. As quoted by a teacher, "The students greatly benefited from the way the lessons are prepared and implemented. They are full of knowledge that they needed to know. They enjoy the fun, interactive way the information is given." During 2010, 4,256 students over 45 schools took part in the Ag in Classroom program.

Ag in the Classroom Program Summary

Schools visited in Ottawa County	45
Classrooms visited	175
Students reached	4256

Staff Directory

Ottawa County MSU Extension

12220 Fillmore Street Suite 122

West Olive, Michigan 49460

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Harold McDermed-4-H Youth Mentoring Outdoor Adventure Program

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Judy Hanson-Horticulture, Small Fruit & Master Gardener Programs

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Staff Directory

Other Extension Educators Serving Ottawa County

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Dennis Pennington -Biomass, Bioproducts and Bioenergy	pennin34@msu.edu
Daniel Rajzer -Field Crops	rajzer@msu.edu
Phil Schwallier -Tree Fruit	schwalli@msu.edu

District 7 Extension Council

The Ottawa County Extension Advisory Council has been combined with the councils from Kent and Allegan Counties to become the MSUE District 7 Extension Council. The Council is composed of representatives from County Government, partner agencies and organizations and individuals from various sectors that Extension serves. Extension councils identify and prioritize issues, seek collaborations and resources, and communicate to others the importance of Extension's educational programming. Their input is invaluable and helps link the issues of concern in local communities and industries with the research and teaching at Michigan State University.

Allegan County

Dave Armintrout
Nora Balgoyen-Williams
Commissioner Casey Jones
Pat Kreuzer
Lorraine (Punkin) Shananaquet
Marv Voss

State Extension Council

Herb Ranta

Kent County

Dick Bethel
John Finkbeiner
Dr. Steve Glass
Gordon Griffin
Gary Lemke
Commissioner Harold Mast
Dr. Bruce Nanzer
Ev Vermeer
Rev. John Williams
Herm Witte

Ottawa County

Mary Jane Belter
Mike Bronkema
Betty Claar
Commissioner Greg DeJong
Matt Hehl
Commissioner Phil Kuyers
John Willcome



*Thank you to the Ottawa County Board of Commissioners
for their continued support of the educational and
outreach programs of Ottawa County MSU Extension.*

Stu P. Visser, District 1

Phillip D. Kuyers, District 2

Dennis W. Swartout, District 3

Jane M. Ruiten, District 4

Greg J. DeJong, District 5

Roger Rycenga, District 6

Joseph S. Baumann, District 7

Donald Disslekoen, District 8

Robert W. Karsten, District 9

James C. Holtrop, District 10

James Holtvluwer, District 11

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: Parks and Recreation

Submitted By: Keith Van Beek

Agenda Item: Ottawa County Parks and Recreation 2010 Annual Report

SUGGESTED MOTION:

To receive for information the Ottawa County Parks and Recreation 2010 Annual Report.

SUMMARY OF REQUEST:

In accordance with 2011 Rules of the Ottawa County Board of Commissioners:

Section 4.6 - Annual Reports From Departments of County Government - It is the policy of the Board of Commissioners to receive annual, written and oral Reports from all Departments of County government. Written reports shall be in a form approved by the County Administrator and shall, in the ordinary course, be submitted directly to the Board of Commissioners through the County Administrator's Office.

FINANCIAL INFORMATION:

Total Cost: \$0.00 | County Cost: \$0.00 | Included in Budget: Yes | No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated | Non-Mandated | New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal: 2: To Maintain and Enhance Communication with Citizens, Employees, and Other Stakeholders.

Objective: 4: Continue to improve communication with Commissioners.

ADMINISTRATION RECOMMENDATION:

Recommended | Not Recommended

County Administrator: **Alan G. Vanderberg**

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, c=US, o=County of Ottawa, ou=Administrator's Office, email=avanderberg@miottawa.org
Reason: I am approving this document
Date: 2011.05.04 13:56:16 -0400

Committee/Governing/Advisory Board Approval Date:

2010

Annual Report



Ottawa County Parks & Recreation Commission

2010 COMMISSION MEMBERS

Ted Bosgraaf, President

Bobbi Jones Sabine, Vice President

Philip D. Kuyers, Secretary

David Van Ginhoven

Paul Geerlings

Roger Jonas

Joyce Kortman

Jim Miedema

Ray Statema

David Vander Kooi

PARKS COMMISSION MISSION STATEMENT

The Ottawa County Parks and Recreation Commission enhances quality of life for residents and visitors, by preserving parks and open spaces and providing natural resource-based recreation and education opportunities.

2011 COMMISSION MEMBERS

Ted Bosgraaf, President

Paul Geerlings

Ray Statema

Bobbi Jones Sabine, Vice President

James Holtvluwer

David Van Ginhoven

Philip D. Kuyers, Secretary

Roger Jonas

David Vander Kooi

Jim Miedema

County of Ottawa



The activities and programs of the Parks and Recreation Department are brought to you by the members of the Ottawa County Board of Commissioners.

Philip D. Kuyers, Chairman

Donald G. Disselkoen

Jane M. Ruiter

James C. Holtrop, Vice Chairman

James Holtvluwer

Roger G. Rycenga

Joseph S. Baumann

Robert Karsten

Dennis W. Swartout

Greg J. DeJong

Joyce E. Kortman

Stu P. Visser

EXECUTIVE SUMMARY

2010 ANNUAL REPORT Ottawa County Parks and Recreation Commission

2010 was a year of continued progress for the Ottawa County Parks and Recreation Commission as it continued to expand and improve the county's system of parks and open spaces in the third budget year of its ten-year millage program, as renewed by voters in 2006. At the end of 2010, the Ottawa County Parks and Open Space system included 26 County Parks and 13 Open Space lands, totaling 6,050 acres.

Park maintenance and operations staff continued to meet the challenge to provide high standards in the growing park system. Park use was exceptionally high at the beach parks along the lakeshore, and winter use at Pigeon Creek Park reached new levels of attendance. Expanding land stewardship responsibilities provide challenges with growing invasive species threats and new habitat restoration commitments.

The Parks Commission's interpretive program's popularity expanded significantly in 2010, with 106 programs offered, including general nature walks, birding trips, butterfly watching workshops, cross-country ski clinics and many others. Expansion of the program followed the opening of the new Nature Education Center at Hemlock Crossing. The new facility houses the department's outdoor education functions and serves as a visitor center for the entire county park system. The new facility has enabled the Commission to expand and improve programs offered to school groups.

The Parks Commission continued its focus in 2010 on establishing greenways along key river corridors and the Lake Michigan coast, with 303 acres of additional park and open space land acquired. Key land acquisitions included a 70-acre riverfront addition to the Bend Area in Georgetown Township and a 111-acre property with 1.2 miles of Grand River frontage in Tallmadge Township. Both properties had been identified as target acquisitions for many years. In addition, a 122-acre property on the Macatawa River, the former Holland Country Club property, was acquired with assistance from Macatawa Greenway partners.

Many park improvement projects, from small to large in scope, were initiated throughout the park system in 2010. Construction work began on the \$600,000 Holland Harbor Fishing Access Project, featuring fishing docks and a waterfront walkway at the Historic Ottawa Beach Parks. The "Poor Farm Cemetery" was restored and dedicated at Eastmanville Farm. Dune stairs were replaced at Tunnel Park, and trail improvements were completed at several park and open space properties.

2010 ANNUAL REPORT
Ottawa County Parks and Recreation Commission

INTRODUCTION

The 2010 Annual Report of the Ottawa County Parks and Recreation Commission was developed to provide a brief summary of Commission activities for the 2010 calendar year to the Ottawa County Board of Commissioners, as called for in the Board Rules. Additional information regarding all aspects of Parks Commission activities is available by contacting the County Parks Office.

ORGANIZATIONAL SUMMARY

The Ottawa County Parks and Recreation Commission oversees acquisition, development, operation and maintenance of twenty-four (24) County Parks, several undeveloped park properties and fifteen (15) Open Space lands totaling 6,050 acres (see Attachment A for a listing of all lands administered by the Parks Commission as of December 31, 2010). In addition, the Commission oversees management of the Musketawa Trail, under an agreement with the Michigan Department of Natural Resources. The Commission's staff during 2010 consisted of 15 full-time positions, including the Parks and Recreation Director, Coordinator of Park Maintenance and Operations, Parks Manager, five Park Supervisors, one Park Maintenance Worker, Coordinator of Park Planning and Development, Park Planner, Coordinator of Interpretive and Information Services, Naturalist/Information Specialist, Administrative Secretary and the Parks Secretary. The Parks Commission employs approximately 60 seasonal and part-time staff, including Park Attendants, Grounds Attendants, an intern and part-time Gatekeepers for 11 of the parks.

MAINTENANCE AND OPERATIONS

A critical component of the Parks Commission program is to provide the highest quality facilities and visitor services possible at all 39 parks and open spaces. The year 2010 represented a continuing challenge for field staff striving for high quality maintenance while focusing on controlling costs in these difficult economic times. At the same time, recently added lands and facilities required significant new effort at Riverside Park, with 31 acres leased from the state, which added new trails and special enforcement issues; and at the new Grand River Open Space property, where signing, neighbor relations, and a large restoration project were a focus in 2011. Also new in 2010 were the Macatawa Greenspace property (the former Holland Country Club), where extensive building and grounds clean up, bridge repairs and mowing took place in 2010; and the newly constructed Nature Education Center, where preparations for the April opening, building maintenance for the LEED certified building, and ongoing improvements for naturalist staff were a focus in 2010.

Park Use Trends in 2010 – The year began with snow conditions in January and February which were very favorable for skiing and sledding. Winter operations at Pigeon Creek Park consists of daily grooming of 10 miles of ski trails, along with daily operations of two sledding hills and a warming lodge, including ski rentals and concessions. Operations were in full swing for much of January and all of February. Use levels, as reflected by revenues collected, were up almost 50 percent over the previous year.



Spring began abruptly at the beginning of March with exceptionally mild and dry weather. As a result, park use was unusually high for this period. Following a philosophy of trying to make sites presentable and useable as early in the season as possible to make a “good first impression” with visitors, staff had an unusually early and heavy workload in order to keep abreast of early season use and expectations.



Almost the entire summer was then very warm, including an extended period of very warm Lake Michigan water temperatures. This was reflected in very high lakeshore park use, which was approximately 30 percent higher than the previous year, itself a record year.

Parks Revenues Produced in 2010

Motor vehicle fees:

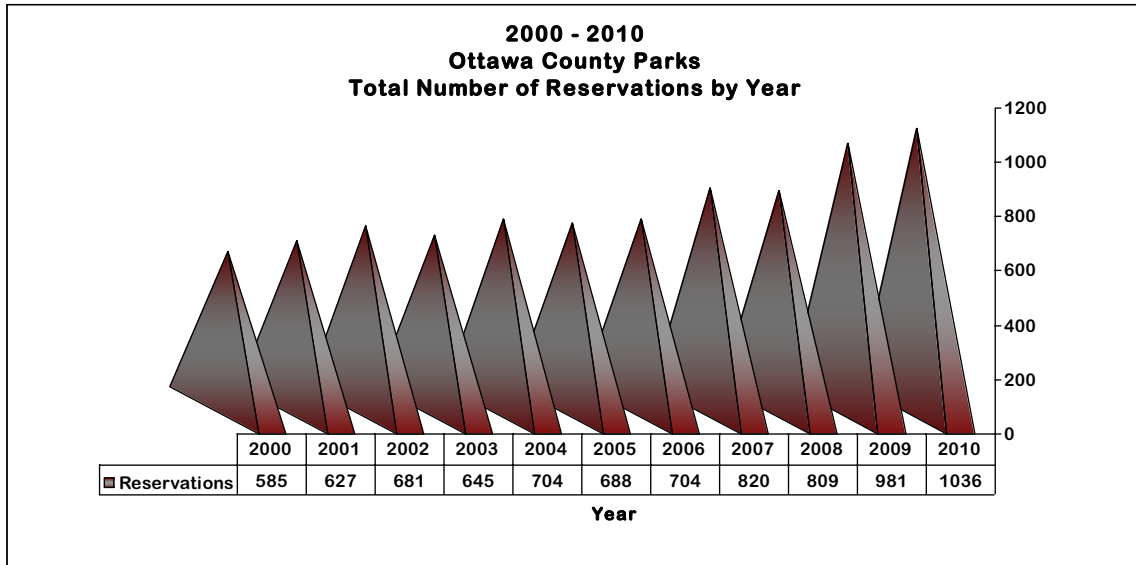
Revenues from daily and annual motor vehicle permit sales at North Beach Park, Rosy Mound Natural Area, Kirk and Tunnel Parks, as well as those sold at the Nature Education Center, the main office and the boat launch at Riverside Park totaled almost \$300,000 (\$299,003) for the year. This exceeded the 2009 total by approximately \$70,000 and was by far the most ever collected in one year.



Reservation Facilities:

Revenues generated from reservations at 20 sites also hit a new high mark at \$85,992. 1,247

reservations were taken and processed, of which 1,036 were completed and served during the 2010 year. These reservations represent more than 70,000 park visitors. In 2007, an on-line reservation system was implemented and has progressively increased in use from 14% of park user use in 2007 to 34% in 2010.



Pigeon Creek Winter Skiing and Sledding (2010/2011 season):

Revenues from Pigeon winter operations were also at a record level of \$55,280, up from \$37,344 the previous year.

Highlights of Field Staff Efforts in 2010 – Routine maintenance is the core of field staff efforts. Because of the high levels of park use in 2010, especially winter operations at Pigeon Creek Park, the busy spring at all sites, and busy beaches during the summer months, keeping up with needed cleaning, routine building and grounds maintenance, minor repairs, customer service, and rule enforcement required significant organization, planning and effort throughout the year.

After routine maintenance is completed, effort goes into repairs and improvements. In 2010, park staff focused mainly on trail repairs and improvements by adding gravel, boardwalks and various drainage systems to improve use of wet areas on existing trails. Several miles of new trails were also built at Open Space lands to promote use of these sites.

Land Stewardship – Activities in 2010 marked a continuation of efforts to improve County Park and Open Space lands by the control of invasive plants and the restoration of areas to native conditions. Almost 500 55-gallon bags of garlic mustard plants were collected and disposed of for treatment on more than 120 acres at 32 sites. Additionally, focus in 2010 was broadened to other invasive species such as Japanese Knotweed and Asian Bittersweet. A philosophy of ‘early detection/rapid response’ is being used in an attempt to head off future problems before they become serious and widespread. A significant restoration project at the newly purchased Grand River Open Space included special preparations followed by the

planting of more than 15,000 native trees and shrubs in two floodplain farm fields. The Natural Resources Conservation Service arm of the USDA funded this habitat restoration project.

Alternative Labor Use – The use of volunteers once again played a significant role in 2010. Volunteers donated nearly 4,000 hours of service, participating in the removal of invasive plants and other varied projects, including planting trees and dune grass, building benches and various park cleanup efforts. Volunteers came from many sources including school groups, churches, and businesses.

In summary, 2010 was a high use and fast-paced year almost from start to finish. The outdoor activity friendly weather and other factors, including the addition of several new sites, provided all the elements needed for a very dynamic year, demanding extensive use of all available resources.

INTERPRETIVE PROGRAMS AND INFORMATION SERVICES

Interpretive Programs and Activities – Ottawa County Parks offered 106 public interpretive programs throughout the parks system in 2010. A total of 1,044 people attended these programs. These are programs that are listed in the park newsletter.

Following is a summary of 2010 public interpretive programs:

WINTER (December, January, and February)

- Budding Naturalist Series (1 program)
- Winter Birding Field Trips (2 trips)
- Winter Discovery Hikes (1 hikes)
- An Introduction to Trail Hiking (1 hike)
- How to Know Your Holiday Trees (1 program)
- How Much Wood Would a Woodpecker Peck (1 program)

SPRING (March, April and May)

- Signs of Spring Nature Walk Series (10 walks)
- Spring Bird Walks (6 walks)
- Stewardship Workdays (1 days)
- Spring Birding Trips (2 trips)
- Newcomb's Wildflower Workshop (1 workshop)
- Budding Naturalist Series (2 programs)
- Pigeon River Kayak Trips (2 trips)
- D.J. Angus Trips (1 trip)

SUMMER (June, July, and August)

- Summer Interpretive Programs in the Parks Series (11 walks)
- Beach Zone (3 days)
- Summer Birding Field Trips (2 trips)
- Butterfly Counts (1 counts)

National Trails Day Event (1 event with 2 hikes)
D.J. Angus Trips (6 trips)
Exploring the Parks Hikes (2 hikes)
Fern Identification Workshop (1 workshop)
First Impressions (3 programs)
Summer Day Camps (3-3 day camps)
Pigeon River Kayak Trips (2 trips)

FALL (September, October, and November)

Fungi Workshop (1 workshop)
Fall Interpretive Programs in the Parks Series (10 walks)
Bird Walks (3 walks)
Fall Birding Trips (3 trips)
The Art of Landscape Photography (1 program)
Raptor Watch at Mt. Pisgah (1 trip)
D.J. Angus Trips (3 trips)
Pigeon River Kayak Trips (5 trips)
First Impressions (4 programs)
Nature Explorers (4 programs)
Nature Club (3 programs)

Other 2010 programs, activities, and events:

- Cross Country Ski Clinics at Pigeon Creek Park (12 clinics)
- Pigeon Creek Biathlon (14th Annual)
- Staff Attended the Stewardship Network Annual Conference in E. Lansing
- Attended a meeting with staff from other area nature centers at the DeGraaf Nature Center in Holland
- Presented a program for the Grand Rapids Audubon Club in Grand Rapids
- Participated in the Friends of Ottawa County Parks Grand River Excursion

Nature Education Center – The Coordinator of Interpretive and Information Services and the Parks Naturalist moved their offices into the new Nature Education Center (NEC) in December 2009, in preparation of the grand opening scheduled for April 24, 2010. Prior to the grand opening, the majority of staff time was spent preparing and installing exhibits in the rotunda and Wildlife Den, receiving and organizing furnishings, getting to know the HVAC and other building systems, hiring part-time Naturalist Guides, ordering gift shop merchandise and training staff to work the front desk.

Prior to the grand opening, parks staff, along with Friends of Ottawa County Parks, held a Donor Preview at the NEC to thank businesses, organizations, and individuals that donated



funds to the project. The event was attended by about 100 people and included food and live music.

The NEC Grand Opening was very successful, with over 700 people attending. The event featured live music from the Blue Water Ramblers, a ceremony, refreshments, kids’ activities, and free E. hemlock tree seedlings.

2010 Nature Education Center Attendance

The total number of walk-in visitors to the NEC from April 24 through the end of 2010 was 9,414.

2010 School/Youth Programs

Month	# of groups	# of program participants
January	1	48
February	1	35
March	2	62
April	1	50
May	4	140
June	3	98
July	5	134
August	2	50
September	5	94
October	18	1,013
November	1	14
December	0	0
TOTALS	43	1,738

2010 Adult/Family Programs

- Tri-Cities Garden Club (35 people)
 - Holland Area Senior Professionals (60 people)
 - Holland Audubon Club (65 people)
 - Land Conservancy of West Michigan’s Annual Meeting (65 people)
 - Backyard Habitat Series sponsored by the Ottawa Conservation District (6 people)
 - Paddle Sports program by the Coast Guard Auxiliary (5 people)
 - Coopersville Historic Society (11 people)
 - Michigan Audubon Society program committee (10 people)
 - Staff set up a booth in Coopersville for a Mothers of Young Children event
 - Career talk at the Academy of Arts (30 people)
 - White Pine Chapter of the Michigan Botanical Society (15 people)
 - Owashtanong Island Audubon Society (40 people)
- TOTALS 12 groups 342 people**

Summary of Program Attendance and Visitation

Description	# programs	# people
Public Interpretive Programs	106	1,044
NEC walk-in visitors	NA	9,414
School/Youth Programs	43	1,738
Adult/Family Programs	12	342
TOTALS	161	12,538

New Nature Education Center Staff

Parks hired eight permanent part-time Naturalist Guides in 2010 and conducted five Guide Trainings to prepare them to work with a variety of groups as well as to work at the front desk. A College Intern and a part-time Custodian were also hired.

2010 NEC Revenue

Revenue Source	Amount
Gifts Shop sales	\$ 6,823.33
Parks Permits	\$ 466.00
Public Programs	\$ 6,050.00
School Programs	\$ 1,730.00
Total Revenue	\$15,069.33

Parks Information

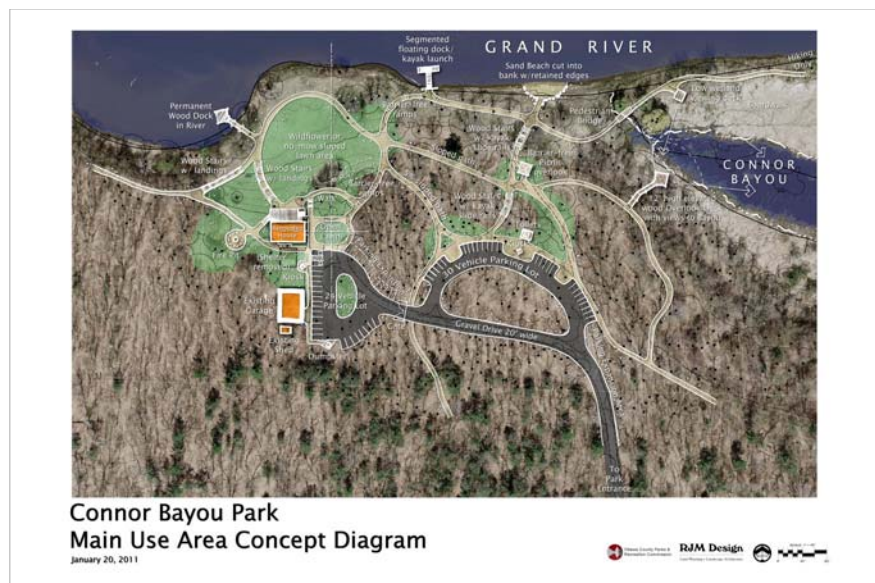
- **Newsletter** – *Outdoors Ottawa County* is the quarterly newsletter of the Ottawa County Parks & Recreation Commission. By the end of 2010, the newsletter mailing list had grown to over 5,000 households and was also distributed to libraries and other locations. Another 350 people had signed up to view the newsletter online via an email notice sent by parks staff. The newsletter provides current information on park projects and includes the seasonal schedule of interpretive programs and Friends of Ottawa County Parks events.
- **Web Site** – The web site continues to be a good online location where people can get up-to-date information on parks, park projects, programs and more.
- **Social Networking** – Parks Naturalist, Kristen Hintz, developed a Facebook page for the parks web site, in accordance with the Ottawa County Social Media Policy.
- **Friends of Ottawa County Parks Activities** – Friends is a non-profit organization dedicated to connecting people with nature, recreation, and community by partnering with the Ottawa County Parks & Recreation Commission. Friends members planned and conducted the following activities in 2010:
 - Santa at the Weaver House
 - Began selling Friends T-shirts and backpacks
 - Eastmanville Farm cemetery project and dedication
 - Grand Lady Cruise

- Participated in a number of community events, such as Salmon Fest in Grand Haven, the Borculo Dandelion Festival, and the Spring Lake Heritage Festival.
- Music in the Park Fundraiser at the NEC
- Nest Box Fundraiser
- Earth Day Parade and Fair in Grand Haven
- Annual Meeting

PARK PLANNING

Planning efforts to efficiently develop and manage existing park and open space properties were initiated at several sites, including the following:

- **Connor Bayou Master Plan** – Master Plan work for the Connor Bayou site on the Grand River in Robinson Township was substantially completed after research and discussion by the Parks Commission through the summer resulted in the removal of overnight camping facilities from the plan. The approved plan focuses on day-use visitor amenities, including parking, trails, boardwalks, and overlooks, as well as renovation of the existing log home for use as a rental facility.



- **Bend Area Planning Update** – Planning by the Parks Commission’s design consultant was completed to further define the potential of this site for future park facilities even as gravel-mining activities continue. Adjustments to the existing master plan were analyzed based on the latest information relating to mining time-frames and the likely extent of gravel extraction. Further work by park staff will refine the concepts developed in this process.
- **Holland Country Club Restoration Planning** – Conceptual planning work for this recently acquired 122-acre site included evaluating the site in terms of its potential for park activities, park and greenway trail systems, and native habitat restoration. This planning facilitated the construction of over 20 acres of wetland mitigation on the southern portion of the site, in cooperation with Request Foods, and the submittal and award of a \$646,800 Great Lakes Restoration Initiative grant from the EPA for an additional 32 acres of wetland and stream bank restoration.

- **Fred Meijer Kenowa Trail Coordination** – Working with Zeeland and Jamestown Townships, Ottawa County Parks assisted this project with funding and design assistance for trail work that will run adjacent to Spring Grove Park and the Upper Macatawa Natural Area (UMNA). The Kenowa Trail is an important regional trail that will connect the Macatawa Greenway at the UMNA to the Kent Trails non-motorized pathway system in Kent County.
- **Ottawa Beach Pumphouse Architectural Study** – After completion of an engineering review of this historic building to assess the structural challenges associated with restoration, conceptual planning began to determine improvements necessary to utilize the building as a historical museum and develop the surrounding site for public use.
- **Grand River Heritage Water Trail** – Ottawa County Parks launched the Grand River Heritage Water Trail, using a web site that features an interactive map of the Grand River in Ottawa County. The site uses layers of information including historical points of interest, natural features, county lands accessible from the river and other public access points on the Grand River. Also available is a trip planner and information on river safety, paddling etiquette, weather, and river stewardship. A photo gallery and self-guided river tours will be added in the future.
- **Olive Shores Improvements Grant** – A grant application for first phase improvements at this new Lake Michigan Park was submitted to the Michigan Natural Resources Trust Fund, which recommended the project for funding in 2011.
- **Musketawa Trail Extension** – Park staff did considerable work in evaluating alternatives to extending the Musketawa Trail east from the Marne Trailhead to connect to trails in Kent County.

LAND ACQUISITION

The Parks Commission acquired 303 acres of land in 2010. This includes the following properties:

- **Bend Area** – Ottawa County acquired 70 acres with approximately 0.7 miles of Grand River frontage in Georgetown Township for \$336,000. The purchase expanded the Bend Area park site from 188 acres to 258 acres and extended its Grand River frontage to 1.3 miles. The acquisition followed the site Master Plan from 2000, which calls for purchase of approximately 500 acres and development of a park with swimming and other water-based recreation opportunities, as well as the greenway trail and other amenities.
- **Grand River Land Acquisition and Restoration** – Ottawa County Parks acquired a 111-acre floodplain property in Tallmadge Township, with 1.2 miles of riverfront, in early spring following the placement of a conservation easement by the United States Department of Agriculture (USDA). The USDA paid the landowner \$406,000 for the easement to protect floodplain values of the property. Funding came from the Emergency Watershed Protection

Floodplain Easement Program, a federal stimulus program. Ottawa County Parks then acquired the remaining property rights for \$59,300. Ownership came with the responsibility to restore two formerly farmed fields totaling 26.5 acres. The Parks Department oversaw planting of 15,000 native trees and shrubs to restore the floodplain forest environment, with funding from the federal government.

- **Holland Country Club** – Ottawa County Parks acquired 122 acres of the former Holland Country Club property along the Macatawa River in the City of Holland. The Outdoor Discovery Center Macatawa Greenway assisted Ottawa County Parks by raising \$70,000 in private funds toward the \$450,000 purchase.



PARK DEVELOPMENT AND IMPROVEMENTS

Significant park improvement projects undertaken in 2010 are summarized below:

- **Holland Harbor Fishing Access Project** – Construction began on this \$600,000 project to provide new access to the shore of Lake Macatawa adjacent to the Holland channel into Lake Michigan and the Holland State Park beach. The project includes a small parking area, seating and historical interpretation areas, and large boardwalks and docks to provide barrier-free access along the shoreline and out into the lake. Special emphasis was placed on designing facilities that will benefit anglers in reaching desirable angling locations as well as providing circulation for the general public.
- **Bur Oak Landing Western Access** – A new gravel parking area and trailhead kiosk were added to provide access from Oriole Drive to the western end of this riverfront open space.
- **Grand River Park Path Paving** – Major renovations to the existing path system were completed, including new concrete paths connecting the picnic building to adjacent features, and resurfacing of deteriorating bituminous paths. New barrier-free features, including picnic table pads and a lake overlook path loop, were also added.
- **Tunnel Park Dune Stairs** – The main wooden dune stairways going up the dune and down to the beach were replaced. The new stairs replaced deteriorating stairs that were almost 20 years old. The new stairs also meet current accessibility standards with handrails and a gentler slope.



- **Ottawa Beach (Park 12) Walkway Repairs** – As part of a scheduled sequence of public walkway improvements, several sections of deteriorated concrete walks were removed and replaced. This work included significant stabilization and reconstruction of adjacent retaining walls including a challenging portion known locally as the “switchback.”



- **Hemlock Crossing Trail Improvements** – Several sections of seasonally wet and difficult to maintain trail were replaced with crushed stone to provide good all-season trail conditions.

- **Rosy Mound Dune Stairs** – On-grade wooden stairs were completed to replace a particularly steep and difficult portion of existing trail.



- **Spring Grove Picnic Area** – Construction of a barrier-free picnic area adjacent to the picnic building was completed. The improvement adds seating for over 50 people on a clean, well-drained, and accessible wood fiber surface.

- **Eastmanville Farm Historic Cemetery** – The “Poor Farm Cemetery” at Eastmanville Farm County Park was restored and dedicated by a volunteer group coordinated by park staff. The group raised funds and coordinated donated labor to clean up the site, install perimeter fencing, locate graves, and install new monuments. They also installed a plaque on a large boulder with names of the 64 persons buried at the site. Interpretive signs were installed which explain the history of the cemetery including stories of residents who lived at the poor farm.



- **Ottawa Beach Bike Path Repairs** – As part of continuing efforts to eliminate encroachments by private landowners on park lands, an agreement was reached to remove a private driveway from parkland prior to the originally stipulated period. Removal of this

driveway allowed for revisions to the heavily used bike path in this area to create a less steep and safer pedestrian and bicycle route.

- **Grose Park Lake Overlook** – Improvements including new walkways, stairs, and paved picnic area were constructed at a highly desirable picnic location overlooking Crockery Lake. It is hoped that these improvements will also direct use to areas able to accommodate it and thus make the area easier to maintain.
- **Eastmanville Bayou Improvements** – Work began to develop site access improvements at this visible site adjacent to the 68th Street bridge over the Grand River. Large amounts of concrete rubble left from the demolition of the previous bridge were removed. Scheduled improvements include new parking, a small boat launch on the inland Eastmanville Bayou and a kayak launch on the Grand River. Plans also call for a pedestrian underpass of 68th Street to provide safe access to the eastern half of the site, rustic toilets, a shelter, and picnic tables.

2011 PARKS COMMISSION GOALS

Integrate New Operational Commitments While Continuing High Quality Park Operations –

The Parks Commission will strive to continue balancing operational capability with growth of the park system. A new position, focused on natural resources management and volunteer coordination, was added to provide more expertise in this area and expands the Commission's ability to utilize volunteers in controlling invasive species and other land management tasks.

Fiscal Responsibility – Continue emphasis on reducing costs, exploring new revenue sources and operating in the most cost-effective manner possible in response to declining property tax revenues. A cost accounting study is underway to better identify the cost of individual parks, and programs and facilities.

Diversified Funding Strategy – Continue the focus on maintaining a diversified long-range funding strategy for the county park system as identified in the *2006 Parks Plan*, with continued focus on expanding donations from the private sector and identifying new sources of public grant support.

Long Range Parks Plan – Complete update of five year parks, recreation and open space plan, including survey of county residents and submit to state to maintain grant eligibility.

Public Relations – Continue efforts to promote awareness of the county park system with county residents, and develop the use of social networking sites to accomplish this goal. Continue to improve content on the parks website.

Grand River Greenway – Continue with the development of a detailed greenway master plan, and work to build public and local government support for the greenway initiative. Continue efforts to expand public access to recently acquired greenway properties, including Bur Oak Landing and Eastmanville Bayou. Complete master plan for Connor Bayou and implement first phase improvements. Continue to enhance the recently developed water trail. Complete acquisition of the Grand River Ravines property and initiate master planning. Continue to monitor and acquire target properties in the river corridor.

- Pigeon River Greenway* – Continue to monitor the availability of key lands in the river corridor for potential acquisition, and promote use of existing parks.
- Macatawa River Greenway* – Undertake master planning process for the recently acquired Holland Country Club property and implement large EPA funded restoration project and first phase park improvements. Continue work with greenway partners to expand and improve the greenway system.
- Lake Michigan Coastal Greenway* – Implement recently awarded grant from the Michigan Natural Resources Trust Fund, and complete improvements for public access to the Olive Shores site.
- Interpretive Programs and Nature Education Center* – Continue to improve operations and programming at the Nature Education Center, and expand programs for school and other youth groups. Continue soliciting donations for the Nature Education Center Endowment Fund.
- Friends Group* – Continue close coordination and collaboration with Friends Group, which serves as a support group for Ottawa County Parks.
- Historic Ottawa Beach Parks (Park 12)* – Complete the Holland Harbor Fishing Access project to expand fishing opportunities and develop a section of waterfront walkway. Submit application for funding assistance to complete the Lake Macatawa waterfront walkway. Continue working with the Historic Ottawa Beach Society to explore potential for development of a museum, using the historic pumphouse building. Undertake study to identify alternatives for enhancing marina operations at the Historic Ottawa Beach Parks.
- Stewardship Activities* – Continue efforts to provide a high level of land stewardship through control of invasive species, development of land management and stewardship plans, and restoration of degraded sites. Focus on habitat restoration at the Macatawa Greenspace property. Evaluate the need to manage deer populations in and around various park sites to protect native vegetation and the ecological health of the park properties.
- Bend Area Site* – Continue to work with the mining companies and other landowners to implement the Bend Area Master Plan, with a long-range goal of expanding opportunities for swimming and other water-based activities in eastern Ottawa County.
- Eastmanville Farm* – Continue work to improve public access for equestrians and hikers, and expand historic interpretation. Continue efforts to collaborate with the agricultural community to develop a farm park at Eastmanville Farm.
- Accessibility* – Continue to make modifications to parks and facilities to remove barriers and achieve maximum accessibility throughout the park system.
- Open Space Lands* – Continue efforts to improve public awareness and access to Open Space lands. Construct and mark trails at selected open space lands to facilitate greater public use.

Ottawa County Parks and Open Spaces				
Acreeage and Water Frontage				
December 31, 2010				
Parks and Open Spaces	Acreeage	Water Frontage		
		Lake Michigan Frontage (feet)	River Frontage (Grand River, Pigeon & Macatawa) (feet)	Bayou & Inland Lake Frontage (feet)
<u>Grand River Greenway</u>				
Connor Bayou	142	0	4,563	1,687
Crockery Creek Natural Area	334	0	2,640	0
Jubb Bayou (Open Space)	97	0	4,589	4,026
Riverside Park	95	0	6,737	0
Bur Oak Landing (Open Space)	261	0	7,392	5,267
Eastmanville Farm	229	0	1,365	0
Eastmanville Bayou	157	0	9,364	8,300
Deer Creek Park	2	0	530	0
Ripps Bayou (Open Space)	172.5	0	7,550	7,992
Kuits Bayou (Open Space)	80	0	6,191	2,650
Bolthouse Property (Open Space)	111	0	6,456	0
Fillmore at the Bend (Open Space)	68	0	0	0
Grand River Park	162	0	2,505	0
Bend Area (Open Space)	258	0	6,931	0
	2,168.5	0	66,813	29,922
<u>Pigeon River Greenway</u>				
Hemlock Crossing/Pine Bend	239	0	7,920	0
Pigeon River Open Space	30	0	2,354	0
Pigeon Creek Park	282	0	3,200	0
Pigeon Creek Forest (Open Space)	130	0	0	0
	681	0	13,474	0
<u>Macatawa River Greenway</u>				
Holland Country Club	122	0	4,815	0
Adams Street Landing	10	0	1,100	0
Middle Macatawa	40	0	1,792	0
Upper Macatawa Natural Area	612	0	13,100	0
	784	0	20,807	0
<u>Lake Michigan Coastal Greenway</u>				
North Ottawa Dunes	513	0	0	0
North Beach Park	7	745	0	0
Rosy Mound Natural Area	164	3,450	0	0
Kirk Park	68	1,850	0	0
Olive Shores	20.5	738	0	0
Tunnel Park	22.5	950	0	0
Historic Ottawa Beach Parks	58	756	0	2,560
	853	8,489	0	2,560
<u>General Parks, Open Space and Trails</u>				
Musketawa Trail	NA	0	0	0
Conklin Trailhead	0	0	0	0
Marne Trailhead	0	0	0	0
Un-named Site - Wright Township	8	0	0	0
Grose Park	40	0	0	823
Marne Bog	40	0	0	0
Robinson Forest (Open Space)	80	0	0	0
Johnson Street Forest (Open Space)	50	0	0	0
Hiawatha Forest (Open Space)	365	0	0	0
Hager Park	104	0	0	0
Port Sheldon Natural Area (Open Space)	440	0	0	0
VanBuren Street Dunes (Open Space)	120	0	0	0
Spring Grove Park	16	0	0	0
Riley Trails	300	0	0	0
	1,563	0	0	823
	6,049.5	8,489	101,094	33,305
Miles		1.6	19.1	6.3

Action Request



Committee: Board of Commissioners

Meeting Date: 5/10/2011

Requesting Department: Planning & Performance Improvement

Submitted By: Mark Knudsen

Agenda Item: Brownfield Plan Amendment from Cedar Crest Dairy

SUGGESTED MOTION:

To approve and authorize the Board Chair and Clerk to sign the resolution to support the Brownfield Plan Amendment from Cedar Crest Dairy (R Becker Properties, LLC) contingent upon the approval of the Hudsonville City Commission.

SUMMARY OF REQUEST:

R. Becker Properties LLC operating under *Cedar Crest Dairy* is proposing to renovate buildings and remediate contamination at 5800 Balsam Dr. in the City of Hudsonville to allow for the expansion of their distribution and cold storage business. The property has been determined to be a "facility" by Nederveld Inc., and therefore eligible for the Brownfield Program.

The proposed Brownfield Plan provides the details associated with the \$1,977,000 project which includes the extensive renovation of two buildings to be used by Cedar Crest Dairy and two building to be used by a tenant. The property will be developed in two phases. Phase 1 will start as soon as possible with an investment of \$577,357 for loading docks, insulation, electrical upgrades, roof repairs and interior renovations. It is projected by the applicant that this phase will increase the SEV by approximately \$230,942. Phase 2 will include an investment of \$1,399,650 for a 14,487 sq. ft. commercial freezer warehouse and shipping terminal and additional improvements. The applicant has projected that Phase 2 will increase the SEV by about \$559,860.

The Brownfield plan will allow the Brownfield Authority to reimburse the developer over 10 years for eligible activities that are identified in the plan by utilizing Tax Increment Financing (TIF). The total amount captured over the 10 years will be \$70,047 (County \$19,577, City \$43,728, and Library \$6,741). A description of the developers' activities and cost are as follows: Demolition (\$10,000), Environmental Oversight (\$6,300), Soil Capping (\$4,000), Soil Excavation and Removal (\$20,000), Contingency (\$6045), Pre-Brownfield Plan Activities (\$18,700). It is estimated by the applicant that this project will create 17-20 new jobs.

The resolution is contingent upon approval by the City of Hudsonville. The Hudsonville City Commission will be reviewing the project at their May 10, 2011 meeting.

FINANCIAL INFORMATION:

Total Cost: \$0.00 General Fund Cost: \$0.00 Included in Budget: Yes No

If not included in budget, recommended funding source:

ACTION IS RELATED TO AN ACTIVITY WHICH IS:

Mandated Non-Mandated New Activity

ACTION IS RELATED TO STRATEGIC PLAN:

Goal: 3: To Contribute to a Healthy Physical, Economic, & Community Environment.

Objective: 2: Consider opportunities to improve economic development in the region.

ADMINISTRATION RECOMMENDATION: Recommended Not Recommended Without Recommendation

County Administrator: Alan G. Vanderberg

Digitally signed by Alan G. Vanderberg
DN: cn=Alan G. Vanderberg, o=U.S., ou=County of Ottawa, ou=Administrator's Office, email=avanderberg@ottawacounty.org
Reason: I am approving this document
Date: 2011.05.04 13:34:23 -0400

Committee/Governing/Advisory Board Approval Date: Finance and Administration Committee 5/10/2011

COUNTY OF OTTAWA
STATE OF MICHIGAN

RESOLUTION

At a regular meeting of the Ottawa County Board of Commissioners, held at the Fillmore Complex in the Township of Olive, Michigan on May 10, 2011 at _____ o'clock p.m. local time.

PRESENT: Commissioners _____

ABSENT: Commissioners _____

It was moved by Commissioner _____ and supported by Commissioner _____ that the following Resolution be adopted:

WHEREAS, the Ottawa County Board of Commissioners established the Ottawa County Brownfield Redevelopment Authority on June 10, 2008, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996 in order to redevelop one specific site; and

WHEREAS, on June 23, 2009 the Ottawa County Brownfield Redevelopment Authority was amended in order to provide for the administration of projects at any location in the County where the local unit of government does not have a brownfield authority and supports the project ; and

WHEREAS, pursuant to Act 381, a proposed amendment to the Ottawa County Brownfield Plan (Exhibit A) was received from R. Becker Properties, LLC (Cedar Crest Dairy) for a contaminated site located at 5800 Balsam Drive, in the City of Hudsonville, Michigan; and

WHEREAS, the contaminated site has been determined to be a "facility" as provided for

in the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994,
and

WHEREAS, the Brownfield Plan Amendment includes the use of tax increment financing to capture Ottawa County, City of Hudsonville, and Public Library taxes for a maximum of 10 years; and

WHEREAS, the total amount of taxes captured will be \$70,047 (County \$19,577, City \$43,728, and Library \$6,741) for this project over the 10 year period, \$66,545 of which will be used to reimburse the applicant for eligible activities and \$3,502 will be used to reimburse the Ottawa County Brownfield Redevelopment Authority for administrative expenses; and

WHEREAS, the Brownfield Plan Amendment complies with all requirements set forth in the Brownfield Redevelopment Refinancing Act; and

WHEREAS, the Brownfield Plan Amendment would provide for the clean-up of a contaminated site in the City of Hudsonville and create jobs through the expansion of Cedar Crest Dairy; and

WHEREAS, the Ottawa County Brownfield Redevelopment Authority approved the Brownfield Plan Amendment on April 27, 2011;

NOW, THEREFORE, BE IT RESOLVED that the Ottawa County Board of Commissioners approves the Amendment to the Ottawa County Brownfield Plan as submitted by R. Becker Properties, LLC (Cedar Crest Dairy) for the following reasons:

1. The Amendment constitutes a public purpose
2. The Amendment meets all requirements of Section 13 (1) of Act 381

3. The proposed method of financing the costs of the eligible activities as identified in the Amendment is feasible and the Authority has the ability to arrange the financing
4. The costs of the eligible activities proposed in the Amendment are reasonable and necessary to carry out the purpose of Act 381
5. The amount of captured taxable value included in the Amendment is reasonable; and

BE IT FURTHER RESOLVED that Ottawa County approves the use of Tax Increment Financing for this project site but under no circumstances will the amount reimbursed ever exceed \$66,454 or a payback period of 10 years.

