

ACT 381 PLAN AMENDMENT  
TO CONDUCT ELIGIBLE  
DEQ RESPONSE  
AND  
MEGA NON-ENVIRONMENTAL ACTIVITIES

FOR

1000 NORTH LINCOLN ROAD  
ESCANABA, MICHIGAN 49829

APRIL 2009



**Coleman  
Engineering**

Civil Engineering • Environmental Engineering  
Geotechnical Engineering • Land Surveying • Test Drilling  
Construction Quality Control • Materials Laboratory Testing

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AND  
MEGA NON-ENVIRONMENTAL ACTIVITIES**

**FOR**

**1000 NORTH LINCOLN ROAD,  
ESCANABA, MICHIGAN 49829**

**APRIL 2009**

Prepared for:

KS Enterprises  
7246 Lake Bluff 0.75 Lane  
Gladstone, MI 49837

Prepared By:

COLEMAN ENGINEERING COMPANY  
635 Circle Drive  
Iron Mountain, Michigan 49801

CEC Project #EE-08277

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Figure 2 – Proposed Site layout

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### **ATTACHMENT C – ANALYTICAL RESULTS**

## **1.0 INTRODUCTION**

Coleman Engineering Company (CEC) has prepared this Brownfield Plan Amendment to the City of Escanaba Act 381 Brownfield Plan on behalf of KS Enterprises (Developer). The Developer owns and plans to develop an approximate 0.42 acre parcel of real-estate known as the former Shoreline Battery Company located in the City of Escanaba (Subject Property). Environmental investigation documented that the site was contaminated with petroleum related products.

### **1.1 Eligible Property Information**

#### **1.1.1 Location**

The Subject Property is located in the Northwest ¼ of the Southwest ¼ of Section 19, Township 39 North, Range 22 West, City of Escanaba, Delta County, Michigan. The Subject Property is approximately 0.42 acres in size. The site is located specifically at 1000 North Lincoln Road, Escanaba, Michigan. A project location map is presented in Attachment A as Figure 1 and the Subject Property is shown in Figure 2, proposed site layout. Tax and legal descriptions are included in Attachment B.

#### **1.1.2 Current Ownership**

The Subject Property is currently owned by the Developer, whose address is 7246 Lake Bluff 0.75 Lane, Gladstone, MI 49837. The address identified on the property tax detail in Attachment B is reflective of the previous owner; the Developer address identified above is the current owner address.

#### **1.1.3 Proposed Future Ownership**

The Subject Property will remain under the ownership of the Developer. The Developer plans to demolish the on-site building and build a strip mall.

#### **1.1.4 Delinquent Taxes, Interest and Penalties**

Neither the Developer nor the City of Escanaba Tax Assessor, Elizabeth Keller, is aware of any delinquent taxes, interest, and/or penalties associated with the Subject Property. The Subject Property tax number is 051-050-2919-303-008 (Lots 1 & 2, Block 1 of Assessors Plat # 4, 1000 North Lincoln Road).

#### **1.1.5 Existing and Proposed Future Zoning of Eligible Subject Property**

The Subject Property is currently zoned Commercial. No change in zoning is anticipated.

## **1.2 Historical Use of Each Eligible Subject Property**

The Subject Property has historically been a service station and more recently a retail establishment selling batteries. There is a manufactured home on the Subject Property which was a used book store and is currently occupied by a tax service.

## **1.3 Current Use of Each Eligible Subject Property**

The former service station on the Subject Property is not currently in use, while the manufactured building is occupied by Liberty Tax Service.

## **1.4 Summary of Proposed Redevelopment and Future Use for Each Eligible Property**

The Developer intends to demolish the former service station and remove the manufactured building on site. A new structure would be constructed to house a laundromat/tanning salon and the tax office currently located in the manufactured building. The built-out value of the facility is estimated to be \$500,000.

## **2.0 CURRENT SUBJECT PROPERTY CONDITIONS**

### **2.1 Subject Property Eligibility**

The Subject Property is eligible for Brownfield Tax Increment Financing because it is within a qualified local governmental unit (City of Escanaba) and met the definition of a Facility under Part 201 of Act 451.

### **2.2 Summary of Environmental Conditions**

Environmental conditions of concern exist at this site. A Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment and a Category N BEA were completed for the Developer. The BEA was prepared due to contaminated soils at the location of a former above ground storage tank.

### **2.3 Summary of Functionally Obsolete and/or Blighted Conditions**

The Developer did not seek either designation for the Subject Property.

### **3.0 SCOPE OF WORK**

There are two (2) types of eligible activities for reimbursement. The first is referred to as Michigan Department of Environmental Quality (MDEQ) eligible expenses, and include the cost of environmental assessments, remediation, and the preparation of this plan. The second, available only in a core community such as the City of Escanaba or an economic opportunity zone, is referred to as Michigan Economic Growth Authority (MEGA) eligible expenses, and include the cost of asbestos and lead paint abatement, utility upgrades, demolition, site grading, and resurfacing.

