

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for:

**3850 RIVERTOWN PARKWAY SW
CITY OF GRANDVILLE, MICHIGAN**

prepared for:

**JON SQUARED LLC
6568 CENTER INDUSTRIAL DRIVE
JENISON, MICHIGAN**

prepared by:

**Marshall
ASSOCIATES**

Environmental Assessment and Real Estate Development Services

MARCH 18, 2025

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EXECUTIVE SUMMARY

Marshall & Associates Environmental Assessment and Real Estate Development Services, LLC (Marshall Associates) was retained to perform this Phase I Environmental Site Assessment for the property located at 3850 Rivertown Parkway SW, City of Grandville, Michigan. This assessment has been completed on behalf of Jon Squared LLC in connection with their intent to purchase the Subject Property.

Marshall Associates has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for 3850 Rivertown Parkway SW, City of Grandville, Michigan. Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. In our professional opinion, no further assessment is warranted to fulfill *all appropriate inquiry* standards as outlined in State and Federal environmental regulations.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
3850 RIVERTOWN PARKWAY SW
CITY OF GRANDVILLE, MICHIGAN
MARCH 18, 2025**

1.0 INTRODUCTION

Marshall & Associates Environmental Assessment and Real Estate Development Services, LLC (Marshall Associates) was retained to conduct this Phase I Environmental Site Assessment for 3850 Rivertown Parkway SW, City of Grandville, Michigan. The Subject Property is comprised of an approximately 11.04-acre tract of land located on the east side of Wilson Avenue south of Rivertown Parkway. The Subject Property has a 161,280-square-foot retail store building occupied by Macy's Department Store. The Subject Property is part of The Rivertown Crossings Mall, which is a modern, multi-tenant retail facility.

1.1 Purpose

This Phase I ESA has been prepared to fulfill the all appropriate inquiry standard outlined in 40 CFR Part 312 promulgated pursuant to the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This is achieved by identifying whether there are Recognized Environmental Conditions (RECs) present on the Subject Property as defined in American Society for Testing and Materials (ASTM) standard E1527-21. The term *Recognized Environmental Conditions* means:

"...(1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment."

This definition does not include *de minimis* conditions that would not, in the professional opinion of the environmental professional, require any assessment or corrective action if brought to the attention of regulatory authorities. Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report.

1.2 Scope of Work

The Phase I ESA was conducted with a standard of care and professional judgment typical of environmental professionals performing similar work in the Subject Property area. It was conducted in conformance with ASTM E 1527-13, Standard Practice for Conducting Environmental Site Assessments, and included the following:

- Visual inspection of the Subject Property on March 6, 2025;
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- Establishing present and past land uses at, and adjacent to, the Subject Property back to 1914 through a review of standard historical research sources including aerial photographs, Sanborn Fire Insurance Maps, topographical maps and historical street directories;
- Review and assessment of local agency records with jurisdiction over the Subject Property, including City of Grandville Assessor, Kent County Environmental Health Department, and City of Grandville Fire Department;
- Review and assessment of federal, state, and tribal records of known or suspected sites of environmental contamination on and around the Subject Property, including, but not limited to ASTM-standard databases;
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) records for nearby sites;
- Interviews with Mr. Craig Ritter, Facilities Manager, on March 6, 2025 and Mr. Mike Halt, Facilities Chief Engineer for Michigan Macy's, on March 10, 2025; and,
- User information including user questionnaire dated February 27, 2025 and title commitment dated February 10, 2025.

This Phase I ESA was conducted during the period of February 26, 2025 to March 18, 2025 and was completed by Mrs. Erin Wells and reviewed by Ms. Barbara Miron. Ms. Miron is an Environmental Professional (EP) as defined in the ASTM standard E1527-21 (see Appendix A).

1.3 Significant Assumptions

The information obtained from external sources is assumed complete and correct, except when found to be false or conflicting with other information. Conflicting information, if any, is discussed throughout the report where encountered. We did not attempt to independently verify the accuracy of completeness of information obtained from external sources.