BE IT FURTHER RESOLVED that by approval of the Amendment the County does not represent it has obtained, will obtain, or will be responsible for obtaining, for the benefit of owners or lessees of eligible property included in the Amendment, any Michigan business tax credit pursuant to the Michigan Business Tax Act, Act 36 of the Public Acts of Michigan, of 2007 as amended; and

BE IT FURTHER RESOLVED that the Board of Commissioners' approval of the Brownfield Plan Amendment is contingent upon receipt of a resolution of concurrence for the project from the City Commission of the City of Hudsonville, Michigan; and

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed

YEAS: Commissioners _____

NAYS: Commissioners _____

RESOLUTION DECLARED ADOPTED.

Chairperson, Ottawa County
Board of Commissioners

Ottawa County Clerk

Ottawa County

BROWNFIELD REDEVELOPMENT AUTHORITY

Brownfield Plan for:
5800 Balsam Avenue,
City of Hudsonville
Ottawa County, Michigan
10902002

February 23, 2011

Prepared By:

Nederveld, Inc.
347 Hoover Blvd. Ste C
Holland, MI 49423
616.393.0449



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EXHIBITS

- A. Legal Description of Eligible Property
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1.0 Introduction and Purpose

Ottawa County established the Ottawa County Brownfield Redevelopment Authority (“the Authority”) by resolution pursuant to the Brownfield redevelopment Financing Act (Public Act 381 of 1996, as amended, M.C.L. §125.2651 et seq., (“Act 381”)). The resolution was filed with the Michigan Department of State, Office of the Great Seal.

The purpose of this plan, to be implemented by Ottawa County, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Authority proposes to implement this Brownfield Plan (“Plan”) in an effort to promote economic development and redevelopment within Ottawa County.

2.0 Property Information

Property Identification

The proposed project, by R. Becker Properties, LLC operating under (Cedar Crest Dairy) (“the Project”) is to be located at 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan. The Subject Property consists of one (1) irregular-shaped parcel located along the eastern border of Balsam Drive, totaling 6.52-acres in size. The Subject Property is accessible from Balsam Drive to the west via two (2) curb cut entry areas. The Subject Property currently contains four (4) commercial buildings (formerly operated as Carter Lumber) with asphalt surfaced parking and drive areas, maintained grass lawn, a former railroad spur with loading dock area and unmaintained vegetated areas to the east of the commercial buildings. A legal description of the Subject Property and a map showing the location of the parcel is attached as Exhibit A.

3.0 Proposed Redevelopment

Site Description and Building Construction

The proposed Project will include extensive renovations in the two (2) easterly buildings. The expansion of current operations to include these two (2) buildings will require the addition of loading docks, insulation, electrical upgrades, roof repairs and many other interior renovations. The east portion of the Subject Property will be re-graded next to the easterly commercial buildings with some asphalt surface and gravel parking surface to accommodate the staging and

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

parking of Cedar Crest Dairy's delivery semi trucks. The two (2) westerly buildings will undergo significant interior and exterior renovations and will be the future location of a lease tenant, (retail lumber company) selling building supplies and lumber.

Phase II of the proposed project will include one (1) new, poured concrete foundation, steel frame, 1-story, 14,487 sq. ft., with flat roof, commercial freezer warehouse and shipping terminal. Demolition costs will include the removal of existing asphalt surfaced pavement in preparation of new loading docks and building additions. The confirmed presence of contaminated soils on the Subject Property requires Additional Due Care activities to be completed. These activities will include additional soil characterization testing and management through the new construction activities.

The current two (2) easterly commercial buildings will incorporate green energy (roof mounted solar panels) to supplement the electrical needs of the two storage buildings. Green energy in the form of roof mounted solar panels and potentially wind turbines will be installed on the roof of the future Phase II cold storage freezer warehouse building to supplement the high electric costs associated with freezer cold storage operation.

The estimated State Equalized Value (SEV) of the completed Project is \$1,869,850.00. Construction of the Project will be completed in two (2) phases, during which the, four (4) existing commercial buildings will be renovated. The second phase of the project will include the expansion of the current freezer/cold storage warehouse to be constructed along with adjoining parking area which will start within 5 years of the date of approval and require approximately nine (9) months for construction

Costs to be paid through the Brownfield Plan

The overall estimated investment for the Project will be approximately \$2,152,007.00. Construction activities are anticipated to commence in the Spring of 2011, with anticipated completion in the Fall of 2011 for Phase I. Phase II of the project will start in the Spring of 2015 and projected to be completed in the Fall of 2015. This Plan has been created to facilitate the renovation and redevelopment of the Subject Property to allow the Ottawa County Brownfield Redevelopment Authority to utilize Tax Increment Financing ("TIF") to reimburse the Developer for the Eligible Activities identified within this Plan, and to allow the Developer to apply for a Michigan Business Tax ("MBT") credit.

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

4.0 Environmental Conditions and Basis of Eligibility

Existing Environmental Conditions and “Facility” Status

Information from a Phase I Environmental Site Assessment (ESA), a Limited Phase II Investigation and a Category N Baseline Environmental Assessment (BEA), all completed by Equity Resource Environmental, indicated that the Subject Property meets the definition of a “facility” as defined in the NREPA 451, Part 201, Section 20101(1)(r).

Analytical data results from soil samples collected in the location of former owner activities identified concentrations of Arsenic in exceedance of applicable Part 201 risk-based Residential and Commercial 1 Direct Contact criteria. With soils within the Subject Property containing concentrations of Arsenic exceeding applicable MDEQ Part 201 criteria, the Subject Property qualifies as and meets the definition of a “facility” as defined in the NREPA 1994 PA 451, Part 201, Section 20101(1)(r).

5.0 Brownfield Plan Elements

A. A description of costs intended to be paid for with tax increment revenues (MCLA 125.2663(1)(a)) and a brief summary of the Eligible Activities that are proposed for each Eligible Property. (MCLA 125.2663(1)(b))

R. Becker Properties, LLC is requesting that the Ottawa County Brownfield Redevelopment Authority capture local taxes generated by the Project to reimburse the cost of certain “Eligible Activities” as provided in this Plan, totaling \$66,545.00. A detailed list of these costs is attached as Exhibit B.

“Eligible Activities” are defined in Act 381 as meaning one or more of the following: (i) Phase II Investigation, Baseline Environmental Assessment activities; (ii) Due Care activities; and (iii) additional response activities. In addition, qualified local governmental units such as the City of Hudsonville, the Act includes the following additional activities under the definition of Eligible Activities: (a) demolition of structures that are not a response activity under Part 201 of NREPA; (c) lead or asbestos abatement; Table 1 below present estimated costs of MDEQ and MEGA Eligible Activities which qualify for reimbursement from TIF

Table 1 – Eligible Activities	
Activity	Estimated Cost
1. Demolition	\$ 10,000
2. Due Care Activities	\$ 24,000
3. Environmental Oversight	\$ 6,300
4. Contingency (15%)	\$ 6,045
5. Pre-Brownfield Plan Environmental Activities	\$ 18,700
6. Local Administrative Operating Cost of BRA	\$ 1,500
	\$
TOTAL	\$ 66,545

The Eligible Activities estimated in Table 1 above included the following,

1. Demolition of asphalt surfaced drive areas on the Subject Property in preparation for new construction activities. Demolition of the railroad spur loading dock on the east side of the Subject Property. Also some interior and exterior demolition will occur in the four (4) existing commercial buildings located on the Subject Property.
2. Due Care Activities including capping of contaminated soils and/or the excavation and proper disposal of additional contaminated soils at a Type II landfill
3. Environmental oversight including characterization of soils to be removed from the Subject Property and confirmation sampling and additional reporting upon removal. Also includes monitoring of any clean fill caps installed on the Subject Property
4. A 15% contingency factor on the above items is included to accommodate unexpected conditions during the course of this Project.
5. Initial Phase II Investigation and identification of the impacted soil located on the Subject Property and due care activities associated with filing a Baseline Environmental Assessment and Section 7a Compliance Analysis Due Care Plan with the Michigan Department of Environmental Quality conducted prior to the date of the approved Brownfield Plan. Includes additional Phase II testing and soil characterization to further determine the horizontal extents of the Arsenic contamination. Also includes costs to be associated with the preparation and submittal of the Brownfield Plan amendment.
6. Local Administrative Operating Cost of BRA.

B. An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of Eligible Property and in the aggregate. (MCLA 125.2663(1)(c))

An estimate of the captured taxable value and tax increment revenues by year for real property is attached as Exhibit C.

C. The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the municipality. (MCLA 125.2663(1)(d))

The costs of the Plan will be financed by R. Becker Properties, LLC through, cash and loan financing. Eligible Activity costs will be reimbursed through tax increments generated from the Subject Property.

D. The maximum amount of the note or bonded indebtedness to be incurred, if any. (MCLA 125.2663(1)(e))

The Authority does not anticipated incurring new bond indebtedness for this Project.

E. The duration of the Brownfield Plan, which shall not exceed the lesser of (1) the period required to pay for the Eligible Activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 35 years. (MCLA 125.2663(1)(f))

The Subject Property will be subject to this Plan to the extent that all Eligible Activities undertaken in this Plan are repaid, but in no event will the Plan exceed the maximum duration provided for in (MCLA 125.2663(1)(f)).

F. An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the Eligible Property is located. (MCLA 125.2663(1)(g))

Tabular estimated of the incremental tax increases are attached as Exhibit C.

G. A legal description of each parcel of Eligible Property to which the Plan applies, a map showing the locations and dimensions of each Eligible Property, a statement of the characteristics that qualify the property as an Eligible Property and a statement of whether personal property is included as part of the Eligible Property. (MCLA 125.2663(1)(h))

1. Legal Description: See attached Exhibit A.
2. Location and Site Maps: See attached Exhibit A.
3. Characteristics of the Subject Property: The “Eligible Property” was historically utilized as a lumber supply business. The vacated commercial buildings are of 1-story pole frame construction.

H. An estimate of the number of persons residing on each Eligible Property to which the Plan applies, and the number of families and individuals to be displaced, if any. (MCLA 125.2663(1)(i))

The Subject Property has historically been utilized by commercial purposes. There are no persons currently residing on the Subject Property; therefore, no individuals or families will be displaced.

I. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCLA 125.2663(1)(j))

This section is not applicable to this Project as there are no persons currently residing on the Subject Property.

J. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and other reimbursement of expenses, if any. (MCLA 125.2663(1)(k))

This section is not applicable to this Project as there are no persons currently residing on the Subject Property.

K. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable.

(MCLA 125.2663(1)(l))

This section is not applicable to this Project as there are no persons currently residing on the Subject Property.

L. A description of the proposed use of the local site remediation revolving fund.

(MCLA 125.2663(1)(m))

This local site remediation revolving fund will **not** be used for purposes authorized under the Act. The Ottawa County Brownfield Authority will **not** be collecting the local TIF for an additional 5 years beyond the applicant capture period.

M. Other material that the Authority or governing body considers pertinent. (MCLA

125.2663(1)(n))

The Project involves the renovation and redevelopment of a vacant and contaminated facility to allow for expansion of a locally owned dairy distribution and cold storage business. **The Project will create 17 to 20 new full-time jobs and 3 to 5 part-time jobs**, increase the local tax base and redevelop four (4) vacant, unoccupied commercial buildings.

Michigan Business Tax Credit

It is the intention of the Michigan Legislature to encourage redevelopment of brownfields using the Michigan Business Tax Credit (“MBT Credit”) permitted under Act 361, Public Acts of 2007, as amended (“MBT Act”). The MBT Credit is based on 12.5% to 20% of the “Eligible Investment” costs incurred at the Subject Property. “Eligible investment” means demolition, construction, restoration, alteration, renovation or improvement of buildings on Eligible Property and the addition of machinery, equipment and fixtures to the Subject Property. The Eligible Investment, made by a qualified taxpayer after approval of this Brownfield Redevelopment Plan, but not earlier than 90 days prior to the date of the preapproval letter from the Michigan Economic Growth Authority, may be used to calculate the MBT Credit.

EXHIBITS

EXHIBIT A
LEGAL DESCRIPTION

Legal Description

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

Parcel # 70-14-28-366-004:

PART SW ¼ & PART LOT 5, OHLMAN'S ASSESSOR'S PLAT NO 3 COM INTERS S 1/8 LI WITH E LI BALSAM DR, TH S 24D 57M W 247.79 FT ALG E'LY LI TO PT WHICH IS 841.61 FT FROM MOST S'LY COR SD LOT 5 & PT OF BEG, TH S 65D 03M E 234.48 FT, TH S 37D 05M E 187.58 FT, TH N 52D 55M E 600 FT ALG NW'LY ROW LI, TH N 60D 10M W 684.27 FT TO PT ON E'LY LI BALSAM DR, SD PT BEING N 24D 57M E 500 FT FROM PT OF BEG, TH S 24D 57M W 500 FT TO BEG. SEC 28 T6N R13W

EXHIBIT B
ELIGIBLE ACTIVITY COSTS

ESTIMATE OF ELIGIBLE COSTS

Description of Costs	Estimated Cost
Demolition	\$10,000
Environmental Oversight	\$6,300
Soil Capping	\$4,000
Soil Excavation and Removal	\$20,000
Sub Total	\$40,300
15% Contingency	\$6,045
Pre-Brownfield Plan Activities	\$18,700
Administrative Operating Cost of OCBRA	\$1,500
TOTAL FOR ELIGIBLE ACTIVITIES	\$66,545

EXHIBIT C
TAX INCREMENTAL REVENUE PROFORMA



Final Revised Reimbursement Schedule 04-27-2011

Project:

R. Becker Properties, LLC
Amendment to Brownfield Plan
TIF Reimbursement Schedule

Location:

5800 Balsam Avenue
City of Hudsonville
Ottawa County

2011 SEV Investment	\$261,500
Predicted Increase Over 2011 SEV	\$577,357.00
	\$230,942.80

Reimbursement Year	Predicted SEV Increase	Annual Increase in TV
1	\$230,942.80	\$0.00
2	\$230,942.80	\$0.00
3	\$230,942.80	\$0.00
4	\$230,942.80	\$0.00
5	\$230,942.80	\$0.00

Local Increment					
County Operate	County E-911	County Parks	City	Library Operate	Library Building
3.60000	0.44000	0.31650	9.73030	1.00000	0.50000

\$831.39	\$101.61	\$73.09	\$2,247.14	\$230.94	\$115.47
\$831.39	\$101.61	\$73.09	\$2,247.14	\$230.94	\$115.47
\$831.39	\$101.61	\$73.09	\$2,247.14	\$230.94	\$115.47
\$831.39	\$101.61	\$73.09	\$2,247.14	\$230.94	\$115.47

Predicted 2016 SEV Investment	\$492,443
Predicted Increase Over 2011 SEV	\$1,399,650.00
	\$559,860.00

6	\$790,802.80	\$0.00
7	\$790,802.80	\$0.00
8	\$790,802.80	\$0.00
9	\$790,802.80	\$0.00
9.5	\$790,802.80	\$0.00

Years 1-9.5
Subtotals:

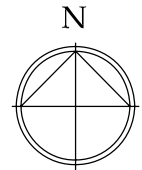
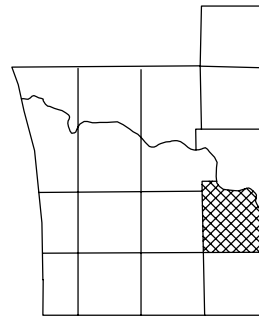
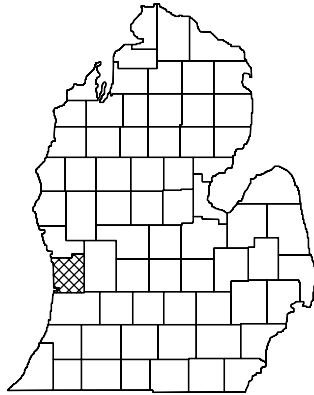
\$16,178	\$1,977	\$1,422	\$43,728	\$4,494	\$2,247
----------	---------	---------	----------	---------	---------

Annual Capture Available	BRA Capture	Applicant Capture	Cumulative Available for Capture By Applicant	Total Available for Capture By Applicant & BRA
\$3,599.66	\$179.98	\$3,419.68	\$3,419.68	\$3,599.66
\$3,599.66	\$179.98	\$3,419.68	\$6,839.35	\$7,199.32
\$3,599.66	\$179.98	\$3,419.68	\$10,259.03	\$10,798.98
\$3,599.66	\$179.98	\$3,419.68	\$13,678.71	\$14,398.64
\$3,599.66	\$179.98	\$3,419.68	\$17,098.38	\$17,998.30

\$12,326.09	\$616.30	\$11,709.78	\$28,808.16	\$30,324.38
\$12,326.09	\$616.30	\$11,709.78	\$40,517.94	\$42,650.47
\$12,326.09	\$616.30	\$11,709.78	\$52,227.72	\$54,976.55
\$12,326.09	\$616.30	\$11,709.78	\$63,937.50	\$67,302.64
\$2,744.73	\$137.24	\$2,607.50	\$66,545.00	\$70,047.37

Annual Increase in Taxable Value	0.00%
----------------------------------	-------

EXHIBIT D
FIGURES



10902002E-1800 02/15/11 14:35



ANN ARBOR
 920 N. Main St.
 Ann Arbor, MI 48104
 PHONE: 734.929.6963

CHICAGO
 1082 National Parkway
 Schaumburg, IL 60173
 PHONE: 312.878.3897

GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 PHONE: 616.575.5190

HOLLAND
 347 Hoover Boulevard
 Holland, MI 49423
 PHONE: 616.393.0449

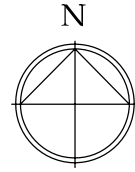
FIGURE 1 – SITE LOCATION

Part of NW 1/4 of SW 1/4
 Sec. 28, T6N, R13W
 City of Hudsonville
 Ottawa County, MI

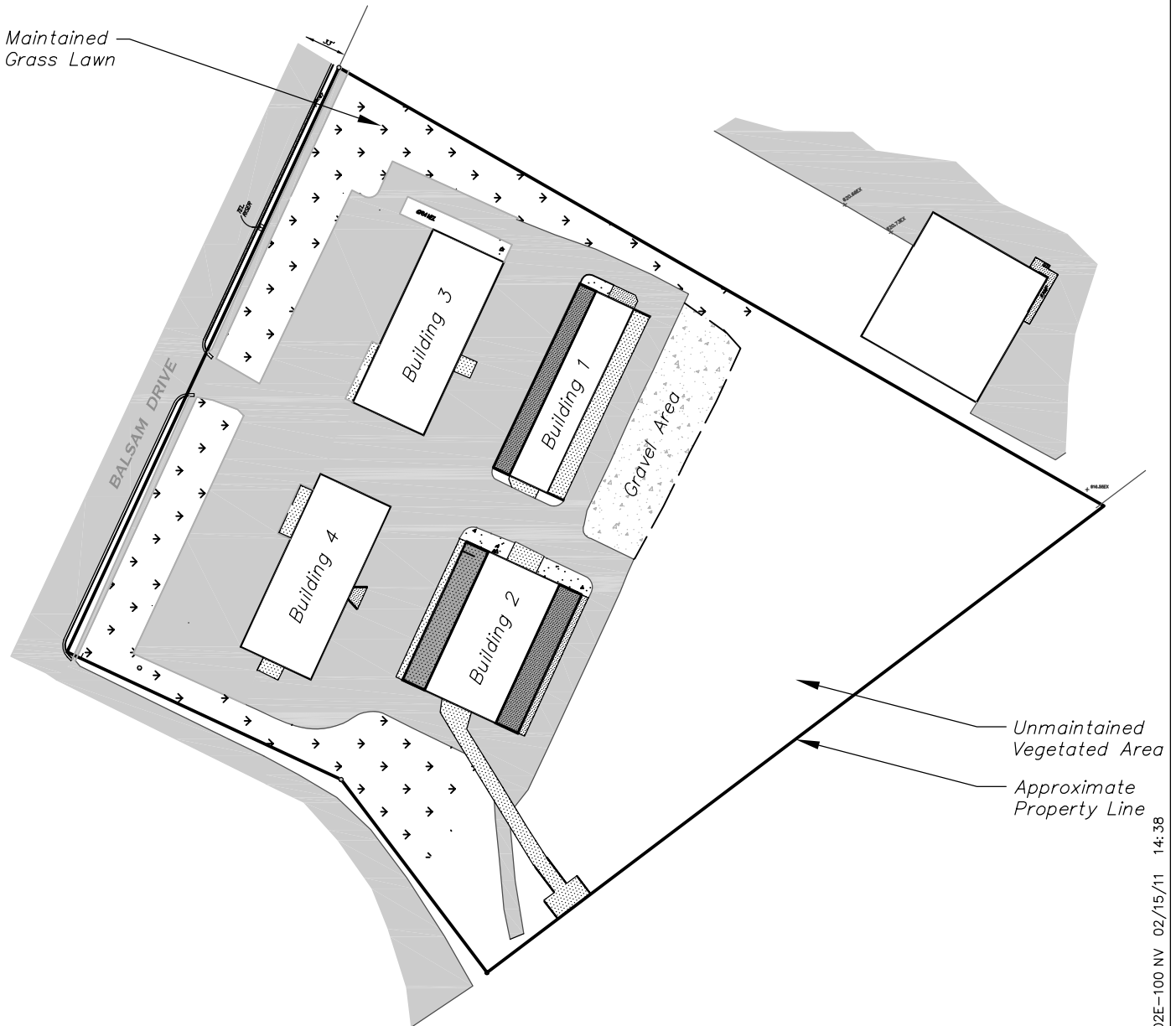
Site Name:
 5800 Balsam Drive
 Hudsonville, MI 49426

Project No.: 10902002
 Drawn by: NAV
 Date: 11-16-10

NOT TO SCALE
 NOT A SURVEY



Maintained
Grass Lawn



Unmaintained
Vegetated Area

Approximate
Property Line

10902002E-100 NV 02/15/11 14:38

Figure 2 – Site Map



ANN ARBOR
920 N. Main St.
Ann Arbor, MI 48104
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

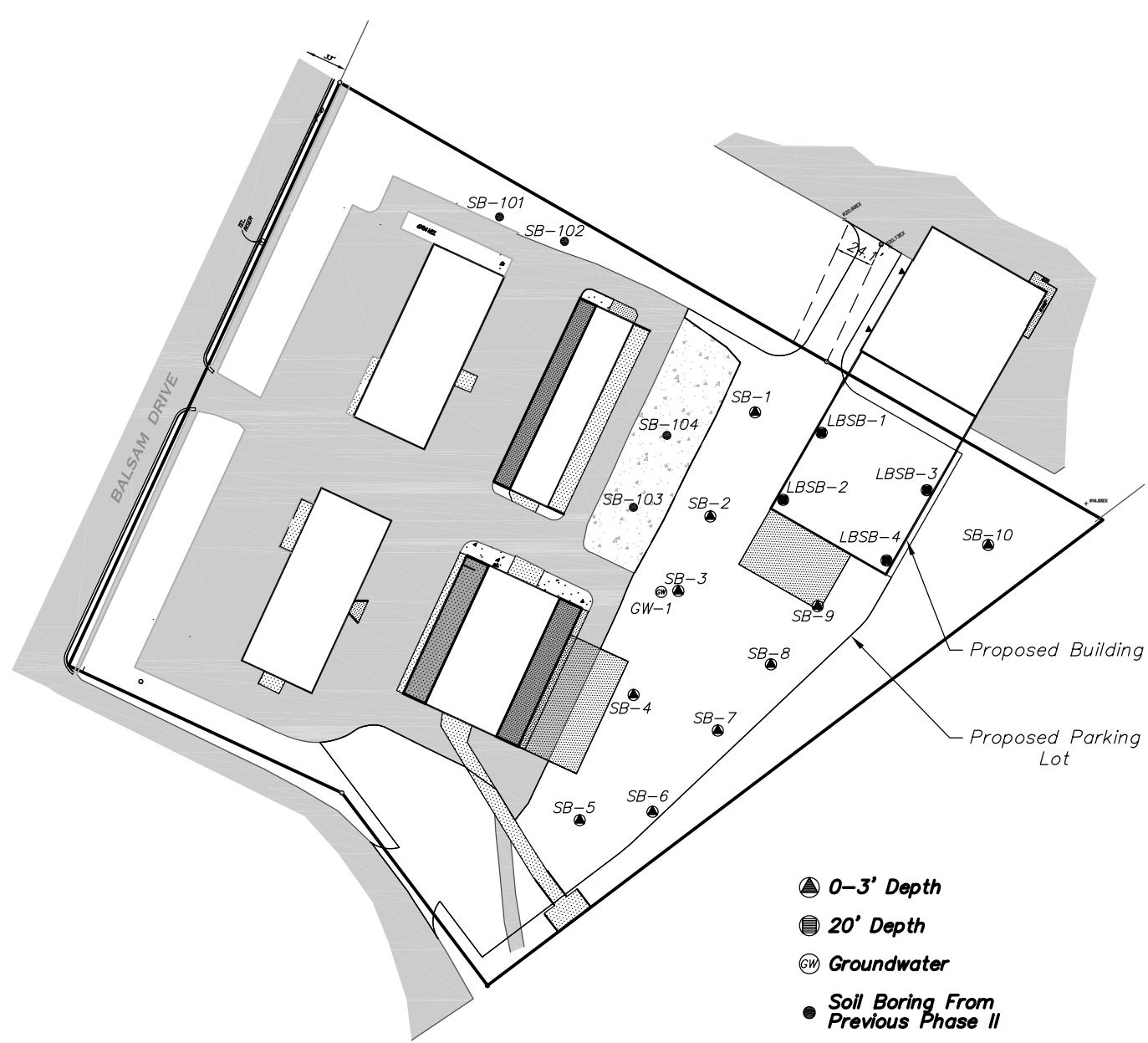
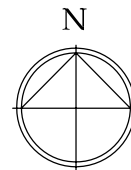
Part of NW 1/4 of SW 1/4
Sec. 28, T6N, R13W
City of Hudsonville
Ottawa County, MI

NOT TO SCALE

NOT A SURVEY

Site Name:
5800 Balsam Drive
Hudsonville, MI 49426

Project No.: 10902002
Drawn by: NAV
Date: 11-16-10



10902002E-100 NV 02/15/11 14:41



ANN ARBOR
 920 N. Main St.
 Ann Arbor, MI 48104
 PHONE: 734.929.6963

CHICAGO
 1082 National Parkway
 Schaumburg, IL 60173
 PHONE: 312.878.3897

GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 PHONE: 616.575.5190

HOLLAND
 347 Hoover Boulevard
 Holland, MI 49423
 PHONE: 616.393.0449

Figure 3 – Boring Locations

Part of NW 1/4 of SW 1/4 Sec. 28, T6N, R13W City of Hudsonville Ottawa County, MI	Site Name: 5800 Balsam Drive Hudsonville, MI 49426
	Project No.: 10902002 Drawn by: NAV
	Date: 11-15-10

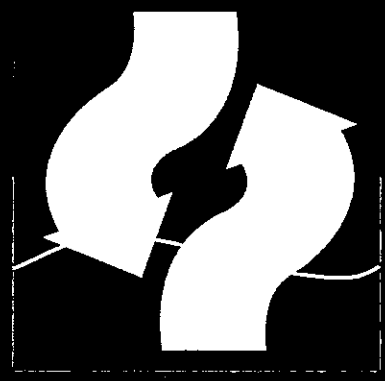
NOT TO SCALE
 NOT A SURVEY

EXHIBIT E
PREVIOUS ENVIRONMENTAL REPORTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
APRIL 27, 2010

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL
NATURAL RESOURCES

Department of Environmental
Natural Resources
Michigan Department of Environment
Natural Resources



ENVIRONMENTAL

A-5792 113rd Avenue, Suite A
Holland, Michigan 49423

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1.0 EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

Equity Resource Environmental, L.L.C. (ERE) was retained by R. Becker Properties, LLC, as the consultant, to perform a Phase I Environmental Site Assessment (ESA) on Parcel # 70-14-28-366-004, located at 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan (hereinafter referred to as the Subject Property). The location of the Subject Property is depicted on Figure 1 - Site Location Map. As stated formally in Section 6.0, our findings indicate one (1) Recognized Environmental Condition (REC) existing within the Subject Property. Following is a brief description of the REC:

- Through historical information, numerous bunks of treated lumber were staged to the north and east of the commercial buildings, specifically over exposed soils without the utilization of a roof shelter. Treated lumber was historically treated with a Copper, Chromate and Arsenic solution to be resistant to insects. Arsenic, Copper and Chromate are known to leach from large amounts of treated lumber into the underlying soils. As the exposed soils underlying the former treated lumber storage areas were potentially impacted by heavy metals, one (1) REC was noted for the Subject Property.

ERE recommends that additional investigation in the form of a Phase II sampling be conducted on the Subject Property to address the issues presented in the abovementioned REC.

To address potential environmental concerns and identify RECs, this assessment consisted of a walk-through site reconnaissance, a review of historical records, a radius search of governmental agency lists, and interviews.

This Phase I ESA was conducted in accordance with the scope and limitations of ASTM Standard E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," following *all appropriate inquiry* guidelines

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

for Commercial Real Estate Transactions. Please refer to Appendix E to review ERE's Phase I Scope of Services.

2.0 PURPOSE

2.0 INTRODUCTION

2.1 Purpose

The objective of this Phase I ESA is to investigate and identify RECs that may exist on or surrounding the Subject Property in an attempt to satisfy requirements of the “innocent landowner defense” to liability that exists with the Federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLA provides a defense to environmental liability if pre-acquisition practices are undertaken which constitute appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice. Similarly, this ESA was performed to provide a “diligent purchaser defense” pursuant to Section 20126(3)(h) of Part 201 of the Michigan Natural Resources and Environmental Protection Act (Act 451 P.A. of 1994, as amended).

2.2 Definitions

“Recognized Environmental Conditions”, as defined in ASTM Standard E-1527-05, are as follows:

“...the presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

2.3 Special Terms and Conditions

The scope of this Phase I ESA was limited to the matters expressly presented in this report. Pursuant to ASTM Standard E 1527-05, no inspection for Radon, Asbestos-containing materials, wetlands, Lead in drinking water, or Lead-containing materials was conducted. This report has been prepared for the benefit of R. Becker Properties, LLC, and should not be relied upon by any other person or entity without written authorization of ERE.

2.4 Limitations

ERE has advised that the Phase I ESA conducted at the Subject Property is an *all appropriate inquiry* into a property's environmental status, and is not sufficient to discover every potential source of environmental liability, if any, at the Subject Property. This report is not limited by the standard inquiry procedures followed for Phase I ESAs performed under ASTM Standard E 1527-05 (AAI-All Appropriate Inquiry).

2.5 Limiting Conditions

Building foundation footprint, concrete walkways and asphalt surfaced parking and drive areas covered a large portion of the surface of the Subject Property, thereby limiting visual inspection of underlying soils. No additional limiting conditions were observed during the site reconnaissance of the Subject Property that would directly or indirectly compromise the findings of this report. Data gaps determined to be insignificant can be found in Section 6.0 – Findings and Recommendations.

3.0 SITE DESCRIPTION

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The Subject Property is located within the Northwest ¼ of the Southwest ¼ of Section 28, Town 6 North, Range 13 West, known as 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan. A scaled map of the Subject Property is presented in Figure 2 – Site Map. The legal description of the Subject Property is as follows:

Parcel #70-14-28-366-004

PART SW 1/4 & PART LOT 5, OHLMAN'S ASSESSOR'S PLAT NO 3 COM
INTERS S 1/8 LI WITH E LI BALSAM DR, TH S 24D57M W 247.79 FT ALG
E'LY LI TO PT WHICH IS 841.61 FT FROM MOST S'LY COR SD LOT 5 & PT
OF BEG, TH S 65D03M E 234.48 FT, TH S 37D05M E 187.58 FT, TH N 52D
55M E 600 FT ALG NW'LY ROW LI, TH N 60D10M W 684.27 FT TO PT ON
E'LY LI BALSAM DR, SD PT BEING N 24D57M E 500 FT FROM PT OF BEG,
TH S 24D57M W 500 FT TO BEG. SEC 28 T6N R13W

3.2 Site Description and Vicinity Characteristics

The Subject Property consists of one (1) irregular-shaped parcel located along the eastern border of Balsam Drive, totaling 6.52-acres in size. The Subject Property is accessible from Balsam Drive to the west via curb cut entry areas, entering the Subject Property's western border. The Subject Property contains four (4) commercial buildings with asphalt surfaced parking and drive areas, maintained grass lawn and landscaping and un maintained densely vegetated areas. Natural gas, municipal water, municipal sanitary sewer, electric and telecommunication utilities are available to and service the Subject Property. All utilities enter the Subject Property from Balsam Drive to the west via below grade distribution lines. Reference Figure 2 – Site Map for locations of all structures. At the time of site reconnaissance, the Subject Property existed as four (4) vacant commercial buildings formerly utilized as a lumber storage yard and retail center for Carter Lumber. Historically, the Subject Property was utilized by Carter Lumber since

the buildings were constructed in 1977. Prior to 1977, the Subject Property existed as undeveloped forested land.

The Subject Property is primarily adjoined and surrounded by commercial businesses with asphalt surfaced parking and drive areas, curb lawn areas, and maintained landscaping. The adjoining parcels to the north of the Subject Property at addresses 5850 Balsam Drive and 5820 Balsam Drive are Cedar Crest Dairy and Kroll Furnace Co. Kroll Furnaces is a commercial furnace and HVAC system repair and maintenance contractor. Kroll Furnace Co utilizes this adjoining parcel as administrative offices and storage/warehouse space for HVAC supplies. Hazardous substances are used and stored in the form of AC refrigerants on this adjoining parcel. Cedar Crest Dairy utilizes this adjoining parcel as a storage warehouse and shipping terminal building for milk and dairy products. No significant quantities of hazardous substances are known to be currently utilized and stored at these adjoining parcels. The Subject Property is adjoined to the south, at address 5710 Balsam Drive, by Quality Diesel. Quality Diesel is a commercial semi tractor/diesel engine repair business for Cedar Crest Dairy. This adjoining parcel utilizes one (1) waste oil burner with one (1) approximately 150 gallon self contained waste oil AST. This adjoining parcel also contains one (1) 55-gallon drum of new motor oil, 55-gallon drums of anti-freeze coolant and quart sized containers of transmission oil and windshield washer fluids. All hazardous substances are known to be stored within the commercial building. No releases have been discovered for this adjoining parcel; however, as hazardous substances are stored in significant quantities, it is of environmental concern however not an REC for the Subject Property. The Subject Property is adjoined to the west by Chicago Drive. The Subject Property is adjoined to the east by Vitales Pizza (5779 Balsam Drive), Hudsonville Family Dentistry (5813 Balsam Drive), Tropi Tan (5819 Balsam Drive) and Imperial Computer Solutions (5817 Balsam Drive). Vitale's Pizza is a commercial pizza restaurant offering dine-in and take-out food service. Hudsonville Family Dentistry is a commercial dentist office providing dental care. Hazardous substances stored and utilized at this adjoining parcel include x-

ray solvent and bio medical waste. All x-ray solvents and biomedical waste are containerized and taken off site by a licensed biomedical waste hauler. This adjoining parcel is connected to municipal water and municipal sanitary sewer. Tropi Tan is a commercial sunless tanning business. No significant quantities of hazardous substances are known to be used or stored at this adjoining parcel address. Imperial Computer Solution is a local computer repair and service business. No significant quantities of hazardous substances are known to used or stored at this adjoining parcel address. Local topography indicates that shallow groundwater flow at the Subject Property is likely in a northeasterly direction toward Rush Creek. Regional topography indicates that deep groundwater flow at the Subject Property is likely in a northeasterly direction toward Rush Creek.

No RECs were identified for the Subject Property in relation to adjoining and surrounding parcels.

3.3 Property Site Reconnaissance

On April 20, 2010 an Environmental Geologist representative of ERE conducted a site reconnaissance of the Subject Property to obtain information so as to identify any RECs which may exist as defined in Section 8 of ASTM E 1527-05.

Visual inspection of the Subject Property began along Balsam Road, located along the western border of the Subject Property, and progressed in a clockwise direction around the borders, throughout the interior and through the four (4) vacant commercial buildings. The Subject Property consists of 6.52-acres of commercial/industrial land with four (4) wood frame/metal sided commercial buildings, asphalt surfaced parking and drive areas, concrete walkways, maintained grass lawn areas and unmaintained densely vegetated area. The four (4) commercial buildings are located within the central portion of the Subject Property and are surrounded to the north, east, south and west by asphalt surfaced

parking and drive areas. Natural gas, municipal water, municipal sanitary sewer, electric and telecommunication utilities are available to and service the Subject Property. All utilities enter the Subject Property from Balsam Drive to the west via below grade distribution lines. One (1) concrete pad mount electric transformer was located to the west of the northwest commercial building at the time of site reconnaissance. The electric transformer is owned by Consumers Power and does not contain a "no PCB" containing label; however, Consumers Power was contacted and indicated that this electric transformer does not contain/ utilize PCB containing cooling oils. The eastern portion of the Subject Property contained unmaintained densely vegetated area and one (1) formerly utilized open raised concrete loading dock platform. The unmaintained densely vegetated area contained de minimis wind blow non hazardous debris. No evidence of illegal solid waste dumping or disposal was observed within this area at the time of site reconnaissance. The raised loading dock platform is located within the southeastern corner of the Subject Property and no evidence of stained soils or distressed vegetation was observed within this area at the time of site reconnaissance. One (1) portable wood storage shed was observed within the interior of the Subject Property. The storage shed was vacant and formerly utilized for the storage of various wood products. The southern and interior of the Subject Property contained asphalt surfaced parking and drive areas with landscaping and curb lawn areas. De minimis asphalt staining was observed within the asphalt surfaced parking and drive areas at the time of site reconnaissance.

No RECs were noted for the Subject Property through the exterior site investigation of the Subject Property.

The Subject Property contains four (4) commercial buildings labeled Building 1, 2, 3 (Building # 3 a.k.a. Building 3 & 4 on the Assessors Card) and 4. Building 1 is the northeastern building, Building 2 is the southeastern building, Building 3 is the northwestern building and Building 4 is the southwestern building. As all the commercial

buildings were vacant/ unoccupied, no furniture was located within the buildings with the exception of lumber storage racks.

Building 1

The site reconnaissance then continued to the interior of Building 1, commencing with the location of utilities. Building 1 was constructed in 1977 and is a 9,480 sq. ft. 1-story pole frame constructed metal sided commercial lumber storage building with outdoor canopy on the eastern and western side. Only electric utilities are connected to this building and the main electrical breaker panel is located along the southern wall. The interior of Building 1 was empty at the time of site reconnaissance, with no shelving units or inside structures.

No RECs were identified through the interior site investigation of Building 1.

Building 2

The site reconnaissance then continued to the interior of Building 2, commencing with the location of utilities. Building 2 was constructed in 1977 and is a 12,744 sq. ft. 1-story pole frame constructed metal sided commercial lumber storage building with outdoor canopy on the eastern and western side. Only electric utilities are connected to this building and the main electrical breaker panel is located along the northern wall. The interior of Building 2 contained one (1) former saw room, lumber storage racks and upper mezzanine storage areas along the western and eastern sides of the commercial building. No evidence of floor drains or floor staining were observed within this building at the time of site reconnaissance.

No RECs were identified through the interior site investigation of Building 2.

Building 3

The site reconnaissance then continued to the interior of Building 3, commencing with the location of utilities. Building 3 was constructed in 1977 and is a 8,880 sq. ft. 1-story

pole frame constructed metal sided commercial lumber storage building. Two (2) main electrical breaker panels are located along the western wall of the commercial building. The interior of Building 3 contained empty show rooms in the southwestern corner, wood lumber storage racks and upper mezzanine storage areas along the western side of the commercial building. Two (2) floor drains were observed along the western wall of the commercial building. Through information received from the Subject Property owner, no hazardous substances were stored within this building as it was utilized for lumber storage. These floor drains were associated with a restroom and utility room formerly located within this building. These floor drains discharge to municipal sanitary sewer as confirmed through the City of Hudsonville Board of Public Works.

No RECs were identified through the interior site investigation of Building 3.

Building 4

The site reconnaissance then continued to the interior of Building 4, commencing with the location of utilities. Building 4 was constructed in 1977 and is a 8,880 sq. ft. 1-story pole frame constructed metal sided commercial building (former) retail show room building. Two (2) main electrical breaker panels, one (1) 40-gallon natural gas fired water heater, one (1) natural gas fired forced air furnace and one (1) floor drain (which is connected to municipal sanitary sewer) were located within the mechanical room of the commercial building at the time of site reconnaissance. One (1) additional natural gas fired forced air furnace was located within the office area. The interior of Building 4 contained one (1) restroom with no floor drain, one (1) former retail sales display area, one (1) office area and one (1) back storage area. The retail sales display area was located within the northern portion of the building and contained one (1) retail service counter and open show room retail display floor space. The office area contained one (1) mechanical room, one (1) lunch room and one (1) executive style office. The back storage area was located within the southern portion of the building and contained

numerous wood lumber storage racks and upper mezzanine level within the eastern and western side of the area.

No RECs were identified through the interior site investigation of Building 4.

3.4 Solid Waste Stream

No solid or liquid waste was produced on the Subject Property at the time of site reconnaissance, as the Subject Property buildings are vacant/ unoccupied at the time of site reconnaissance. During operation of the Subject Property as a retail and storage lumber yard for Carter Lumber, solid waste consisted of non hazardous office type waste including paper products, cardboard, plastic products and food scraps metal straps and wood scraps. All solid waste was disposed of within solid waste dumpsters formerly located on the exterior of the Subject Property. No evidence of illegal solid waste disposal was evident within the borders of the Subject Property at the time of site reconnaissance.

3.5 Public or Private Utilities

Natural gas, municipal water, municipal sanitary sewer, electric and telecommunication utilities are available to and service the Subject Property. All utilities enter the Subject Property from Balsam Drive to the west via below grade distribution lines. One (1) concrete pad mount electric transformer was located to the west of the northwest commercial building at the time of site reconnaissance. The electric transformer is owned by Consumers Power and does not contain a "no PCB" containing label; however, Consumers Power was contacted and indicated that this electric transformer does not contain/ utilize PCB containing cooling oils. Additional utility and electric transformer information can be found above in Section 3.3 – Property Site Reconnaissance.

3.6 USTs, ASTs and Abandoned Containers

No abandoned containers, 55-gallon drums, USTs or ASTs were located on the Subject Property at the time of site reconnaissance.

No RECs were identified for the Subject Property in relation to abandoned containers, 55-gallon drums, USTs or ASTs.

A metal detector survey was conducted around the borders of the Subject Property and around the exterior of the commercial buildings utilizing a Chicago Steel Tape Metal Detector with a depth capacity of 15-feet. No large buried metal objects were observed through the metal detector survey of the Subject Property.

No RECs were identified for the Subject Property in relation to the metal detector survey.

3.7 Site Topography

The 1982 Hudsonville East Topographic Map, 7.5' series Quadrangle, issued by the United States Geological Survey (USGS), shows the Subject Property to lie centered at approximately 42° 52' 21.9" North latitude and 85° 51' 34.3" West longitude. The average elevation of the Subject Property is an average of 625 feet above mean sea level. The Subject Property is relatively flat with little to no relief. At the time of site reconnaissance, it was observed that storm water on the Subject Property discharges into stormwater catch basins within the interior of the Subject Property which are connected to the municipal stormwater system. Local topography indicates that shallow groundwater flow at the Subject Property is likely in a northeasterly direction toward Rush Creek. Regional topography indicates that deep groundwater flow at the Subject Property is likely in a northeasterly direction toward Rush Creek.

3.8 Soil Characteristics

Soils on the Subject Property consist of *Shoals Loam*, *Kibbie Loam* (0-2 percent slopes), and *Richter sandy loam* (0-2 percent slopes) per the Web Soil Survey of Ottawa County, Michigan. The description of these soil types are as follows:

Shoals Loam is found on the flood plains of streams throughout Ottawa County. This soil typically consists of strata of light brownish-gray, mottled friable sandy loam, overlain by dark brown, mottled very firm silty clay loam, overlain by dark gray, mottled, friable silty loam, and topped by dark grayish-brown loam. Available water capacity is high and permeability and runoff is slow to ponded.