#### **3.1 MDEQ Eligible Activities**

Eligible activities will include the completion of a Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment, a Baseline Environmental Assessment with Due Care Plan and an Act 381 Plan Amendment for Brownfield Tax Increment Financing.

#### **3.2 MEGA Eligible Activities**

##### **3.2.1 Public Infrastructure Improvements**

The Subject Property is currently connected to the City of Escanaba public infrastructure. Reconnection and routing of the public utilities will be required after demolition, along with some necessary utility upgrades.

##### **3.2.2 Demolition**

The former service station on site will be demolished. Efforts will be made to recycle as much material as is reasonably practical. The unpainted bricks, blocks, and concrete will be used as backfill, while any appreciable amount of metal recovered will be taken to a recycling center. The remaining debris will be disposed of in a licensed landfill.

##### **3.2.3 Lead Inspection/Abatement**

To determine if lead-based paint is present, a pre-demolition inspection of the paints present will need to be conducted. If lead-based paint is present in any of the structures to be demolished, the demolition practices will need to account for proper handling. Depending on the nature of the materials containing lead, the use of a fine spray to reduce dust may be sufficient.

##### **3.2.4 Asbestos Abatement**

As required by the National Emissions Standard for Hazardous Air Pollutants for renovation or demolition at a commercial or industrial structure, an asbestos inspection was conducted. Based on the results of that inspection, abatement will need to be completed prior to demolition.

### **3.2.5 Site Preparation**

Activities required to prepare the site for construction will include site engineering and site grading.

Site Engineering – Site engineering is limited to site, parking, and green space lay-out.

Site Grading – To accommodate the development, some grading will be required.

### **3.2.6 Site Restoration**

Site restoration will include construction of a parking lot, curb and gutter and a sidewalk.

### **3.2.7 Assistance to a Land Bank Fast Track Authority**

No local land bank authority is involved.

### **3.2.8 Relocation of Public Buildings or Operations**

No relocation or removal of public buildings or facilities are required for this project.

## **4.0 SCHEDULE AND COSTS**

### **4.1 Schedule of Activities**

Please see the schedule attached as Table 1. This schedule reflects demolition in the summer of 2009, followed by construction. Construction is scheduled to be complete in November 2009.

### **4.2 Estimated Costs**

The potential Reimbursable Costs are presented on the attached Tables 2, 3 and 4. Based on these tables, the Developer's estimated eligible expenses are \$120,379. Repayment of eligible expenses would be accomplished in 14 years, assuming a new taxable value of \$500,000.

These calculations, shown on Table 4, are based on assumptions as to the value of the property at selected times. Actual activity and documented expenses will determine the actual payback period and final reimbursement amount.

F:\Data\08000\08277\ACT 381 Plan\Act 381 Work plan - Final.doc.doc



# TABLES

Table 1  
 Tentative Schedule of Activities  
 KS Enterprises  
 Brownfield Redevelopment  
 1000 North Lincoln Road, Escanaba, Michigan

Activity	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09
Act 381 Plan Approval								
Demolition								
Construction								

Tentative Schedule of Activities  
 KS Enterprises  
 April 2009

F:\Data\08000\08277\ACT 381 Plan\Act 381 Work plan\Schedule of Activities

Table 2 and Table 3  
 Projected Reimbursable Costs  
 KS Enterprises  
 Brownfield Redevelopment  
 1000 North Lincoln Road Escanaba, Michigan

**TABLE 2**  
Eligible Act 381 Expenses

Eligible Act 381 Expenses	
<b>MDEQ Eligible Expenses</b>	
Act 381 Plan	\$3,500
Environ Assessments	\$12,000
Baseline Env Assessment	\$5,000
<b>Total</b>	<b>\$20,500</b>

**TABLE 3**  
Eligible Act 381 Expenses

Eligible Act 381 Expenses	
<b>MEGA Eligible Expenses</b>	
ACM Abatement/Pb Inspection	\$6,000
Demolition	\$8,000
Site Grading/Landscaping	\$20,000
Utilities	\$20,000
Parking Lot	\$26,279
Site Engineering	\$5,000
Curb and Gutter	\$5,600
Sidewalk	\$9,000
<b>Total</b>	<b>\$99,879</b>

Table 4  
 Projected Reimbursement  
 KS Enterprises  
 Brownfield Redevelopment  
 1000 North Lincoln Road Escanaba, Michigan