The term "All Appropriate Inquiry" does not mean an exhaustive assessment. This Phase I ESA has been completed recognizing that there is a point at which the cost of information, or the time required to gather it, outweighs its usefulness and becomes a material detriment to the orderly completion of the assessment. Therefore, this Phase I ESA was performed balancing the competing goals of limiting costs and time demands and the reduction of uncertainty about unknown conditions that might have otherwise been resolved from additional research.

Maps used in this report are included to aid the visual understanding of the user(s). They are not meant, nor should they be interpreted as, engineering studies or surveys.

1.4 Deviations from ASTM Standard

There are no deviations from the ASTM Standard E1527-21.

1.5 Special Terms and Conditions

Authorization to perform this assessment was given by the client on February 26, 2025. Instructions as to the location of the property, access and an explanation of the property and facilities to be assessed were provided by the user.

2.0 RELIANCE

This Phase I ESA has been prepared for the sole use of Jon Squared LLC. Reliance on this report by any other parties is done at their sole risk. Any assertion or claim of damage by any other party resulting from their use and/or reliance on this report is repudiated.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Subject Property is located in the northwest 1/4 of Section 29, T.6N, R.12W, City of Grandville, Michigan (see Figure 1). It is comprised of one parcel of land totaling 11.04-acre.

The Subject Property has a common address of 3850 Rivertown Parkway SW, City of Grandville, Michigan. The parcel number is 41-17-29-151-013. A legal description for the Subject Property is included in Appendix B.

3.2 Site and Vicinity Description

The Subject Property is located within the City of Grandville and is generally flat. The area is developed with commercial properties. In addition, the area is serviced by municipal water, sewer, storm sewer, and all other modern franchise utilities. The Subject Property has a 161,280-square-foot two-story retail building (see Figure 2). Surface parking is evident off the north, west, and south elevations. The Subject Property is part of The Rivertown Crossings Mall. All of the surrounding streets are paved.

3.3 Current Use of Property

The Subject Property is currently Macy's Department Store.

3.4 Description of Structures and Other Improvements

The Subject Property currently contains a two-story retail building that was constructed in 1999 and is 161,280-square-foot. The first and second stories are currently Marcy's Department Store. The building is concrete block with steel framing. Three overhead doors are located on the south elevation.

3.5 Current Adjoining Property Information

North:	Portions of the Rivertown Crossings Mall
South:	Portions of the Rivertown Crossings Mall
East:	Portions of the Rivertown Crossings Mall
West:	Portions of the Rivertown Crossings Mall

Adjoining sites were observed from the Subject Property and public rights-of-way. These observations did not include any obvious signs of contamination, hazardous substances or other conditions indicating evidence of a REC in connection with the Subject Property.

4.0 USER PROVIDED INFORMATION

The following information was provided by the user of this assessment. Additional documentation of user provided information, as required by the ASTM standard, is included in Appendix B.

4.1 Title Records

A title commitment dated February 10, 2025 was reviewed as part of this assessment that identifies the current owner as May Department Stores Company (see Appendix B). The title commitment includes a legal description of the Subject Property and several exceptions including assignments of rent and easements, such as easement for public utilities. None of the documents contained in the title commitment suggest any use, storage, handling or releases of hazardous substances or petroleum.

4.2 Survey

A survey was provided as not part of this assessment.

4.3 Environmental Liens and Activity/Use Limitations

The user does not report having any knowledge of environmental liens or limitations associated with the Subject Property.

4.4 Specialized Knowledge

The user does not report having any specialized knowledge of environmental conditions associated with the Subject Property, other than the use as Macy's Department Store (see Appendix D).

4.5 Purchase Price and Market Value Comparison

The user reported the purchase price is commensurate with current market values (see Appendix D).

4.6 Valuation Reduction for Environmental Issues

No environmental issues were identified by the user that could result or have been used to reduce valuation of the Subject Property.

4.7 Owner, Property Manager, and Occupant Information

The Subject Property owner is May Department Stores Company. The user of this assessment is not the owner, manager or occupant. Interviews with other individuals are documented throughout this report and in Section 7.0 below.