Kibbie Loam (0 to 2 percent slopes) consists of nearly level, somewhat poorly drained, sloping soil on convex areas or in drainageways. Individual areas are irregular in shape and range from 4 to 60 acres. Typically, the surface layer is very dark grayish brown loam about 9 inches thick. The yellowish brown, mottled subsoil is about 23 inches thick. The upper part is friable, silt loam; and the lower part is firm, silty clay loam. The mottled underlying material is light yellowish brown and yellowish brown, stratified silty clay loam, silt loam, silt, and very fine sand to a depth of about 60 inches. In places, the soil is not stratified and is finer textured in the subsoil. Some areas have sandy material over clayey or loamy material. In places, the surface layer is lighter colored. Permeability of the Kibbie soil is moderate, and surface runoff is slow. The available water capacity is high. The surface layer is friable and easily tilled. The water table is at a depth of 1 foot to 2 feet from the surface during winter and early in spring.

Richter Sandy Loam (0 to 2 percent slopes) consists of somewhat poorly drained soils that occur on outwash plains and lake plains and in glacial drainageways. Typically the profile consists of strata of sandy loam, loamy sand, loamy fine sand, and fine sandy loam. Fertility is medium, and available water capacity is moderate. The water table is near the surface during wet periods and recedes during dry periods. If drained, the soil is well suited to most crops.

4.0 HISTORICAL REVIEW

4.0 HISTORICAL REVIEW

The following sources were used to define the historic site usage of the Subject Property:

4.1 City Directory Search

A search was completed of the Bressers Directories from 1950 through 2010 for the Subject Property address 5800 Balsam Drive. No listings were available from 1950-1986 for the Subject Property. The 1987 through 1994 Bressers Directories reflect the Subject Property address as being occupied by Carter Lumber. The 1995 through 1997 Bressers Directories reflect the Subject Property address as being occupied by Carter Plumbing, Electric and Heating. From 1998 through 2010, Bressers Directories reflect the Subject Property address (and new address of 1790 Balsam Drive) as being occupied by Carter Lumber. A copy of the Bresser's Directory search is included in Appendix C of this Phase I ESA report.

4.2 Sanborn Map Search

A Sanborn Map Search conducted by Environmental Data Resources, Inc. (EDR) was completed on April 7, 2010. The report stated that there was "No Coverage" of the Subject Property; therefore, it does not reference the Subject Property. This is the most current information available. A copy of the Sanborn Map Report is included in Appendix C of this Phase I ESA report.

4.3 Oil and Gas Production Map

An Oil and Gas Production Map of Ottawa County was obtained from the Michigan Department of Environmental Quality – Geological Survey Division to determine if any oil or gas wells have been drilled on the Subject Property in the past. From the map, it is apparent that no drilling or production activities have taken place on the Subject Property. The nearest evidence of any oil or gas drilling/production activity is approximately 0.50-miles to the northwest in the Northwest ¼ of the Northwest ¼ of Section 28, where a "dry hole" is located. A dry hole is defined as an oil production well not having economically

produced, or been utilized for its permitted use, for more than 12 consecutive months. Due to the distance from the Subject Property and its dry hole status, no REC is noted to exist on the Subject Property in relation to this location.

4.4 Aerial Photographs

Aerial photographs of the Subject Property were reviewed at the Ottawa County GIS Department for the years of 1973, 1984, 1989 & 1994. An aerial photograph for the year 2009 was reviewed by an online database.

From the 1973 aerial photograph, the Subject Property existed as vacant undeveloped land. From the 1973 aerial photograph, the Subject Property was adjoined to the north and west by vacant land, to the south by commercial businesses and to the east by Chicago Drive.

From the 1984 aerial photograph, the Subject Property contained four (4) commercial buildings with surrounding asphalt parking area and grass lawn areas. Lumber was observed staged to the north and east of the commercial buildings. From the 1984 aerial photograph, the Subject Property was adjoined to the north, south and west by commercial businesses and to the east by Chicago Drive.

From the 1989 aerial photograph, no significant changes were observed for the Subject Property since the 1984 aerial photograph. From the 1989 aerial photograph, an increase in commercial businesses was observed within the adjoining parcels to the north, west and south of the Subject Property since the 1984 aerial photograph.

From the 1994 aerial photograph, no significant changes were observed for the Subject Property since the 1989 aerial photograph. From the 1994 aerial photograph, no significant changes were observed for the parcels surrounding and adjoining the Subject Property since the 1989 aerial photograph.

From the 2009 aerial photograph, no significant changes were observed for the Subject Property since the 1994 aerial photograph. From the 2009 aerial photograph no significant changes were observed for the adjoining/ surrounding parcels since the 1994 aerial photograph. The 2009 aerial photograph reflects the current state and use of the Subject Property

4.5 Assessor's Card

A copy of the Assessor's Card was acquired from the City of Hudsonville Assessor's Office on April 20, 2010 and reviewed in order to determine the existence of improvements made to the Subject Property parcel # 70-14-28-366-004. The Assessor's Card indicates the Subject Property consists of 6.52 acres of industrial land. Information on the Assessor's Card indicates the Subject Property contains four (4) commercial buildings, known as Buildings 1, 2, 3 (Building # 3 a.k.a Building 3 & 4 on the Assessor's Card) and 5. All buildings were constructed in 1977 and are 1-story pole frame constructed metal sided commercial buildings with a poured concrete foundation. Building 1 is 9,480 sq. ft. in size, Building 2 is 12,744 sq. ft. in size, Buildings 3 & 4 are 8,880 sq. ft. in size and Public improvements include paved road, city water, city sewer, electric and gas. Information obtained from an online website states the 2010 S.E.V. as \$398,051 and the 2010 Taxable Value as \$ 398,051.

4.6 Property Tax Files

The tax sheets of the Subject Property were obtained from the City of Hudsonville Assessor's Office and reviewed. The Tax Parcel Number and S.E.V. for the Subject Property are listed below:

<u>Parcel Number</u>	<u>SEV</u>	<u>Taxable Value</u>
70-14-28-366-004	\$398,051	\$398,051

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

The SEV and taxable values for several nearby properties were reviewed to determine if the Subject Property possessed a diminished value significantly lower than comparable properties. The area surrounding the Subject Property is commercial, and values from the surrounding parcels are listed in the table below.

Address	Listed Usage	Observed Usage	Acreage	SEV Value	Taxable Value
5850 Balsam Drive	Commercial	Commercial	4.08	\$715,700	\$ 655,572
5710 Balsam Drive	Commercial	Commercial	3.53	\$207,500	\$ 207,464
5696 Balsam Drive	Commercial	Commercial	2.08	\$123,600	\$123,600
5713 Balsam Drive	Exempt	Exempt	NL	\$0	\$0
5775 Balsam Drive	Commercial	Commercial	1.96	\$395,400	\$331,382

From a review of the surrounding property tax files, it is apparent that the SEV for the Subject Property is not diminished compared to surrounding properties of the same use and/or comparable structure size. No REC was noted to exist in relation to the property value.

4.7 Interviews

On April 7, 2010 Fire Chief Dick Mohr with the City of Hudsonville Fire Department responded by fax to a FOIA request. Chief Mohr indicated they have no file on the Subject Property; therefore, they are unaware of any environmental concerns on or near the Subject Property in regard to discarded hazardous material or chemical spills, aboveground or underground storage tanks, or oil / gas exploration. They are also unaware of any previous environmental studies that have been completed on the Subject Property.

On April 12, 2008 the Kent County Environmental Health Department responded by telephone to a FOIA request. The Kent County Environmental Health Department indicated they have no file on the Subject Property; therefore, they are unaware of any environmental concerns on or near the Subject Property in regard to discarded hazardous material or chemical spills, aboveground or underground storage tanks, or oil/gas

exploration. They are also unaware of any previous environmental studies that have been completed on the Subject Property.

On April 19, 2010 Kurt Fay from Hudsonville Lanes was interviewed by telephone. Hudsonville Lanes is a locally owned bowling center and is located west of the Subject Property across Balsam Drive at 5775 Balsam Drive. Kurt is only aware of its utilization as a lumber yard. Kurt is unaware of any environmental concerns on the Subject Property in regard to discarded hazardous material or chemical spills, aboveground or underground storage tanks, or oil/gas exploration/production. He is also unaware of any previous environmental studies that have been completed on the Subject Property.

On April 19, 2010 Dave Schut from Imperial Computer Solutions was interviewed by telephone. Imperial Computer Solutions specializes in computer data recovery, web page design, and general computer repairs and is located southwest of the Subject Property across Balsam Drive at 5817 Balsam Drive. Dave is only aware of its utilization as a lumber yard. Dave is unaware of any environmental concerns on the Subject Property in regard to discarded hazardous material or chemical spills, aboveground or underground storage tanks, or oil exploration/production. He is also unaware of any previous environmental studies that have been completed on the Subject Property.

On April 19, 2010 Derek Bosch was interviewed by telephone. Derek Bosch is a property owner located within the area of the Subject Property. Derek also possesses a builder's license and used Carter Lumber as a supplier of building materials for approximately six years. Derek is only familiar with the use of the Subject Property as a lumber yard. Derek is unaware of any environmental concerns on the Subject Property in regard to discarded hazardous material or chemical spills, aboveground or underground storage tanks, or oil/gas exploration/production. He is also unaware of any previous environmental studies that have been completed on the Subject Property.

On April 20, 2010 Mr. Chuck Price was interviewed in by telephone. Mr. Price is a representative of the current owner of the Subject Property, Carter Lumber. He has been familiar with the Subject Property for 10 years and indicated that the Subject Property has existed as a commercial lumber storage/ retail yard since 1977 when the commercial buildings were constructed. Mr. Price indicated that treated wood was stored along the exterior of the Subject Property, specifically along the northern and eastern sides of the commercial building without the utilization of a canopy or over hang. He indicated that he is unaware of any spills or releases that have occurred on the Subject Property. Mr. Price is unaware of any environmental concerns on the Subject Property in regard to chemical spills or oil exploration/production. He is also unaware of any previous environmental studies that have been completed on the Subject Property.

Treated lumber was historically treated with a Copper, Chromate and Arsenic solution to resist the impact of insects. Arsenic, Copper and Chromate are known to leach from large amounts of stored treated lumber into underlying exposed soils when not stored under protective cover and over cement or asphalt surface. As large amounts of treated lumber was stored on the exterior borders of the Subject Property without cover shelter over exposed soils, one (1) REC was noted for the Subject Property.

5.0 REGULATORY REVIEW

5.0 REGULATORY REVIEW

The following state and federal regulatory agency lists were reviewed to identify regulated and/or environmentally impacted sites within the specified search radii of the property as defined by ASTM standards.

United States Environmental Protection Agency (USEPA) CERCLIS Sites 1/2 mile radius of the Subject Property

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation by the USEPA of sites under investigation for potential contamination under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), also known as "Superfund". Including sites with No Further Remedial Action Planned (NFRAP), as well as State and Tribal equivalent CERCLIS sites.

- No CERCLIS or CERCLIS equivalent sites were located within 1/2-mile radius of the Subject Property.
- No Tribal Reservations or lands were identified within 1/2-mile of the Subject Property.
- It has been determined that Michigan does not maintain a registry of CERCLIS equivalent sites. However, as listed below, Michigan does maintain a listing of Part 201 Sites of environmental contamination.

USEPA National Priorities List (NPL)

One (1) mile radius of the Subject Property

The NPL is a list of Superfund sites that qualify for federal funds for remedial action and appear on the federal CERCLIS list. Including sites which have subsequently been removed from the NPL which are located within 1/2-mile of the Subject Property.

- No active NPL sites were located within a one (1) mile radius of the Subject Property.
- No deleted NPL sites were located within a 1/2-mile radius of the Subject Property.

Federal Resource Conservation and Recovery Act (RCRA) Treatment Storage and Disposal (TSD) Facilities List

One (1) mile radius of the Subject Property

The RCRA TSD facilities list for Michigan includes sites which treat, store, or dispose of hazardous waste in the state of Michigan as regulated by the Resource Conservation Recovery Act of 1976 (RCRA).

- No RCRA TSD sites were located within a ½-mile radius of the Subject Property.

USEPA RCRA Generators List for Michigan

Subject Property and adjoining property

The RCRA Generators list includes sites and facilities in Michigan that generate hazardous waste as defined by RCRA. Since these sites are known and regulated, they are generally not considered an environmental concern unless known to have a history of RCRA violations.

- No RCRA Generators were located on or adjacent to the Subject Property.

USEPA Emergency Response Notification System (ERNS) List

Subject Property only

The USEPA maintains a list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. The database contains information from spill reports made within the referenced period to the USEPA, US Coast Guard, and the Michigan Department of Transportation.

- No reported releases or spills on the Subject Property.

Federal Resource Conservation and Recovery Information System (RCRIS) Corrective Action (CORRACTS) Facilities List

One (1) mile radius of the Subject Property

The CORRACTS list for Michigan includes sites which generate, treat, store, or dispose of hazardous waste and which are currently conducting corrective actions in the State of Michigan as regulated by RCRA.

- No CORRACTS Sites were located within a one (1) mile radius of the Subject Property.

Michigan Sites of Environmental Contamination, Part 201 of Act 451

One (1) mile radius of the Subject Property

This list identifies sites of environmental contamination in the State of Michigan and provides information pertaining to the risk assessment, evaluation, and cleanup of these sites.

- No Part 201 Sites were located within a one (1) mile radius of the Subject Property.

Tribal Sites of Environmental Contamination

½-mile radius of the Subject Property

Tribal owned hazardous waste sites identified for investigation or remediation (NPL equivalent).

- No Tribal Reservations or lands were identified within a ½-mile radius of the Subject Property.

Michigan Department of Environmental Quality (MDEQ) and Tribal Leaking Underground Storage Tank (LUST) Sites

1/2 mile radius of the Subject Property

LUST sites are regulated under Part 213 of Michigan Public Act 451 of 1994, as amended (PART 213). This list is comprised of sites where the source of release is a regulated UST.

- Seven (7) LUST sites were found within a ½-mile radius of the Subject Property.

Hudsonville Petroleum

3150 Chicago Drive

This site is located about 0.12 miles south of the Subject Property. This site utilizes two (2) 12,000 gallon gasoline USTs, one (1) 6,000 gallon gasoline UST and one (1) 6,000 gallon diesel UST. There was a leak discovered at this site in October of 1987. Groundwater flow in this area is to the northeast and away from the Subject Property; therefore, no REC was noted for the Subject Property in relation to this site.

Lee Edson Packaging

3007 Van Buren Street

This site is located 0.48 miles east of the Subject Property. This site utilized one (1) 1,000 gallon gasoline UST and one (1) 500 gallon gasoline UST, both USTs have been removed from this site. A release was discovered from this site on 7/9/1991. Groundwater flow in the area is towards the northeast, away from the Subject Property. Therefore, no REC was noted for the Subject Property in relation to this site.

Cedar Crest Dairy (Closed Site)

5850 Balsam Drive

This listing is for the adjoining parcel to the north of the Subject Property. This adjoining parcel utilized one (1) 4,000 gallon diesel UST which was removed from this adjoining parcel. A release was discovered on 5/10/1994 and was closed on 11/17/1994. Through an interview with the owner of this

adjoining parcel, when the UST was removed, no impacted groundwater was discovered at this adjoining parcel, and there is no evidence of contamination migrating beyond the borders of this adjoining parcel. As groundwater flow is toward the northeast and away from the Subject Property, it is of environmental concern, however not an REC for the Subject Property.

Elmwood Farms (Closed Site)

6021 Balsam Drive

This site is located 0.40 miles north of the Subject Property. This site utilized one (1) 1,200 gallon gasoline UST which has been removed from this site. A release was discovered from this site on 10/19/1992 and closed on 03/10/1997. Groundwater flow in the area is towards the northeast, away from the Subject Property. Therefore, no REC was noted for the Subject Property in relation to this site.

Rapid Oil Company (Closed Site)

6021 Balsam Drive

This site is located 0.07 miles south of the Subject Property. This site utilized one (1) 1,000 gallon diesel UST, one (1) 550 gallon gasoline UST, one (1) 1,000 gallon gasoline UST and one (1) 8,000 gallon diesel UST and all have been removed from this site. A release was discovered for this site on 1/6/1993 and closed on 5/11/1999. As this site has been closed by the MDEQ and there is no evidence of land use restrictions on this site, no REC was noted for the Subject Property.

Rapid Oil Company (Closed Site)

5713 Balsam Drive

This site is located 0.07 miles south of the Subject Property. This site utilized one (1) 4,000 gallon diesel UST, one (1) 4,000 gallon gasoline UST, both USTs have been removed from this site. A release was discovered from this site on 11/12/1992 and closed on 5/16/1994. As this site has been closed by the MDEQ and there is no evidence of land use restrictions on this site, no REC was noted for the Subject Property.

- No Tribal Reservations or lands were identified within a ½-mile radius of the Subject Property.

**MDEQ UST Division Registered and Tribal USTs
Subject Property or Adjacent Properties**

The MDEQ UST database provides information about current or previously registered UST systems in the State of Michigan. This list identifies sites which

have, or have had registered, regulated UST systems as defined by Part 211 of Michigan Public Act 451 of 1994, as amended (Part 211)

- One (1) UST was found on the Subject Property or Adjacent Properties.

Cedar Crest Dairy (Closed Site)
5850 Balsam Drive

Refer to LUST site section for additional information.

- No Tribal Reservations or lands were identified on or adjacent to the Subject Property.

MDEQ Waste Management Division and Tribal Lists of Active and Inactive Solid Waste Facilities

1/2 mile radius of the Subject Property

These lists identify known active and inactive landfills and transfer stations in the State of Michigan.

- No active or inactive solid waste landfills were located within a 1/2-mile radius of the Subject Property.
- No Tribal Reservations or lands were identified within a 1/2-mile radius of the Subject Property.

Michigan Department of Environmental Quality (MDEQ) Filed Baseline Environmental Assessment Sites

Subject Property or Adjoining Parcel

These are sites which are known to qualify as a "facility" as defined in the NREPA 1994 PA 451, Part 201, Section 20101(1)(o) and for which a BEA has been filed with the MDEQ.

- No Filed BEA sites were found on the Subject Property or Adjacent Properties.

**MDEQ Regulated Waste Management Sites
Subject Property only**

The MDEQ regulates activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs, regarding ownership and operation of the facility; the status of any required permits, licenses, registrations, or certifications; compliance status; authorized transporters; and shipments of hazardous or liquid industrial waste (manifest). Since these sites are known and regulated, they are generally not considered an environmental concern unless known to have a history of releases or violations.

- No Regulated Waste Management Sites were located on the Subject Property.

US INST CONTROL and ENG CONTROL Sites

Subject Property Only

The USEPA maintains a listing of sites with institutional and engineering controls in place, including administrative measures such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Includes deed restrictions and remedial measures.

- No US INST CONTROL or ENG CONTROL sites were located on the Subject Property.

State and Tribal Voluntary Cleanup Sites

½-mile radius of the Subject Property.

The USEPA maintains a listing of sites in which owners and responsible parties have performed voluntary cleanup actions to address releases and contamination on site, both on Tribal and State lands.

- No State or Tribal voluntary cleanup sites were located within a ½-mile radius of the Subject Property.

State and Tribal Brownfield Sites

½-mile radius of the Subject Property

The USEPA maintains a map and listing, and the MDEQ maintains a listing of Brownfield Sites which have been redeveloped by private entities using the BEA process. These are not comprehensive listings of all potential Brownfield sites in Michigan.

- No Brownfield Sites were located within a ½-mile radius of the Subject Property.
- No Tribal Reservations or lands were identified within a ½-mile radius of the Subject Property.

Additionally, the State of Michigan does not maintain listings of NPL and CERCLIS equivalent sites, or sites with registered institutional or engineering controls in place. However, Michigan does maintain a list of contaminated sites which possess contamination exceeding Part 201 Criteria which lists sites both having been investigated and requiring investigation. Sites exceeding these criteria within the search radius are listed above in the Michigan Sites of Environmental Contamination, Part 201 of Act 451 section.

6.0 FINDINGS AND RECOMMENDATIONS

6.0 FINDINGS AND RECOMMENDATIONS

ERE has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 on the Subject Property located at 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan, the legal description of which can be found in Section 3.1. Any exception to, or deletions from, this practice are described in Section 2.5 of this report. No data gaps were encountered during this Phase I ESA. Aerial photographs for the years 1973, 1984 & 1994 were reviewed; however, copies of the aerial photographs were not obtained and therefore noted as a limitation. This assessment has revealed that one (1) REC exists within the Subject Property. A description of the REC is as follows:

- Through historical information, numerous bunks of treated lumber were staged to the north and east of the commercial buildings, specifically over exposed soils without the utilization of a roof shelter. Treated lumber was historically treated with a Copper, Chromate and Arsenic solution to be resistant to insects. Arsenic, Copper and Chromate are known to leach from large amounts of treated lumber into the underlying soils. As the exposed soils underlying the former treated lumber storage areas were potentially impacted by heavy metals, one (1) REC was noted for the Subject Property.

ERE recommends that additional investigation in the form of a Phase II sampling be conducted on the Subject Property to address the issues presented in the abovementioned REC.

7.0 QUALIFICATIONS AND SIGNATURES

7.0 QUALIFICATIONS AND SIGNATURES

The undersigned environmental professionals performed all work as defined in ASTM E 1527-05. Site reconnaissance of the Subject Property was conducted on April 20, 2010 using an Environmental Geologist representative of ERE.

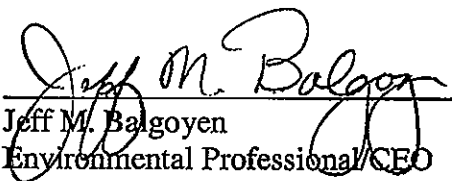
We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312, and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting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



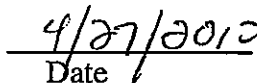
Kirk W. Perschbacher
Environmental Geologist



Date



Jeff M. Balgoyen
Environmental Professional/CEO



Date

Please contact Equity Resource Environmental with any questions or concerns.

Phone: (616) 392-6010

Fax: (616) 392-6080

Kirk W. Perschbacher

Holland, MI 49423

616.392.6010

616.886.7330

kirkpere@sbcglobal.net

RELATED EXPERIENCE

05/2006 - 06/2006	Western Michigan University Geology Field Camp Kalamazoo, MI	▪ 40 Hour OSHA HAZWOPER Certification
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EDUCATION

08/2002 - 04/2007	Bachelor of Science Geology Grand Valley State University Allendale, MI	▪ Plate Tectonics ▪ Structural Geology ▪ Geomorphology ▪ Sedimentary and Stratigraphy ▪ Mineralogy ▪ Petrology ▪ Hydrology ▪ Oceanography ▪ Environmental Geology ▪ Calculus I, II, III ▪ Calculus based Physics ▪ Chemistry
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WORK EXPERIENCE

06/2007 - Present	Environmental Geologist Equity Resource Environmental Holland, MI	▪ Transaction Screen Process ▪ Phase I ESA ASTM Standards E1527-00 and 1527-05 ▪ Phase II ESA ASTM Standards E1527-00 and 1527-05 ▪ Baseline Environmental Assessments (BEAs) ▪ Section 7a Compliance Analysis Due Care Plans ▪ Brownfield Redevelopments ▪ Project Management and Coordination with Regulatory Officials ▪ Risk Management at Industrial Facilities
05/2007 - 07/2007	Stormwater Research Assistant Grand Valley State University Allendale, MI	▪ Aid professor monitoring stormwater runoff ▪ Experience using Odyssey data recording software

Jeff M. Balgoyen

Professional Experience

Equity Resource Environmental, LLC **Holland, MI** **9/95 – Present**
CEO / Environmental Professional

- **Project Marketing and Management**
- **Development and Implementation of Field Work Plans**
- **Employee / Company Management**
- **Conduct Environmental Site Assessments**
- **Develop and Manage Field Investigation of Work Plans**
- **Market and Develop Brownfield Redevelopment Plans, TIF and SBT Credits**
- **Geotechnical Assessments**

Metropolitan Title Company **Holland, MI** **6/92 – 1/98**
Branch Manager / Production Manager

- **Managed Title/Abstract Production**
- **Managed Escrow Production**
- **Personnel Management**
- **Marketing and Budgeting**

Independent Oil and Gas Production Land Services **Hamilton, MI** **6/86 – 6/92**

- **Mineral Land Management**
- **Lease Acquisition / management**
- **Drilling Title Opinions and Curative Services**

Omni Petroleum Corporation **Allegan, MI** **1/80 – 6/86**
Senior Petroleum Landman

- **Mineral Land Management**
- **Lease Acquisition / management**
- **Oil and Gas Well Site Preparation**
- **Drilling Title Opinions / Title Curative Work**
- **Managed Leasing and office personnel**

Education

- **Western Michigan University** **Kalamazoo, MI** **1978**
Business Management
- **IED** **Houston, TX** **1981**
Land / Minerals Management

Qualifications:

- **40 Hour HAZWOPER Certified**
- **Certified HAZWOPER Site Supervisor**
- **Environmental Professional**
- **Member Michigan Association of Environmental Professionals**
- **Certified Site Storm Water Operator**

APPENDICES

APPENDIX A
FIGURES



LAKE MICHIGAN

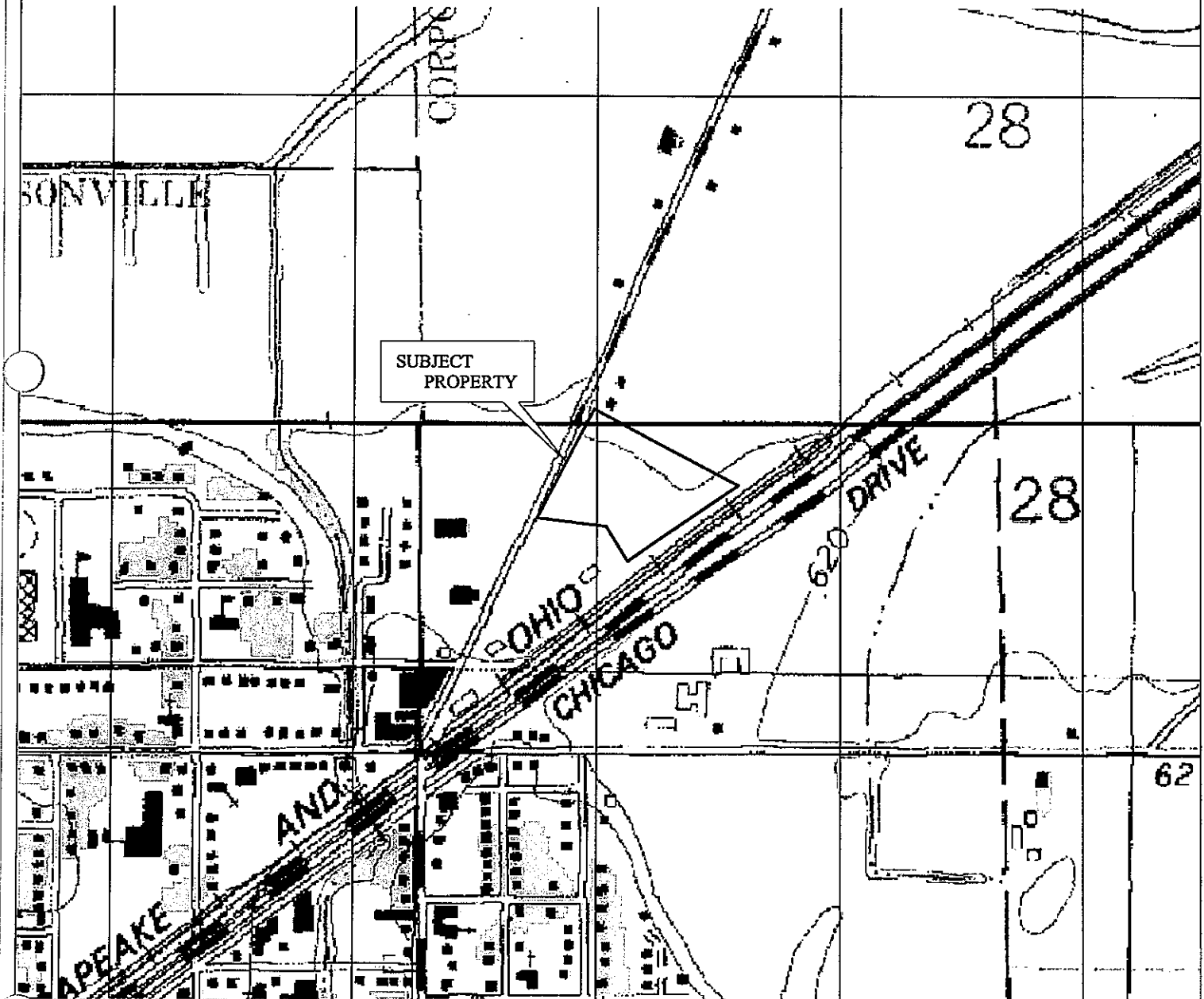
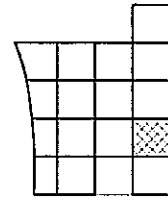


FIGURE 1 - SITE LOCATION

EQUITY RESOURCE



ENVIRONMENTAL

Equity Resource Environmental
 A-5792 143rd Avenue, Suite A
 Holland, MI 49423
 Ph: 616-392-6010
 Fax: 616-392-6080

NW 1/4 OF THE SW 1/4,
 SEC 28, T 6 N, R 13 W

NOT TO SCALE

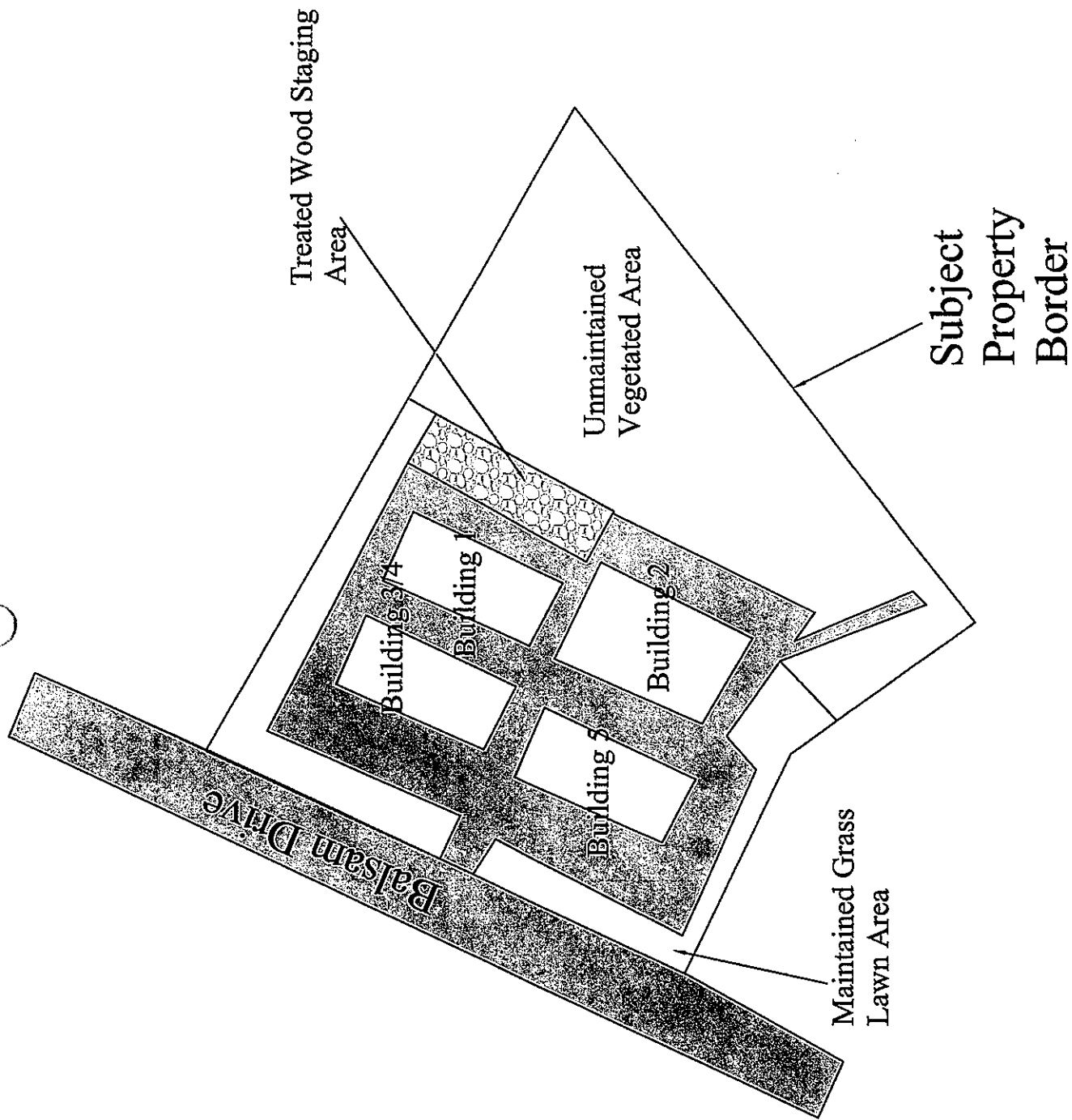
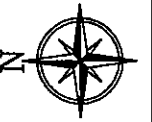
NOT A SURVEY

Site Name: 5800 Balsam Drive
 Hudsonville, MI

Project No: 10-1530

Drawn by: KWP

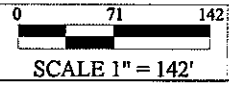
Date: 04/26/2010



Equity Resource Environmental
 A-5792 143rd Avenue, Suite A
 Holland, MI 49423
 Ph: 616-392-6010
 Fax: 616-392-6080

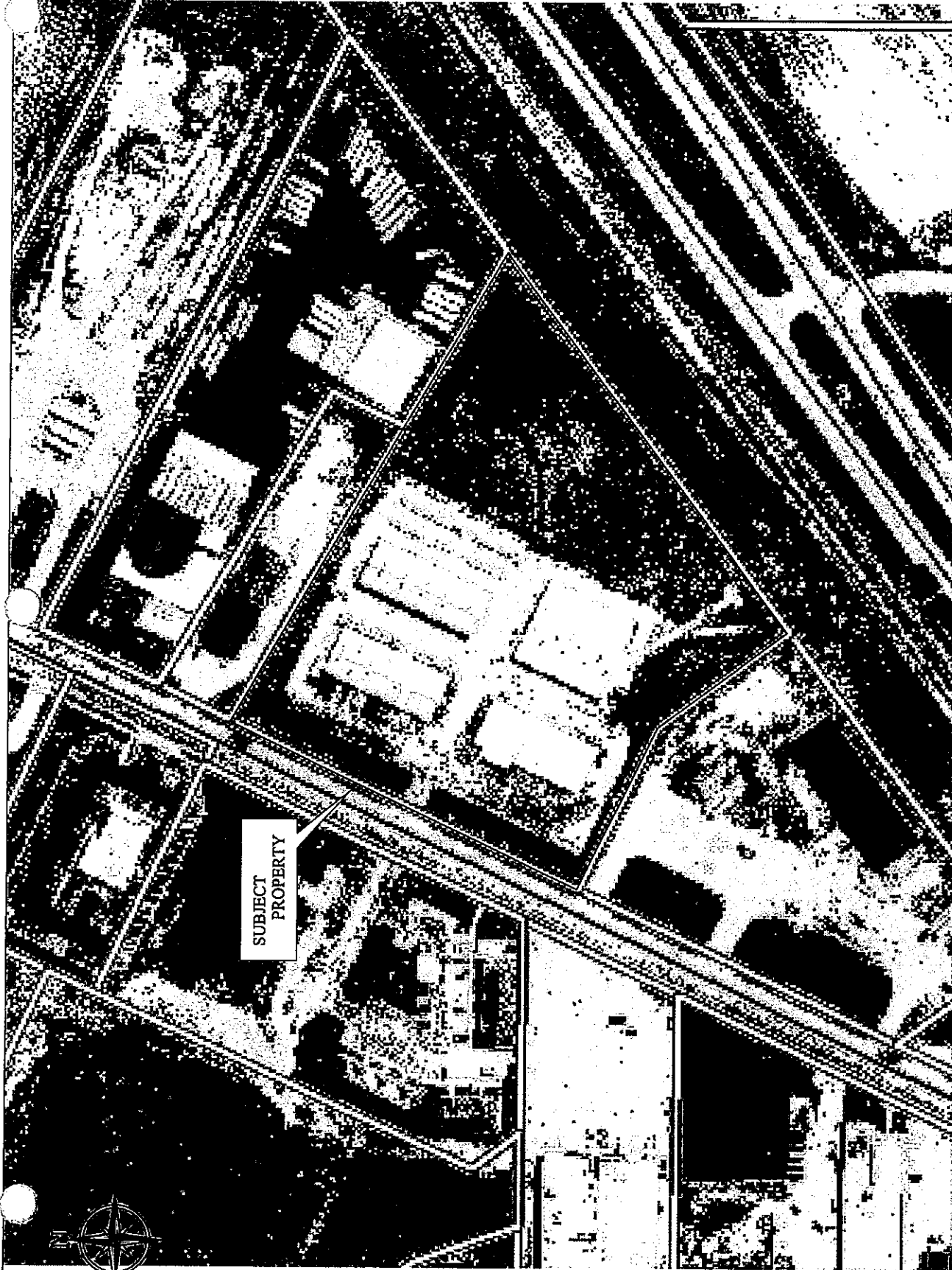
FIGURE 2 - SITE MAP

NW 1/4 OF THE SW 1/4 OF SECTION 28
 TOWN 6 NORTH, RANGE 13 WEST



NOT A SURVEY

Site Name: 5800 Balsam Drive
 Hudsonville, MI
 Project No: 10-1530
 Drawn by: KWP
 Date: 04/26/2010



SUBJECT
PROPERTY

EQUITY RESOURCE



ENVIRONMENTAL

Equity Resource Environmental
A-5792 143rd Avenue, Suite A
Holland, MI 49423
Ph: 616-392-6010
Fax: 616-392-6080

FIGURE 3 - AERIAL PHOTOGRAPH

NW 1/4 OF THE SW 1/4 OF SECTION 28,
TOWN 6 NORTH, RANGE 13 WEST

Site Name: 5800 Balsam Drive
Hudsonville, MI
Project No: 10-1530
Drawn by: KWP
Date: 04/26/2010

NOT A SURVEY

APPENDIX B
SITE PHOTOGRAPHS

1



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Adjoining parcels facing west.

2



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Adjoining parcels facing south.

3



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Adjoining parcels facing north.

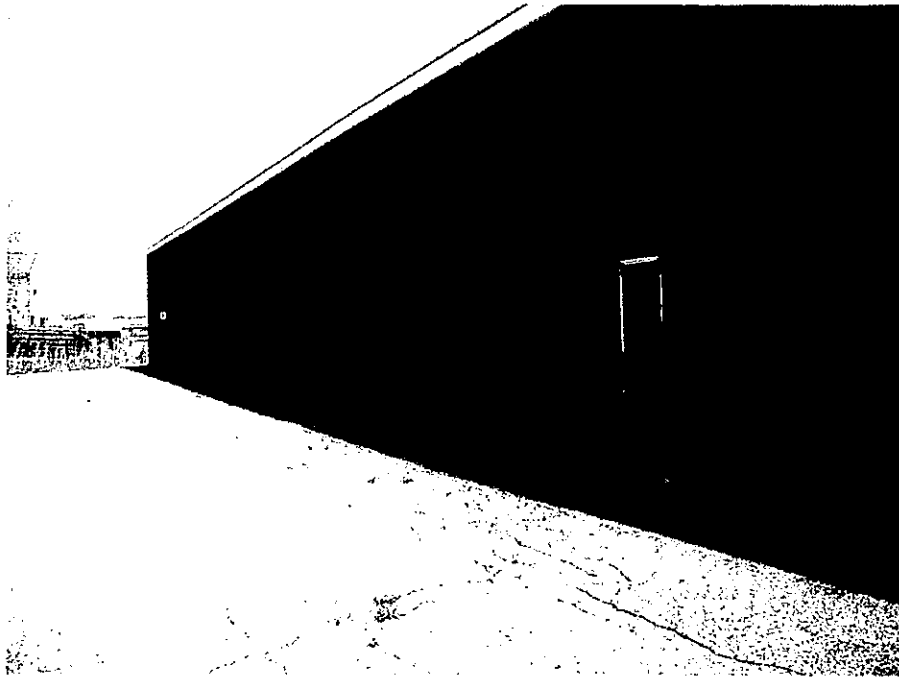
4



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Typical overview of the interior of Building 3/4.

5



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Typical storage canopy associated within Building 1 & 3.

6



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Typical breaker panel located within Building 1.

7



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Interior of Building 1.

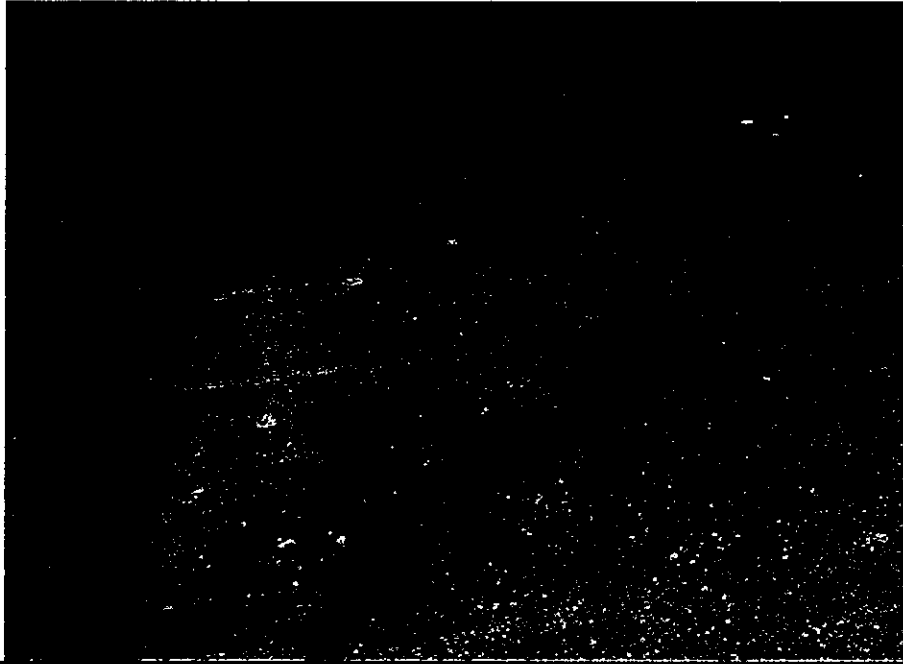
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Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Overview of the former treated wood staging area on the Subject Property.

9



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Overview of the southeastern loading dock area.