	Base Year Taxable Value \$	Year 1		2	3	4	5	6	7	8	9
		\$	\$								
Real Property	\$ 75,225	\$ 332,500	\$ 342,475	\$ 363,332	\$ 374,232	\$ 385,459	\$ 397,022	\$ 408,933	\$ 421,201	\$ 433,708	\$ 445,976
Capturable Taxable Value	\$ 75,225	\$ 257,275	\$ 267,250	\$ 288,107	\$ 299,007	\$ 310,234	\$ 321,797	\$ 333,708	\$ 345,976	\$ 358,430	\$ 371,201
Taxes Paid on New Property Value											
Taxing Jurisdiction	mills levied	\$ 1,294	\$ 1,344	\$ 1,396	\$ 1,449	\$ 1,504	\$ 1,560	\$ 1,619	\$ 1,679	\$ 1,740	\$ 1,801
County	5.03000	\$ 908	\$ 943	\$ 980	\$ 1,017	\$ 1,055	\$ 1,095	\$ 1,136	\$ 1,178	\$ 1,221	\$ 1,264
College	3.53000	\$ 4,374	\$ 4,543	\$ 4,718	\$ 4,898	\$ 5,083	\$ 5,274	\$ 5,471	\$ 5,673	\$ 5,882	\$ 6,094
City Op	17.00000	\$ 228	\$ 235	\$ 244	\$ 254	\$ 263	\$ 273	\$ 283	\$ 294	\$ 304	\$ 314
Sheriff	0.88000	\$ 149	\$ 155	\$ 161	\$ 167	\$ 173	\$ 180	\$ 187	\$ 194	\$ 201	\$ 208
Comm Act	0.58000	\$ 154	\$ 160	\$ 167	\$ 173	\$ 179	\$ 186	\$ 193	\$ 200	\$ 208	\$ 215
DATA	0.60000	\$ 129	\$ 134	\$ 139	\$ 144	\$ 150	\$ 155	\$ 161	\$ 167	\$ 173	\$ 179
Central Dispatch	0.50000										
School Operating											
State Education Tax											
ISD											
Downtown Development											
Total Captured	28.12000	\$ 7,235	\$ 7,515	\$ 7,804	\$ 8,102	\$ 8,408	\$ 8,724	\$ 9,049	\$ 9,384	\$ 9,729	\$ 10,084
Expenses Remaining		\$ 113,144	\$ 105,629	\$ 97,825	\$ 89,723	\$ 81,315	\$ 72,592	\$ 63,543	\$ 54,159	\$ 44,430	\$ 34,430
Expenses Paid		\$ 7,235	\$ 7,515	\$ 7,804	\$ 8,102	\$ 8,408	\$ 8,724	\$ 9,049	\$ 9,384	\$ 9,729	\$ 10,084
Tax capture by CEBRA		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Eligible Expenses \$120,379  
 Assumes 3% increase in annual taxable value of property.  
 Assumes no personal property tax  
 Assumes \$500,000 development

Projected Reimbursement  
 KS Enterprises  
 April 2009

Table 4  
 Projected Reimbursement  
 KS Enterprises  
 Brownfield Redevelopment  
 1000 North Lincoln Road Escanaba, Michigan

	10	11	12	13	14	15	16	17	18
Real Property	\$ 433,837	\$ 446,852	\$ 460,258	\$ 474,065	\$ 488,287	\$ 502,936	\$ 518,024	\$ 533,565	\$ 549,572
Capturable Taxable Value	\$358,612	\$371,627	\$385,033	\$398,840	\$413,062	\$427,711	\$442,799	\$458,340	\$474,347
Taxing Jurisdiction									
County	\$ 1,804	\$ 1,869	\$ 1,937	\$ 2,006	\$ 2,078	\$ 2,151	\$ 2,227	\$ 2,305	\$ 2,386
College	\$ 1,266	\$ 1,312	\$ 1,359	\$ 1,408	\$ 1,458	\$ 1,510	\$ 1,563	\$ 1,618	\$ 1,674
City Op	\$ 6,096	\$ 6,318	\$ 6,546	\$ 6,780	\$ 7,022	\$ 7,271	\$ 7,528	\$ 7,792	\$ 8,064
Sheriff	\$ 316	\$ 327	\$ 339	\$ 351	\$ 363	\$ 376	\$ 390	\$ 403	\$ 417
Comm Act	\$ 208	\$ 216	\$ 223	\$ 231	\$ 240	\$ 248	\$ 257	\$ 266	\$ 275
DATA	\$ 215	\$ 223	\$ 231	\$ 239	\$ 248	\$ 257	\$ 266	\$ 275	\$ 285
Central Dispatch	\$ 179	\$ 186	\$ 193	\$ 199	\$ 207	\$ 214	\$ 221	\$ 229	\$ 237
School Operating									
State Education Tax									
ISD									
Downtown Development									
Total Captured	\$ 10,084	\$ 10,450	\$ 10,827	\$ 11,215	\$ 11,615	\$ 12,027	\$ 12,452	\$ 12,889	\$ 13,339
Expenses Remaining	\$34,346	\$23,896	\$13,088	\$1,853	\$0	\$0	\$0	\$0	\$0
Expenses Paid	\$10,084	\$10,450	\$10,827	\$11,215	\$11,615	\$12,027	\$12,452	\$12,889	\$13,339
Tax capture by CEBRA	\$0	\$0	\$0	\$0	\$9,762	\$12,027	\$12,452	\$12,889	\$13,339