4.8 Reason for Performing Phase I ESA

This Phase I ESA is being conducted on behalf of Jon Squared LLC as part of an all appropriate inquiry investigation and to fulfill standards outlined in 40 CFR Part 312 promulgated pursuant to the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) in connection with their intent to purchase the Subject Property.

5.0 RECORDS REVIEW

5.1 Historical Land Use Information

Historical records researched for the Subject Property date back to 1914. The Subject Property contained annual crops or vegetative cover from at least 1914 through at least 1997. The first known development on the Subject Property was in 1999 when the current building was constructed. The building has been retail since it was constructed. The adjacent sites were annual crops or vegetative cover from at least 1938 until 1999 when the Rivertown Crossings Mall was developed. Wilson Avenue is evident to the west by 1938.

5.1.1 Aerial Photographs

Aerial photographs of the Subject Property and surrounding area were reviewed and assessed for the following years: 1938, 1947, 1955, 1965, 1967, 1973, 1978, 1981, 1987, 1997, 1999, 2006, 2009, 2012, 2016, and 2020. The aerial review was limited by the scale and resolution of the available photographs.

1938, 1947, 1955 (Figure 3), 1965, 1967, 1973, 1978, 1981, 1987, and 1997

The aerial photographs during this period depict the Subject Property as vacant with annual row crops or vegetative cover. A surface drain traverses the southern and northernmost portion of the Subject Property. The adjacent sites are vacant with annual crops or vegetative cover, except one west adjacent site that contains a dwelling. Wilson Avenue is evident to the west.

1999, 2006, 2009, 2012, and 2016

The aerial photographs during this period depict the Subject Property as containing a structure similar in shape, size, and location to the current building with paved parking lot in the remainder. The adjacent sites are commercial buildings with parking lots.

5.1.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were researched by EDR. EDR certified they made a search of their holdings and no Sanborn Maps are available (see Appendix E).

5.1.3 Historical USGS Topographic Maps

EDR was contracted to research historical USGS Topographic maps for the Subject Property area. This research revealed maps for the following years: 1914, 1958, 1967, 1972, 1980/1981/1982, 1996, 2014, 2016, 2017, and 2019.

1914

The Subject Property area is not depicted on this topographic map.

1958

The Subject Property and adjoining properties are depicted in a rural area. There are no apparent structures on the Subject Property at this time. Surface drains are evident in the southern and northernmost portions. There are no other land uses indicated on these maps that typically involve petroleum or hazardous substances on, or directly adjacent to, the Subject Property.

1967

The Subject Property area is not depicted on this topographic map. Shoemaker Airfield is evident to the east.

1972, 1980, 1981, and 1982

The Subject Property and adjoining properties are depicted in a rural area. There are no apparent structures on the Subject Property at this time. Surface drains are evident in the southern and northernmost portions. There are no other land uses indicated on these maps that typically involve petroleum or hazardous substances on, or directly adjacent to, the Subject Property. Shoemaker Airfield is evident to the east.

1996

The Subject Property area is not depicted on the topographic map. Shoemaker Airfield is evident to the east.

2014, 2016, 2017, and 2019

The topographic map depicts elevations and streets but does not depict structures on the Subject Property and adjoining sites. There are no other land uses indicated on these maps that typically involve petroleum or hazardous substances on, or directly adjacent to, the Subject Property.

5.1.4 Historical Street Directories

EDR was contracted to research reasonably available historical street directories for the Subject Property and surrounding area. The Subject Property address was listed in the directories between 2000 and 2017. Nearby sites were listed from 2005 through 2017.

Address	Occupant	Year
3850 Rivertown Parkway (Subject Property)	Finish Line, GNC, Macy's	2017
	GNC, Macy's	2014
	Finlay Fine Jewelry, GNC, Macy's	2010
	Hudson Grandville, Marshall Fields	2005
	Hudson's	2000
3700 Rivertown Parkway (South, West, North, and East Adjacent)	Rivertown Crossings	2005-2017
	No listing	2000

During this period, the Subject Property contained retail stores. Adjacent sites contain Rivertown Crossings Mall containing various retail stores.