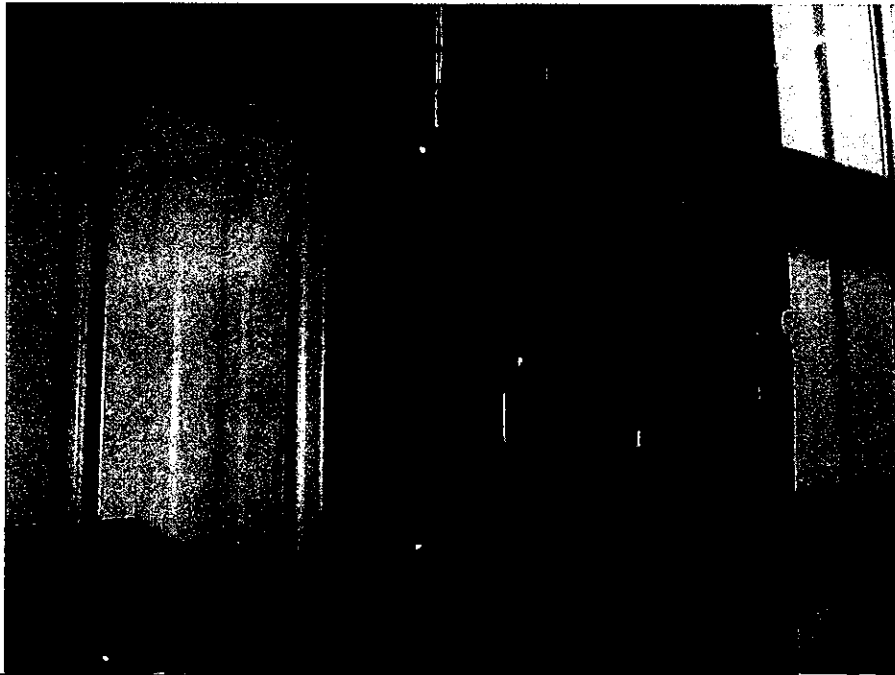
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Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Adjoining parcels facing east.

11



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Typical breaker panel located within Building 2.

12



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Interior of Building 2.

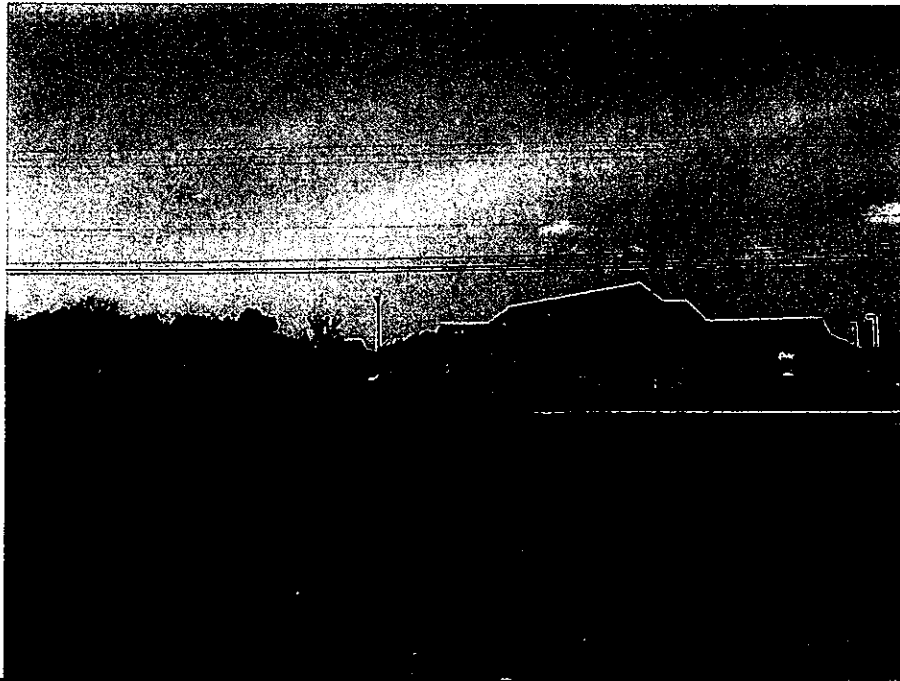
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Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Breaker panels located within Building 5.

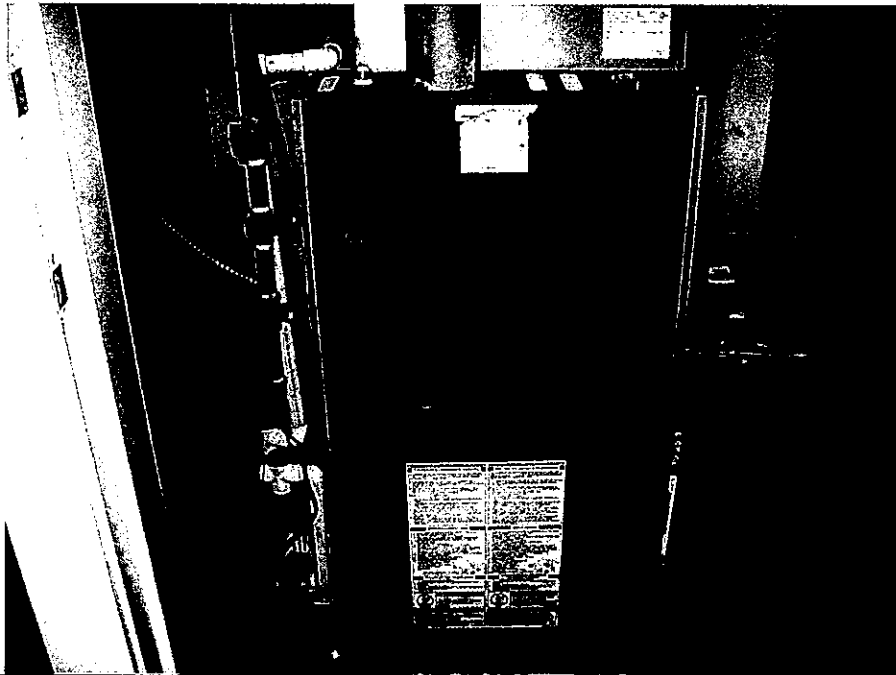
14



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Overview of the southern portion of the Subject Property.

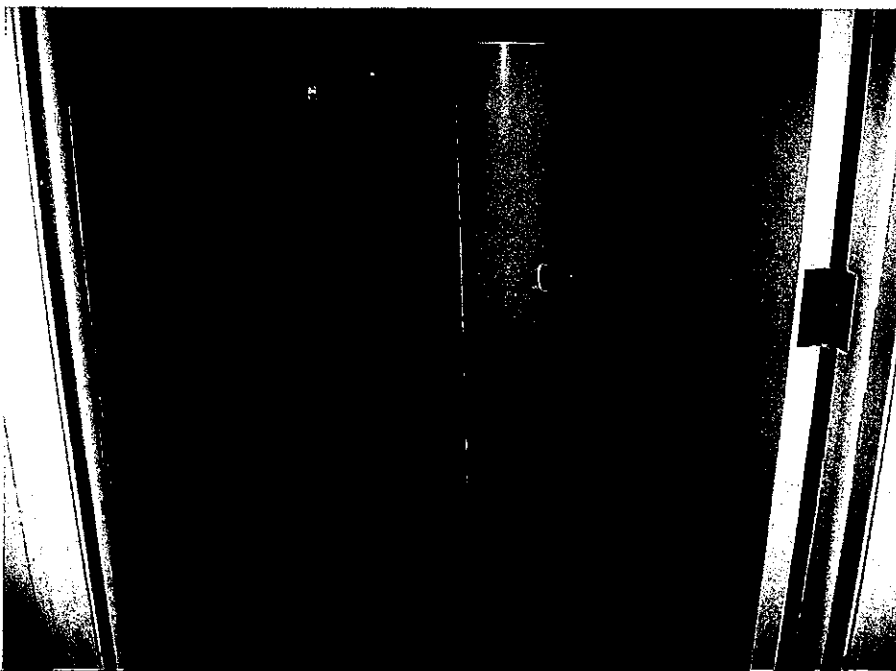
15



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Natural gas fired forced air furnace located within Building 5.

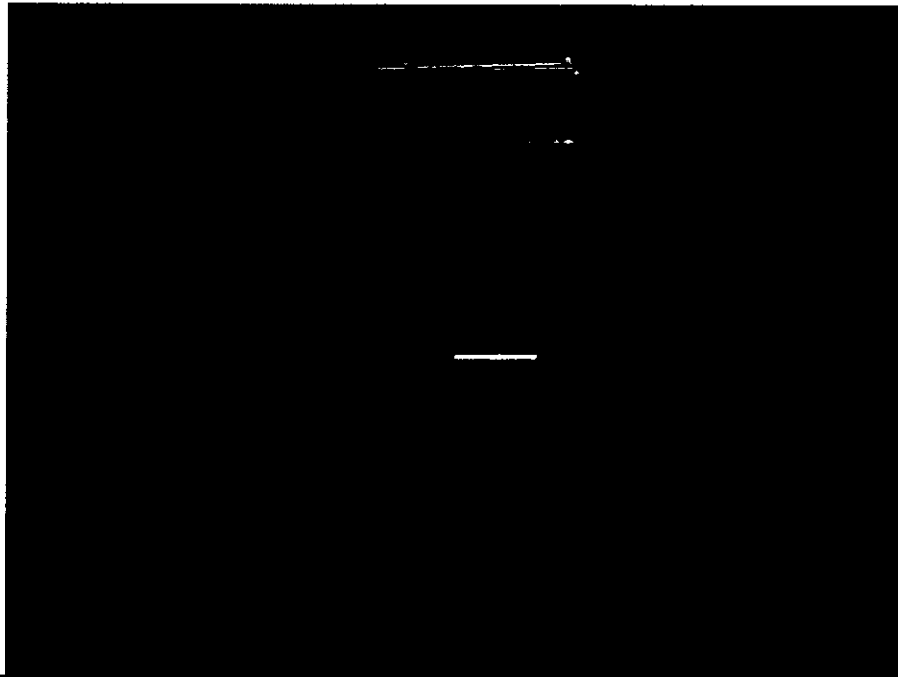
16



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

One (1) 40 gallon water heater located within Building 5.

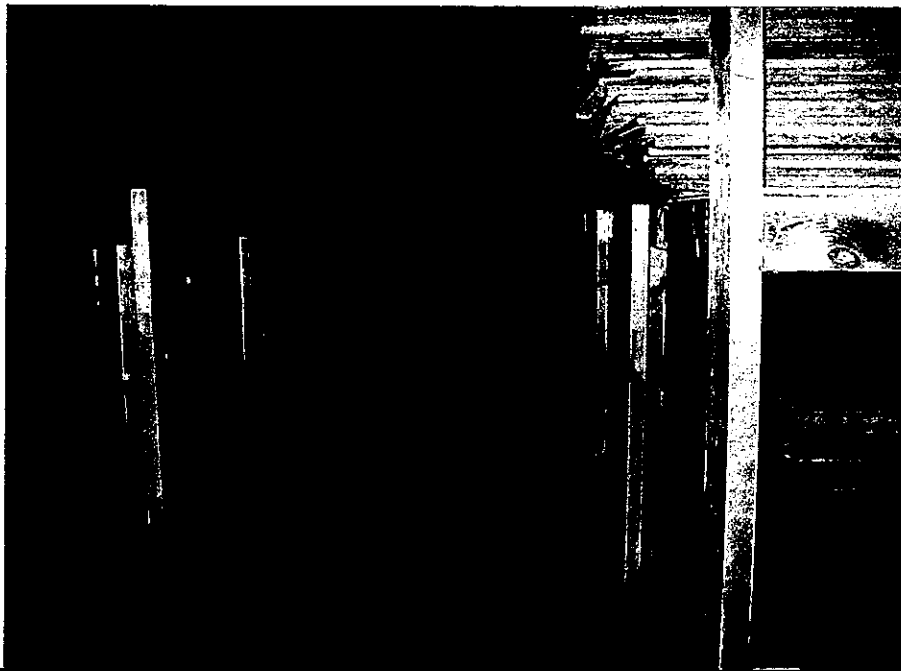
17



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Interior of the retail show room area within Building 5.

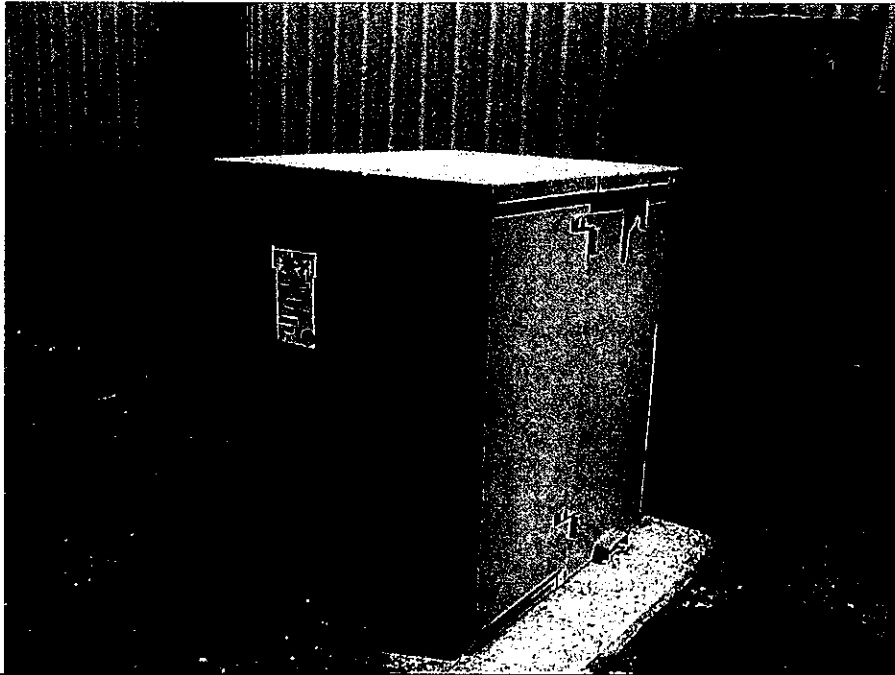
18



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Lumber storage area within the back storage area of Building 5.

19



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

One (1) electric transformer located on the Subject Property.

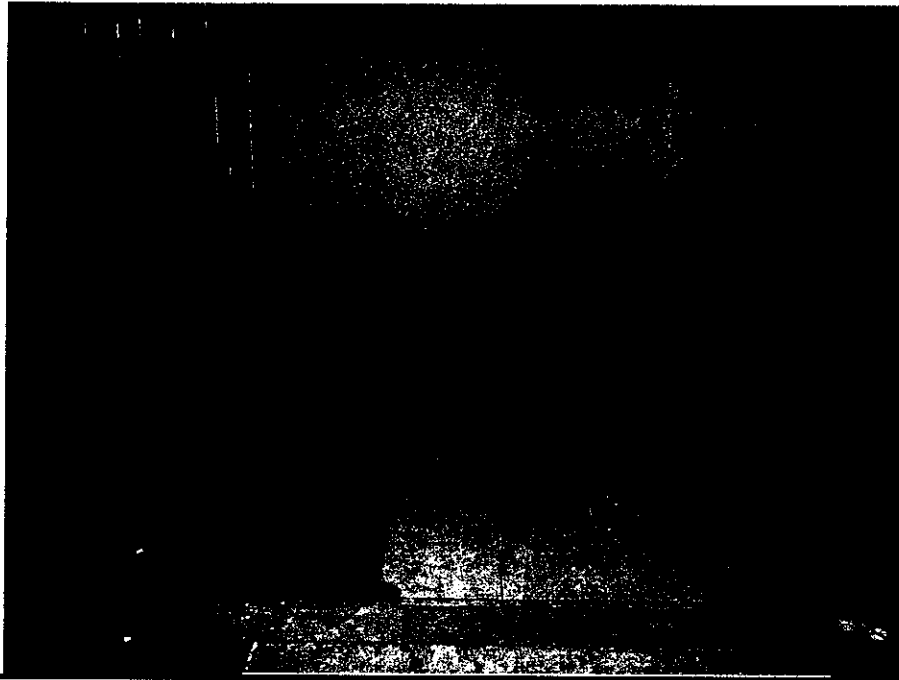
20



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Overview of the interior of Building 3/4.

21



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Floor drains and former restroom within Building 3/4.

APPENDIX C
HISTORICAL DOCUMENTS

5800 Balsam, Hudsonville

Gary Byker Memorial Library
Bresser's Search 04/07/2010

Edition	Address	Name	Year	Phone
06-07 ed		5790 * Carter Lumber	2002	616-669-0680
05-06 ed		5800 XXIX		NP
04-05 ed				
03-04 ed				
[REDACTED]				
02-03 ed		5790 * Carter Lumber		616-669-0680
	no 5800 number			
[REDACTED]				
01-02 ed		5790 * Carter Lumber	1991	616-669-0680
	no 5800 number			
[REDACTED]				
00-01 ed		5790 * Carter Lumber	1991	616-669-5870
99-00	no 5800 number			
98-99				
97-98				
[REDACTED]				
96-97		5790 * Carter Elec & Htg	1991	616-669-5870
		5800 * Carter Lumber	1986	616-669-0680
[REDACTED]				
95-96		5790 * Carter Plb Elec & Htg	1991	616-669-5870
94-95		5800 * Carter Lumber	1986	616-669-0680
93-94				

Note

5800 disappeared after 96-97 edition, showed up in 2003, but with XX's. Moved to 5790 + took over Carter Elec & Htg address, but phone for only one year.

Before 86 it was part of Edson Farm

Melissa Anisman
by Ralph Serum.

5800 Balsam Drive
5800 Balsam Drive
Hudsonville, MI 49426

Inquiry Number: 2739067.1
April 07, 2010

Certified Sanborn® Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/07/10

Site Name:

5800 Balsam Drive
5800 Balsam Drive
Hudsonville, MI 49426

Client Name:

Equity Resource Environmental
A-5792 143rd Avenue
Holland, MI 49423



EDR Inquiry # 2739067.1

Contact: Kirk Perschbacher

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Equity Resource Environmental were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrmet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 5800 Balsam Drive
Address: 5800 Balsam Drive
City, State, Zip: Hudsonville, MI 49426
Cross Street:
P.O. # NA
Project: NA
Certification # F722-4EE0-BCB1



Sanborn® Library search results
Certification # F722-4EE0-BCB1

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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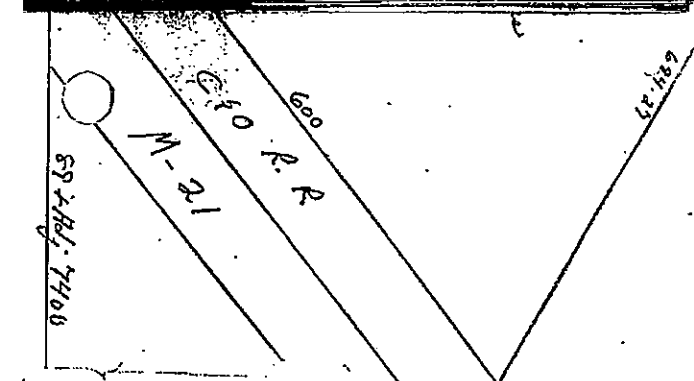
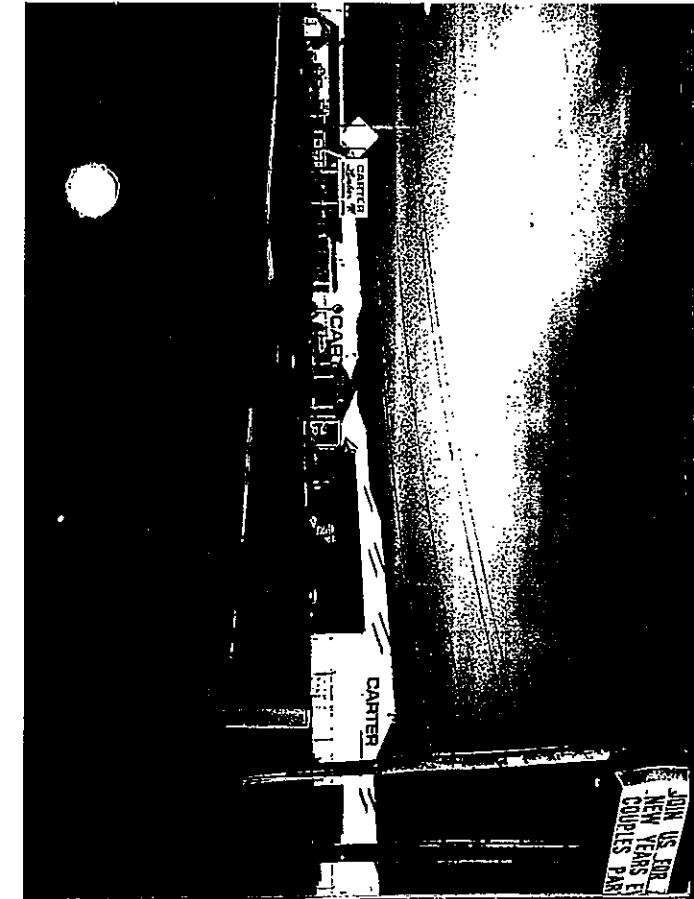
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Date of Transfer	Grantor's Name	Address	Revenue Stamp	Verified Sale Price	Map No.	Book No.	Page No.	Parcel Code No.
	CARTER-JONES LUMBER CO.	601 PALMADGE RD KENT, OHIO 44240						
Property Address					5800 BALSAM DR	St. Ave.		
Building or Alteration Permit					#2198 - new garage	3/25/28	\$ 3000	
Date					4/18/90	2500		

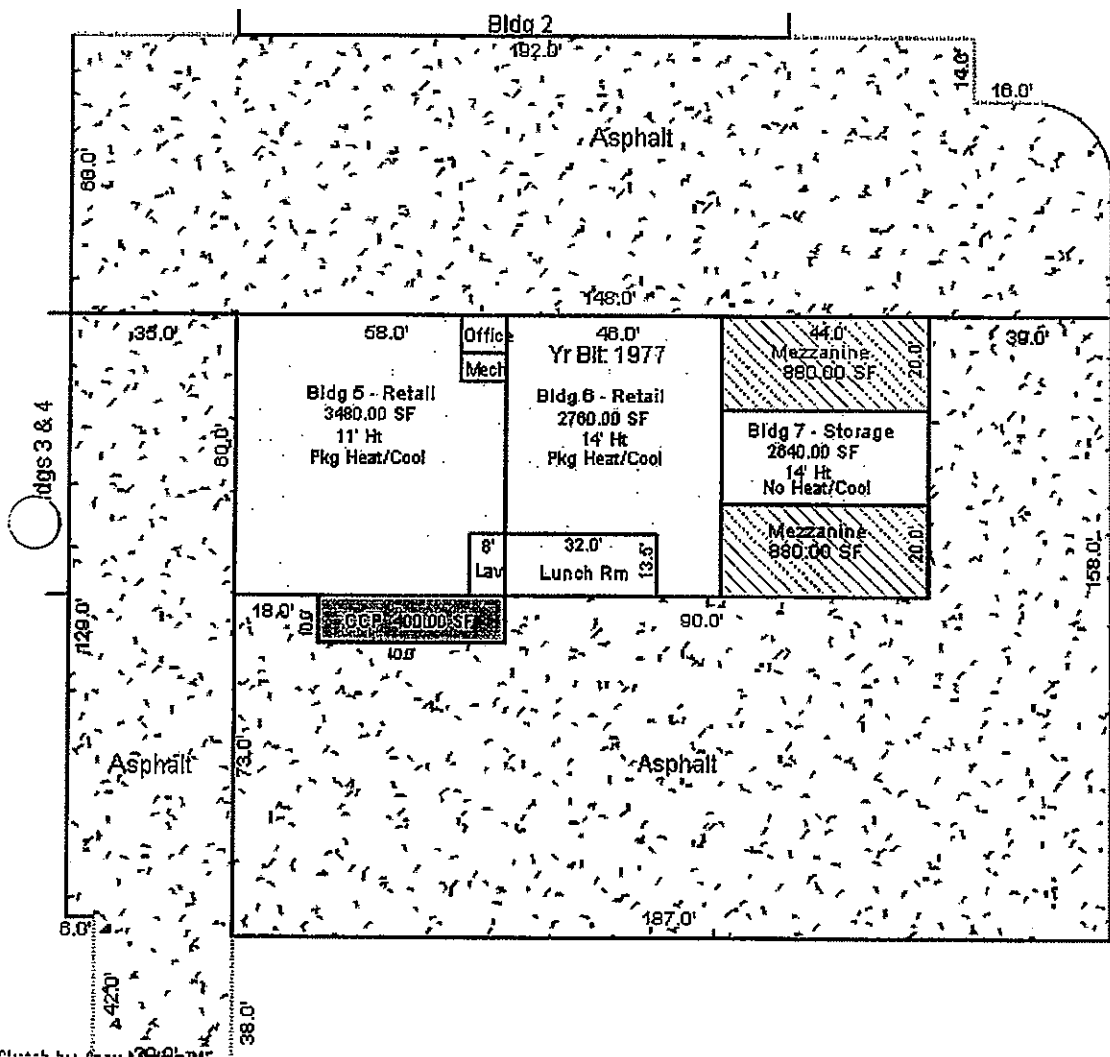
DESCRIPTION	LAND SKETCH			
	<p>PART SW 1/4 & PART LOT 5, OHMANS ASSRS PLAT NO 3, COM INTERS S 1/8 LI W E LI BALSAM DR, TH S 24D 57M W 247.79 FT ALG E'LY LI TO PT WHICH IS 841.61 FT FROM MOST S'LY COR SD LOT 5 & PT OF BEG, TH S 65D 03M' E 234.48 FT, TH S 37D 05M E 187.58 FT, TH N 52D 55M E 600 FT ALG NW'LY ROW LI, TH N 60D 10M W 684.27 FT TO PT ON E'LY LI BALSAM DR, SD PT BEING N 24D 57M E 500 FT FROM PT OF BEG, TH S 24D 57M W 500 FT TO BEG. SEC 28 T6 R13</p>			
LAND IMPROVEMENTS				
Zoned Industrial				
Dirt	Sidewalk	Gas		
Gravel	Water	Electric		
Paved	Sewer	Fence		
Curb				
LAND VALUE COMPUTATIONS				
Lot Size	Depth Factor	Equity, Front	Rate	Base Value
6.22 Hc		19900		\$ 62,600
TOTAL LAND				\$ 62,600
TOTAL LAND IMPROVEMENTS				\$ 4,915
TOTAL BUILDING				\$ 264,536
TOTAL APPRAISED VALUE				\$ 598,051

91	217,200	Board of Review	Tax Commission
28-366-004	88	191,600	?
93	232,400	28-366-004	89
28-366-004	89	199,000	
95	232,400	28-366-004	90
28-366-004	87	184,600	203,800
28-366-004	87	184,600	28-366-004

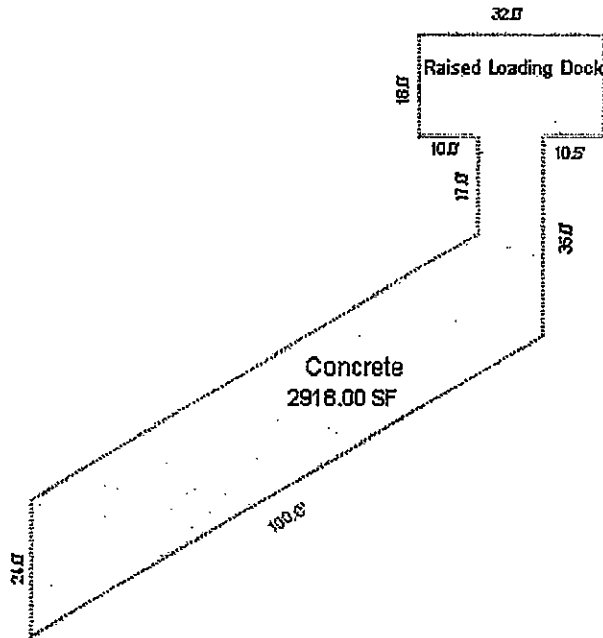




Carter Lumber Company
 Bldgs 5, 6 & 7
 D-Pole Constr.



CXS Railroad

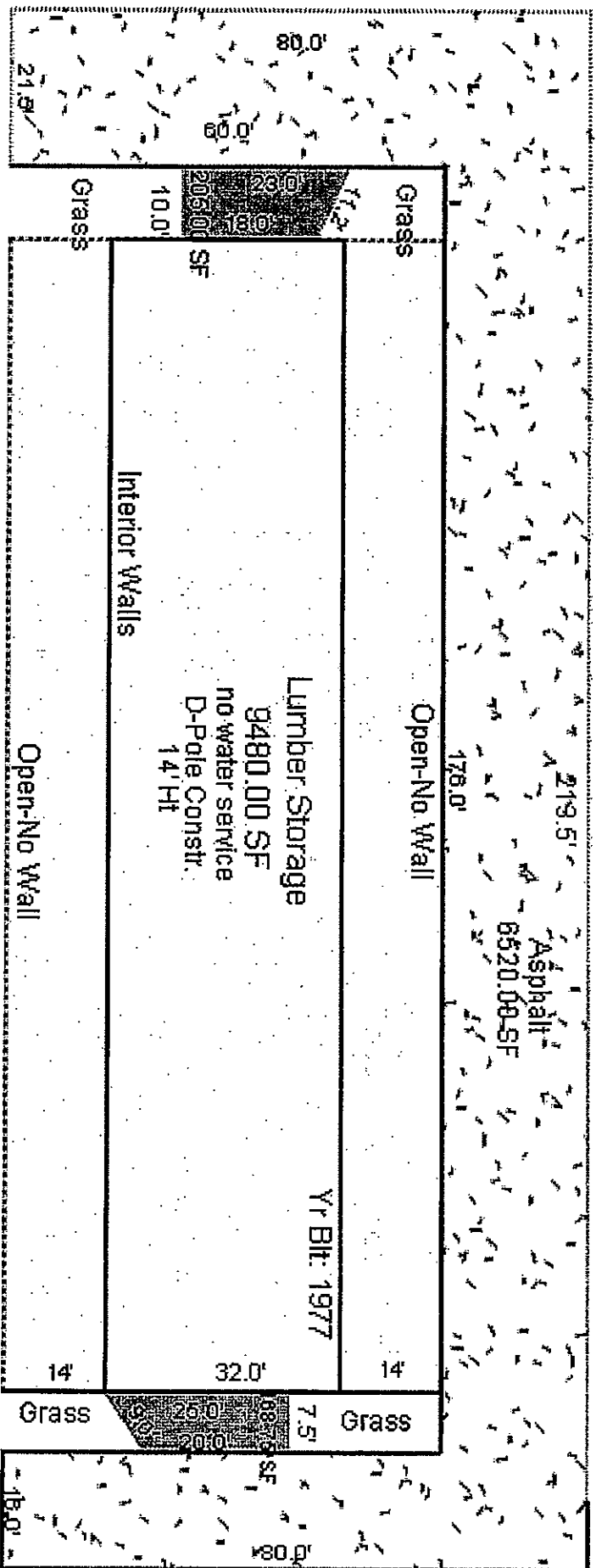


Bldg 2

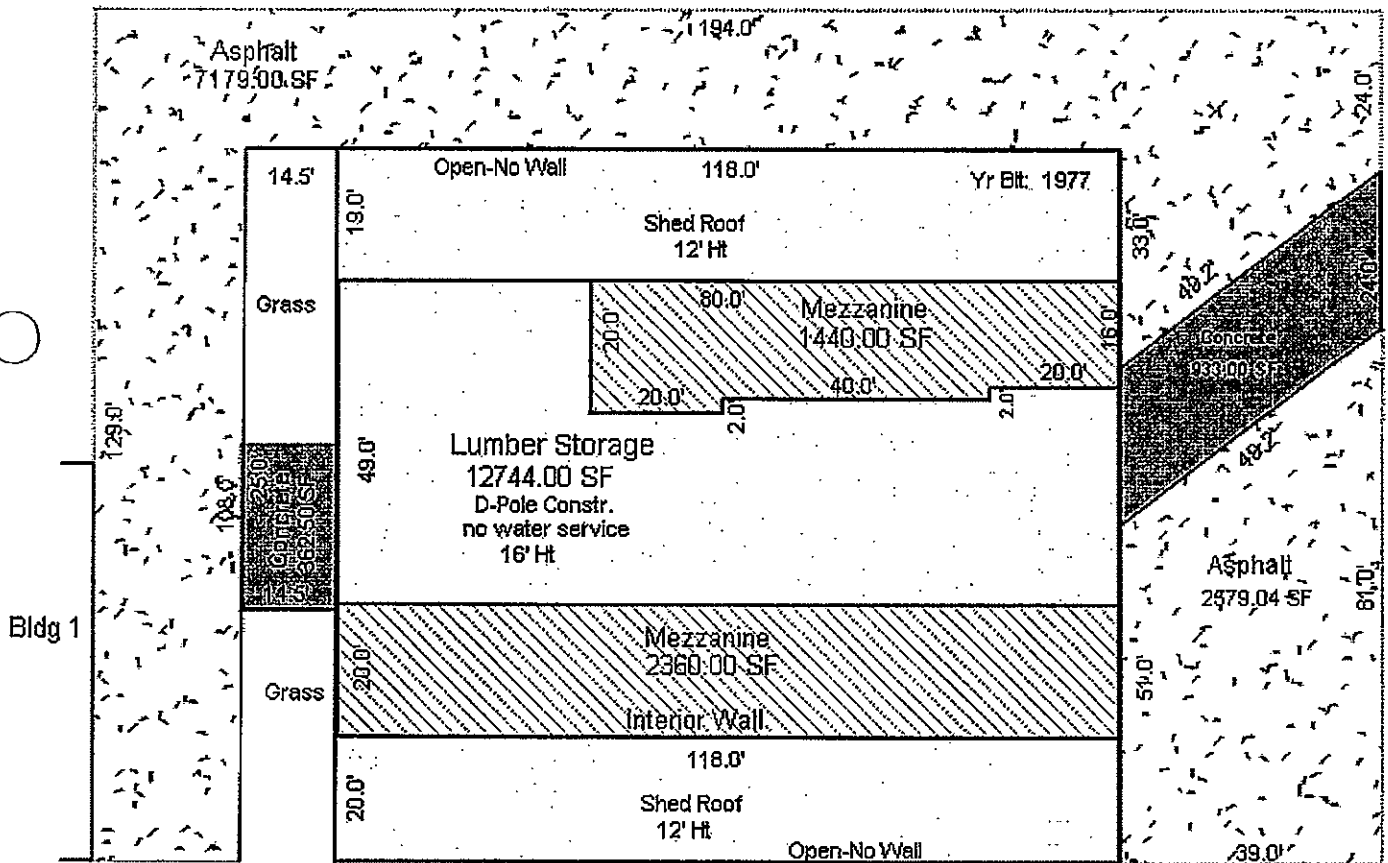
Carter Lumber Company

Carter Lumber Company

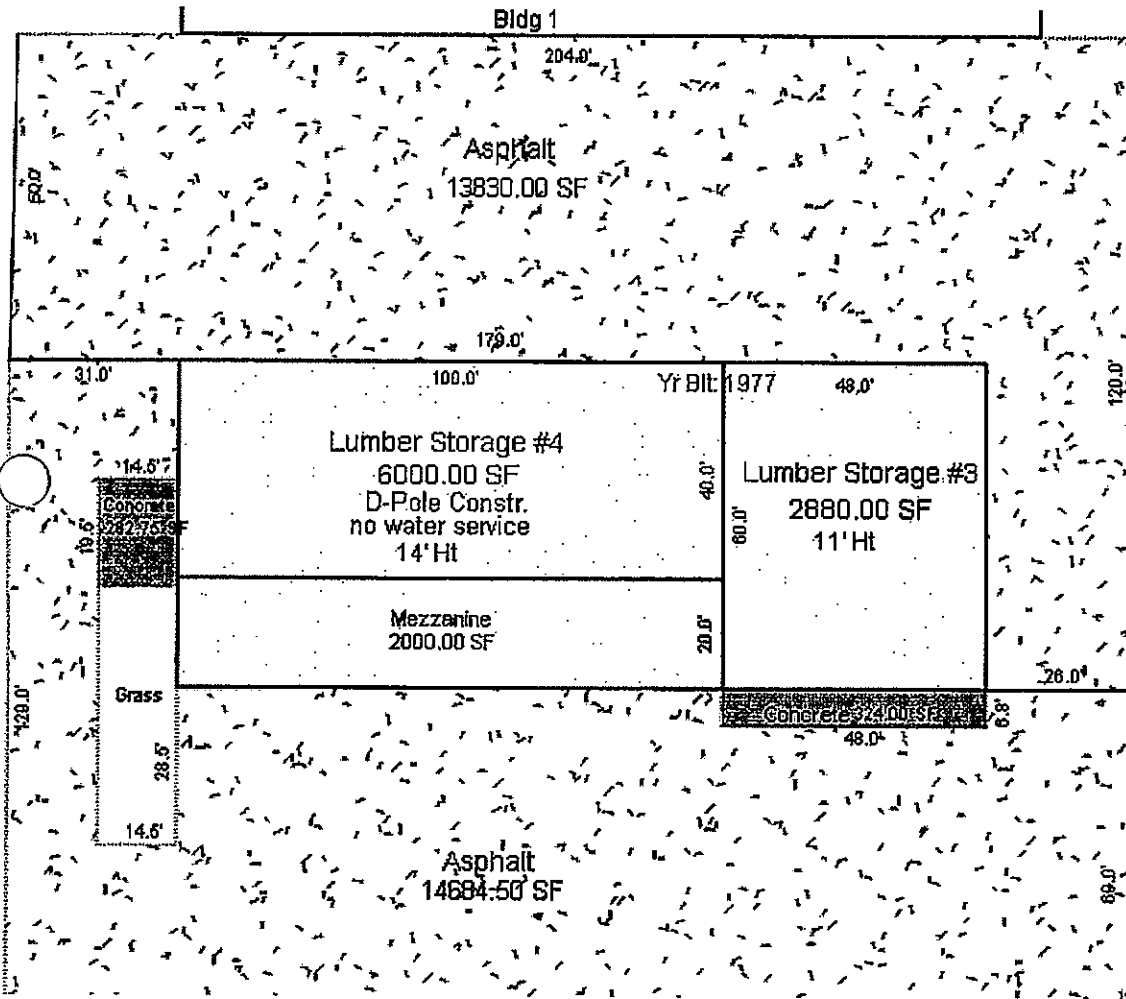
Bldg 1



Carter Lumber Co.
Bldg 2



Bldg 1




 Carter Lumber Company
 Bldgs 3 & 4

Bldgs 5, 6, 7 (Bldg 7 - Shed With 4-Wall) - Retail/Offices/Storage - Retail/Offices/Storage

17-00-000-007

1 3/4" SPACER

BUILDING TYPE Store Retail CLASS B-Role

NO. STORIES 14 BLDG. HT. 14' AVG. STORY Ht. 11'-14"

2. FOUNDATION

<input checked="" type="checkbox"/>	concrete footing	acoustical tile	gas	absorbic
<input checked="" type="checkbox"/>	block wall	suspended Retail/Offices	oil	coal
	pour wall	gypsum board	steam	hot water
	stone wall	plaster	forced air	radiant
		part	storage/pace htc.	wall furnace

3. FRAME

	steel	concrete	wood	insulation
	precast steel			
	pre-erected steel			

7. INTERIOR

	solid framing	package	Heat/Cool (Offices Retail)	
	masonry	refrigerated AC	avg. coolers	
	plaster	heat pump	ventilation only	
	drywall			
	movable			

4. FLOOR STRUCTURE

	concrete			
<input checked="" type="checkbox"/>	on ground			
	elevated slab			
	precast slab-deck			
	cored plank			

11. ELECTRIC & LIGHTING

Outlets:	few	avg.	many	
	flexible cond.	rigid cond.	many	
	armored cable	not/nil.		
	bus duct	transformer		

9. PLUMBING

	3-piece bath			
	2-piece bath			
	elbowe stairs			
	toilets			
	Urinals			
	wash bowls			
	water heater			
	water softener			
	water fountain			

13. ROOF STRUCTURE

	Steel Joists Plus	steel deck		
	conc. slab			
	precast deck	gypsum		
	steel deck plus concrete			
	wood deck			

14. ROOF COVER

	aluminum	shingles	Other Water:	concrete
	sandwich	built up	concrete	ascallators

15. ROOF COVER

	wood joist & deck	brick w/brick		
	cored plank on hvy wall	con. brick	Basement Wkls:	block
	open steel w/cond'd deck	precast concrete	basement insulation	poured
	open wood w/cond'd metal	rein. concrete		
		conc. block	MISCELLANEOUS	ascallators

CONSTRUCTION COST

high	low	above avg.
		low
		above avg.
		low
		above avg.

YEAR BUILT 1977

YEAR REMODELED

14. ROOF COVER

	aluminum	shingles	Other Water:	concrete
	sandwich	built up	concrete	ascallators

15. ROOF COVER

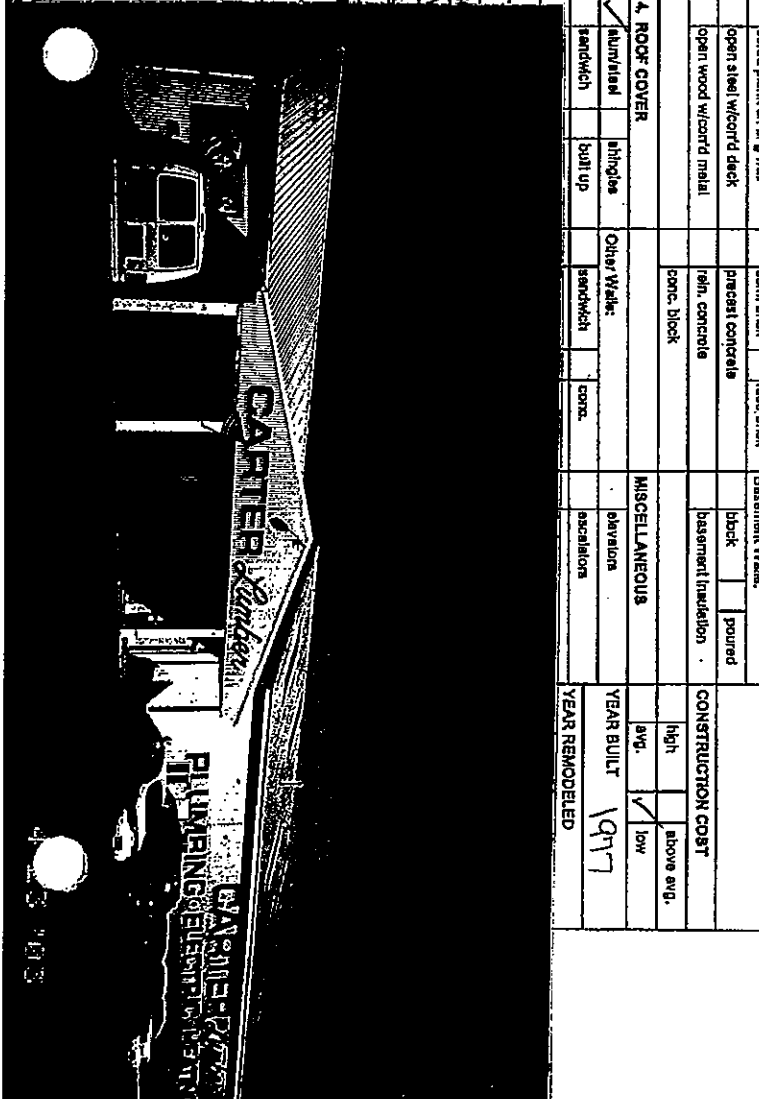
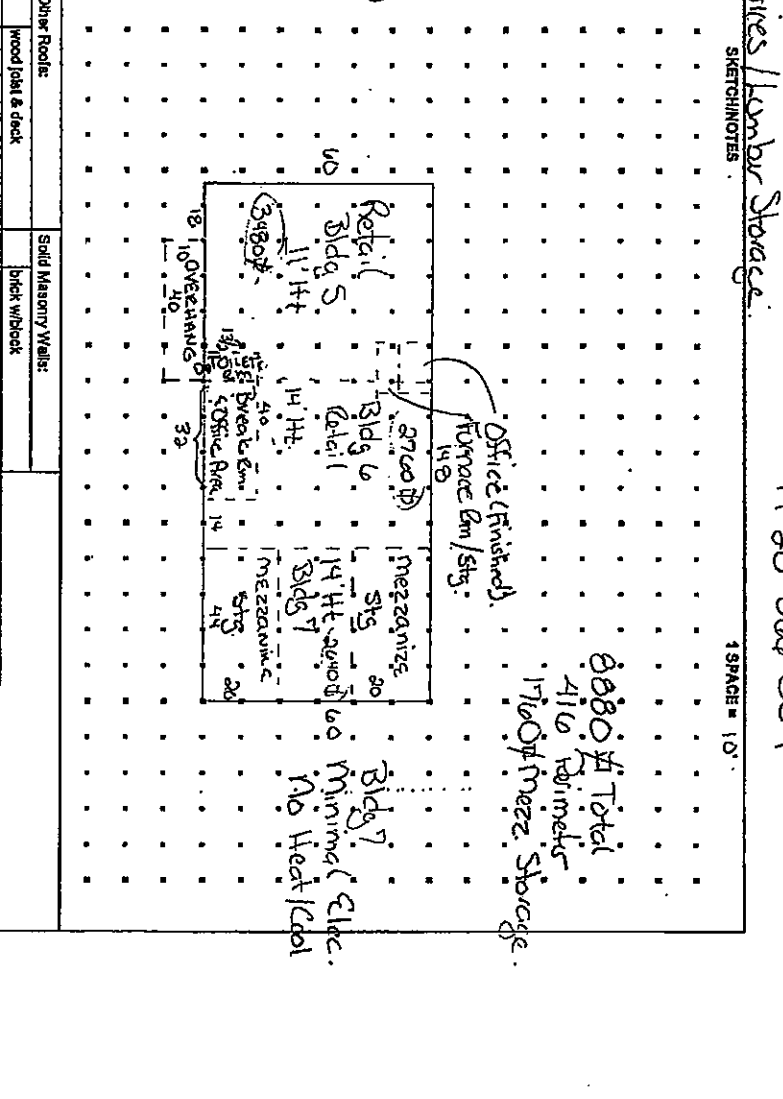
	wood joist & deck	brick w/brick		
	cored plank on hvy wall	con. brick	Basement Wkls:	block
	open steel w/cond'd deck	precast concrete	basement insulation	poured
	open wood w/cond'd metal	rein. concrete		
		conc. block	MISCELLANEOUS	ascallators

CONSTRUCTION COST

high	low	above avg.
		low
		above avg.
		low
		above avg.