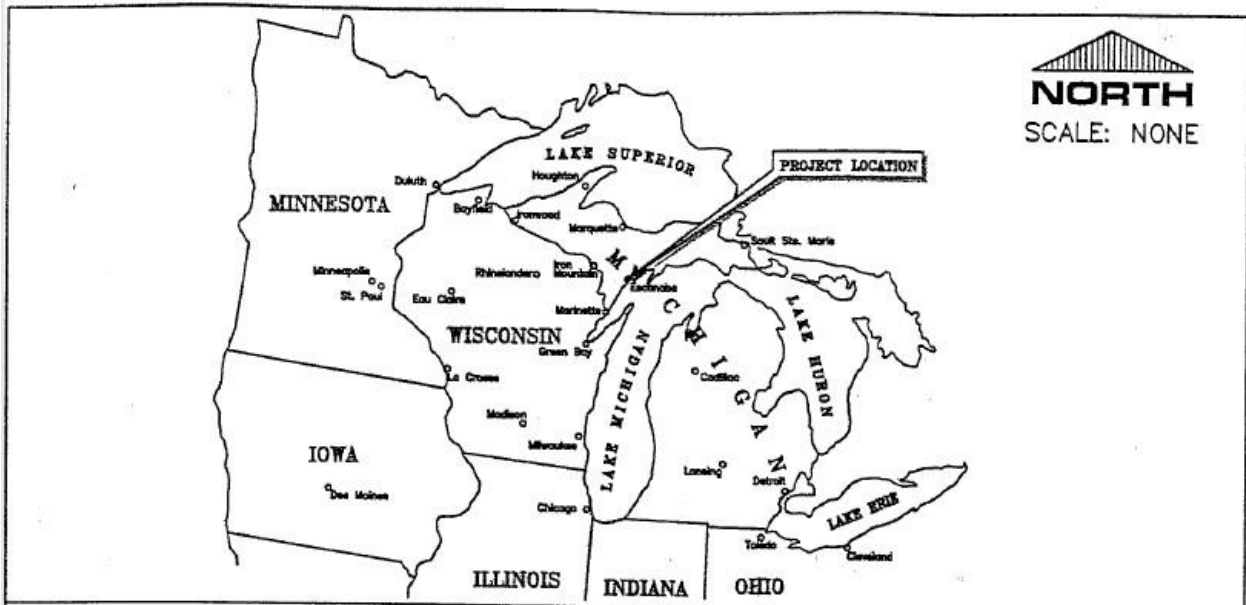
Eligible Expenses  
 Assumes 3% increase in annual taxable  
 Assumes no personal property tax  
 Assumes \$500,000 development