5.2 Regulatory Database Search and EGLE Records Assessment

EDR was contracted to research federal, tribal, and state databases in compliance with the ASTM standard. EDR provided The EDR Radius Map™ Report with GeoCheck® (see Appendix D). The Subject Property is listed in the WDS, RCRA-VSQG, E Manifest, FINDS, and ECHO databases. The Radius Map report identified many nearby sites of known, or potential, contamination within the ASTM-standard distances of the Subject Property (see table below and Appendix D).

SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
MACYS NORTH	3850 RIVERTOWN PKWY	WDS, RCRA-VSQG, E MANIFEST, FINDS, ECHO		TP
4625 - 4763 WILSON A	4625 - 4763 WILSON A	PART 201, INVENTORY, BEA	Lower	389, 0.074, WNW
ADJACENT TO 3960 - 4	ADJACENT TO 3960 44T	PART 201, INVENTORY, BEA	Lower	680, 0.129, NNW
SWANSON'S MARATHON	3960 44TH STREET, SW	AUL	Lower	744, 0.141, NNW
EXPRESS FASHION OPER	3700 RIVERTOWN PARKW	RCRA-VSQG, FINDS, ECHO	Higher	1027, 0.195, NE
LENS CRAFTERS INC	3700 RIVERTOWN PKWY	RCRA-VSQG	Higher	1119, 0.212, ENE
SWANSON'S MARATHON	3980 44TH STREET SW	UST FINDER RELEASE	Lower	1242, 0.235, NNW
MARATHON UNIT 2816 S	3980 44TH STREET SW	UST FINDER RELEASE	Lower	1242, 0.235, NNW
RIVERTOWN MARATHON	3980 44TH ST	AUL, INVENTORY, Financial Assurance, UST FINDER, LUST, UST, WDS, UST FINDER RELEASE	Lower	1242, 0.235, NNW
COSTCO GASOLINE #744	4901 WILSON AVE	UST, UST FINDER	Higher	1260, 0.239, SW
COSTCO WHOLESALE 744	4901 WILSON AVE SW	RCRA-VSQG, US AIRS, E MANIFEST	Higher	1260, 0.239, SW
41-4901 WILSON AVE S	4901 WILSON AVE SW	MANIFEST, WDS, ENVIRO	Higher	1260, 0.239, SW
DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	RCRA-VSQG, E MANIFEST	Higher	1268, 0.240, ENE
3434 CENTURY CENTER	3434 CENTURY CENTER	PART 201, INVENTORY, CDL, BEA	Higher	2663, 0.504, East
5281 WILSON AVENUE S	5281 WILSON AVENUE S	PART 201, INVENTORY, BEA	Higher	3425, 0.649, SSW
4611 IVANREST AVENUE	4611 IVANREST AVENUE	PART 201, INVENTORY, BEA	Higher	3982, 0.754, East
3050 & 3100 44TH STR	3050 & 3100 44TH STR	PART 201, INVENTORY, BEA	Higher	4610, 0.873, ENE

Marshall Associates reviewed information within the EDR Radius Map report, and the Michigan Environment, Great Lakes, and Energy (EGLE) records and/or regulated environmental activities and topographical data where appropriate. Based on records reviewed it is unlikely soil, groundwater or soil-gas contaminants at any of the nearby sites would migrate onto the Subject Property. Reasons for this determination include sites being down-gradient or cross-gradient from the Subject Property, a lack of violations, or closure status of previous contamination at nearby sites. The groundwater flow direction across the area is estimated to be northwest. Below is an analysis of the nearby sites identified above that have the potential to contribute to migrating contaminants that may impact the Subject Property.

Macy's North, 3850 Rivertown Parkway (Subject Property)

The Subject Property is identified in the WDS, RCRA-VSQG, E Manifest, FINDS, and ECHO databases. Macy's Grandville has been identified as a very small quantity generator since 2006 with no violations. No violations are identified in the FINDS, WDS, E Manifest, and ECHO databases. Because there are no records of release or spills at this site, it is not likely there are any contaminants on the Subject Property related to these listings.