YEAR BUILT 1977

YEAR REMODELED

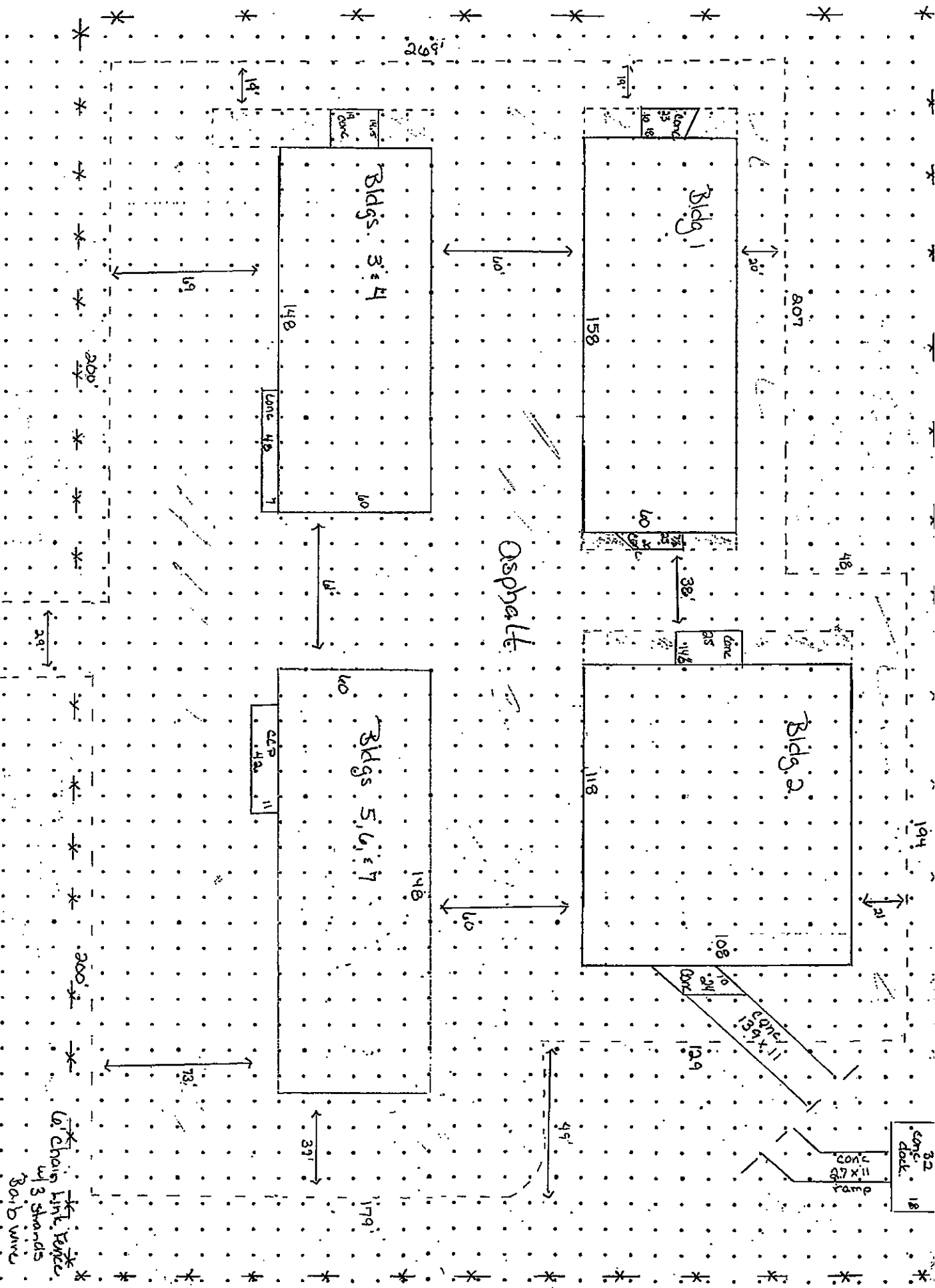


1. TYPE	6. APARTMENTS	10. FLOORS	16. PLAN OF BUILDING
Store	1 Room Apartments	Pine	
Store Flat	2 Room Apartments	Hardwood	
Apartment	3 Room Apartments	Concrete	
Office Bldg.	Basement Apartments	Tile	
Hotel	Stores		
Theatre			
Garage			
Gas Station			
Model			
✓ Warehouse	7. INTERIOR FINISH	11. BASEMENT	
	Pine Trim	None	
	Hardwood Trim	Part	
	Plaster	Full	
	Wall Board	Dirt Floor	
	Mepl	Concrete Floor	
	Concrete		
	Brick		
	Pile		
	Concrete Block	12. MISCELLANEOUS	
	Stone	Air Conditioning	
		Inch. radiator	
		Steel Sash	
		Sprinkler	
		Kitchen	
		Store front	
3. CONSTRUCTION			
✓ Wood Frame	Oil Burner		
Concrete Block	Gas Burner		
Brick	Conversion		
Steel Frame	Stoker		
Rein. Concrete	Blower		
✓ Pole			
4. EXT. WALLS	9. PLUMBING	13. CONSTRUCTION	
Drip Siding	None	Good	
Lap Siding	Bath	Poor	
Stucco	Tile Floor	Average	
Brick, Face	Tile Walls	Cheap	
Brick, Common	Shower Stall		
Wood Shingle	Washer (2 Pc.)		
Concrete Block	Extra Sill		
✓ Std	Extra Wash Bowl		
5. ROOF		17. PERCENT CONDITION	
✓ Wood Deck	19. WIRING		
Steel Deck	Incandescent	Person Interviewed:	
Concrete Deck	Fluorescent	Examined By	
Tar and Gravel		Date:	
Roll		Remarks:	
Insulation			
✓ Std			

BUILDING VALUE COMPUTATIONS

Type of Building	No. Stys.	Sq. Ft.	Cu. Ft.	Unit Cost	Base Value	Item	Amount	Reproduction Cost New	Phys. Dep. % Cond.	Reproduction Cost Dep'd.	Economic Cond. %	True Cash Value
Hydralft.	51	87,039		\$ 76	\$ 66,150				.80			\$ 52,920
Chainlink Fence		2206		10.38	22,898	X .97 X .85		18,899	.80			15,109
2 Gates (15')				4.10	820	X .97 X .85		676	.80			541
Loading Dk		5444		6.55	3563	X .97 X .85		2938	.80			2350
												70,915

11/14/41
 M 132



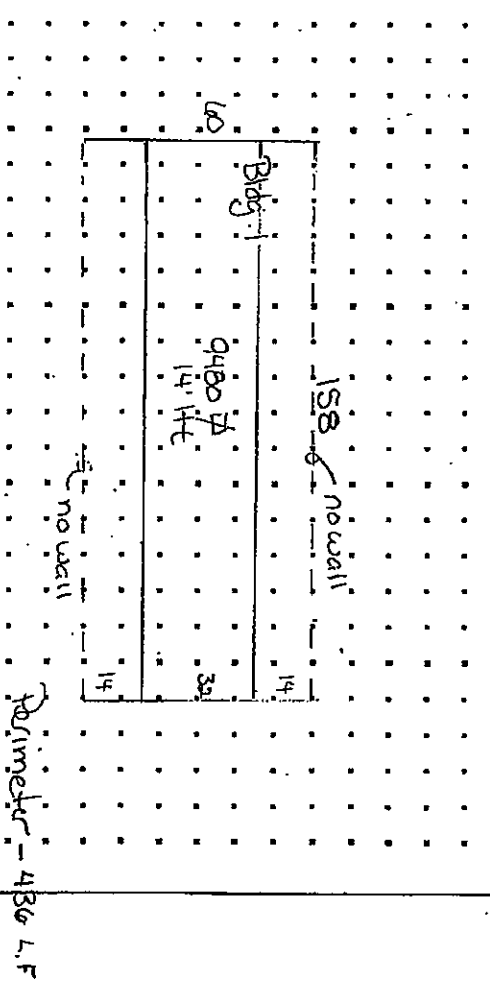
Bldg 1 - lumber storage

Steel Mill - 4 Well Pass Code

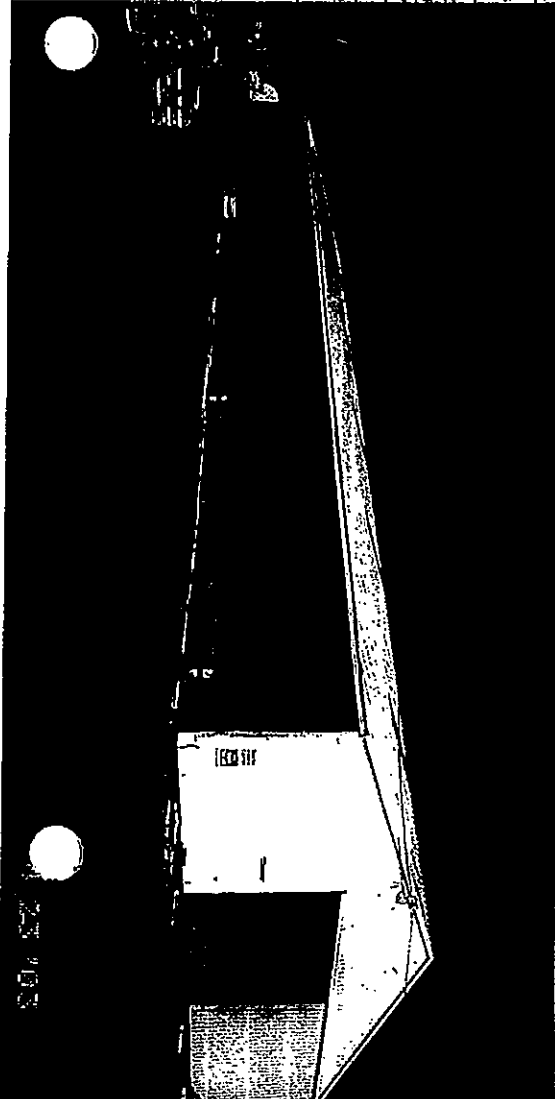
BUILDING		NO. STORIES	BLDG. HT.	AVG. STORY HT.		
2. FOUNDATION		10. HEATING & COOLING - None				
concrete footing	acoustical tile	gas		electric		
block wall	suspended	oil		coal		
pouring wall	gypsum board	steam		hot water		
stone wall	plaster	forced air		radiant		
	plint	abovespace ht.		wall furnace		
3. FRAME		Combined Heat & Cool:				
steel	concrete	hot & cold water				
reproot steel	insulation	warm & cool air				
pre-engineered steel		package				
bay spacing	X	Other:				
4. FLOOR STRUCTURE		refrigerated AC		wrap, cooling		
concrete:		heat pump		ventilation only		
on ground						
elevated slab		11. ELECTRIC & LIGHTING - Minimal				
precast joist-deck		Outlets:				
cast plank		few	avg.	many		
Steel Joist Plus:		flexible cond.		rigid cond.		
slab deck & concrete		armored cable		non/rfl.		
precast deck		bus duct		transformer		
wood sheathing		Lighting Fixtures:				
Wood Joist Plus:		few	avg.	many		
sheathing		incand.		flou.		
		mercury		sodium		
5. FLOOR COVER		13. ROOF STRUCTURE				
carpet		Steel Joist Plus:				
ceramic tile		conc. slab		slab deck		
quarry tile		precast deck		gypsum		
concrete hardener		steel deck plus concrete				
vinyl		wood deck				
vinyl asbestos		Concrete Joist Plus:				
		slab		precast		
BUILDING	NO. STS.	SQUARE FEET	UNIT COST	MULT.	BASE VALUE	ADDITIONS AND D.

SKETCH/NOTES

1 SPACE



14. ROOF COVER		Solid Masonry Walls:		Basement Walls:		MISCELLANEOUS		CONSTRUCTION COST	
wood joist & deck	brick w/block	brick	face brick	block	pour	basement insulation	high	above avg.	
concrete plank on h/b wall	conc. brick	precast concrete					avg.	low	YEAR BUILT 1977
open steel w/wood deck	precast concrete	refin. concrete							YEAR REMODELED
open wood w/wood metal	conc. block								
aluminum	shingles	Other Walls:							
sandwich	built up	sandwich	conc.	elevators	escalators				



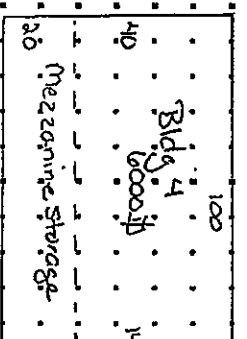
Bldg 3-41 - lumber storage Bldg.
 BUILDING TYPE: Wood with 4-wall base
 NO. STORIES: 1
 BLDG. HT.: 17
 AVG. STORY HT.: 17

2. FOUNDATION		6. CEILING		10. HEATING & COOLING		11. ELECTRIC & LIGHTING	
concrete footing		acoustical tile		gas		Outside: Manual	
block wall		unpainted		oil		few	
poured wall		gypsum board		stair		flexible cond.	
stone wall		plaster		forced air		armored cable	
		paint		storage space h/c.		bus duct	
3. FRAME		wood		Combined Heat & Cool:		Other:	
steel	concrete	insulation		hot & cold water		refrigerated AC	
fireproof steel				warm & cool air		heat pump	
pre-engineered steel				package			
bay spacing X							
4. FLOOR STRUCTURE		7. INTERIOR					
Concrete:		solid framing					
on ground		masonry					
elevated slab		plaster	paint				
precast joist-deck		drywall	paper				
concrete plank		movable	panel				
Steel Joist Plus:							
slab deck & concrete							
precast deck							
wood sheathing							
Wood Joist Plus: Mezzanine							
sheathing 5X10X16							
5. FLOOR COVER							
carpet							
ceramic tile							
quarry tile							
concrete hardener							
vinyl							
vinyl asbestos							

13. ROOF STRUCTURE		14. ROOF COVER		MISCELLANEOUS		YEAR BUILT	
Steel Joist Plus:		aluminum	shingles	Other Walls:	elevators	1977	
concrete slab	steel deck	sandwich	butt up	sandwich	escalators		
precast deck	steel deck plus concrete						
wood deck	wood deck						
Concrete Joist Plus:							
slab	slab						



1 SPACE = 10'
 4880 sq. Total
 416 perimeter
 9000 sq. Mezz. Storage



Other Roofs: Wood joist & deck
 covered plank on bry wall
 open steel wooddeck
 open wood wooddeck metal
 Solid Masonry Walls: brick withrock
 face brick
 Basement Walls: block
 poured
 CONSTRUCTION COST: high above avg.
 1977

Bldg 2 - Lumber Store

BUILDING TYPE		NO. STORIES	BLOS. HT.	AVG. STORY HT.
2. FOUNDATION		6. CEILING		
concrete footing	acoustical tile	gas	electric	
block wall	suspended	oil	coal	
poor wall	gypsum board	alarm	hot water	
stone wall	plaster	forced air	radiant	
	paint	above/pace htr.	wall fixture	
3. FRAME		7. INTERIOR		
steel	concrete	Insulation		
fireproof steel		Combined Heat & Cool:		
pre-engineered steel		hot & cold water		
		warm & cool air		
bay spacing X		packages		
4. FLOOR STRUCTURE		8. FLOOR COVER		
Concrete:	drywall	dry/exposed		
on ground	movable	vinyl asbestos		
above slab				
precast joint-deck				
cord plank				
Steel Joists Plus:				
steel deck & concrete				
precast deck				
wood sheathing				
Wood Joists Plus: <u>Mazz.</u>				
sheathing <u>2 x 10 x 16</u>				
5. FLOOR COVER		9. SPRINKLERS		
carpet		wet/exposed		
ceramic tile		dry/exposed		
quarry tile		wet/exposed		
concrete tandem		wood deck		
vinyl				
vinyl asbestos				
BUILDING		NO. STYS.		
		SQUARE FEET		
		UNIT COST		
		MULT.		
		BASE VALUE		
		ADDITIONS AND ITEM		

Class
B-1

NO. STORIES
10

BLOS. HT.
15

AVG. STORY HT.
15

10. HEATING & COOLING - None

11. ELECTRIC & LIGHTING - Manual

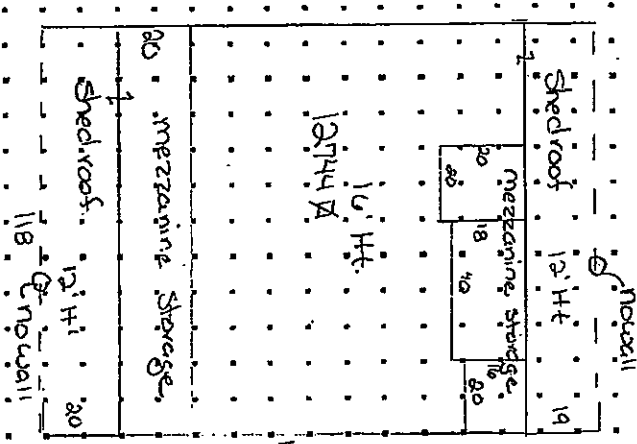
12. ROOF STRUCTURE

13. FLOOR COVER

14. ROOF COVER

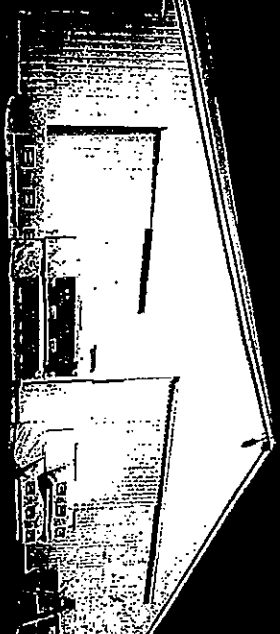
15. MISCELLANEOUS

SKETCH/NOTES		1 SPACE =	
Other Roofs:		Solid Masonry Walls:	
wood joist & deck	brick w/brick	corn. brick	face brick
covered plank on brg wall	precast concrete	rain. concrete	block
open steel w/corr'd deck	conc. block		
open wood w/corr'd metal			
Basement Walls:		CONSTRUCTION COST	
block	pour'd	high	above avg.
Basement Insulation:		swg.	low
Miscellaneous:		YEAR BUILT	
elevators	escalators	1977	
YEAR REMODELED			

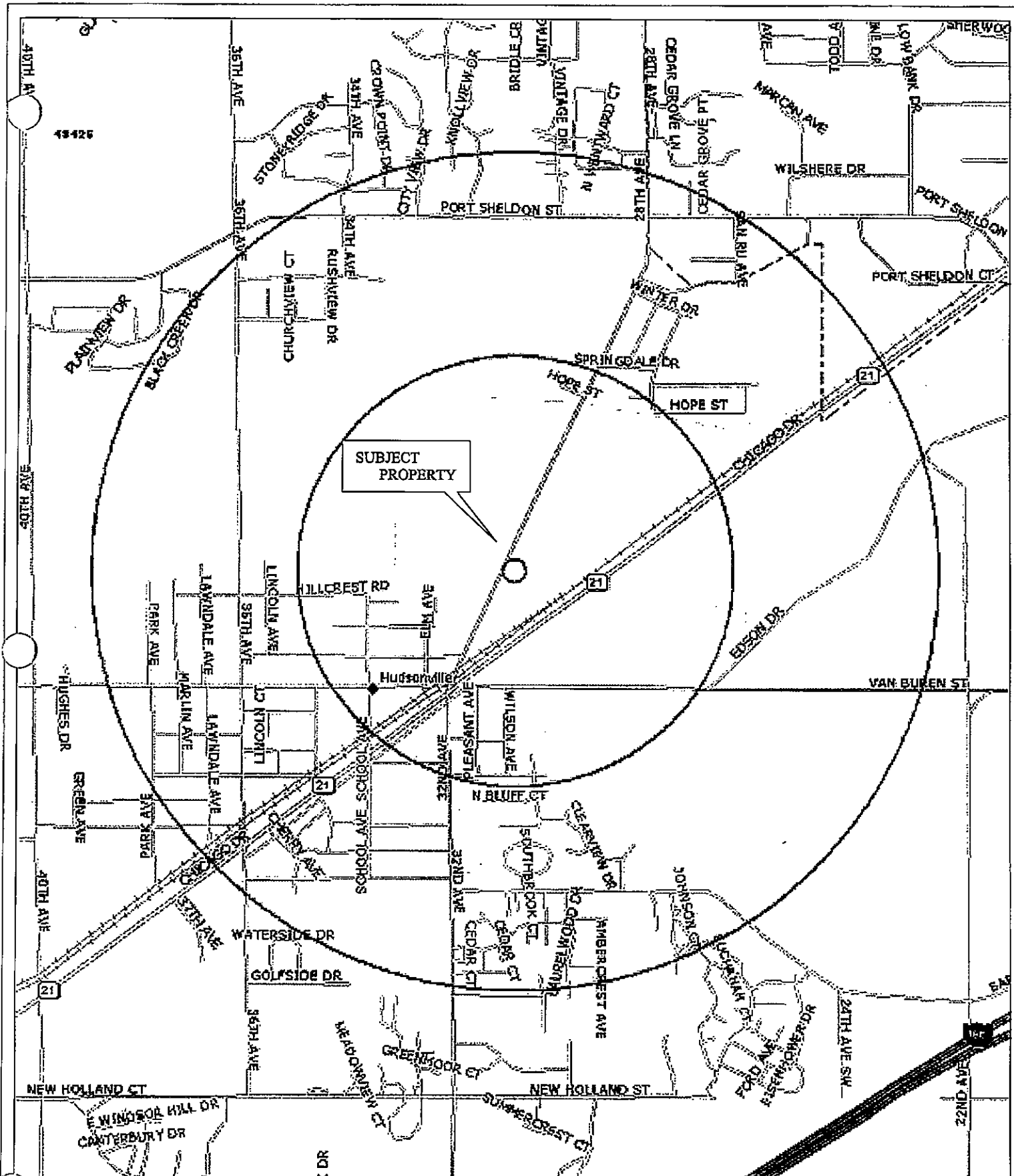


Parimeter = 450 L.F.
Mezzanine storage = 38000

Ave Ht = 14'



**APPENDIX D
RADIUS MAP**



Equity Resource Environmental
 A-5792 143rd Ave., Ste. A
 Holland, MI 49423
 Ph: 616.392.6010
 Fax: 616.392.6080

REGULATORY RADIUS MAP

NW 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWN 6 NORTH, RANGE 13 WEST

NOT TO SCALE

NOT A SURVEY

Site Name: 5800 Balsam Drive
 Hudsonville, MI
 Project No: 10-1530
 Drawn by: KWP
 Date: 04/26/2010

APPENDIX E
ERE SCOPE OF SERVICES



Scope of Services
Phase I Investigation Procedure
ASTM E 1527-05
All Appropriate Inquiry

Standard Practice for Environmental Site Assessments:
Phase I Assessment Process

- ❖ Obtain preliminary information
 - Legal property description
 - Subject Property boundary survey (if available)
- ❖ Conduct a Subject Property site walkover to identify any evidence of recognized environmental conditions
 - ASTs, USTs, and abandoned drums
 - Waste storage, treatment and/or disposal
 - Chemical use and storage
 - Stained soils, odors, distressed vegetation, debris, or fill material
 - Surface water, pits, ponds, lagoons or drywells
 - Immediately adjoining properties with recognized environmental conditions which may impact the Subject Property
 - Current and/ or former operations, activities, or processes conducted on the Subject Property
 - Ownership and general condition of electrical equipment that may contain PCBs
 - Potable water supply, septic systems, wastewater, and wells
- ❖ Obtain aerial photographs and past photographs depicting past Subject Property conditions
- ❖ Conduct a review of the Subject Property history from the first reasonable ascertainable developed use present or 60 yrs prior and summarize historical information

Historical ownership and use information sources may include:

- Aerial photographs
- Sanborn Fire insurance maps
- Local street directories
- R.L. Polk Directories
- Property tax files
- Zoning/ Land use records
- Land title ownership records

❖ Conduct interviews with Subject Property owner(s), adjoining parcel owners, past users, local Health Department, local Fire Department, Township Supervisors, or other individuals with current or past knowledge of conditions of the Subject Property. The interviews may be conducted in person, in writing, or by telephone.

❖ Review the following lists of regulated and/ or environmentally impacted sites:

○ Federal NPL site list	1.0 Mile Radius
○ Federal CERCLIS list	0.5 Mile Radius
○ Federal RCRA TSD Non-CORRACTS list	0.5 Mile Radius
○ Federal RCRA TSD CORRACTS list	1.0 Mile Radius
○ Federal RCRA generators adjoining parcels	S.P & Adj. Properties
○ Federal ERNS list	S.P only
○ State list of hazardous waste sites	1.0 Mile Radius
○ State landfill and /or solid waste disposal sites	0.5 Mile Radius
○ State (LUST) leaking USTs sites	0.5 Mile Radius
○ State registered UST list	S.P & Adj. Properties
○ State list of Filed BEAs	S.P & Adj. Properties
○ Federal institutional and engineering controls	S.P only
○ State and Tribal voluntary cleanup sites	0.5 Mile Radius
○ State and Tribal brownfield sites	0.5 Mile Radius
○ State and Tribal equivalent NPL sites	1.0 Mile Radius
○ State and Tribal equivalent CERCLIS list	0.5 Mile Radius

❖ Review of governmental agency records and discussion with agency staff, if practical, regarding recognized environmental conditions at or within specified search distances. Sources may include

- MDEQ
- USEPA
- County Health Department
- Local Government Agencies

❖ Conduct a review of relevant documents concerning the Subject Property

- ESA reports
- Environmental Permits
- Registration for USTs
- Hydrogeological Reports
- Geotechnical Reports
- Notices to or from governmental agencies regarding environmental conditions and/ or violations
- Record of any pending, threatened, or past litigation regarding environmental conditions
- Material Safety Data Sheets

❖ Prepare a Phase I ESA Report including the following:

- **Summary of the scope of work**
- **Summary of the observed Subject Property conditions**
- **Visual inspection of the Subject Property and surrounding adjoining parcels**
- **Summary of record search results**
- **Summary of the interviews with public agencies**
- **Conclusions and recommendations regarding recognized environmental conditions at the Subject Property, based on the results of the assessment**

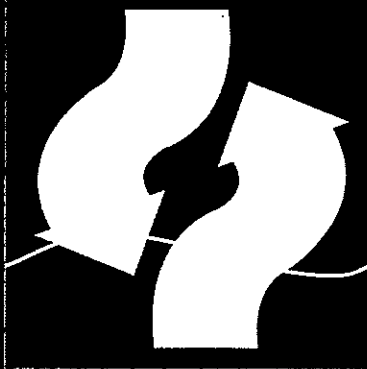
**LIMITED PHASE II INVESTIGATION
MAY 28, 2010**

LIMITED RELEASE II
INVESTIGATION

5800 Balsam Drive, City of Hudsonville
Ontonagon County, Michigan

May 28, 2010

EQUITY RESOURCE



ENVIRONMENTAL

A-5792 143rd Avenue, Suite A
Holland, MI 49423

Phone (616) 392-6010 Fax (616) 392-6080

500 East 96th Street, Suite 400
Indianapolis, IN 46240

Phone (317) 218-8012 Fax (616) 392-6080

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Equity Resource Environmental (ERE) conducted a Limited Phase II Investigation on the Subject Property located at property address 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan, which includes Parcel # 70-14-28-366-004, (hereinafter referred to as the Subject Property). The Subject Property was found to have one (1) Recognized Environmental Condition (REC) that required additional investigation, through a Phase I ESA dated April 27, 2010 conducted by ERE.

Analytical data results indicated the soil samples collected from the Subject Property contained concentrations of Arsenic exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC). Therefore, with soils within the Subject Property containing concentrations of Arsenic exceeding applicable MDEQ Part 201 DCC the Subject Property qualifies as a "facility" as defined in the NREPA 451, Part 201, Section 20101(1)(o).

Refer to Section 4.0 Analysis and Conclusions for a comprehensive review of the analytical data and further recommendations.

1.0 SCOPE OF WORK

1.0 SCOPE OF WORK

1.1 Scope of Work

On May 20, 2010 ERE conducted field activities to characterize the soils within four (4) predetermined locations to investigate one (1) REC identified in the Phase I ESA dated April 27, 2010 conducted by ERE to determine if soils within the Subject Property contained concentrations of Arsenic, Chromium (III & VI) and Copper exceeding applicable MDEQ Part 201 risk-based criteria. Specifically, soil borings SB-1, SB-2, SB-3 & SB-4 were analyzed for Arsenic, Chromium (III & VI) and Copper.

2.0 INTRODUCTION

2.0 INTRODUCTION

2.1 Introduction

ERE was retained by the R. Becker Properties, LLC, to conduct a Limited Phase II Investigation on the Subject Property located at property address 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan.

2.2 Limiting Conditions and Methodology Used

Four (4) soil borings were extended to depth to collect four (4) soil samples on the Subject Property in the most likely areas of historical impact. No limiting conditions were encountered while extending the soil borings. All samples were collected according to USEPA guidelines for sampling soils for analysis of Arsenic, Chromium (III & VI) and Copper. Sampling tools and containers were constructed of a material that would not compromise the analytical results of the samples. The soil samples were collected using a stainless steel, bucket type hand auger. The soil samples analyzed for Arsenic, Chromium (III & VI) and Copper were kept intact as they were collected, preserved in appropriate 4 oz. glass sampling jars and chilled on ice. The sample containers were clearly labeled with the date, time, boring number, sampler initials and job reference number. The containers were appropriately documented using the sample chain of custody report and delivered to Lakeland Laboratories to be analyzed for Arsenic, Chromium (III & VI) and Copper.

3.0 EVALUATION AND PRESENTATION OF RESULTS

4.0 ANALYSIS AND CONCLUSIONS

3.0 EVALUATION AND PRESENTATION OF RESULTS

Subject Property Soil and Groundwater Characterization

Summaries of the laboratory results are included in Table 1 in Appendix C, while the laboratory reports for the samples are included in Appendix B of this report. Refer to Figure 3 – Sample Map for the location of each sample location.

SB-1

Soil boring SB-1 was extended within the northern former treated lumber staging area along the northern Subject Property border. The soil sample was collected within loamy soils from a depth of 8-inches below ground surface (bgs) and analyzed Arsenic, Chromium (III & VI) and Copper. Analytical data results indicated the soil sample collected at this soil boring location contained concentrations of Arsenic at 7,900 ppb exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC) of 7,600 ppb for Arsenic.

SB-2

Soil boring SB-2 was extended within the northern former treated lumber staging area also along the northern Subject Property border approximately 20-feet east of SB-1. The soil sample was collected within loamy soils from a depth of 8-inches below ground surface (bgs) and analyzed Arsenic, Chromium (III & VI) and Copper. Analytical data results indicated the soil sample collected at this soil boring location contained concentrations of Arsenic at 21,000 ppb exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC) of 7,600 ppb for Arsenic.

SB-3

Soil boring SB-3 was extended within the eastern former treated lumber staging area. The soil sample was collected within loamy soils from a depth of 12-inches below ground surface (bgs) and analyzed Arsenic, Chromium (III & VI) and Copper. Analytical data results indicated the soil sample collected at this soil boring location contained concentrations of Arsenic at 22,000 ppb exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC) of 7,600 ppb for Arsenic.

SB-4

Soil boring SB-4 was extended within the eastern former treated lumber staging area approximately 30-feet north of SB-3. The soil sample was collected within loamy soils from a depth of 12-inches below ground surface (bgs) and analyzed Arsenic, Chromium (III & VI) and Copper. Analytical data results indicated the soil sample collected at this soil boring location contained concentrations of Arsenic, Chromium (III) and Copper; however, not at concentrations exceeding applicable MDEQ Part 201 risk based criteria.

EB-1

Exploratory boring EB-1 was extended within the northern former treated lumber staging area approximately 15-feet east of SB-1. EB-1 was extended to maximum depth of 36" bgs at which depth shallow groundwater was encountered. Loamy soils were observed from 0"-8" bgs and sandy soils were observed from 9"-36" bgs within this exploratory boring. No soil sample was collected from this exploratory boring location.

EB-2

Exploratory boring EB-2 was extended within the northern former treated lumber staging area approximately 10-feet west of SB-2. EB-2 was extended to maximum

depth of 36" bgs at which depth shallow groundwater was encountered. Loamy soils were observed from 0"-8" bgs and sandy soils were observed from 9"-36" bgs within this exploratory boring. No soil sample was collected from this exploratory boring location.

EB-3

Exploratory boring EB-3 was extended within the eastern former treated lumber staging area approximately 10-feet south of SB-3. EB-3 was extended to maximum depth of 36" bgs at which depth shallow groundwater was encountered. Sandy soils with minimal loam content were observed from 0"-12" bgs and sandy soils were observed from 13"-36" bgs within this exploratory boring. No soil sample was collected from this exploratory boring location.

EB-4

Exploratory boring EB-4 was extended within the northern former treated lumber staging area approximately 15-feet south of SB-4. EB-4 was extended to maximum depth of 36" bgs at which depth shallow groundwater was encountered. Loamy soils were observed from 0"-10" bgs and sandy soils were observed from 11"-36" bgs within this exploratory boring. No soil sample was collected from this exploratory boring location.

4.0 ANALYSIS AND CONCLUSIONS

The soil samples collected from the Subject Property were analyzed for Arsenic, Chromium (III & VI) and Copper. Specifically, soil borings SB-1, SB-2, SB-3 & SB-4 were analyzed for Arsenic, Chromium (III & VI) and Copper. Analytical data results indicated the soil samples collected from the Subject Property contained concentrations of Arsenic exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC). Therefore, with soils within the Subject Property containing concentrations of Arsenic exceeding applicable MDEQ Part 201 DCC the Subject Property qualifies as a "facility" as defined in the NREPA 451, Part 201, Section 20101(1)(o).

ERE recommends that a Baseline Environmental Assessment (BEA) be completed for the Subject Property to address the liability issues associated with the potential future purchase and/or operation of a known facility. Results from the Limited Phase II sampling and analysis presented in this report should be incorporated into the overall site characterization of the environmental impacts existing on the Subject Property for the completion of the BEA.

The primary purpose of a BEA is to gather sufficient information about a facility to allow a historic release to be distinguished from a potential new release. The completion and submittal of a BEA to the State of Michigan will exempt the purchaser of a facility from the liability associated with the contaminants present on the site. A site must first be classified as a facility prior to evaluation for one of the three BEA categories. When considering the BEA categories, it is imperative that one knows the types of hazardous substances, if any, which will be used or stored on the Subject Property after purchase, occupancy or foreclosure.

The three (3) BEA categories defined by the MDEQ are as follows:

- **Category N:** Applies to facilities where new owners and operators will **not** use or store significant quantities of hazardous substances.
- **Category D:** Applies to facilities where hazardous substances will be used or stored. The hazardous substances to be used at the site must be **different** from those substances known, or likely to be known as, facility contaminants.
- **Category S:** Applies to facility where the **same** hazardous substances as those identified as facility contaminants will be used.

These considerations, solely applicable to the BEA program, are in addition to any other applicable requirements of state or federal laws and regulations, and do not limit the obligation of an owner or operator to comply with any other state or federal law.

5.0 REFERENCES

5.0 REFERENCES

The following documents were referenced in the preparation of this Limited Phase II Environmental Investigation:

Equity Resource Environmental, *Phase I Environmental Site Assessment, 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan*. April 27, 2010.


1998 Annual Book of ASTM Standards, Section 11, Water and Environmental Technology, *Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process*, E 1903-97.

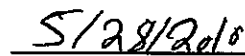
Michigan Department of Environmental Quality, *Training Manual for Part 201 Cleanup Criteria*, January 1998. Updated June 11, 2007.

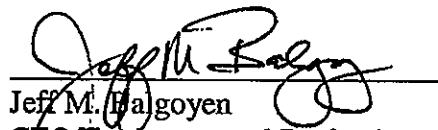
6.0 QUALIFICATIONS AND CERTIFICATIONS

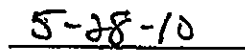
6.0 QUALIFICATIONS AND SIGNATURES

All work was performed by the undersigned Environmental Professionals. Site reconnaissance and sampling activities completed on the Subject Property were conducted on May 20, 2010 using qualified environmental geologist Kirk W. Perschbacher.


Kirk W. Perschbacher
Environmental Geologist


Date


Jeff M. Balgoyen
CEO/Environmental Professional


Date

Please contact Equity Resource Environmental with any questions or concerns.