# **ATTACHMENT A**

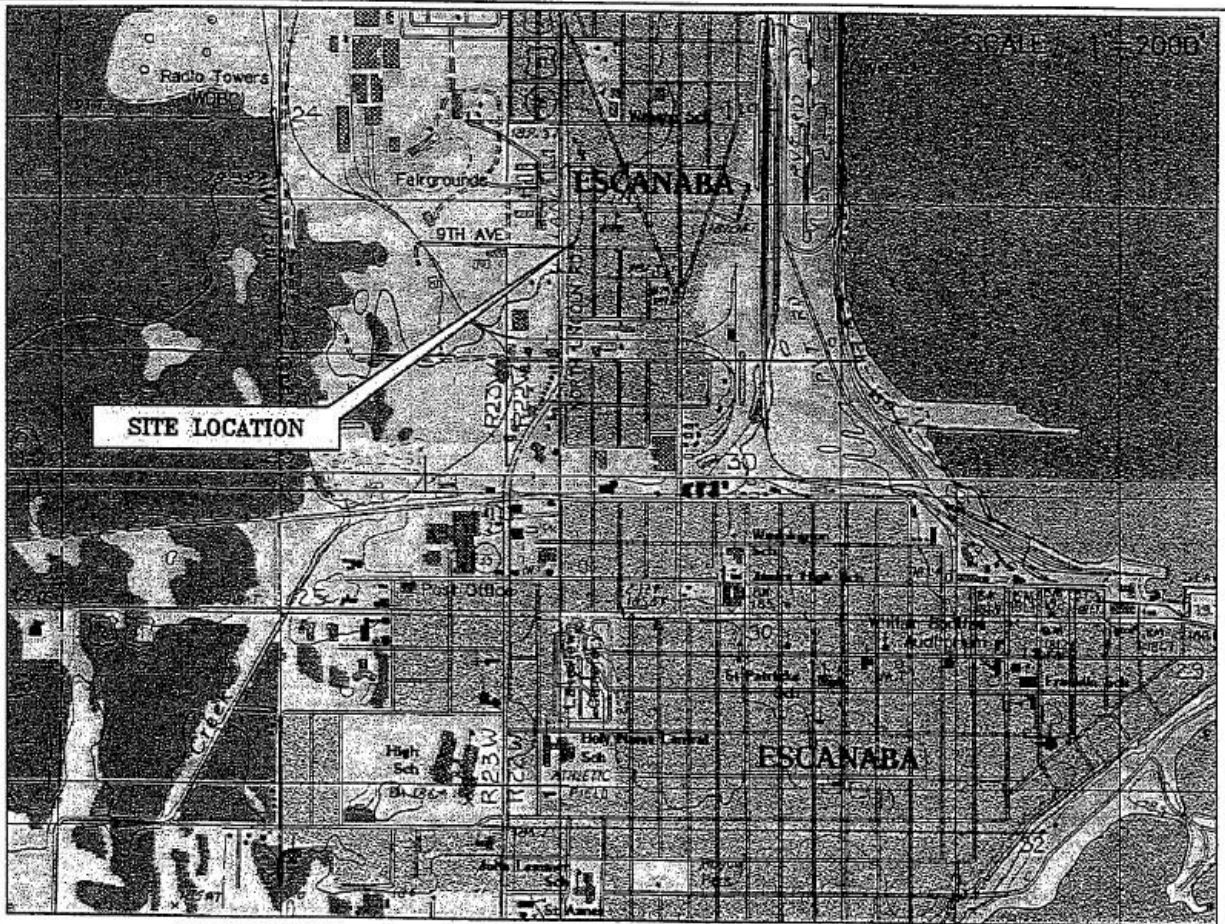
## **FIGURES**

Figure 1 – Project Location Map


Figure 2 – Proposed Site Layout



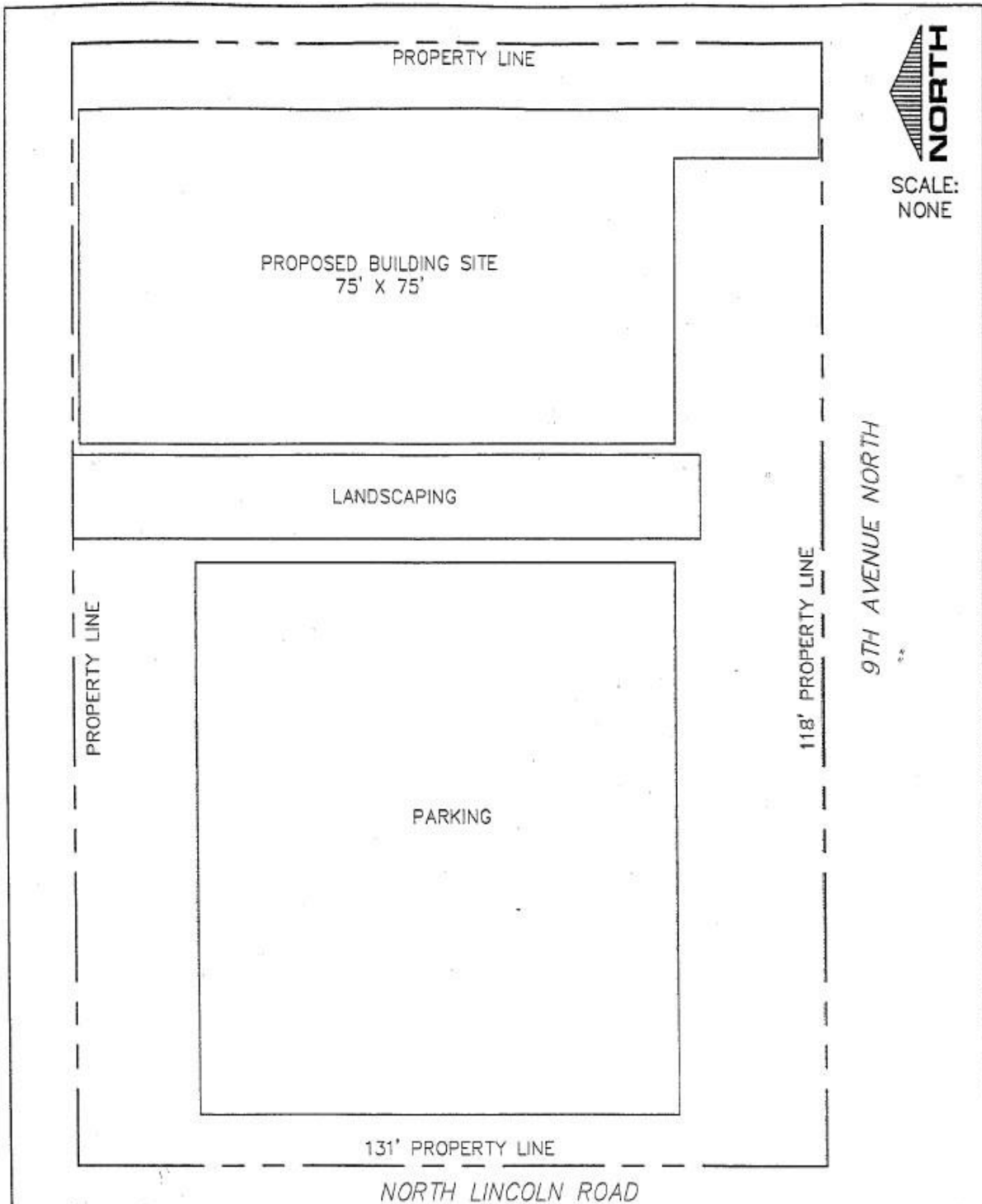
**NORTH**  
SCALE: NONE



**FIGURE 1 – PROJECT LOCATION MAP  
1000 N LINCOLN RD  
ESCANABA, MICHIGAN**

 **COLEMAN ENGINEERING COMPANY**  
635 CIRCLE DRIVE  
IRON MOUNTAIN, MICHIGAN 49801

DATE 3/23/09  
JOB NO 08277-C  
CADD FILE 08277-C-WQ.DWG



**FIGURE 2 – PROPOSED SITE LAYOUT  
 1000 NORTH LINCOLN ROAD  
 ESCANABA, MICHIGAN**



COLEMAN ENGINEERING COMPANY  
 635 CIRCLE DRIVE  
 IRON MOUNTAIN, MICHIGAN 49801

DATE 3/23/09  
 JOB NO 08277-C  
 CADD FILE 08277-C-PROP SITE



**ATTACHMENT B**

**TAX AND LEGAL DESCRIPTIONS**

**City of Escanaba - Property Tax Details**

Every effort has been made to provide the most current and accurate information possible on this Internet site. No warranties, expressed or implied, are provided for the data herein, or for its interpretation.

<b>Parcel</b>		<b>Property Address or Location</b>		
051-050-2919-303-008		1000 NORTH LINCOLN ROAD, ESCANABA MI 49829		
<b>Owner(s) of Record</b>		<b>Owner Address</b>		
INGHRAM KIMBLE R & CHRISTIN		8868 N.75 LANE, GLADSTONE MI 49837		
<b>Acres</b>	<b>Liber</b>	<b>Page</b>	<b>Purchase Date</b>	<b>Purchase Price</b>
0.000				\$0
<b>Current Assessment</b>	<b>State Equalized</b>	<b>Taxable Value</b>	<b>HomeStead</b>	<b>HomeStead Exempt</b>
\$84,450	\$84,450	\$75,225	0.000%	\$0