4625-4763 Wilson Avenue SW (less than 1/8-mile west northwest)

The Subject Property is identified in the Inventory and BEA databases. The BEA was completed for this nearby site by Partner Engineering and Science, Inc. on July 25, 2023. VOCs, PNAs, and metals were identified above GRCC. Soil-gas sampling was also completed for this site and no contaminants were above their respective VIAPs. This site is at a lower elevation than the Subject Property. Based on these factors, it is not likely contamination to migrate onto the Subject Property either through soil, groundwater, or soil-gas.

5.3 Government Agency Records Review and Interviews

5.3.1 City of Grandville Fire Department

A Freedom of Information Act (FOIA) request was submitted to the City of Grandville Fire Department. To date a response has not been received.

5.3.2 Local Environmental Health Department

Marshall Associates submitted a FOIA request to the Kent County Environmental Health Department as part of this assessment. The response received indicates no records are available for the Subject Property.

5.3.3 City of Grandville Assessor

Assessor records were reviewed for the Subject Property on-line. The records reviewed include legal descriptions, parcel numbers and identified the current owner of the Subject Property. Records indicate that May Department Stores Company is the Subject Property owner.

The sales history in the assessing records indicate an other transaction dated August 16, 2000 with GGP-Grandville LLC as the grantor and Target Corporation as the grantee. A July 31, 2004 quit claim with Target Corporation F1032 as the grantor and May Department Stores Company as the grantee.

The assessing records indicate the Subject Property currently contains a 161,280-square-foot mall anchor department store that was constructed in 1999. The parcel number is 41-17-29-151-013 and is 11.04-acres in size.

Images and a sketch were also obtained (see Appendix D) and reviewed. The images and sketch depict the property layout and a building on the Subject Property that revealed conditions generally consistent with current observations.

5.3.4 Utilities

Records indicate the Subject Property area is connected to municipal water and sewer and all other modern franchise utilities. There is no evidence of past heating oil or coal uses at the Subject Property.

5.3.5 Environmental Lien Records

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation Department's Perfected Lien List database from January 2025 for Ottawa County does not reveal any records for the Subject Property (see Appendix D).

5.3.6 Oil/Gas Wells

The EDR report dated February 26, 2025 does not reveal any oil or gas wells on, or directly adjacent to, the Subject Property (see Appendix D).

5.4 Prior Environmental Reports

Marshall Associates was not provided with any prior environmental reports in association with the Subject Property.

5.5 Site Physical Data

5.5.1 Surface Water

No surface water is evident on the Subject Property.

5.5.2 Topography

The Subject Property is an elevation of approximately 638-feet above sea level. Topography of the area slopes toward the northwest.

5.5.3 Soils

The Soil Conservation Survey indicates that the predominant soil type at the Subject Property is "Miami", which is a loam with moderate infiltration rates and is well drained.

6.0 SITE INSPECTION

6.1 Methodology and Limiting Conditions

A reconnaissance of the Subject Property and surrounding areas was conducted on March 6, 2025. During the reconnaissance, Marshall Associates evaluated the

Subject Property for visual evidence of RECs including, but not necessarily limited to, the following: (1) surface soil and/or surface water contamination; (2) excavation and/or landfilling activities; (3) the presence of aboveground storage tanks (ASTs) and/or underground storage tanks (USTs); (4) bulk storage of petroleum products or chemicals in drums or other containers; (5) polychlorinated biphenyl (PCB) containing equipment; (6) obvious material non-compliance issues; (7) current or former septic/leaching fields at the Subject Property; (8) controlled substances, and (9) observations of adjacent property uses and potential evidence of adverse environmental impacts associated with adjoining sites. Photographs of the Subject Property are included in Appendix C.

6.2 On-site Structures

The Subject Property currently contains a two-story retail building that was built in 1999 and is 161,280-square-foot. The two-story building is concrete block with steel framing. Three overhead doors are located on the south elevation. The retail building is demised into storage, loading dock, retail sales areas, fitting rooms, and offices. Interior finishes include finished walls, carpeted floors, tile, hardwood floors, concrete floors, and drop ceilings.