Phone: (616) 392-6010

Fax: (616) 392-6080

Kirk W. Perschbacher

Holland, MI 49423

616.392.6010

616.886.7330

kirkpere@sbcglobal.net

RELATED EXPERIENCE

05/2006 - 06/2006	Western Michigan University Geology Field Camp Kalamazoo, MI	▪ 40 Hour OSHA HAZWOPER Certification
----------------------	---	--

EDUCATION

08/2002 - 04/2007	Bachelor of Science Geology Grand Valley State University Allendale, MI	▪ Plate Tectonics ▪ Structural Geology ▪ Geomorphology ▪ Sedimentary and Stratigraphy ▪ Mineralogy ▪ Petrology ▪ Hydrology ▪ Oceanography ▪ Environmental Geology ▪ Calculus I, II, III ▪ Calculus based Physics ▪ Chemistry
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WORK EXPERIENCE

06/2007 - Present	Environmental Geologist Equity Resource Environmental Holland, MI	▪ Transaction Screen Process ▪ Phase I ESA ASTM Standards E1527-00 and 1527-05 ▪ Phase II ESA ASTM Standards E1527-00 and 1527-05 ▪ Baseline Environmental Assessments (BEAs) ▪ Section 7a Compliance Analysis Due Care Plans ▪ Brownfield Redevelopments ▪ Project Management and Coordination with Regulatory Officials ▪ Risk Management at Industrial Facilities
05/2007 - 07/2007	Stormwater Research Assistant Grand Valley State University Allendale, MI	▪ Aid professor monitoring stormwater runoff ▪ Experience using Odyssey data recording software

Jeff M. Balgoyen

Professional Experience

Equity Resource Environmental, LLC **Holland, MI** **9/95 – Present**

CEO / Environmental Professional

- **Project Marketing and Management**
- **Development and Implementation of Field Work Plans**
- **Employee / Company Management**
- **Conduct Environmental Site Assessments**
- **Develop and Manage Field Investigation of Work Plans**
- **Market and Develop Brownfield Redevelopment Plans, TIF and SBT Credits**
- **Geotechnical Assessments**

Metropolitan Title Company **Holland, MI** **6/92 – 1/98**

Branch Manager / Production Manager

- **Managed Title/Abstract Production**
- **Managed Escrow Production**
- **Personnel Management**
- **Marketing and Budgeting**

Independent Oil and Gas Production Land Services **Hamilton, MI** **6/86 – 6/92**

- **Mineral Land Management**
- **Lease Acquisition / management**
- **Drilling Title Opinions and Curative Services**

Omni Petroleum Corporation **Allegan, MI** **1/80 – 6/86**

Senior Petroleum Landman

- **Mineral Land Management**
- **Lease Acquisition / management**
- **Oil and Gas Well Site Preparation**
- **Drilling Title Opinions / Title Curative Work**
- **Managed Leasing and office personnel**

Education

- **Western Michigan University** **Kalamazoo, MI** **1978**
Business Management
- **IED** **Houston, TX** **1981**
Land / Minerals Management

Qualifications:

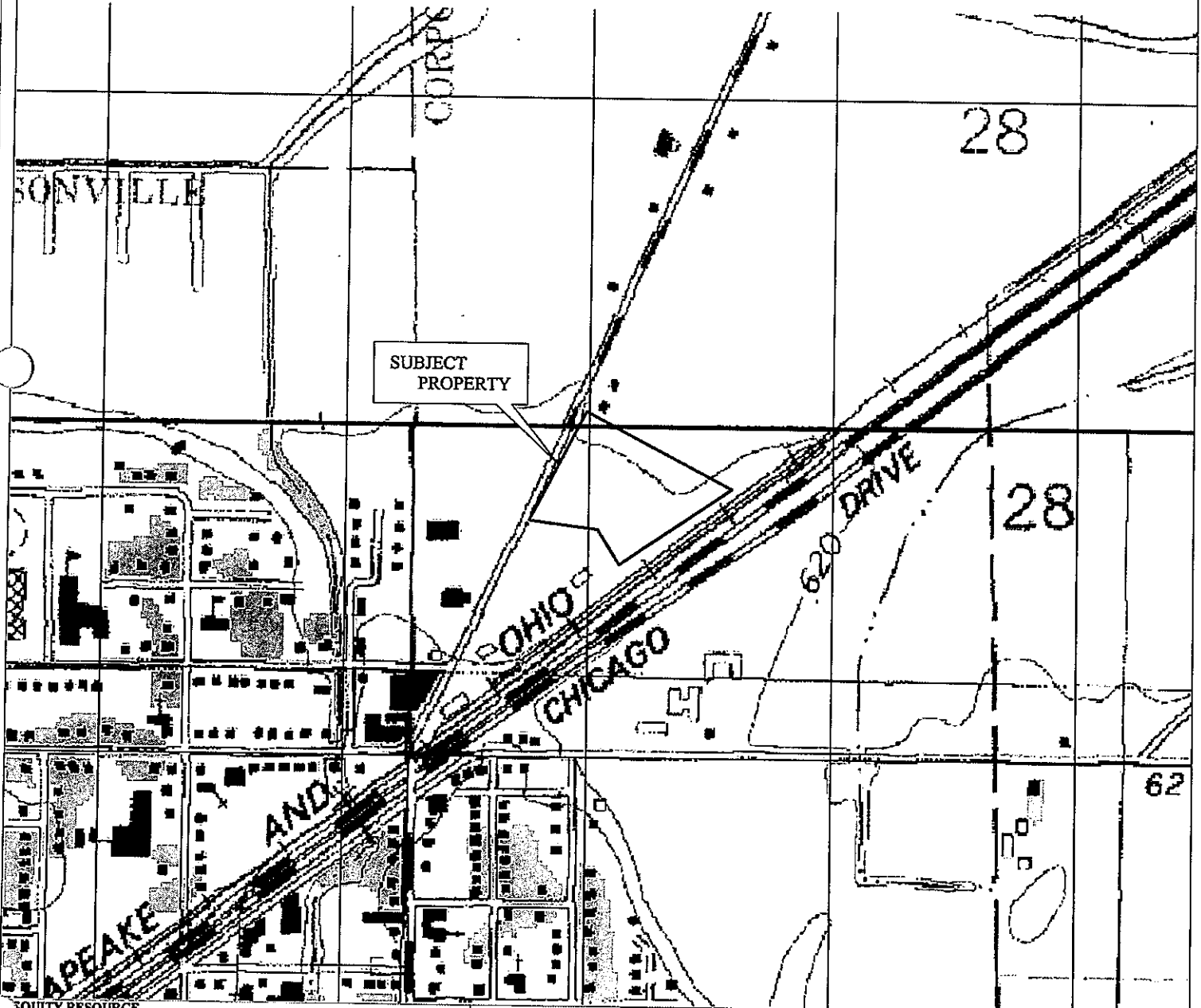
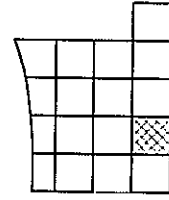
- **40 Hour HAZWOPER Certified**
- **Certified HAZWOPER Site Supervisor**
- **Environmental Professional**
- **Member Michigan Association of Environmental Professionals**
- **Certified Site Storm Water Operator**

APPENDICES

APPENDIX A
FIGURES



LAKE MICHIGAN



EQUITY RESOURCE



ENVIRONMENTAL

Equity Resource Environmental
 A-5792 143rd Avenue, Suite A
 Holland, MI 49423
 Ph: 616-392-6010
 Fax: 616-392-6080

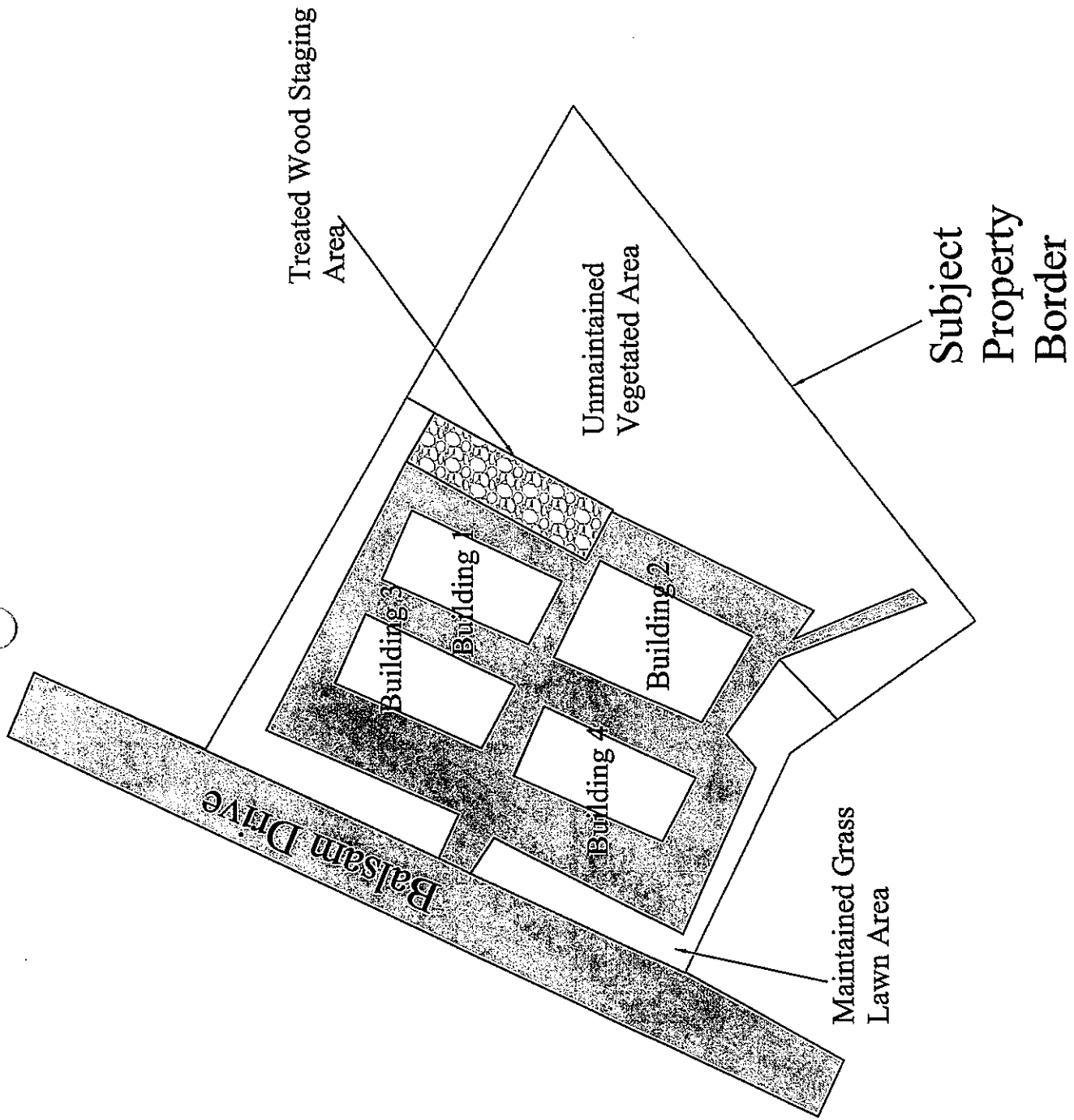
FIGURE 1 - SITE LOCATION

NW 1/4 OF THE SW 1/4,
 SEC 28, T 6 N, R 13 W

Site Name: 5800 Balsam Drive
 Hudsonville, MI
 Project No: 10-1543
 Drawn by: KWP
 Date: 05/27/2010

NOT TO SCALE

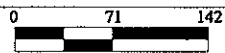
NOT A SURVEY



Equity Resource Environmental
A-5792 143rd Avenue, Suite A
Holland, MI 49423
Ph: 616-392-6010
Fax: 616-392-6080

FIGURE 2 - SITE MAP

NW 1/4 OF THE SW 1/4 OF SECTION 28
TOWN 6 NORTH, RANGE 13 WEST



SCALE 1" = 142'

NOT A SURVEY

Site Name: 5800 Balsam Drive
Hudsonville, MI
Project No: 10-1543
Drawn by: KWP
Date: 05/27/2010



Subject
Property
Border

Treated Wood Staging
Area

Unmaintained
Vegetated Area

Maintained Grass
Lawn Area

Balsam Drive

SB-1

SB-2

SB-3

SB-4

Building 1

Building 2

Building 3

Building 4

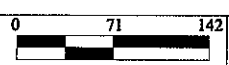


Equity Resource Environmental
A-5792 143rd Avenue, Suite A
Holland, MI 49423
Ph: 616-392-6010
Fax: 616-392-6080

FIGURE 3- SAMPLE MAP

NW 1/4 OF THE SW 1/4 OF SECTION 28
TOWN 6 NORTH, RANGE 13 WEST

Site Name: 5800 Balsam Drive
Hudsonville, MI



NOT A SURVEY

Project No: 10-1530
Drawn by: KWP
Date: 04/26/2010

SCALE 1" = 142'

APPENDIX B
LABORATORY REPORTS



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79774

Sample ID: SB-1

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	7.9	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	26	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	6.8	2	mg/Kg	SW846 7190	5/26/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Lorri White

Date: 5/28/2010



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79775

Sample ID: SB-2

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	21	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	38	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	20	2	mg/Kg	SW846 7190	5/26/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

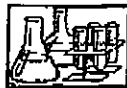
Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Lois White

Date: 5/28/2010



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79776

Sample ID: SB-3

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	22	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	30	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	12	2	mg/Kg	SW846 7190	5/26/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Lorri White

Date: 5/28/2010



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79777

Sample ID: SB-4

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	6.0	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	98	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	6.3	2	mg/Kg	SW846 7190	5/26/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Lori White

Date: 5/28/2010

APPENDIX C
TABLES

Table 1
Soil
Heavy Metals

Analyte	SB-1	SB-2	SB-3	SB-4	Criteria		
					DCC	DWPC	GSIPC
Arsenic	7,900	21,000	22,000	6,000	7,600	4,600	70,000
Chromium III	6,800	20,000	12,000	98,000	3.3E+08	1.9E+09	7.5E+04
Chromium VI	ND	ND	ND	ND	30,000	3,300	260,000
Copper	26,000	38,000	30,000	6,300	1.3E+8	5,800,000	7.50E+04

bolded text represents value(s) exceeding applicable criteria

DCC = Direct Contact Criteria

DWPC = Drinking Water Protection Criteria

GSIPC = Groundwater Surface water Interface Protection Criteria

SDBL = Statewide Default Background Level

all values represented in ug/Kg (parts per billion)

**BASELINE ENVIRONMENTAL ASSESSMENT
JULY 16, 2010**

BASELINE ENVIRONMENTAL ASSESSMENT

Conducted Pursuant to Section 20126(1)(c)
of 1994 PA 451, Part 201, as amended,
and the Rules promulgated thereunder

5800 Balsam Drive,
City of Hudsonville,
Ottawa County, Michigan

July 16, 2010

EQUITY RESOURCE



ENVIRONMENTAL

Baseline Environmental Assessment Summary Sheet

Site Address: 5800 Balsam Drive, City of Hudsonville
Ottawa County, Michigan

Tax Parcel Number: # 70-14-28-366-004

Future Owner: R. Becker Properties, LLC

Former Owner: Carter Jones Lumber Company

BEA Category: Category N

Former Property Uses: Commercial: Lumber Retail and Storage Yard

Intended Future Use: Commercial: Frozen Products Warehouse Storage

**Intended Future
Hazardous Substance Use:** None

Current Zoning: Class: Industrial, Zoning: I-1

Utilities Available: Municipal Water, Municipal Sewer, Municipal Storm
Sewer, Natural Gas, Municipal sewer, Electric

Identification of Author: Kirk W. Perschbacher, Environmental Geologist
Equity Resource Environmental, L.L.C.

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DEFINITIONS

AST:	Aboveground Storage Tank
BEA:	Baseline Environmental Assessment
bgs:	below ground surface
BTEX:	Benzene, Toluene, Ethylbenzene, o-Xylene, and mp-Xylene
CAS:	Chemical Abstract Service Number
GCC:	Groundwater Contact Criteria as established NREPA 1994 PA 451, Part 201
DWC:	Drinking Water Criteria as established NREPA 1994 PA 451, Part 201
DWPC:	Drinking Water Protection Criteria as established NREPA 1994 PA 451, Part 201
ERE:	Equity Resource Environmental
ESA:	Environmental Site Assessment
LUJST:	Leaking Underground Storage Tank
MDEQ:	Michigan Department of Environmental Quality
MW:	Monitoring Well
NREPA:	Natural Resources and Environmental Protection Act
REC:	Recognized Environmental Condition
Subject Property:	5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan
TMB:	Trimethylbenzene
UST:	Underground Storage Tank

**1.0 IDENTIFICATION OF AUTHOR AND
DATE OF BEA COMPLETION**

1.0 IDENTIFICATION OF AUTHOR AND DATE OF BEA COMPLETION

The person with the primary responsibility for the data assembly, interpretation, and technical conclusions of this BEA is Kirk W. Perschbacher, Environmental Geologist, of Equity Resource Environmental, L.L.C.

Signature of Author: Kirk W Perschbacher

Date BEA Conducted: 7/2/2010

Date BEA Completed: 7/16/2010

2.0 INTRODUCTION

2.0 INTRODUCTION

This Baseline Environmental Assessment (BEA) was conducted by Equity Resource Environmental, L.L.C. (ERE) for R. Becker Properties, LLC in accordance with Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA) 1994 PA, 451, as amended ("Part 201"). The purpose of this BEA is to evaluate the environmental conditions at the time of purchase so that, in the event of a subsequent release of hazardous substances, there is a means of distinguishing the new release from existing contamination.

2.1 General Circumstance of Subject Property

ERE was retained by R. Becker Properties, LLC to conduct a Category N BEA on the Subject Property located at 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan (Tax Parcel # 70-14-28-366-004), which is depicted in Figure 1 - Site Location, and Figure 2 - Site Map. Prior to completing this Category (N) BEA, Equity Resource Environmental conducted a Phase I Environmental Site Assessment (ESA) dated April 27, 2010 for the Subject Property to determine if Recognized Environmental Conditions (RECs) existed. A copy of the Phase I ESA is attached in Appendix C. ERE identified the following one (1) REC:

- Through historical information, numerous bunks of treated lumber were staged to the north and east of the commercial buildings, specifically over exposed soils without the utilization of a roof shelter. Treated lumber was historically treated with a Copper, Chromate and Arsenic solution to be resistant to insects. Arsenic, Copper and Chromate are known to leach from large amounts of treated lumber into the underlying soils. As the exposed soils underlying the former treated lumber storage areas were potentially impacted by heavy metals, one (1) REC was identified for the Subject Property.

ERE conducted a Limited Phase II Investigation to characterize the soils within four (4) predetermined locations to investigate one (1) REC identified in the Phase I ESA dated April 27, 2010 and determine if soils within the Subject Property contained concentrations of Arsenic, Chromium (III & VI) and Copper exceeding applicable MDEQ Part 201 risk-based criteria. Soil sample analytical data results indicated the soils on Subject Property contained concentrations of Arsenic exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC). Therefore, with soils within the Subject Property containing concentrations of Arsenic exceeding applicable MDEQ Part 201 Residential and Commercial I DCC, the Subject Property qualifies as a "facility" as defined in the NREPA 451, Part 201, Section 20101(1)(o).

2.2 Historical Use of Property

Historical use of the Subject Property has been a commercial retail lumber yard and retail center for Carter Lumber since the four (4) commercial buildings were constructed in 1977. The Subject Property was also utilized as a plumbing and lighting show room and retail center for Carter Lumber. Numerous outdoor storage racks were utilized for the storage of treated lumber within the northern and eastern portions of the Subject Property. Prior to 1977, the Subject Property existed as undeveloped forested land with no buildings or structures.

2.3 Proposed Future Use

The intended future use of the Subject Property, to which the BEA and this Section 7a CA Due Care Plan applies, will be to utilize the two (2) western existing commercial buildings on the Subject Property as lease tenant space and the two (2) eastern commercial buildings will be utilized by Cedar Crest Dairy as storage for small individual portable freezer units and retail dairy supplies with potentially adding loading docks to the eastern side of the two (2) eastern commercial buildings. Plans also include adding on a large addition to the existing freezer warehouse building along with surrounding asphalt parking and drive surface connecting to the adjoining parcels to the

northeast and southeast, owned by Cedar Crest Dairy, within the eastern portion of the Subject Property. Interior demolition and exterior construction activities are anticipated on the Subject Property by R. Becker Properties, LLC. No significant quantities of hazardous substances will be used or stored, on the Subject Property as a result of its proposed future use.

2.4 BEA Category Type

This BEA is intended to satisfy the requirements for a Category N BEA, as specified in the MDEQ's *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analyses to the Michigan Department of Environmental Quality and for Requesting Optional Determinations*, dated March 11, 1999 and the Part 9 Administrative Rules under Part 201. R. Becker Properties, LLC plans to utilize the two (2) western existing commercial buildings on the Subject Property as lease tenant space and the two (2) eastern commercial buildings will be utilized by Cedar Crest Dairy as storage for small individual portable freezer units and retail dairy supplies with potentially adding loading docks to the eastern side of the two (2) eastern commercial buildings. Plans also include adding on a large addition to the existing freezer warehouse building along with surrounding asphalt parking and drive surface connecting to the adjoining parcels to the northeast and southeast, owned by Cedar Crest Dairy, within the eastern portion of the Subject Property. R. Becker Properties, LLC will not engage in the use, storage or handling of significant quantities of hazardous substances on the Subject Property. This lack of significant hazardous substance use is the basis for being able to distinguish existing contamination from any potential future release.

2.5 Facility Status

Through a Limited Phase II Investigation completed by ERE dated May 28, 2010, four (4) soil borings were extended and four (4) soil samples were collected from two (2) areas known to have been utilized for the unsheltered outdoor storage of treated lumber.

The four (4) soil samples were analyzed for Arsenic, Chromium (III & VI) and Copper. The analytical results of the analysis are described in Section 2.1 above. The laboratory data certificates are attached as Appendix D. Based on concentrations of Arsenic in soils exceeding applicable MDEQ Part 201 Residential and Commercial 1 Direct Contact Criteria (DCC), the Subject Property qualifies as a "facility" as defined in the NREPA 451, Part 201, Section 20101(1)(o).

2.6 Limitations

No limiting conditions were encountered during the compilation of acquired data that would directly or indirectly compromise the findings of this BEA.

3.0 PROPERTY DESCRIPTION

3.0 PROPERTY DESCRIPTION

3.1 Legal Property Description

The Subject Property is located within the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Town 6 North, Range 13 West, known as property address 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan. The legal description of the Subject Property is as follows:

Parcel #70-14-28-366-004

PART SW $\frac{1}{4}$ & PART LOT 5, OHLMAN'S ASSESSOR'S PLAT NO 3 COM
INTERS S $\frac{1}{8}$ LI WITH E LI BALSAM DR, TH S 24D57M W 247.79 FT ALG
E'LY LI TO PT WHICH IS 841.61 FT FROM MOST S'LY COR SD LOT 5 &
PT OF BEG, TH S 65D03M E 234.48 FT, TH S 37D05M E 187.58 FT, TH N
52D 55M E 600 FT ALG NW'LY ROW LI, TH N 60D10M W 684.27 FT TO PT
ON E'LY LI BALSAM DR, SD PT BEING N 24D57M E 500 FT FROM PT OF
BEG, TH S 24D57M W 500 FT TO BEG. SEC 28 T6N R13W

3.2 Scaled Map

A scaled map of the Subject Property is presented in Figure 2 -- Site Map.

3.3 Site Characteristics

The Subject Property consists of one (1) irregular-shaped parcel located along the eastern border of Balsam Drive, totaling 6.52-acres in size. The Subject Property is accessible from Balsam Drive to the west via two (2) curb cut entry areas, entering the Subject Property's western border. The Subject Property contains four (4) commercial buildings with asphalt surfaced parking and drive areas, maintained grass lawn and landscaping area and unmaintained densely vegetated areas. Natural gas, municipal water, municipal sanitary sewer, municipal storm sewer, electric and telecommunication utilities are

available to and service the Subject Property. All utilities enter the Subject Property from Balsam Drive to the west via below grade distribution lines.

The 1982 Hudsonville East Topographic Map, 7.5' series Quadrangle, issued by the United States Geological Survey (USGS), shows the Subject Property to lie centered at approximately 42° 52' 21.9" North latitude and 85° 51' 34.3" West longitude. The average elevation of the Subject Property is an average of 625 feet above mean sea level. The Subject Property is relatively flat with little to no relief. At the time of site reconnaissance, storm water on the Subject Property discharges into a stormwater basin within the interior of the Subject Property which is not connected to the municipal stormwater system. Local topography indicates that shallow groundwater flow at the Subject Property is likely in a northeasterly direction toward Rush Creek. Regional topography indicates that deep groundwater flow at the Subject Property is likely in a northeasterly direction toward Rush Creek.

3.4 Site Photographs

Site photographs and their descriptions are located in Appendix B-Site Photographs.

4.0 KNOWN CONTAMINATION

4.0 KNOWN CONTAMINATION

Areas of known and suspected contamination were identified through the following sources:

- Phase I Environmental Site Assessment dated April 27, 2010
- Limited Phase II Investigation dated May 28, 2010

4.1 Phase I Environmental Site Assessment dated April 27, 2010

Equity Resource Environmental (ERE) conducted a Phase I ESA dated April 27, 2010 on the Subject Property to determine if RECs existed. The Phase I ESA identified one (1) REC. The REC is described in Section 2.1 and in the attached Phase I ESA report.

4.2 Limited Phase II Investigation dated May 28, 2010

The Limited Phase II Investigation included extending four (4) soil boring and the collection of four (4) soil samples from the most likely areas of historical impact. All soil samples were analyzed for Arsenic, Chromium (III & VI) and Copper. Analytical data results indicated the soils on Subject Property contained concentrations of Arsenic exceeding applicable MDEQ Part 201 Residential and Commercial I Direct Contact Criteria (DCC). Therefore, with soils within the Subject Property containing concentrations of Arsenic exceeding applicable MDEQ Part 201 Residential and Commercial I DCC, the Subject Property qualifies as a “facility” as defined in the NREPA 451, Part 201, Section 20101(1)(a).

4.3 Extent of Known Contamination

Through the analytical data results of the Limited Phase II Investigation conducted by ERE, the extent of known soil contamination on the Subject Property is likely limited to exposed soils off the northern and northeastern areas of the asphalt surfaced parking and drive areas. The impacted soils were discovered within loamy sandy soils from a depth of 8”-12” bgs. The full horizontal and vertical extent of the impacted soils has not been fully

determined at this time. Shallow groundwater has not been analyzed on the Subject Property.

4.4 Chemical Abstract Service Numbers (CAS)

This section includes Chemical Abstract Service (CAS) numbers for all known analytes which were detected during the Limited Phase II sampling event. These analyte concentrations were compiled from the Limited Phase II Investigation dated May 28, 2010, conducted by ERE. The two (2) tables below identify those hazardous substances identified above applicable Residential and Commercial I criteria.

Known Soil Contaminants Exceeding Residential & Commercial I DCC

Hazardous Substance	CAS	Concentration (ug/kg)	Residential/ Commercial Criteria
Arsenic	7440-38-2	22,000	7,600

Known Contaminants Not Exceeding Applicable Risk-Based Criteria

Hazardous Substance	CAS	Concentration (ug/kg)
Chromium III	16065-83-1	98,000
Copper	7440-50-8	38,000

4.5 USTs, ASTs or Abandoned Containers

No 55-gallon drums, abandoned containers, USTs or ASTs were located on the Subject Property at the time of the Phase I site reconnaissance or at the time of the preparation of this Category N Baseline Environmental Assessment.

5.0 LIKELIHOOD OF OTHER CONTAMINANTS

5.0 LIKELIHOOD OF OTHER CONTAMINANTS

Due to the nature of the environmental due diligence process, including this Category N Baseline Environmental Assessment, the nature and extent of contamination throughout the Subject Property has not been fully defined. Accordingly, contaminants beyond those detected and in locations not sampled may be present on the Subject Property. R Becker Properties, LLC intends to utilize the two (2) western existing commercial buildings on the Subject Property as lease tenant space and the two (2) eastern commercial buildings will be utilized by Cedar Crest Dairy as storage for small individual portable freezer units and retail dairy supplies with potentially adding loading docks to the eastern side of the two (2) eastern commercial buildings. Plans also include adding on a large addition to the existing freezer warehouse building along with surrounding asphalt parking and drive surface connecting to the adjoining parcels to the northeast and southeast, owned by Cedar Crest Dairy, within the eastern portion of the Subject Property. No significant quantities of hazardous substances will be utilized, stored, managed or handled on the Subject Property by R. Becker Properties, LLC during its ownership, which will make it possible to distinguish existing contamination from any potential future release.

6.0 CONCLUSIONS

6.0 CONCLUSIONS

This Category N BEA was conducted pursuant to the requirements set forth in MDEQ's *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analyses to the Michigan Department of Environmental Quality and for Requesting Optional Determinations*, dated March 11, 1999 and the Part 9 Rules of the Part 201 Administrative Rules promulgated under Part 201. The Subject Property meets the definition of a "facility" (as defined in the NREPA 451, Part 201, Section 20101(1)(o).) based on sampling, laboratory analysis results, and field observations conducted on May 28, 2010. Known contamination is identified as concentrations of Arsenic within soils exceeding applicable MDEQ Part 201 Residential and Commercial I DCC.

The intended future use of the Subject Property by R. Becker Properties, LLC is to utilize the two (2) western existing commercial buildings on the Subject Property as lease tenant space and the two (2) eastern commercial buildings will be utilized by Cedar Crest Dairy as storage for small individual portable freezer units and retail dairy supplies with potentially adding loading docks to the eastern side of the two (2) eastern commercial buildings. Plans also include adding on a large addition to the existing freezer warehouse building along with surrounding asphalt parking and drive surface connecting to the adjoining parcels to the northeast and southeast, owned by Cedar Crest Dairy, within the eastern portion of the Subject Property. R. Becker Properties, LLC will not use any hazardous substances in significant quantities greater than utilized in typical household applications. Therefore, this investigation is believed to be adequate in providing a basis to distinguish potential future hazardous substance releases from existing conditions.

7.0 REFERENCES

7.0 REFERENCES

The following documents were referenced in the preparation of this BEA:

Equity Resource Environmental, *Phase I Environmental Site Assessment, 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan, April 27, 2010*

Equity Resource Environmental, *Limited Phase II Investigation, 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan, May 28, 2010*

Michigan Department of Environmental Quality, *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analyses to the Michigan Department of Environmental Quality and for Requesting Optional Determinations, March 11, 1999.*

Part 9 of the Part 201 Administrative Rules

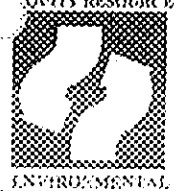
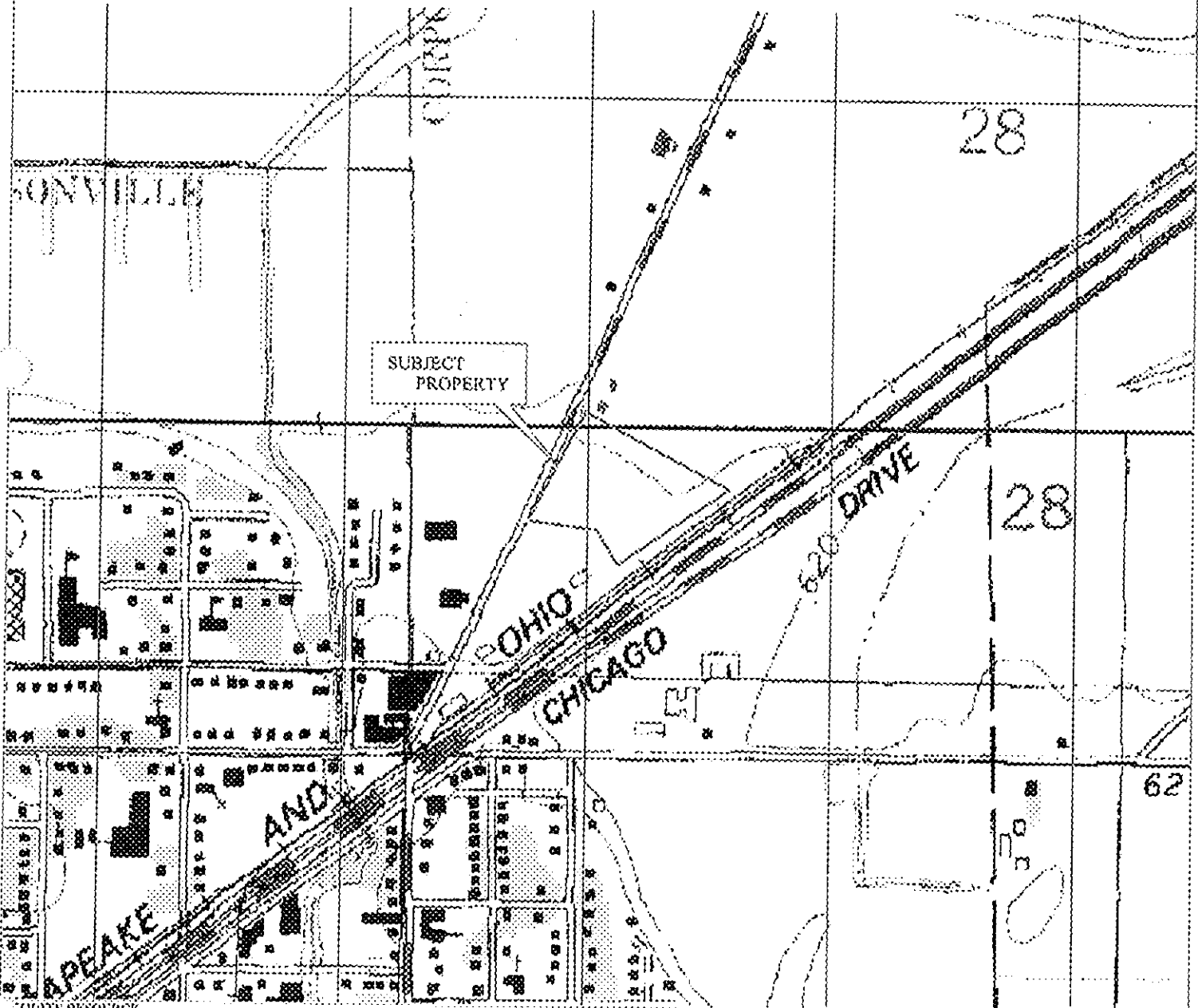
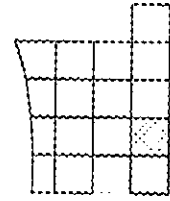
A copy of the above referenced documents can be found within the Appendices of this report.

APPENDICES

APPENDIX A
FIGURES



LAKE MICHIGAN



Equity Resource Environmental
A-5792 143rd Avenue, Suite A
Holland, MI 49423
Ph: 616-392-6010
Fax: 616-392-6080

FIGURE 1 - SITE LOCATION

NW 1/4 OF THE SW 1/4,
SEC 28, T 6 N, R 13 W

Site Name: 5800 Balsam Drive
Hudsonville, MI
Project No: 10-1543
Drawn by: EWP
Date: 05/27/2010

NOT TO SCALE

NOT A SURVEY



Treated Wood Staging Area

Unmaintained Vegetated Area

Subject Property Border

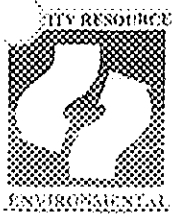
Maintained Grass Lawn Area

Balsam Drive

Building 1
Building 3

Building 2

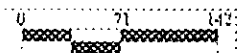
Building 4



Equity Resource Environmental
A-5792 143rd Avenue, Suite A
Holland, MI 49423
Ph: 616-392-6010
Fax: 616-392-6080

FIGURE 2 - SITE MAP

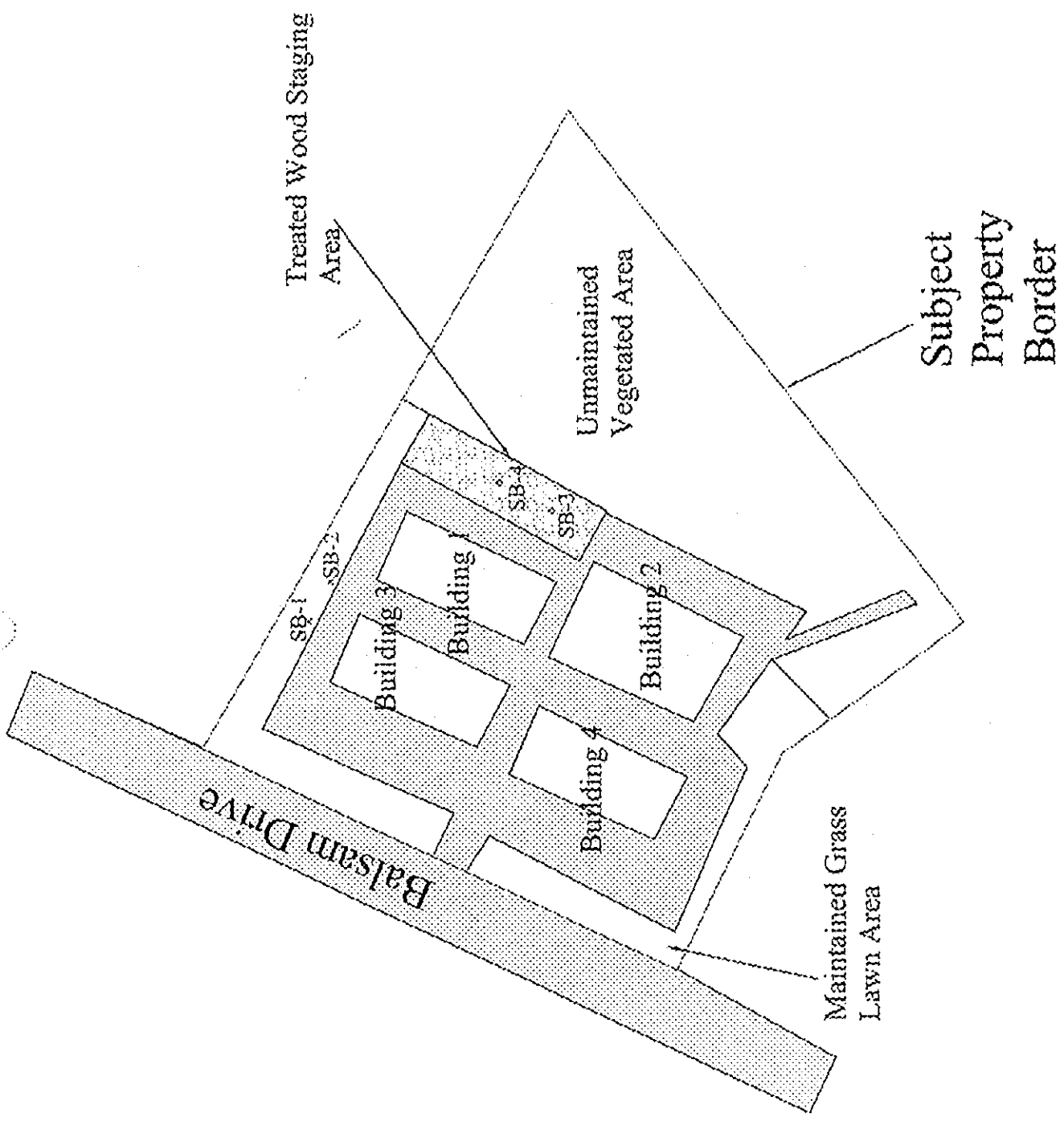
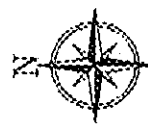
NW 1/4 OF THE SW 1/4 OF SECTION 28
TOWN 6 NORTH, RANGE 13 WEST



SCALE 1" = 142'

NOT A SURVEY

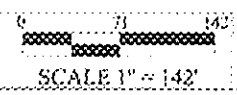
Site Name: 5800 Balsam Drive
Hudsonville, MI
Project No: 10-1543
Drawn by: KWP
Date: 03/27/2010



Equity Resource Environmental
 A-5792 143rd Avenue, Suite A
 Holland, MI 49423
 Ph: 616-392-6010
 Fax: 616-392-6080

FIGURE 3- SAMPLE MAP

NW 1/4 OF THE SW 1/4 OF SECTION 28
 TOWN 6 NORTH, RANGE 13 WEST



NOT A SURVEY

Site Name: 3800 Balsam Drive
 Hudsonville, MI
 Project No: 10-1530
 Drawn by: KWF
 Date: 04/26/2010

APPENDIX B
SITE PHOTOGRAPHS

1



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Adjoining parcels facing west.

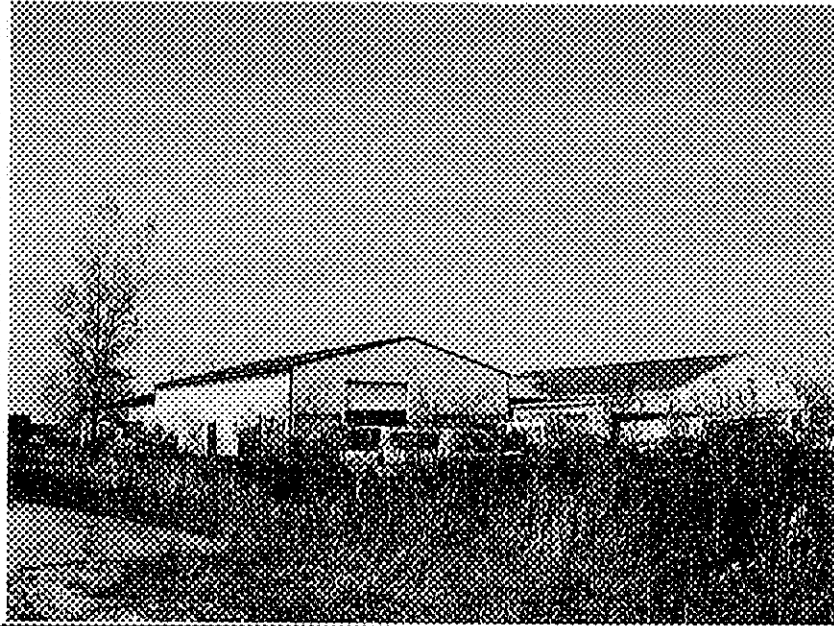
2



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Adjoining parcels facing south.

3



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Adjoining parcels facing north.

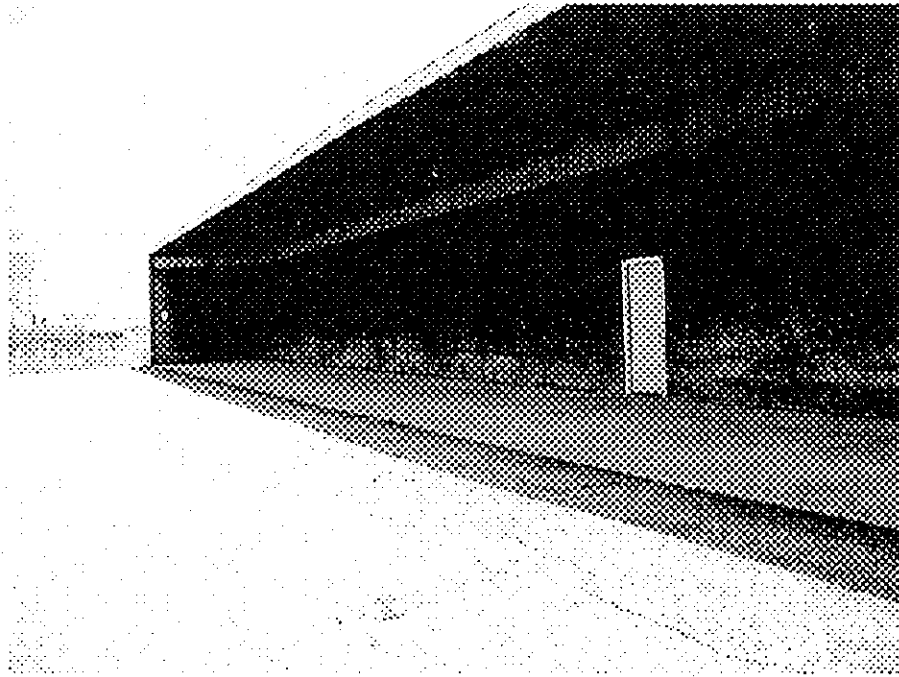
4



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Typical overview of the interior of Building 3/4.

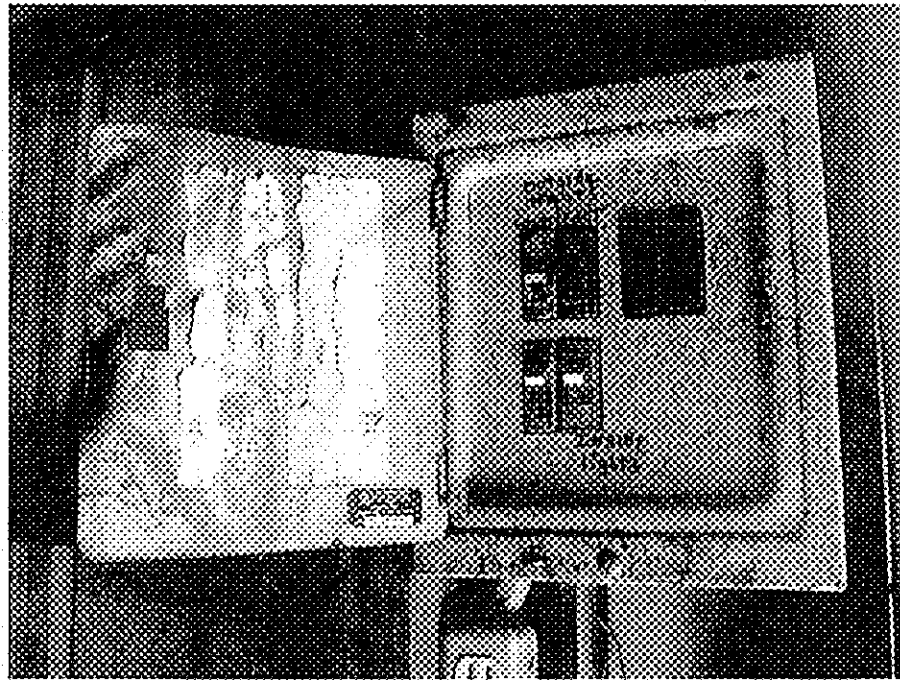
5



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Typical storage canopy associated within Building 1 & 3.

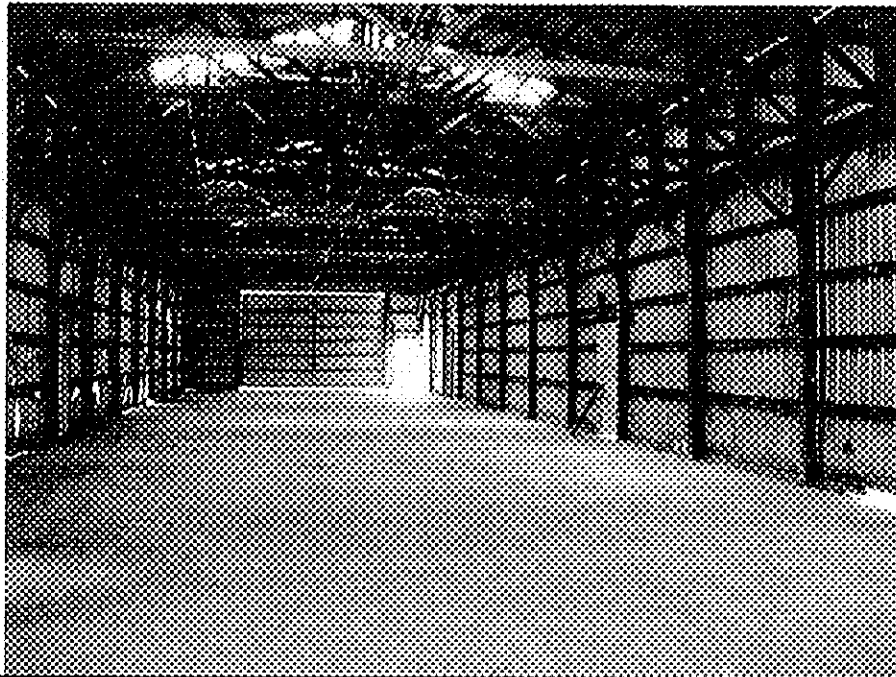
6



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Typical breaker panel located within Building 1.