<b>Property Class Code</b>		<b>School District</b>		
201 (Real - Commercial)		21010 (Escanaba)		

**Property Description**  
 LOT 1 BLOCK 1 LOT 2 BLOCK 1 ASSESSORS PLAT #4 1000 NORTH LINCOLN ROAD

**Tax Summary**

Year	S08	W07	S07	W06	S06	W05	S05
Assessed Val.	\$84,450	\$82,390	\$82,390	\$80,540	\$80,540	\$86,600	\$86,600
Equalized Val.	\$84,450	\$82,390	\$82,390	\$80,540	\$80,540	\$86,600	\$86,600
Taxable Value	\$75,225	\$73,534	\$73,534	\$70,911	\$70,911	\$68,646	\$68,646
Homestead %	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Total Tax \$	\$2,330.58	\$1,941.38	\$2,278.46	\$1,992.86	\$2,078.65	\$2,023.78	\$1,898.53
Admin Fee	\$0.00	\$19.41	\$0.00	\$19.93	\$0.00	\$20.24	\$0.00
Total Tax Bill	\$2,330.58	\$1,960.79	\$2,278.46	\$2,012.79	\$2,078.65	\$2,044.02	\$1,898.53
Pmt. to Date	\$0.00	\$1,960.79	\$2,278.46	\$2,012.79	\$2,078.65	\$2,044.02	\$1,898.53
Yet Due	\$2,330.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Payoff Date		2/12/08	9/11/07	2/13/07	9/8/06	1/13/06	9/15/05

**Assessment Summary**

Year	2008	2007	2006
Class	201	201	201
Transfer Date			
Assessed Value	\$84,450	\$82,390	\$80,540
EQ Factor	1.00000	1.00000	1.00000
Equalized Value	\$84,450	\$82,390	\$80,540
Taxable Value	\$75,225	\$73,534	\$70,911
Homestead Exempt	0.000%	0.000%	0.000%

**ATTACHMENT C**

**ANALYTICAL RESULTS**

Table 1  
Soil Analytical Results  
KS Enterprises  
Brownfield Redevelopment  
1000 North Lincoln Road Escanaba, Michigan

Hazardous Substance	Chemical Abstract Service Number	Groundwater Protection		Indoor Air		Ambient Air (Y)		Direct Contact		P-1 14 Feet	P-2 3 feet	P-3 14 feet	P-4 11 feet	P-5 3 feet	P-6	P-7 0.5 feet
		Drinking Water Protection Criteria & RBSLs	Groundwater Contact Protection Criteria & RBSLs	Soil Volatilization to Indoor Air Inhalation Criteria & RBSLs	Inhalation Criteria & RBSLs	Particulate Soil Inhalation Criteria & RBSLs	Direct Contact Criteria & RBSLs	Soil Saturation Concentration Screening Levels								
Acepromorphans	43329	3.0E+5	9.7E+5	1.9E+6	1.4E+10	8.1E+7	4.1E+7	NS	NS	NS	NS	NS	NS	ND	ND	3,400
Acropachylenes	208668	5,800	4.4E+5	1.6E+6	2.3E+9	2.2E+6	1.0E+6	NS	NS	NS	NS	NS	NS	11 J	N	100
Acetone (V)	67641	15,000	1.1E+6 (C)	1.1E+6 (C)	3.0E+11	1.3E+8	1.1E+8	6.9	1050	150 J	246 J	540 J	O	NS	NS	NS
Amblyene	120127	41,000	41,000	1.0E+9 (D)	1.4E+9	6.7E+10	2.3E+8	NS	NS	NS	NS	NS	NS	ND	ND	4,000
2-Butanone (MEK) (V)	78933	2.6E+5	44,000	2.7E+7 (C)	6.7E+10	2.7E+7 (C-DD)	2.7E+7	ND	330 J	280 J	420 J	450 J	380 J	S	NS	NS
Benzene (V)	71432	100	2.2E+5	1,600	33,000	3.8E+8	1.6E+6	ND	30	ND	ND	ND	ND	A	NS	NS
Benzofuranthracene (C)	56553	NULL	NULL	NULL	ID	ID	20,000	NA	NS	NS	NS	NS	NS	M	12,000	NS
Benzofluoranthene (C)	209562	NULL	NULL	NULL	ID	ID	20,000	NA	NS	NS	NS	NS	NS	P	15,000	NS
Benzofluoranthene (C)	209069	NULL	NULL	NULL	NULL	NULL	2.0E+5	NA	NS	NS	NS	NS	NS	L	5,800	NS
Benzofluoranthene (C)	191242	NULL	NULL	NULL	NULL	NULL	2.0E+6	NA	NS	NS	NS	NS	NS	E	4,900	NS
Benzofluoranthene (C)	50328	NULL	NULL	NULL	NULL	NULL	1.5E+6	NA	NS	NS	NS	NS	NS	ND	ND	13,000
1-Chlorobutane (V)	95498	3,300	5.0E+5 (C)	2.7E+5	1.2E+6	4.7E+9	5.0E+5 (C)	ND	35 J	ND	ND	ND	ND	ND	ND	NS
Chrysene (C)	219019	NULL	NULL	NULL	ID	ID	2.0E+5	NA	NS	NS	NS	NS	NS	ND	ND	NS
Dibenz(a,h)anthracene (C)	53700	NULL	NULL	NULL	NULL	NULL	2,000	NA	NS	NS	NS	NS	NS	ND	ND	1,300
Ethylbenzene (V)	100414	1,500	1.4E+5 (C)	97,000	7.2E+5	1.0E+10	1.4E+5	1.4E+5 (C)	ND	47 J	ND	ND	ND	ND	ND	NS
Fluoranthene	209440	7.3E+5	7.3E+5	1.0E+9 (D)	7.4E+8	9.3E+9	4.6E+7	NA	NS	NS	NS	NS	NS	ND	ND	30,000
Fluorene	86737	3.9E+5	8.9E+5	5.8E+8	1.3E+8	5.3E+9	2.7E+7	NA	NS	NS	NS	NS	NS	ND	ND	2,700
Indeno(1,2,3-cd)pyrene (C)	193995	NULL	NULL	NULL	NULL	NULL	20,000	NA	NS	NS	NS	NS	NS	ND	ND	4,400
Methylene chloride	75992	100	19,000 (X)	45,000	6.8E+9	1.3E+6	2.3E+6	22 J	43 J	69 J	34 J	30 J	44 J	ND	ND	NS
2-Methylanthracene	91576	57,000	6.5E+6	ID	ID	ID	8.1E+6	NA	ND	170 J	ND	ND	ND	ND	ND	420
Naphthalene	91203	35,000	2.1E+6	2.6E+5	3.0E+5	2.0E+8	1.0E+7	NA	ND	84 J	ND	ND	ND	ND	ND	1,300
Phenanthrene	89018	96,000	1.1E+6	2.0E+6	1.0E+5	6.7E+6	1.6E+6	NA	NS	NS	NS	NS	NS	ND	ND	15,000
Pyrene	126000	4.8E+5	4.8E+5	1.0E+9 (D)	6.5E+8	6.7E+9	2.9E+7	NA	NS	NS	NS	NS	NS	ND	ND	15,000
1,2,4-Trimethylbenzene (V)	59535	2,100	1.1E+5 (C)	1.1E+5 (C)	2.1E+7	8.2E+10	1.1E+5 (C)	1.1E+5	ND	659	ND	ND	ND	ND	ND	NS
1,3,5-Trimethylbenzene (V)	109678	1,800	94,000 (C)	94,000 (C)	1.6E+7	8.2E+10	94,000 (C)	94,000	ND	350	ND	ND	ND	ND	ND	NS
Toluene (V)	108863	15,000	2.0E+5 (C)	2.0E+5 (C)	2.8E+8	2.7E+10	2.5E+5 (C)	2.5E+5	ND	220	ND	ND	ND	ND	ND	NS
Xylenes (V)	1332027	5,600	1.0E+5 (C)	1.5E+5 (C)	4.6E+7	2.3E+11	1.5E+5 (C)	1.5E+5	ND	1010	ND	ND	ND	ND	ND	NS