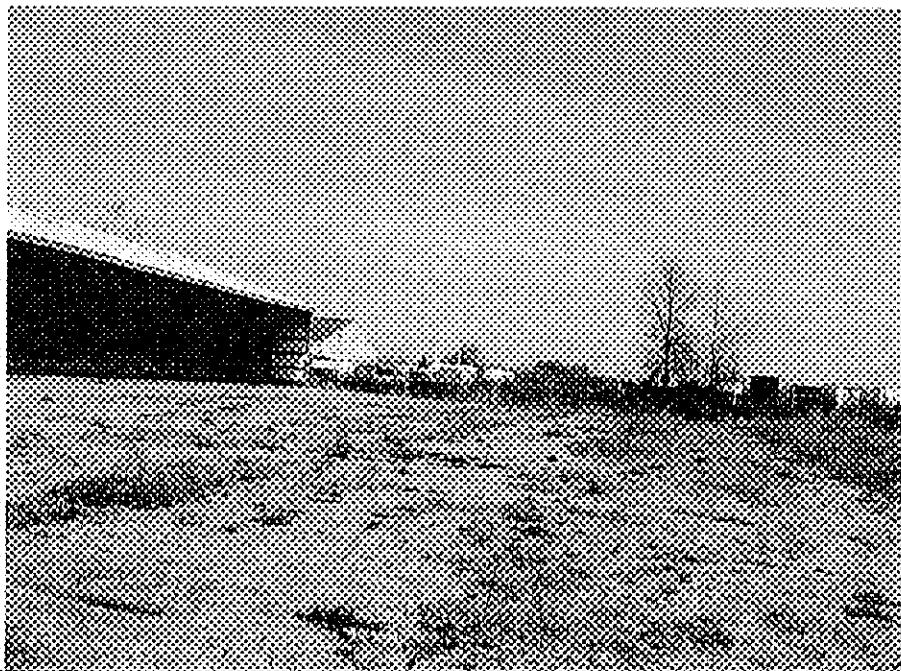
7



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Interior of Building 1.

8



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Overview of the former treated wood staging area on the Subject Property.

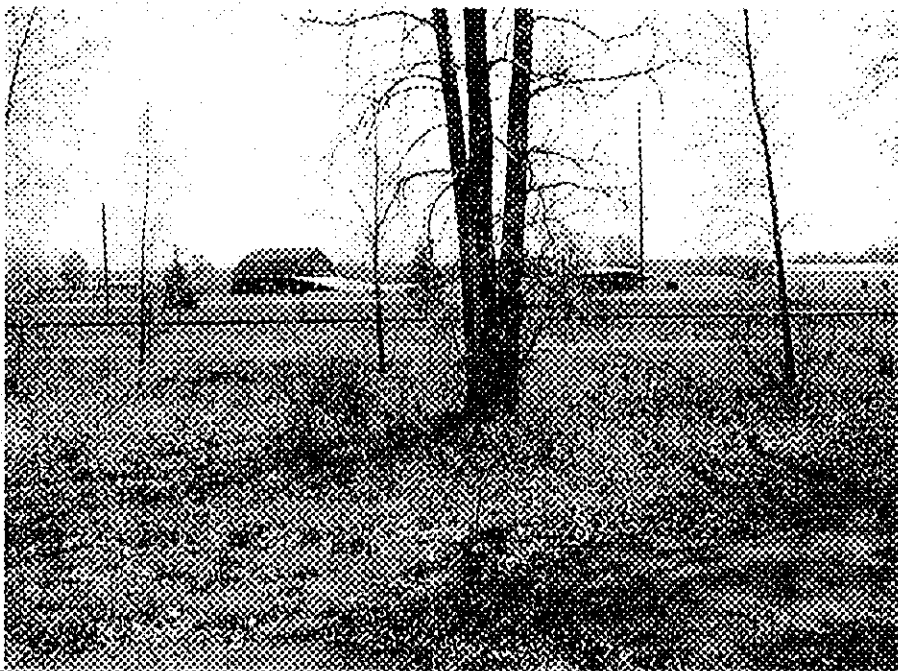
9



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Overview of the southeastern loading dock area.

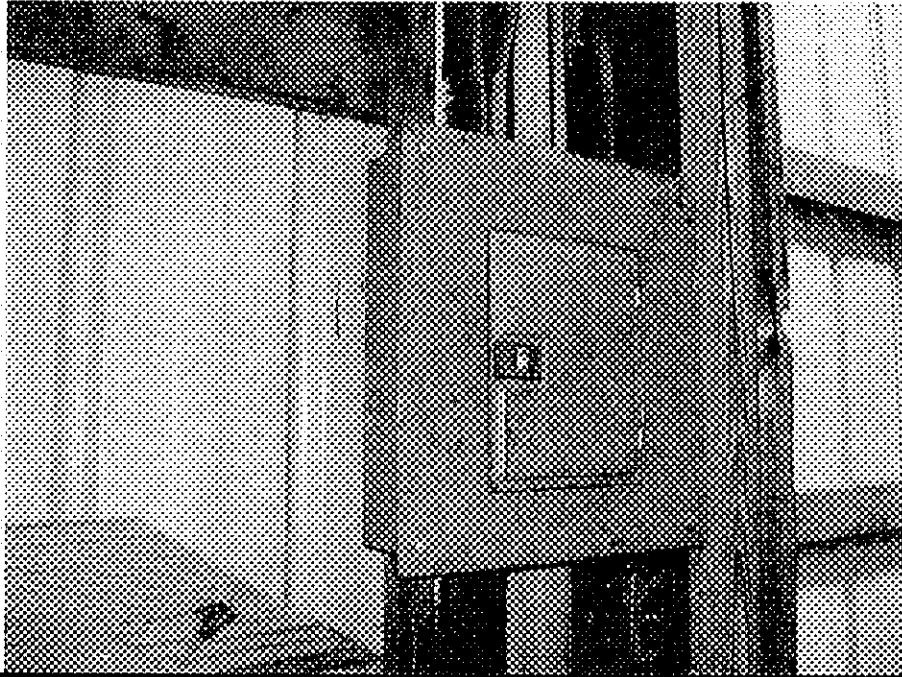
10



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Adjoining parcels facing east.

11



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Typical breaker panel located within Building 2.

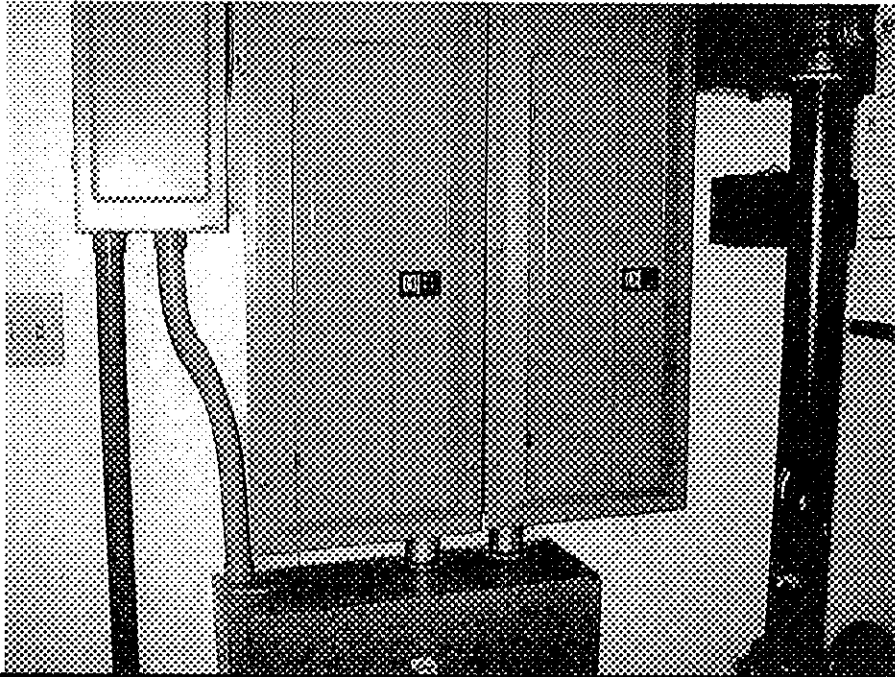
12



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Interior of Building 2.

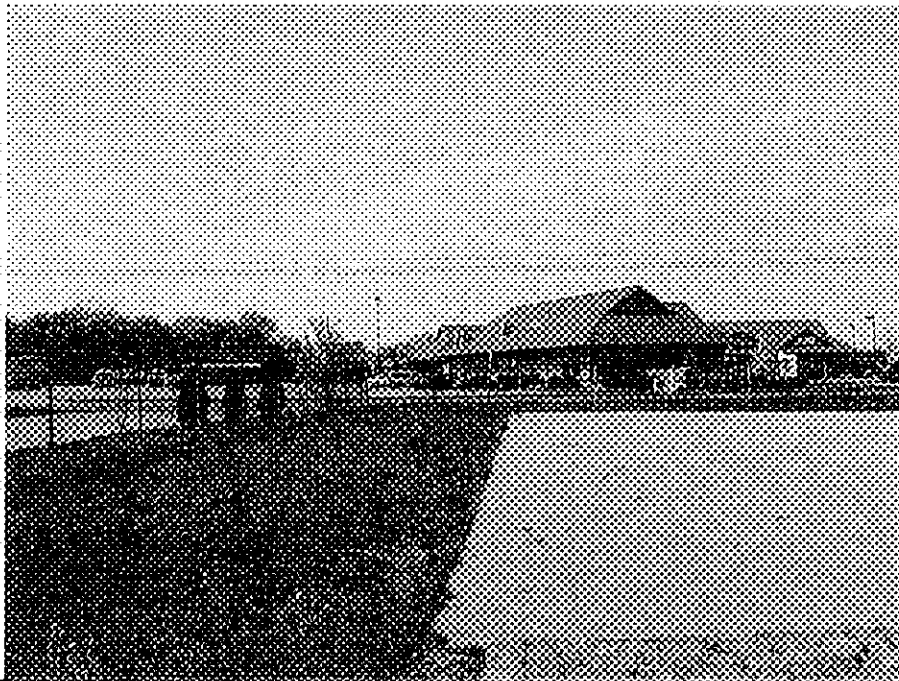
13



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Breaker panels located within Building 5.

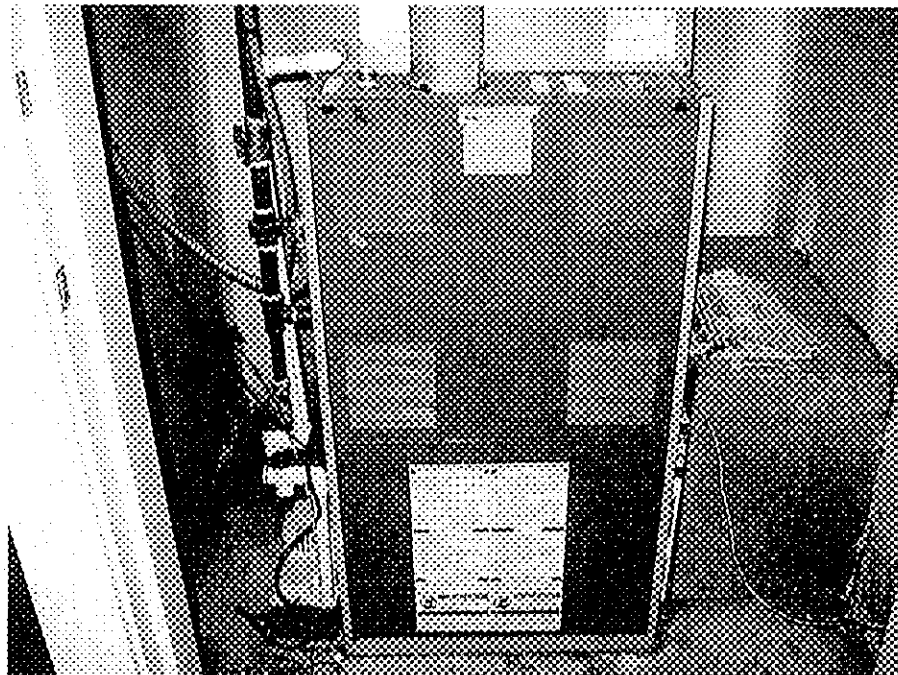
14



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Overview of the southern portion of the Subject Property.

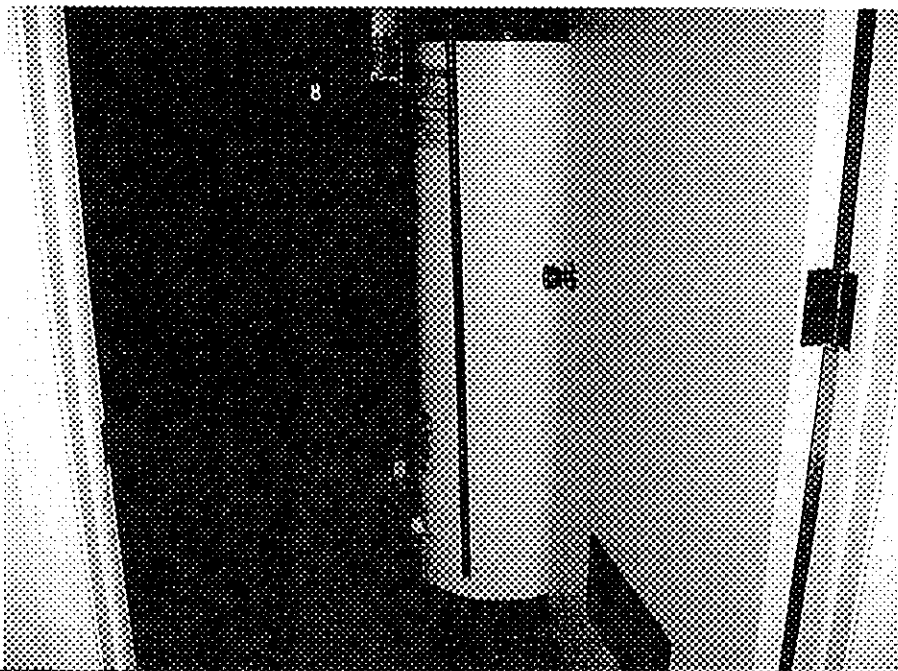
15



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Natural gas fired forced air furnace located within Building 5.

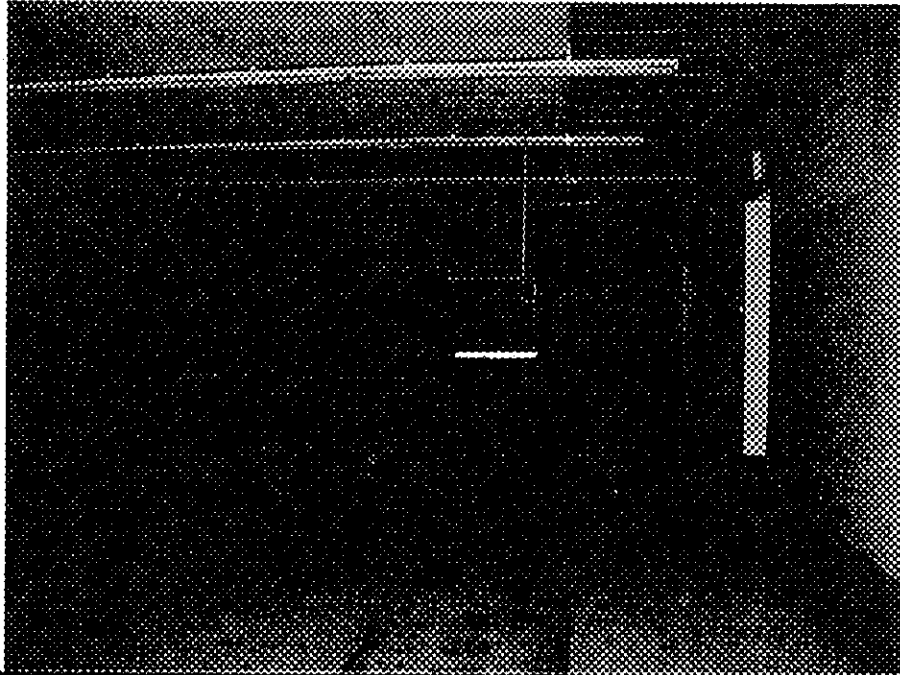
16



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

One (1) 40 gallon water heater located within Building 5.

17



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Interior of the retail show room area within Building 5.

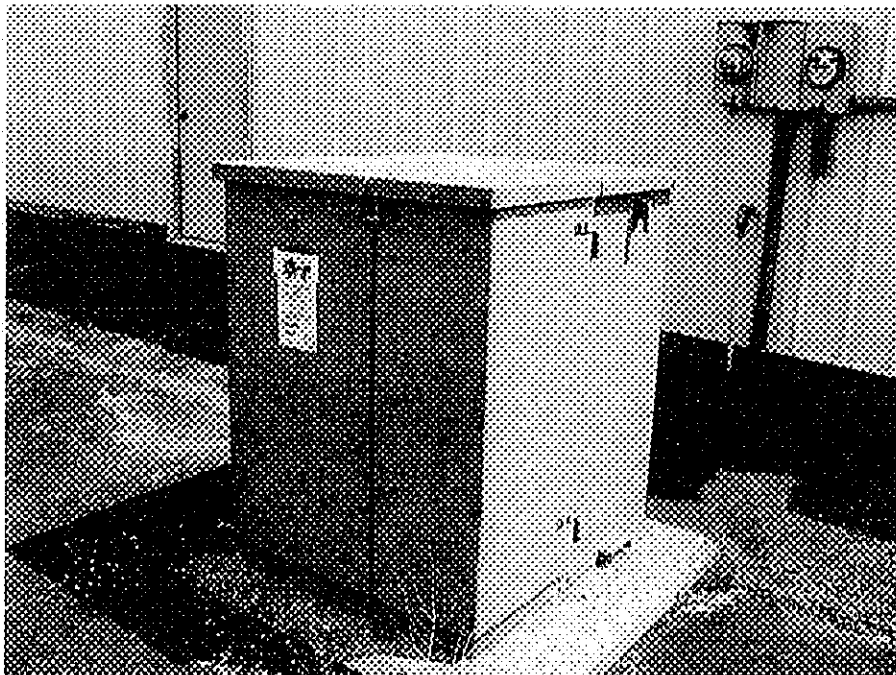
18



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Lumber storage area within the back storage area of Building 5.

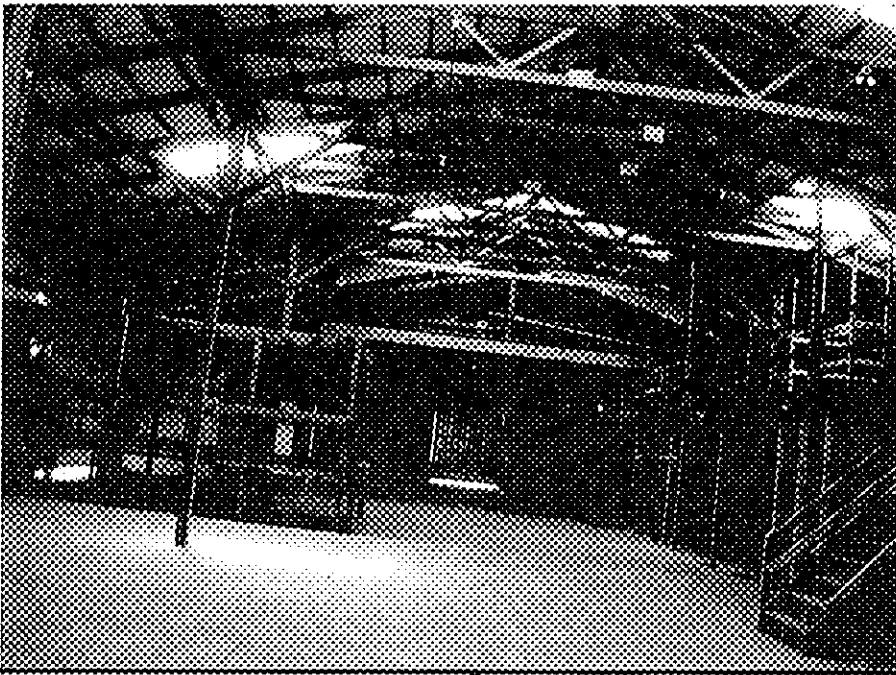
19



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

One (1) electric transformer located on the Subject Property.

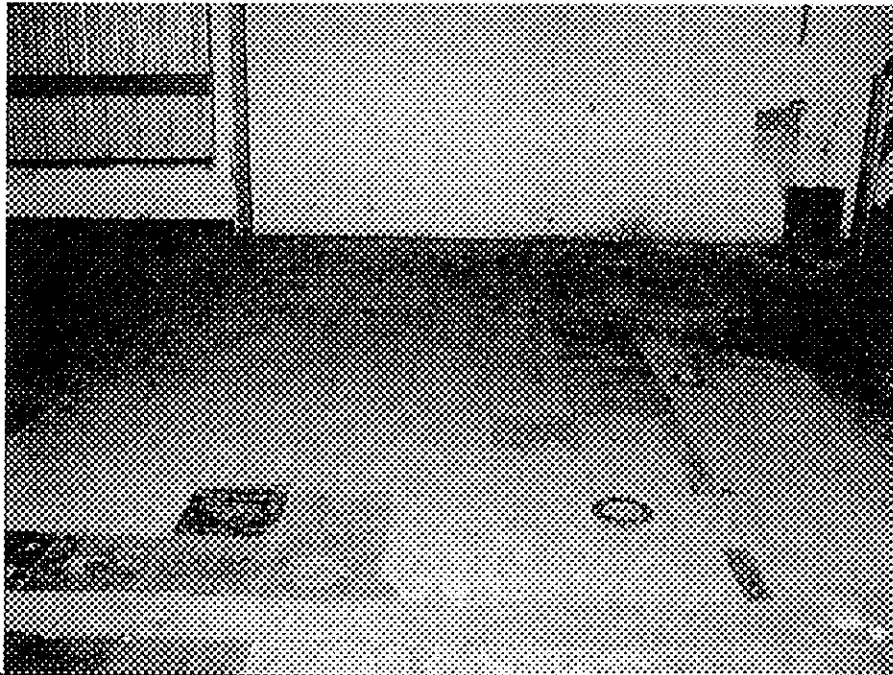
20



Kirk W. Perschbacher, Environmental Geologist April 20, 2010

Overview of the interior of Building 3/4.

21



Kirk W. Perschbacher, Environmental Geologist | April 20, 2010

Floor drains and former restroom within Building 3/4.

APPENDIX C
PREVIOUS ENVIRONMENTAL REPORTS

THE PREVIOUS ENVIRONMENTAL REPORTS HAVE BEEN
INTENTIONALLY OMITTED FROM THIS SECTION OF THE BEA

THE PHSAE I ESA AND LIMITED PHASE II INVESTIGATION
ARE INCLUDED IN THEIR ENTIRETY WITHIN EXHIBIT E OF THE
BROWNFIELD PLAN AMENDMENT

APPENDIX D
ANALYTICAL REPORTS



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79774

Sample ID: SB-1

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	7.9	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	26	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	6.8	2	mg/Kg	SW846 7190	5/28/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Lorri White

Date: 5/28/2010



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79775

Sample ID: SE-2

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	21	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	38	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	20	2	mg/Kg	SW846 7190	5/28/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Lori White

Date: 5/28/2010



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79776

Sample ID: SB-3

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	22	0.1	mg/Kg	SW846 7080	5/27/2010	LLW
Copper	30	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	12	2	mg/Kg	SW846 7190	5/28/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Loni White

Date: 5/28/2010



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: May 28, 2010

Customer: Equity Resource Env.
A-5792 143rd Ave
Holland, MI 49423

Project Name: 5800 Balsam Drive, Hudsonville, MI
Project Number: 10-1543
Submit Date: May 21, 2010
Collection Date: May 20, 2010

Lab Sample ID: 7743-79777

Sample ID: SB-4

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	6.0	0.1	mg/Kg	SW846 7060	5/27/2010	LLW
Copper	98	1	mg/Kg	SW846 7210	5/28/2010	LLW
Chromium	6.3	2	mg/Kg	SW846 7190	5/26/2010	LLW
Hexavalent Chromium	ND	2	mg/Kg	SW846 7199	5/21/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: Loni White

Date: 5/28/2010

APPENDIX E
MDEQ GUIDANCE DOCUMENT

INSTRUCTIONS FOR BASELINE ENVIRONMENTAL ASSESSMENTS

Minimum Technical Standards for Baseline Environmental Assessments Conducted Under Section 20126(1)(c) of 1994 PA 451, as amended, and the Part 9 Rules

Purpose of Baseline Environmental Assessments

The purpose of a Baseline Environmental Assessment (BEA) is stated in the definition in Section 1(1)(d):

"Baseline environmental assessment" means an evaluation of environmental conditions which exist at a facility at the time of purchase, occupancy, or foreclosure that reasonably defines the existing conditions and circumstance at the facility so that in the event of a subsequent release, there is a means of distinguishing the new release from existing contamination. (Emphasis added.)

Being able to distinguish "new releases" from "existing contamination" is a function of what has already been released, and what might be released in the future. If the nature of and potential for future releases are very clearly characterized and/or limited, there may be little need for extensive data characterizing current contamination in order to appropriately conclude that new releases could be distinguished. Therefore, BEAs of limited scope may be performed taking into account specific future uses of the property and uses of hazardous substances at the property. Conversely, if the nature of and potential for new releases are not characterized or limited, a great deal of information to characterize and quantify existing contamination may be needed. These instructions relate to definition of conditions at the property being transferred, which may not include the entire facility. Where the facility is larger than the property, describing conditions at the property rather than the facility is sufficient.

Parties petitioning for a BEA determination should recognize that data of a different scope and purpose will routinely be needed for determinations of compliance with the "due care" obligations of Section 7a. While requiring some of the same type of information included in typical BEAs, Section 7a compliance determinations may require more extensive data and interpretations.

Minimum Technical Standards

The following describes typically expected and generally necessary elements of BEAs, as required under Rule 907. Although the elements specified here will routinely be acceptable, a greater degree of evaluation and documentation will often be in the interest of potential new owners and operators, particularly for assessing compliance with Section 7a obligations. Such parties are encouraged to develop the additional information and include it in reports to the department. Concise, well-organized reports will facilitate agency reviews and issuance of determinations. The format provided in these Instructions is authorized in Rule 907(7). The chart on Page 18 summarizes the information discussed below. (The alphanumeric references follow from the chart.)

A BEA may include data and information from studies conducted for other purposes. However, the data and information from prior studies must be sufficiently recent so as to describe conditions at the property at the time of purchase, occupancy, or foreclosure. Persons relying on data and information developed for other purposes must be confident of the accuracy and reliability of the data and information.

The minimum technical standards for all Categories of BEAs require that the property tax identification number or ward and item number be included for the property covered by a BEA. If the property covered by a BEA is only a portion of a parcel that is covered by one property tax number, indicate "a portion of xxx-xxx-xxx". List all property tax numbers that are relevant, in part or in whole.

In general, if more than one contiguous property (as defined by tax identification or ward and item number) is being transferred, each property must be evaluated separately to determine if it is a facility, regardless of whether the property will be in common ownership after the transfer. The DEQ may, at the request of a person preparing a BEA and under special circumstances, consider contiguous properties to be part of a facility without establishing that the properties are each a facility. Special circumstances which may support such a conclusion include common ownership and hazardous substance use on properties immediately preceding the transfer of interest covered by the BEA, and/or the presence of ubiquitous contamination that has been previously identified (e.g., large areas of fill.) A BEA may include 2 or more contiguous properties that will be in common ownership after transfer provided that each property is demonstrated in the BEA to be a facility, except as provided above. In addition, the presence of a transportation corridor (e.g., road, railroad, alley) does not prevent land from being considered a single property for BEA purposes.

Determining BEA Category

A BEA must address all known significant hazardous substance use that will occur after purchase, occupancy, or foreclosure. There are three categories of BEAs: Category N (formerly referred to as 'A'), Category D (formerly referred to as 'B'), and Category S (formerly referred to as 'C'). The category of BEA required is determined by the anticipated future significant hazardous substance use on the property. Simply stated, a category N BEA is appropriate when there will be no future significant hazardous substance use on the property. A category D BEA is appropriate when the hazardous substance(s) to be used on the property in significant quantities are different than the hazardous substance(s) known or likely to be property contaminants. A category S BEA is appropriate when one (or more) of the hazardous substances to be used on the property in a significant quantity is the same as a hazardous substance known or likely to be a property contaminant, or when there is no limit specified on the hazardous substances to be used on the property in significant quantities.

A BEA must account for the significant hazardous substance use of the owner as well as all identified tenants and operators. Rule 903(5) requires that the owner consider the hazardous substance use of all tenants and operators who at the time the BEA is completed, are in possession of, or under agreement to take possession of, all or part of the property. A Category N BEA is also acceptable for an owner who anticipates hazardous substance use by a tenant in the future, but where the specific hazardous substances cannot be defined at the time the BEA is conducted because the tenant is not in possession of the property or under agreement to take possession of the property. See Rule 903(5). In this case, the owner is advised to gather Post-BEA Information prior to the tenant's use of hazardous substances at the property. A tenant's BEA may provide appropriate information to be used as Post-BEA Information by the owner. See Appendix E for more about Post-BEA Information. Category N BEAs are acceptable for properties where new owners and operators will not use hazardous substances in a manner that constitutes significant hazardous substance use. This includes investors and municipalities who hold idle property for resale or lenders who simply hold idle property after foreclosure until it is transferred to another party. Detailed descriptions for all three categories are discussed below.

As defined in Rule 901(o), "**significant hazardous substance use**" means the use, storage, handling, or management, at any time, of hazardous substances in quantities that exceed those

commonly used for typical residential or office purposes; however, significant hazardous substance use does not include any of the following:

- (i) Gasoline, oil, or other vehicle fluids which are contained in vehicles traversing or parked at a property on a short-term basis.
- (ii) Storage of hazardous substances for retail sale in packaging and in quantities consistent with use by occupants of residential dwellings.
- (iii) Storage or management of aboveground storage tanks, barrels, containers, or other receptacles containing hazardous substances that are appropriately identified in the BEA as being abandoned or discarded at the time of purchase, occupancy, or foreclosure.

The DEQ may, pursuant to Rule 903(4), issue a written determination, on a case-by-case basis, that the use, storage, or handling of hazardous substances that exceed quantities commonly used for typical residential or office purposes is not significant hazardous substance use. To request such a determination the submitter must provide a written request to the DEQ District office in which the facility is located (see Appendix A for addresses of DEQ offices and areas served). The request must include, at a minimum, the following information: the name and CAS number(s), if available, of the hazardous substance(s) proposed for use, storage, handling, or management; the quantity of hazardous substance(s) to be used, stored, or handled, over a specified time period; the maximum quantity of the hazardous substance to be present on the property at any given time; how the hazardous substances will be transported to, stored, and handled at the facility; and an explanation of why the submitter believes such hazardous substance use should be considered "not significant hazardous substance use." The DEQ may request additional information, if needed, to make its determination. If the DEQ determines that there is no significant hazardous substance use, then the hazardous substance(s) covered by the determination can be eliminated from further consideration in the BEA. A request for such a determination in no way alters the timeframes for completion and disclosure required under Part 201 and the Part 9 Rules. A request for such a determination may be made prior to petitioning or disclosing a BEA to the DEQ, or the request may be included in the petition. If timing is critical, this request should be made prior to petitioning the DEQ.

Only those hazardous substances that are present at the property in excess of applicable residential cleanup criteria must be considered when determining the appropriate BEA category. If a hazardous substance is detected at the property but not in excess of the applicable residential criteria, that hazardous substance may, at the option of the submitter, be dropped from consideration if the BEA contains documentation that there is a reasonable basis, after appropriate inquiry and considering the purpose of the BEA, to conclude that it is not present in quantities exceeding the applicable residential criteria.

BEA Considerations when Underground Storage Tanks are Present

Underground storage tanks containing any quantity of hazardous substance must be considered when determining the appropriate category of a BEA pursuant to Rule 907(5). If an UST is known to be present at the property, then the BEA must indicate whether the UST will be used to contain a hazardous substance after the earliest of the date of purchase, occupancy, or foreclosure. "Known" according to Rule 907(6) refers to information known to the submitter and his or her agents, including the environmental professional preparing the BEA, at the time the BEA is conducted. The category of BEA to be conducted should be based on the following:

- If the UST will be used to contain a hazardous substance, then a category S or category D BEA must be conducted.
- If the UST will not be used to contain a hazardous substance, then a category N BEA may be conducted if a category N BEA is otherwise appropriate and if the underground

storage tank is emptied within 45 days after the earliest of the date of purchase, occupancy, or foreclosure. The department may, in its discretion, extend the 45 day period for emptying an UST under extenuating circumstances. To pursue an extension for tanks regulated under Part 213, contact the Storage Tank Division (STD) District Supervisor in the district office which serves the property before the expiration of the 45 day period. For all other USTs, contact the ERD District Supervisor.

These considerations are solely applicable to the BEA program, are in addition to any other requirements of state or federal laws and regulations applicable to USTs and do not limit the obligation of an owner or operator to comply with any other state or federal law or regulation with respect to an UST.

Category N

N. Characterization requirements for all BEAs, including properties at which there will be no significant hazardous substance use:

- N. I (a) Legal description and scaled map or survey depicting the property.
(b) The property tax identification numbers for parcels which are included, in whole or in part, as property covered by the BEA. For properties in the city of Detroit, instead include the ward and item number associated with the property.
(c) Photographs that depict important features of the property and evidence of releases, including abandoned containers, unless it is impractical to provide photographs or photographs would not provide useful information about the property. Photographs must be accompanied by information, including the date the photograph was taken, a description of what the photograph illustrates, the location where the photograph was taken and the name of the photographer, unless that information is not available (for older photos).
(d) If your inquiry into the property or any portion of the property that is legally described in this BEA determined that a BEA(s) was previously submitted to the DEQ, provide the Petition or BEA Disclosure number(s) assigned by the DEQ.
- N. II (a) The names and chemical abstract service (CAS) numbers, when a CAS number is available, of all hazardous substances known to have been released at the property. "Hazardous substances known to have been released" includes hazardous substances known to be present in the environment as well as the contents of any abandoned containers or lagoons described pursuant to N. II. (b). Specify all substances, and their concentrations, which demonstrate that one or more of the residential category cleanup criteria are exceeded for the subject property. Names of other hazardous substances known to be present above background levels also may be identified, at the option of the submitter. For this degree of characterization, a detailed quantification of contaminants present (concentration averages, mass estimations, etc.) is not necessary. **This section of the BEA report must include the basis for the conclusion that the property is a facility.**
(b) Identification of all of the following that are known to be present at the property after a reasonable inspection of the property and review of pertinent government records. This information must be provided on the form "Notice Regarding Discarded or Abandoned Containers," (EQP4476). See Appendix A. Submission of this form completed according to the instructions satisfies the requirements of Rule 1015(1) of the Part 10 Due Care Rules.
(i) Abandoned aboveground storage tanks containing hazardous substances.
(ii) USTs containing hazardous substances.
(iii) Abandoned or discarded barrels, containers, or other receptacles containing hazardous substances.

- (iv) A general description of the known or likely contents of any aboveground storage tank, UST, barrel, container, or other receptacle as well as an estimate of the volume of the contents of each aboveground storage tank, UST, barrel, container, or other receptacle, unless it is impractical to make such an estimate. If it is impractical to estimate the volume of the contents of tanks, barrels, containers, or other receptacles at the facility, include an explanation of why it was impractical.
- N. III Identification of the general location(s) of the known contamination on the subject property, identifying environmental media affected, and property features (depict on a map, and explain with text and/or tables). An evaluation of past property use may be used, in part, to direct the sampling activities. For this degree of characterization, the specific contaminant distribution and extent do not need to be known and specified.
- N. IV An assessment and conclusions as to the likelihood that other hazardous substances are also present on the subject property. This assessment should be based on a thorough evaluation of all previous uses of the facility with special emphasis on hazardous substance use in commercial and industrial applications. An ASTM #E1527 Phase I Environmental Site Assessment or equivalent alternate assessment method is acceptable. Provide the results of the Phase I and Phase II Environmental Site Assessment or equivalent assessment that relate to the likelihood that other hazardous substances are also present on the subject property.
- N.V. A specific statement that there will be no significant hazardous substance use at the property, and that this is the basis for being able to distinguish existing contamination from a new release. Any modifications to this statement (such as for an owner who has not yet identified specific tenants who will use hazardous substances), must be approved by the DEQ.

Category D

- D. Characterization requirements in addition to those performed in Category N for BEAs performed where a specified new use of the property includes significant hazardous substance use, but different substances from those known or likely to be property contaminants:
- D. I. The names and CAS numbers, when a CAS number is available, of all hazardous substances that will be used or otherwise be present as a result of operations at the property in a quantity that constitutes significant hazardous substance use. Identification solely by trade name, reliance on material safety data sheets that list unidentified or unspecified substances as an ingredient in a product, or other imprecise identification of hazardous substances is acceptable only if the information is adequate to allow a new release to be distinguished from existing contamination. Hazardous substance names and CAS numbers must be presented in tabular format.
- D. II. No additional characterization needed, beyond that specified in N. II.
- D. III. Identification by general or specific location, of known contamination on the property and the environmental media affected in addition to the characterization specified in N. III.
- D. IV. A demonstration that the hazardous substances specified in D. I. have not already been released at the facility. Explain why it is reasonable to believe that the hazardous substances identified in D. I. have never been present at the property if that is the reason a past release has been ruled out. The conclusions of the N. IV. assessment may in some cases be sufficient to meet this requirement. If the assessment indicates

it is likely that the hazardous substances have been present, environmental data or other information to demonstrate that the hazardous substances have not been released is needed to make this demonstration.

- D.V This item is required for BEAs that are submitted with a Petition pursuant to Section 29a and is optional for BEAs only disclosed pursuant to Section 26(1)(c). The BEA must describe how the body of information in the BEA can be used, and why it is sufficient, to distinguish a new release from contamination that existed at the time of the BEA.**

Category S

- S. Characterization requirements in addition to those performed in Categories N and D for BEAs performed where a specified use of the property will cause the same hazardous substances to be used as are known or likely to be present as property contaminants, or for BEAs performed when no limits on future hazardous substance use are identified:**
- S. I. No additional characterization needed, beyond that specified in N. I. and D. I.**
- S. II. Information identifying and quantifying each of the known contaminants present, if those contaminants are hazardous substances intended to be used or otherwise present as a result of operations at the property or not excluded from future use (e.g., maximum and average concentrations, and estimates of the total mass of each contaminant within the property boundary). Statistical analyses may be presented to characterize the existing contaminant mass. Estimates of mass are only required if the BEA relies on contaminant mass as means of distinguishing a new release from existing contamination. Estimates may be particularly useful for area-wide or historical fill contamination.**
- S. III. Information delineating the extent of known contamination within the property boundaries, if those contaminants are hazardous substances intended to be used or otherwise present as a result of operations at the property or not excluded from future use, and general projections as to their fate (relative to transport, decomposition, etc.). Include significant information about property features that influence contaminant migration (e.g., soil type, hydrogeologic conditions, surface features). Known point sources of hazardous substance release should be thoroughly investigated. Include information that documents both the vertical and horizontal extent of concentrations above the residential standards on the property, unless the BEA provides for a means of distinguishing a new release that does not rely on this type of characterization.**
- S. IV. Investigation to confirm the presence of and to quantify and delineate the extent of any contaminants shown by the N. IV. assessment to potentially be on the property and which are not excluded from future use. Areas of likely release due to historical operations (e.g., spills, seepage lagoons, floor drains, dry wells, buried substances, USTs) should be thoroughly investigated and information presented which identifies the hazardous substance concentrations that already exist on the property from such sources. For an identified subset of the hazardous substances that will be used at the property, the conclusions of an N. IV. assessment may be sufficient to preclude the necessity for further investigation of those hazardous substances if it is clear that there is no reason to believe that they have ever been present at the property.**
- S. V. This item is required for BEAs that are submitted with a Petition pursuant to Section 29a and is optional for BEAs only disclosed pursuant to Section 26(1)(c). The BEA must describe how the body of information in the BEA can be used, and why it**

is sufficient, to distinguish potential contamination due to new releases from contamination that existed at the time of the BEA.

Alternative Approaches

Alternative approaches that provide a reliable basis to distinguish potential new hazardous substance releases from existing contamination may be presented in conjunction with the types of information detailed for Categories D and S, or in lieu of some of this information. Rule 909 allows for engineering controls, isolation zones, or other similar features that provide a verifiable means of assuring that any release that occurs in the future will be spatially separated from existing contaminated media, will be detected, and will be responded to in a timely manner, so as to prevent commingling with the existing contamination. All BEAs which rely on an engineering control, isolation zone, or other feature must still include, as a minimum, the information described for Category N above. The design of any engineering controls, isolation zones, or other features that will be used must be included. The purpose and function of all engineering controls, isolation zones, and stipulated conditions must be clearly defined in the BEA. Engineering controls and isolation zones may be relied upon by a person who is petitioning or disclosing the BEA to the DEQ. However, a BEA can rely on stipulated conditions other than those associated with isolation zones and engineering controls only if the BEA is submitted with a petition for determination by the DEQ.

Engineering controls, isolation zones, or other similar features, must be constructed and operational no later than 45 days after the earliest of the date of purchase, occupancy, or foreclosure if relied upon in the BEA as a means of distinguishing a new release from existing contamination. In special circumstances the 45 day time frame for installation of an engineering control or isolation zone can be extended, provided that the engineering control is in place prior to the use, storage or handling at the property of the hazardous substance that will be addressed by the engineering control, isolation zone, or similar feature.

If an engineering control, isolation zone, or similar feature cannot be installed within 45 days, the 45 day period can be extended provided that an affidavit is provided with the BEA, stating that the owner or operator has not used, stored, handled, or managed the hazardous substance on the property since the date of purchase, occupancy, or foreclosure and it will not be used until after the engineering control, isolation zone, or similar feature is operational. This includes the installation of double walled UST systems as an engineering control.

A person completing a BEA that relies on an engineering control, isolation zone or similar feature must maintain documentation that these features were installed as called for in the BEA, within the required time frame and in a satisfactory manner.

Engineering Controls

A BEA relying on engineering controls or other similar features must include stipulated conditions in the affidavit from the petitioner (Form EQP4400), or submitter (Form EQP4479), and the environmental professional (Form EQP4439), if required. The stipulated condition must state the following, unless different language is approved by the DEQ:

The submitter acknowledges that if there is a failure of an engineering control or similar feature identified in the BEA, and if a release occurs as a result of the failure, the BEA does not provide an exemption to liability for response activity necessary to address contamination resulting from the failure. The burden of distinguishing the release attributable to the failure of the engineering control from existing contamination shall be borne by the submitter according to Section 29 of Part 201.

Isolation Zones

A BEA relying on an isolation zone as a means of detecting a new release must include a stipulated condition in the affidavit from the petitioner (Form EQP4400) and the environmental professional (Form EQP4439) or submitter (Form EQP4479). The stipulated condition must state the following unless different language is approved by the DEQ:

The submitter acknowledges that if hazardous substance is detected in the isolation zone, the BEA does not provide an exemption to liability for necessary response activity. The burden of distinguishing a new release that has migrated beyond the isolation zone from existing contamination shall be borne by the submitter according to Section 29 of Part 201.

Stipulated Conditions/Special Cases (to be used only if DEQ determination is sought)

Due to cost or timing constraints, a person may elect not to sample for a specific hazardous substance that will be used in the future on the property or not to sample a particular area of the property. In these circumstances, the DEQ may, pursuant to Rule 909(2)(b), accept stipulated conditions in the petitioner's affidavit. If the petitioner chooses not to sample for a particular hazardous substance(s), as in (a) below, the hazardous substance(s) must be clearly listed in the BEA, the petitioner's affidavit, and the environmental professional's affidavit. If a particular area of the property is not being sampled, as in (b) below, a legal survey of the area that was sampled and covered by the BEA must be provided in the BEA unless the DEQ approves of an alternative property description as being unambiguous (e.g., "The north 100' of Lot 52, Developer's Plat"). Following are stipulated conditions that may be included:

- (a) *The petitioner acknowledges that the BEA does not provide sufficient environmental data with respect to a specific hazardous substance named in the BEA, and the petitioner acknowledges that the BEA does not provide an exemption to strict liability with respect to response activity required to address a release of the hazardous substance at the property.*
- (b) *The petitioner acknowledges that the BEA does not provide sufficient environmental data with respect to certain areas of the property, and the petitioner acknowledges that the BEA does not provide an exemption to strict liability with respect to response activity required to address contamination in those areas of the property. A legal survey of those areas covered by the BEA is provided in the BEA.*

The DEQ may approve other stipulated conditions on a case-by-case basis as part of a petition. Stipulated conditions other than those described above are not acceptable if the stipulated condition is used wholly, or in large measure, in place of a technical requirement

that is cost-effective and practical to achieve. A stipulated condition predicated on no future releases of hazardous substances occurring (i.e., good housekeeping) is unacceptable for Category S and D BEAs.

Required BEA Format

Pursuant to Rule 907(7), the BEA must be titled, and its contents organized, as follows:

**Baseline Environmental Assessment
Conducted Pursuant to Section 20126(1)(c)
of 1994 PA 451, Part 201, as amended,
and the Rules promulgated thereunder**

1. **Identification of Author and Date BEA was Conducted and Date BEA was Completed**
The person with the primary responsibility for the data assembly, interpretation, and technical conclusions, along with the dates when the BEA was conducted and completed.
2. **Introduction** - Explains general circumstances of the property with regard to past and intended activities, and in particular, identify which one of the three categories specified in the Technical Standards, (N, D, or S), is the basis upon which the BEA was conducted.
3. **Property Description and Intended Hazardous Substance Use** - BEA element N. I., and as appropriate, D. I., or S. I.
4. **Known Contamination** - BEA elements N. II. and N. III. and, as appropriate, S. II., N. III, D. II. and D. III.
5. **Likelihood of Other Contamination** - BEA element N. IV. and, as appropriate, D. IV. or S. IV.
6. **Alternative Approaches (if applicable)** - Detailed description of the specific features and controls of an alternative proposal as described in the section "Alternative Approaches."
7. **Conclusions** - The petitioner's conclusions as to how and why the assessment is sufficient to provide a basis to distinguish potential future hazardous substance releases from contamination already existing on the property. BEA element N. V., D. V., S. V., if applicable, or detailed discussion as to how an Alternative Approach provides a sufficient basis for distinguishing a future release from existing contamination.
8. **References** - Identify sources of any property-related data, information, or conclusions not included as attachments.
9. **Attachments** - Copies of property specific data and reports generated or used to provide the basis for the assessment including Phase I and II Assessments, and Remedial and Hydrogeological Investigations. If engineering controls, isolation zones, or similar features are presented as the basis for BEA adequacy, specifications for the construction and operation of the controls must be included.

Disclosure to DEQ

BEAs must be disclosed to the department by new property owners or operators in order to establish an exemption from liability for existing contamination pursuant to Section 26(1)(c)(ii). The BEA must be conducted prior to or within 45 days after the earlier of the date of purchase, occupancy, or foreclosure, and completed within 15 days of the time allowed under Section 26(1)(c) or Rule 903(8). In order for a BEA to satisfy the Section 26(1)(c)(ii) disclosure

obligations, it must be submitted with DEQ Form EQP4446 titled: "Disclosure of a BEA" no later than 8 months after the earliest of the date of purchase, occupancy, or foreclosure.

Petition for Agency Determination(s)

Section 29a allows a person to petition the DEQ within 6 months after completion of a BEA for a determination that that person meets the requirements for an exemption from liability under Section 26(1)(c) and, in conjunction with that exemption, a determination that the proposed use of the property satisfies the person's obligations under Section 7a. BEAs submitted with a petition for agency determination must be submitted with DEQ Form EQP4445 titled: "Petition for BEA Determination and Optional Determination of Compliance with Section 7a." A fee of \$750 must accompany a petition that requests an agency determination. Use of this form to submit a BEA satisfies Section 26(1)(c)(ii) obligations to disclose the BEA to the DEQ (it is not necessary to submit both forms nor the BEA two times). Each person (individual or other entity who is seeking a determination on a BEA) must submit a separate Petition and fee with the BEA. An exception to this requirement will be made for joint owners of property as tenants in common, tenants in entirety, or joint tenants as long as the petitioners will be conducting the same activities on the property and their relationship is noted on Form EQP4445 or EQP4446, as appropriate, in the "Petitioner" or "Submitter" blank. You may contact the DEQ District Office that serves the area in which the property is located to determine if fewer copies of the BEA can be submitted in these special cases. For Petitions submitted by joint owners, only one Petition form and Petition fee will be necessary; however, each person will need to complete an Affidavit in Support of a Petition for a BEA Determination and Optional Determination on Compliance with Section 7a.

Rule 911(8) provides that if the DEQ does not respond to a petition within 15 business days by either providing comments as described below or through issuing a written determination, and if the delay prevents the petitioner from curing deficiencies in the BEA within the time frames allowed by the Part 9 Rules, then the time allowed for the petitioner to cure any deficiencies is the time that would have been available to the petitioner if the DEQ had responded on the 15th business day.

Services Covered by BEA Review Fee

A fee of \$750 is required for all BEA Petitions submitted for DEQ review pursuant to Section 29a. No fee is required to accompany a BEA disclosed pursuant to Section 26(1)(c)(ii). The following services are covered by payment of the fee for BEA Petition review. This section describes only the covered services and does not address the required timing of submittals to the DEQ.

1. Review of and determination regarding the initial BEA and other required materials.
 - The DEQ may provide comments on any element of a BEA in a verbal and brief written communication to the "contact person" identified on the petition form, before issuing a determination. If the petitioner responds to the comments with additional information, the DEQ will make a determination within 15 business days of receipt of the additional information. If a response is not received from the petitioner within 15 business days of the original contact or a time period mutually agreed upon by the DEQ and the petitioner, the DEQ will issue a determination that the petitioner does not meet the requirements for an exemption under Section 26(1)(c).
 - If the petitioner chooses to receive a determination without responding to the DEQ's comments, the DEQ will provide a determination within 15 business days of being informed of the petitioner's decision.

- If the DEQ determines that a petition is administratively incomplete (e.g., missing any element required by the Part 9 Rules to be submitted), the DEQ may return the petition within 15 days of its receipt, without making a determination. This in no way alters the deadlines for completion and disclosure required under Part 201 and the Part 9 Rules.
 - No refund will be granted unless the BEA is returned without being reviewed (e.g., the petition shows that the BEA is not valid).
2. One review of and determination regarding adequacy of revisions to the BEA or other required materials if the initial determination identifies any deficiencies in the BEA or other petition documents.
 3. Review of and determination regarding the initial Section 7a Compliance Analysis if the petitioner exercises their option to seek a determination of compliance with Section 7a requirements.
 4. One review of and determination regarding a revised Section 7a Compliance Analysis if one is prepared in response to deficiencies identified in the initial determination.

If additional iterations of the BEA or Section 7a Compliance Analysis are submitted for DEQ determination(s), they must be accompanied by an additional \$750 fee. Submittals beyond the first revisions (as described above) which are not accompanied by the fee will not receive determinations. Such submittals may be retained in the DEQ district files.

Completing Affidavits

The affidavits associated with BEA submittals must indicate where the form was completed. For example, if the state in which an affidavit is signed is Indiana (as reflected by the "State of" and "County of" blanks which appear in the top left of each affidavit), the affiant's signature must be notarized in Indiana, not in Michigan. Conversely, if the "State of" blank is completed as "Michigan," and the "County of" blank completed as "Ingham," the affidavit must be signed and notarized in Ingham County, Michigan. Inconsistencies appearing in these forms may result in the denial of a BEA petition.

If, due to extenuating circumstances, you are unable to complete an affidavit using the model language, contact the district office in which the facility is located for assistance.

References

The following documents may be of assistance in conducting BEAs:

- **Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended and the Part 9 and Part 10 Rules.**
- **DEQ ERD and Waste Management Division Guidance Document**
Verification of Soil Remediation
- **DEQ Environmental Response Division Operational Memoranda**
 - #6 Analytical Detection Level Guidance
 - #12 Alternate Soil Leaching Procedures
 - #13 Data Quality Objectives, Review of TMDL Excursions and Evaluation of Laboratory Data
 - #15 Default Cleanup Criteria

#16 Sample Preservation, Handling, and Holding Time Guidelines
#18 Part 201 Generic Cleanup Criteria

Operational memoranda may be revised or replaced by the DEQ periodically. It is the responsibility of the submitter to ensure the most current operational memoranda are used.

These documents and current operational memoranda can be obtained by contacting the DEQ, ERD at 517-373-4800 or from the Internet at www.deq.state.mi.us/erd/.

The following document is available from the American Society for Testing and Materials, 100 Barr Harbor Drive, West Conshohocken, PA 19428, Phone 610-832-9500.

- **ASTM Document #E1527-97; "Standard Practice for Environmental Assessments: Phase I Environmental Assessment Process"**

SUMMARY CHART
MINIMUM TECHNICAL STANDARDS FOR SECTION 26(1)(G) BEAs
 (see text for full explanations and details)

CHARACTERIZATIONS BY BEA					
<u>CIRCUMSTANCES OF FUTURE PROPERTY USE FOR WHICH BEA IS PERFORMED</u>	<u>I. Of Subject Property</u>	<u>II. Of Known Contaminants Identities and Quantities</u>	<u>III. Of Known Contaminants Distribution and Fate</u>	<u>IV. Of Likelihood of Unknown Contamination</u>	<u>V. Summary Rationale</u>
<p>Category N.</p> <p>Basic characterizations for <u>ALL BEAs</u>, including those for properties at which there will be no hazardous substance use.</p>	<p>Legal property description, scaled map/survey, property tax identification no., photographs, prior BEAs.</p>	<p>Names, CAS nos. and concentrations of hazardous substance known to be present in excess of the residential cleanup standard. Identify USTs and abandoned containers.</p>	<p>Identification of the environmental media and general locations at which the known hazardous substances are present on the subject property.</p>	<p>An assessment and conclusions as to the likelihood that other hazardous substances are also present on the subject property.</p>	<p>Include specific statement that there will be no significant hazardous substance use. (Required for Petitions.)</p>
<p>Category D.</p> <p>ADDITIONAL characterizations for properties which will use <u>different hazardous substances</u> from those known or likely to already be present at the property.</p>	<p>Identification and CAS nos. of the hazardous substances which will be used on the property in the future.</p>	<p>No additional characterization needed beyond N. II.</p>	<p>In addition to the characterization in N.III., identify location of known contamination and the impacted media.</p>	<p>A demonstration that the hazardous substances which will be used at the property have not already been released to the environment at this location.</p>	<p>Explain how new releases would be distinguished from existing contamination. (Required for Petitions.)</p>
<p>Category S.</p> <p>ADDITIONAL characterizations for properties which will use the <u>same hazardous substances</u> as are already known or likely to be present as property contaminants; OR for properties at which any hazardous substance might be used as <u>no limit on future use</u> is identified.</p>	<p>No additional characterization needed beyond N.I. and D.1.</p>	<p>Quantification of the amount of known contamination on the property for hazardous substances to be used or not excluded from potential use.</p>	<p>Delineation of the extent and projected fate of the known property contaminants.</p>	<p>Investigation to confirm the presence and quantity of likely contaminants and delineate their extent.</p>	<p>Explain how new releases would be distinguished from existing contamination. (Required for Petitions.)</p>

Note: Different or additional characterization will routinely be needed to determine compliance with Section 7a obligations

**LIMITED PHASE II INVESTIGATION
NOVEMBER 17, 2010**

Limited Phase II

INVESTIGATION

5800 Balsam Drive,
City of Hudsonville
Ottawa County, Michigan
10902010

November 17, 2010

Prepared By:

Nederveld, Inc.
347 Hoover Blvd. Ste C
Holland, MI 49423
616.393.0449



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1.0 EXECUTIVE SUMMARY

Nederveld, Inc. conducted a Limited Phase II Investigation at property address 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan on Parcel # 70-14-28-366-004 (hereinafter referred to as the Subject Property). Known soil impact within the Subject Property includes Arsenic as identified by a previous Limited Phase II Investigation, conducted by ERE, dated May 28, 2010. This Limited Phase II Investigation was conducted to further characterize the vertical and horizontal extents of the known Arsenic impact within the eastern portion of the Subject Property.

Analytical data results identified one (1) soil boring location (SB-10) containing concentrations of Arsenic in soil exceeding applicable MDEQ Part 201 Drinking Water Protection Criteria (DWPC) .

Refer to Section 5.0 Analysis and Conclusions for a comprehensive review of the analytical data and further recommendations.

2.0 SCOPE OF WORK

On November 8, 2010, Nederveld, Inc conducted field activities to characterize the soils within twelve (12) predetermined locations and groundwater within one (1) predetermined location to further determine the extent of the known Arsenic impact existing within the soils of the eastern portion of the Subject Property and to determine if shallow groundwater underlying the Subject Property had been impacted by Arsenic. The soils were analyzed for concentrations of Arsenic exceeding applicable MDEQ Part 201 risk-based criteria.

3.0 INTRODUCTION

3.1 Introduction

Nederveld, Inc. was retained by R. Becker Properties, LLC to conduct a Limited Phase II Investigation on the Subject Property located at property address 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan. This Limited Phase II Investigation was conducted to further characterize the extent of Arsenic impacted soils within the eastern portion of the Subject Property and to determine if shallow groundwater underlying the Subject Property has been impacted by Arsenic.

3.2 Limiting Conditions and Methodology Used

Twelve (12) soils borings were extended to depth to collect twelve (12) soil samples and one (1) soil boring was extended to depth to collect one groundwater sample, in a predetermined grid pattern, to obtain representative soil and groundwater samples from within the eastern portion of the Subject Property. No limiting conditions were encountered while extending the soil borings.

All samples were collected according to USEPA guidelines for sampling soils and groundwater for analysis of Arsenic. Sampling tools and containers were constructed of a material that would not compromise the analytical results of the samples. Ten (10) soil samples were collected using a stainless steel, bucket type hand auger and two (2) soil samples were collected utilizing a hollow stem auger, drill rig, and a split spoon sampler. The groundwater sample was collected utilizing a peristaltic pump with poly tubing. Sampling tools were decontaminated prior to and after samples at each location. The soils samples were kept intact as they were collected, preserved in an appropriate 4oz glass sampling jar, and chilled on ice. The groundwater sample was kept intact as it was collected, preserved in appropriate container utilizing a nitric acid preservation method and chilled on ice. All sample containers were clearly labeled with the date, time, boring number, sampler initials and job reference number. The containers were appropriately documented using the sample chain of custody report and delivered to Lakeland Laboratories to be analyzed for Arsenic.

4.0 EVALUATION AND PRESENTATION OF RESULTS

Subject Property Soil Analysis Results

A summary of the laboratory results is included in Appendix C, while the laboratory reports for the samples are included in Appendix B of this report. Refer to Figure 3 – Boring Location for the sample locations.

LBSB-1

Soil boring LBSB-1 was extended approximately 64-feet south and 30-feet west of the existing southwestern corner of the Cedar Crest Dairy freezer warehouse building located on the adjoining parcel to the north. The soil sample was collected from an organic/ peat soil from a depth of 19-feet below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soils at this location did not contain concentrations of Arsenic above any applicable MDEQ/MDNRE Part 201 Risk Based Criteria.

LBSB-2

Soil boring LBSB-2 was extended approximately 52-feet south and 30-feet west of LBSB-1. The soil sample was collected from an organic/peat soil from a depth of 14-feet below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soils at this location did not contain concentrations of Arsenic above any applicable MDEQ/MDNRE Part 201 risk based criteria.

SB-1

Soil boring SB-1 was extended approximately 16-feet north and 52-feet west of the LBSB-1. The soil sample was collected from loamy soils from a depth of 6” below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soils at this location did not contain concentrations of Arsenic above any applicable MDEQ/MDNRE Part 201 risk based criteria.

SB-2

Soil boring SB-2 was extended approximately 81-feet south and 35-feet west of SB-1. The soil sample was collected from loamy soil from a depth of 6" below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soils at this location did not contain concentrations of Arsenic above any applicable MDEQ/MDNRE Part 201 risk based criteria.

SB-3

Soil boring SB-3 was extended approximately 58-feet south and 25-feet west of SB-2. The soil sample was collected from loamy/ clayey soil from a depth of 10" below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location did not contain concentrations of Arsenic above any applicable MDEQ/MDNRE Part 201 risk based criteria.

SB-4

Soil boring SB-4 was extended approximately 81-feet south and 35-feet west of SB-3. The soil sample was collected from loamy/ clayey soil from a depth of 6" below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location contained concentrations of Arsenic; however, not at concentrations exceeding any applicable MDEQ Part 201 risk based criteria.

SB-5

Soil boring SB-5 was extended approximately 97-feet south and 42-feet west of SB-4. The soil sample was collected from clayey soil from a depth of 9" below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location contained concentrations of Arsenic; however, not at concentrations exceeding any applicable MDEQ Part 201 risk based criteria.

SB-6

Soil boring SB-6 was extended approximately 7-feet north and 57-feet east of SB-5. The soil sample was collected from loamy soil from a depth of 6" below ground surface (bgs)

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location did not contain concentrations of Arsenic exceeding any applicable MDEQ/MDNRE risk based criteria.

SB-7

Soil boring SB-7 was extended approximately 63-feet north and 51-feet east of SB-6. The soil sample was collected from loamy soil from a depth of 12” below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location contained concentrations of Arsenic; however, not at concentrations exceeding any applicable MDEQ Part 201 risk based criteria.

SB-8

Soil boring SB-8 was extended approximately 51-feet north and 41-feet east of SB-7. The soil sample was collected from loamy soil from a depth of 6” below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location contained concentrations of Arsenic; however, not at concentrations exceeding any applicable MDEQ Part 201 risk based criteria.

SB-9

Soil boring SB-9 was extended approximately 45-feet north and 36-feet east of SB-8. The soil sample was collected from loamy soil from a depth of 4” below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location contained concentrations of Arsenic; however, not at concentrations exceeding any applicable MDEQ Part 201 risk based criteria.

SB-10

Soil boring SB-10 was extended approximately 12-feet north and 79-feet east of LBSB-4. The soil sample was collected from loamy soil from a depth of 2” below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the soil sample collected at this location contained concentrations of Arsenic at 5,300 ppb exceeding

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

applicable MDEQ Part 201 Residential and Commercial I Drinking Water Protection Criteria (DWPC) of 4,600 ppb for Arsenic in soil

GW-1

Groundwater sample GW-1 was extended approximately 3-feet east of SB-3. The temporary monitoring well screen was set at 3.5-feet below ground surface (bgs). The groundwater sample was collected from shallow groundwater at a depth of 3-feet below ground surface (bgs) and analyzed for Arsenic. Analytical data results indicated the groundwater at this location did not contain concentrations of Arsenic exceeding any applicable MDEQ/MDNRE risk based criteria.

5.0 SOIL CHARACTERIZATION

Subject Property Soil Characterization

Soil types were determined and blow counts were conducted for soil borings LBSB-1, LBSB-2, LBSB-3 and LBSB-4. Borings were extended to a 20-foot depth by Environmental Drilling and Consulting (EDAC) with a hollow stem auger drilling rig and blow counts were conducted at 5-foot intervals in each soil boring location. Refer to Figure 3 – Boring Location for the boring locations. Soil boring logs can be found in Appendix D of this report.

LBSB-1

Soil boring LBSB-1 was extended approximately 64-feet south and 30-feet west of the existing southwestern corner of the Cedar Crest Dairy freezer warehouse building located on the adjoining parcel to the north. Visual inspection of the auger boring cuttings indicated surface to 0.33' was a loamy topsoil. 0.33' to 3' was fine grain sand. A split spoon sample and blow counts were conducted at 5' intervals. 3' to 4' was soft brown clay. 4' to 5' was soft gray clay. Blow counts were recorded as 12/8/4/4. 5' to 8' was soft gray clay. A split spoon sample and blow counts were conducted between the 8' to 10' depth. 8' to 9' was brown clay. 9' to 10' was gray clay with evidence of peat below. Blow counts were recorded as 2/2/1/1. 10' to 13' was soft gray clay. A split spoon sample and blow counts were conducted between the 13' to 15' depth. 13' to 13.75' was soft gray clay. 13.75 to 15' was soft black fibrous peat. Blow counts were recorded as 2/2/3/4. 15' to 17.5' was soft black fibrous peat. 17.5' to 18' was brown clay. A split spoon sample and blow counts were conducted between the 18' to 20' depth. 18' to 18.5' was brown clay. 18.5 to 18.75' was sandy gray clay. 18.75' to 20' was soft gray clay. Blow counts were recorded as 5/5/7/6. Total depth was reached at the 20' depth.

LBSB-2

Soil boring LBSB-2 was extended approximately 52-feet south and 30-feet west of LBSB-1. Visual inspection of the auger boring cuttings indicated surface to 0.33' was a loamy topsoil. 0.33' to 3' was gravel fill. A split spoon sample and blow counts were

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

conducted at 5' depth intervals. 3.0' to 3.5' was a sandy gravel. 3.5' to 4.75' was stiff gray clay. 4.75' to 5' was sandy gray clay. Blow counts were recorded as 11/3/8/8. 5' to 8' was soft gray clay. A split spoon sample and blow counts were conducted between the 8' to 10' depth. Due to an unidentified blockage of the split spoon sampler, no soil sample was recovered from the 8' to 10' depth. An additional exploratory boring was conducted approximately 5' to the south of LBSB-2 in an area of a similar surface elevation to properly identify the soil types at the 8' to 10' depth. See LBSB-5 for the soil identification at this depth. Blow counts between the 8' to 10' depth were recorded as 5/2/2/4. 10' to 13' was soft gray clay. A split spoon sample and blow counts were conducted between the 13' to 15' depth. 13' to 13.33' was soft gray clay. 13.33' to 13.5' was sand. 13.5 to 15' was soft black fibrous peat. Blow counts were recorded as 2/1/1/2. 15' to 17.5' was soft black fibrous organic/peat. 17.5' to 18' was brown clay. A split spoon sample and blow counts were conducted between the 18' to 20' depth. 18' to 18.5' was brown clay. 18.5 to 18.75' was sandy gray clay. 18.75' to 20' was soft gray clay. Blow counts were recorded as 3/5/8/13. Total depth was reached at the 20' depth.

LBSB-3

Soil boring LBSB-3 was extended approximately 45-feet south and 82-feet east of LBSB-1 to a depth of 20-feet below ground surface (bgs). Visual inspection of the auger boring cuttings indicated surface to 0.33' was topsoil. 0.33' to 3' was stiff brown clay. A split spoon sample and blow counts were conducted between the 3' to 5' depth. 3.0' to 4.5' was stiff brown clay. 4.5' to 5' was sandy gray clay. Blow counts were recorded as 4/3/5/7. 5' to 8' was stiff gray clay. A split spoon sample and blow counts were conducted between the 8' to 10' depth. 8' to 8.66' was stiff brown clay. 8.66' to 9' was sandy brown clay. 9' to 10' was brown clay. Blow counts were recorded as 6/2/1/3. 12' to 12.75' was brown clay. 12.75' to 13' was coarse grain sand. A split spoon sample and blow counts were conducted between the 13' to 15' depth. 13' to 14.33' was coarse grain sand. 14.33' to 15' was black fibrous peat. Blow counts were recorded as 1/1/2/3. 15' to 18' was soft black fibrous peat. A split spoon sample and blow counts were conducted between the 18' to 20' depth. 18' to 19.33' was clayey fine grain sand. 19.33' to 20'

5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan

was sand. Blow counts were recorded as 3/5/8/10. Total depth was reached at the 20' depth.

LBSB-4

Exploratory soil boring LBSB-4 was extended approximately 55-feet south and 31-feet west of LBSB-3 to a depth of 20-feet below ground surface (bgs). Visual inspection of the auger boring cuttings indicated surface to 0.33' was a loamy topsoil. 0.33' to 3' was stiff brown clay. A split spoon sample and blow counts were conducted at 5' depth intervals. 3.0' to 3.66' was stiff brown clay. 3.66' to 4.25' was gray clay. 4.25' to 5' was sandy gray clay. Blow counts were recorded as 3/3/4/6. 5' to 7.5' was soft gray clay. 7.5' to 8' was soft brown clay. A split spoon sample and blow counts were conducted between the 8' to 10' depth. 8' to 8.5' was soft brown clay. 8.5' to 9' was stiff brown clay. 9' to 9.5' was stiff gray clay. 9.5' to 10' was black fibrous peat. Blow counts were recorded as 6/3/3/3. 10' to 11' was soft black fibrous peat. 11' to 13' was stiff gray clay. A split spoon sample and blow counts were conducted between the 13' to 15' depth. 13' to 13.75' was stiff gray clay. 13.75' to 15' was black fibrous peat. Blow counts were recorded as 2/2/2/3. 15' to 17.25' was soft black fibrous peat. 17.25' to 18' was soft brown clay. A split spoon sample and blow counts were conducted between the 18' to 20' depth. 18' to 18.66' was soft brown clay. 18.66' to 19' was gray clay. 19' to 20' was fine grain sand. Blow counts were recorded as 15/16/21/25. Total depth was reached at the 20' depth.

LBSB-5

Exploratory soil boring LBSB-4 was extended approximately 5-feet south of LBSB-2 to a depth of 10-feet below ground surface (bgs) to identify the soil types at the 8' to 10' depth. This boring was conducted as a response to an unidentified blockage of the split spoon sampler in LBSB-2, resulting in no recovery of a soil sample from the 8' to 10' depth. A split spoon sample and blow counts were conducted between the 8' to 10' depth. 8' to 9' was sandy brown clay. 9' to 10' was stiff gray clay. Blow counts were recorded as 5/2/3/3.

6.0 ANALYSIS AND CONCLUSIONS

The twelve (12) soil samples and one (1) groundwater sample collected from the Subject Property were analyzed for Arsenic. Analytical data results identified one (1) additional soil boring location (SB-10) containing a concentration of Arsenic exceeding applicable MDEQ Part 201 Drinking Water Protection Criteria (DWPC) for Arsenic in soil.

Soil boring SB-10 was collected from the area of a proposed storm water detention basin. As soils within this area known to be impacted by Arsenic, the potential for future shallow groundwater and surface water to be impacted in this area is likely. Nederveld, Inc recommends additional soil sampling and analysis be conducted in the area of SB-10 and the proposed storm water detention basin to further characterize the extent of the Arsenic impacted soils.

Soil load bearing information will be supplemented to this report upon completion of the data.

7.0 REFERENCES

The following documents were referenced in the preparation of this Limited Phase II Investigation:

Equity Resource Environmental, *Phase I Environmental Site Assessment, 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan*. April 27, 2010.


Equity Resource Environmental, *Limited Phase II Investigation, 5800 Balsam Drive, City of Hudsonville, Ottawa County, Michigan*. May 28, 2010.

1998 Annual Book of ASTM Standards, Section 11, Water and Environmental Technology, Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process, E 1903-97.

Michigan Department of Environmental Quality, Training Manual for Part 201 Cleanup Criteria, January 1998. Updated June 11, 2007.

8.0 QUALIFICATIONS AND SIGNATURES

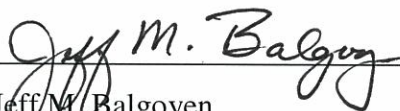
All work was performed by the undersigned Environmental Professionals. Site reconnaissance and sampling activities completed on the Subject Property were conducted on November 8, 2010, using qualified environmental engineer Nate A. Voigt and qualified environmental professional Jeff Balgoyen.



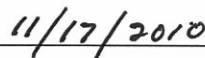
Nate A. Voigt
Environmental Engineer



Date



Jeff M. Balgoyen
Environmental Professional

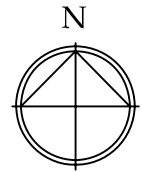
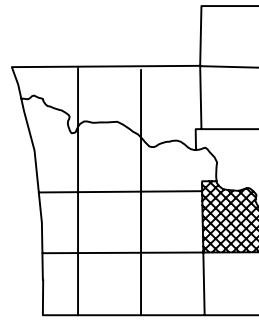
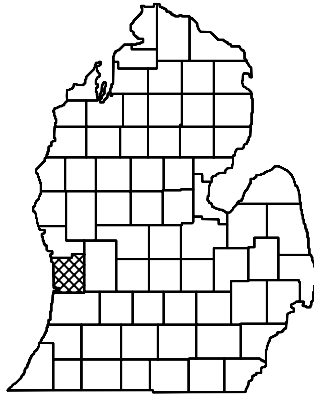


Date

Please contact Nederveld, Inc. with any questions or concerns
Phone: (616) 393-0449
Fax: (616) 392-3540

APPENDICES

APPENDIX A
FIGURES



10902010E-100 11/16/10 9:25



ANN ARBOR
 920 N. Main St.
 Ann Arbor, MI 48104
 PHONE: 734.929.6963

CHICAGO
 1082 National Parkway
 Schaumburg, IL 60173
 PHONE: 312.878.3897

GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 PHONE: 616.575.5190

HOLLAND
 347 Hoover Boulevard
 Holland, MI 49423
 PHONE: 616.393.0449

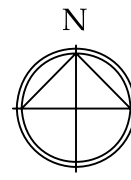
FIGURE 1 – SITE LOCATION

Part of NW 1/4 of SW 1/4
 Sec. 28, T6N, R13W
 City of Hudsonville
 Ottawa County, MI

Site Name:
 5800 Balsam
 Hudsonville, MI

Project No.: 10902010
 Drawn by: NAV
 Date: 11-16-10

NOT TO SCALE
 NOT A SURVEY



Maintained
Grass Lawn

BALSAM DRIVE

Building 3

Building 1

Building 4

Building 2

Gravel Area

Unmaintained
Vegetated Area

Property Line

10902010E-100 NV 11/16/10 9:27

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
920 N. Main St.
Ann Arbor, MI 48104
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217 Grandville Ave., Suite 302
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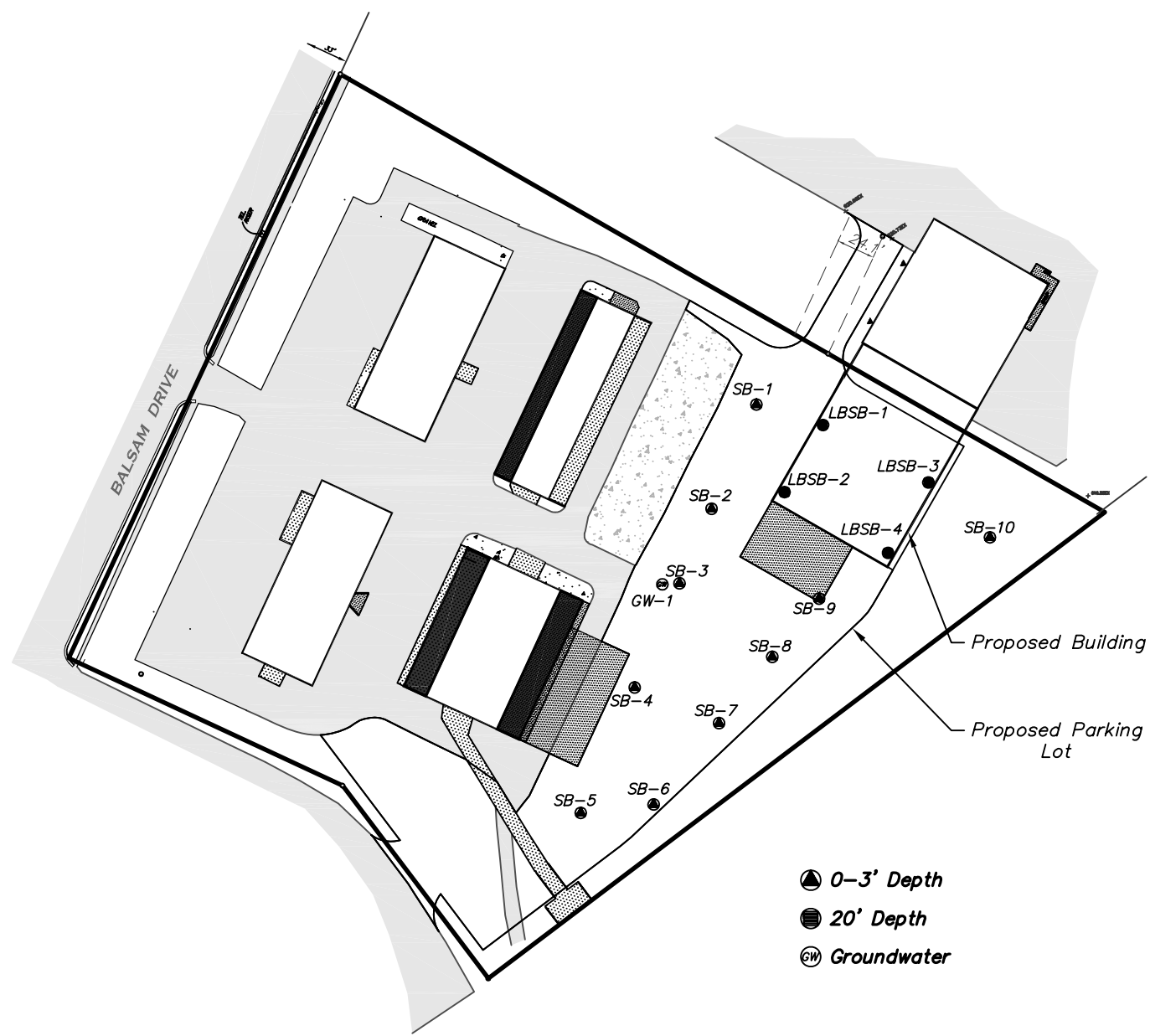
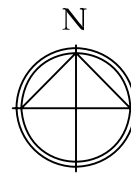
Figure 2 – Site Map

Part of NW 1/4 of SW 1/4
Sec. 28, T6N, R13W
City of Hudsonville
Ottawa County, MI

Site Name:
5800 Balsam
Hudsonville, MI

NOT TO SCALE
NOT A SURVEY

Project No.: 10902010
Drawn by: NAV
Date: 11-16-10



10902010E-100 NV 11/16/10 9:20



ANN ARBOR
920 N. Main St.
Ann Arbor, MI 48104
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1082 National Parkway
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PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

Figure 3 - Boring Location

Part of NW 1/4 of SW 1/4 Sec. 28, T6N, R13W City of Hudsonville Ottawa County, MI	Site Name: 5800 Balsam Hudsonville, MI
	Project No.: 10902010 Drawn by: NAV
	Date: 11-15-10

NOT TO SCALE
NOT A SURVEY

APPENDIX B
LABORATORY REPORTS



Lakeland Laboratories, Inc.

8290 Pettysville Road
Pinckney, MI 48169

Phone: (734) 878-3400
FAX: (734) 878-3981

Certificate of Analysis

Date: November 16, 2010

Customer: Nederveld
347 Hoover Blvd, Suite C
Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81778

Sample ID: LBSB #1

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Date: November 16, 2010

Customer: Nederveld
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Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81779

Sample ID: LBSB #2

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Date: November 16, 2010

Customer: Nederveld
347 Hoover Blvd, Suite C
Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81780

Sample ID: SB #1

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Date: November 16, 2010

Customer: Nederveld
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Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81781

Sample ID: SB #2

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lonni White*

Date: 11/16/2010



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Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81782

Sample ID: SB #3

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Customer: Nederveld
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Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81783

Sample ID: SB #4

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	3.0	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Customer: Nederveld
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Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81784

Sample ID: SB #5

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	2.9	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Customer: Nederveld
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Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81785

Sample ID: SB #6

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Date: November 16, 2010

Customer: Nederveld
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Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81786

Sample ID: SB #7

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	2.4	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Certificate of Analysis

Date: November 16, 2010

Customer: Nederveld
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Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81787

Sample ID: SB #8

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	3.5	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Date: November 16, 2010

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Holland, MI 49423

Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81788

Sample ID: SB #9

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	2.6	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81789

Sample ID: SB #10

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	5.3	0.1	mg/Kg	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lois White*

Date: 11/16/2010



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Project Name: 5800 Balsam
Project Number: 10902010
Submit Date: November 10, 2010
Collection Date: November 8, 2010

Lab Sample ID: 7966-81790

Sample ID: GW #1

Parameters	Result	LRL	Units	Method Reference	Analysis Date	Analyst
Metals Analysis						
Arsenic	ND	0.005	ug/L	SW846 7060	11/16/2010	LLW

Parameter- Analysis performed or the name of the chemical analyzed.

Result- The reported concentration in the sample

Analysis Date- Date the analysis was performed

LRL- Lower Reporting Limit- dilutions may affect the LRL.

Analyst- Initials of the analyst performing the analysis

Units- The unit which corresponds to the reported concentration

ND- Parameter not detected above the reported LRL

Reviewed By: *Lonni White*

Date: 11/16/2010

APPENDIX C
TABLES

Soil
Arsenic Analysis

Sample	Arsenic Concentration	Arsenic Criteria		
		DWPC	GSIPC	DCC
LBSB-1	ND	4,600	70,000	7,600
LBSB-2	ND	4,600	70,000	7,600
SB-1	ND	4,600	70,000	7,600
SB-2	ND	4,600	70,000	7,600
SB-3	ND	4,600	70,000	7,600
SB-4	3,000	4,600	70,000	7,600
SB-5	2,900	4,600	70,000	7,600
SB-6	ND	4,600	70,000	7,600
SB-7	2,400	4,600	70,000	7,600
SB-8	3,500	4,600	70,000	7,600
SB-9	2,600	4,600	70,000	7,600
SB-10	5,300	4,600	70,000	7,600

Groundwater
Arsenic Analysis

Sample	Arsenic Concentration	Arsenic Criteria		
		DWC	GSI	GCC
GW-1	ND	10	150	4,300

bolded text represents values exceeding applicable criteria

DCC = Direct Contact Criteria

DWC = Drinking Water Criteria

DWPC = Drinking Water Protection Criteria

GCC = Groundwater Contact Criteria

GSI = Groundwater Surface water Interface

GSIPC = Groundwater Surface Water Interface Protection Criteria

ND =parameter Not Detected above the lower reporting limit

OTTAWA COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY

RESOLUTION

At a meeting of the Ottawa County Brownfield Redevelopment Authority, held at the Fillmore Complex in the Township of Olive, Michigan on April 27, 2011 at 3:00 o'clock p.m. local time.

PRESENT: Directors Kieft, Kuyers, Larsen, Rizzio, Rycenga, Slagh

ABSENT: Directors Mayo, Raymond, Vanderberg

It was moved by Director Rizzio and supported by Director Kuyers that the following Resolution be adopted:

WHEREAS, the Ottawa County Board of Commissioners established the Ottawa County Brownfield Redevelopment Authority on June 10, 2008 pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of the State of Michigan, of 1996 of the State of Michigan in order to redevelop one specific site; and

WHEREAS, on June 23, 2009 the Ottawa County Brownfield Redevelopment Authority was amended in order to be able to administer projects at any location in the County where the local unit of government does not have a brownfield authority and supports the project ; and

WHEREAS, pursuant to Act 381, a proposed amendment to the Ottawa County Brownfield Plan (Exhibit A) was received from R. Becker Properties, LLC (Cedar Crest Dairy) for a contaminated site located at 5800 Balsam Drive, in the City of Hudsonville, Michigan; and

WHEREAS, the contaminated site has been determined to be a "facility" as provided for in the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994, and

WHEREAS, the Brownfield Plan amendment includes the use of Tax Increment Financing to capture Ottawa County, City of Hudsonville, and Public Library taxes for 10 years; and

WHEREAS, the total amount of captured taxes to be paid to R. Becker Properties shall not exceed \$66,545; and

WHEREAS, the Brownfield Plan amendment complies with all requirements set forth in the Brownfield Refinancing Act; and

WHEREAS, the Brownfield Plan amendment would provide for the clean-up of a contaminated site in the City of Hudsonville and create jobs through the expansion of Cedar Crest Dairy,

NOW, THEREFORE, BE IT RESOLVED that the Ottawa County Brownfield Redevelopment Authority approves the amendment to the Ottawa County Brownfield Plan as submitted by R. Becker Properties, LLC (Cedar Crest Dairy); and

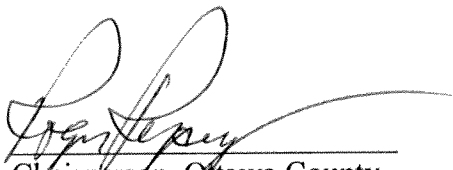
BE IT FURTHER RESOLVED that that copies of this Resolution and the attached amendment (Exhibit A) be forwarded to the Ottawa County Board of Commissioners; and

BE IT FURTHER RESOLVED that the approval of the Brownfield Plan amendment is contingent upon receipt of a resolution of support for the project from the City Commission of the City of Hudsonville, Michigan

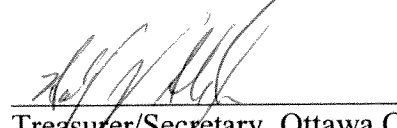
YEAS: Directors Kieft, Kuyers, Larsen, Rizzio, Rycenga, Slagh

NAYS: Directors None

RESOLUTION DECLARED ADOPTED.



Chairperson, Ottawa County
Brownfield Redevelopment Authority



Treasurer/Secretary, Ottawa County
Brownfield Redevelopment Authority

From: "Roman Wilson" <RomanW@lakeshoreenvironmental.com>
To: <MKnudsen@miottawa.org>, <akanrov@msu.edu>, <jmiedema@twp.jamestown.mi.us>, <rafd53@aol.com>, <doug.r.zylstra@gmail.com>, <JBaumann@miottawa.org>, <GDeJong@miottawa.org>
Date: 04/26/2011 02:05 PM
Subject: RE: BRA Plan for Cedar Crest Dairy

Mark,

Just wanted to share a few comments regarding the Brownfield Plan prepared on behalf of Cedar Crest Dairy regarding the proposed project in Hudsonville.

- First of all, this is not a significantly contaminated site. Out of 19 soil borings previously conducted on the site, only 4 contained concentrations of arsenic at levels above current DEQ cleanup criteria. The 4 locations where the arsenic was identified (SB-1, SB-2, SB-3, and SB-4) do not really pose much of a concern, as no redevelopment activities are slated for these areas (see attached map). A simple remedy for the gravel area where arsenic contamination was discovered (SB-3 and SB-4) is to cap with a thin layer of asphalt – no soil excavation is necessary here. Furthermore, if you look at the attached map, none of the 15 soil borings conducted where the freezer storage building will be constructed and the new parking lot will be located were impacted with arsenic at levels above Part 201 cleanup criteria. This is the biggest part of the project where the most investment is occurring.
- In light of the first comment, the due care numbers in the eligible activities table are too high. It would be nice to know how these numbers break down.
- The environmental oversight numbers in the eligible activities table....probably necessary to a small degree, but since no excavation of contaminated soil is necessary, a reduction in these numbers would be recommended.
- The Pre-Brownfield Plan numbers in the eligible activity table are the second largest cost. Yet, little description of the Pre-Brownfield Plan Environmental Activities is noted on page 5 of the Brownfield Plan. What are the Brownfield Plan preparation costs? Are they consistent with industry standards? Some of the pre-brownfield plan activities involved a Phase II investigation. Soil borings during these activities were advanced to 20' for geotechnical reasons not environmental. Is that something the County and City are willing to or should pay for? Typically, you also want to know what the BEA and Due Care Plan costs are to see if they are reasonable.
- The Brownfield Plan does not discuss the County's capture period after developer reimbursement.

While I think the proposed expansion project is good, the scope of environmental work in the Brownfield Plan and associated costs are suspect given the limited extent of contamination on the site. Sharpening the pencil on this would reduce a few years on the capture period and inject new tax revenue to the City and County more quickly. As a member of a local BRA, seeing a Plan like this in its current form would not be supported by me.

Roman