(C) = Value presented is a screening level based on the CASI since the calculated risk-based criterion is greater than CASI.  
 (D) = Calculated criterion exceeds 100%, hence it is reduced to 100% (1.0E+9)ppb.  
 (DD) - Hazardous substance causes developmental effects.  
 (X) - The GSI Criterion shown in the generic cleanup criteria tables is protective for surface water used as a drinking water source.

ID = Inadequate data to develop criterion.  
 NA = Criterion or value is not available or, as is the case for CASI, not applicable.  
 NLL = Hazardous substance is not likely to reach under most soil conditions.  
 NLV = Hazardous substance is not likely to volatilize under most conditions.

All values compared to NREPA Part 201 Residential and Commercial I Criteria, dated January 23, 2006  
 Numbers in Bold represent a value which exceeds the MDEQ NREPA Part 201 Criterion

All values in ug/Kg - micrograms/kilogram  
 ND - Not Detected  
 NS - Sample not analyzed for this compound  
 NO - Not Sampled

B - Compound found in Blank, indicated possible Blank contamination.  
 Chrysene and Phenanthrene found in field blank

J - The quantization limit is estimated value because result is less than small quantization limit but greater than detection limit.

2-butanone (MEK) and Methylene chloride found in the methanol preservative.

Table 2  
Groundwater Analytical Results  
KS Enterprises  
Brownfield Redevelopment  
1000 North Lincoln Road Escanaba, Michigan

Chemical Abstract Service Number	Residential & Commercial I Drinking Water Criteria & RBSLs	Industrial & Commercial II, III & IV Drinking Water Criteria & RBSLs	Groundwater Surface Water Interface Criteria & RBSLs	Residential & Commercial I Groundwater Volatilization to Indoor Air Inhalation Criteria & RBSLs	Groundwater Contact Criteria & RBSLs	Water Solubility	Flammability and Explosivity Screening Level	Acute Inhalation Screening Level	P-3 Groundwater	Trip Blank
Acetone (I)	730	2,100	1,700	1.0E+9 (D,S)	3.1E+7	1.0E+9	1.5E+7	1.0E+9 (D)	3.7 J	2.6 J
2-Butanone (MEK) (I)	13,000	38,000	2,200	2.4E+8 (S)	2.4E+8 (S)	2.40E+8	ID	2.4E+8 (S)	1.3 J	0.58 J
n-Butylbenzene	80	230	ID	ID	5,900	NA	ID	ID	2.2	ND
sec-Butylbenzene	80	230	ID	ID	4,400	NA	ID	ID	.052 J	ND
Chloromethane (I)	260	1,100	ID	8,600	4.9E+5	6.34E+6	36,000	2.1E+5	1.2 J	1.0 J
2-Methylnaphthalene	260	750	ID	ID	25,000 (S)	24,600	ID	ID	1.9 J	ND

(C) = Value presented is a screening level based on the Csat since the calculated risk-based criterion is greater than Csat.  
 (D) = Calculated criterion exceeds 100%, hence it is reduced to 100% (1.0E+9ppb).  
 (DD) - Hazardous substance causes developmental effects.  
 (X) - The GSI Criterion shown in the generic cleanup criteria tables is protective for surface water used as a drinking water source.  
 ID = Inadequate data to develop criterion.  
 NA = Criterion or value is not available or, as is the case for Csat, not applicable.  
 NLL = Hazardous substance is not likely to leach under most soil conditions.  
 NLV = Hazardous substance is not likely to volatilize under most conditions.  
 NS - No Standard

All values compared to NREPA Part 201 Residential and Commercial I Criteria, dated January 23, 2006  
 Numbers in Bold represent a value which exceeds the MDEQ NREPA Part 201 Criterion

All values in ug/Kg - micrograms/kilogram  
 ND - Not Detected (Value not available)  
 B - Compound found in Blank, indicated possible Blank contamination.  
 Chloromethane, Acetone and methylene Chloride found in trip blank  
 J - The quantitation limit is estimated value because result is less than small quantitation limit but greater than detection limit  
 2--butanone (MEK) and Methylene chloride found in the methanolic preservative.