6.3 General Site Features

The Subject Property is located in an area developed with commercial properties. It is generally flat and uses municipal water and sewer. The exterior grounds are surface parking lot, sidewalks and landscaping. The Subject Property is covered with building footprint and a bituminous parking lot that extends around the north, west, and south elevations.

6.4 Aboveground and Underground Storage Tanks

No gas pumps or pump islands, vent pipes, fill ports, unusual depressions or any other evidence of underground or above ground storage tanks are evident on the Subject Property.

6.5 Bulk Storage of Petroleum Products or Hazardous Materials

There is no evidence of bulk storage of petroleum substances and/or hazardous materials.

6.6 Other Suspect Containers

There is no evidence of suspect containers on the Subject Property.

6.7 Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation is evident on the Subject Property.

6.8 Staining

No staining is evident on the Subject Property.

6.9 Discharge Features

Several discharge features are evident on the Subject Property including floor drains in the building and storm water catch basins in the parking lots. These features are free and clear and do not exhibit stains or odors. The drains discharge offsite to the municipal system.

6.10 Pits, Ponds and Lagoons

There are no ponds, pits or lagoons evident on the Subject Property.

6.11 Excavating/Landfilling Activities

There is no evidence of excavating or landfilling activities on the Subject Property.

6.12 Wells

No potable water supply wells or monitor wells are evident on the Subject Property.

6.13 PCB Survey

With the exception of closed/sealed fluorescent light ballasts and pad-mounted transformers, there is no equipment on the Subject Property that likely contains PCBs. The lighting equipment is in good condition and there are no stains or other evidence that the contents of light ballasts have been related at the Subject Property. The transformer is evident off the southern elevation of the Subject Property building and appears to be in good condition with no leakage or staining.

6.14 Septic/Leaching Fields

No septic/leaching field is evident on the Subject Property. The Subject Property area is serviced by municipal sanitary sewer.

6.15 Controlled Substances

No controlled substances are evident on the Subject Property.

7.0 INTERVIEWS

Mr. Micheal Halt, Facilities Chief Engineer for Michigan Macy's and owner representative, was interviewed as part of this assessment. Mr. Halt indicated he is unaware of any past use of heating oil, releases, prior environmental, USTs, ASTs, chemical storage, EGLE inspections, violations/or notices. He is not aware of any past or on-going events likely to contribute to releases of petroleum or hazardous substances at the Subject Property. Mr. Halt indicated Macy's has occupied the Subject Property building since it was constructed in 1999. He has been with Macy's for 30 years.

Mr. Craig Ritter, Facilities Manager and tenant, was interviewed as part of this assessment. Mr. Ritter indicated he is not aware of any past or on-going events likely to contribute to releases of petroleum or hazardous substances at the Subject Property. Mr. Halt indicated Macy's has occupied the Subject Property building since it was constructed in 1999. He has been employed by Macy's for 10 years.

8.0 OTHER ENVIRONMENTAL CONSIDERATIONS

The scope of work for this Phase I ESA did not include assessment or evaluation of any other environmental considerations.

9.0 FINDINGS AND OPINIONS

This Phase I ESA portion of this assessment has uncovered the following environmental findings:

- *The Subject Property was historically rural and used to cultivate annual crops and later developed for retail.*

Historical records researched for the Subject Property date back to 1914. The Subject Property contained annual crops or vegetative cover from at least 1914 through at least 1997. The first known development on the Subject Property was in 1999 when the current building was constructed. The building has been retail since it was constructed.

None of the past or present operations at the Subject Property are likely to have involved any material uses of hazardous substances or petroleum. Additionally, there is no evidence of any release of hazardous substances or petroleum at the Subject Property. Therefore, it is our professional opinion the past and present uses on the Subject Property are not a REC or a VEC.

- Historical developments on adjacent sites including commercial, annual row crops and vacant.

The adjacent sites were annual crops or vegetative cover from at least 1938 until at least 1999 when the Rivertown Crossings Mall was developed. Wilson Avenue is evident to the west by 1938.

Historical research does not reveal any features or conditions suggesting past releases of hazardous substances or petroleum on the adjacent sites. Because of these factors, it is our professional opinion that current and past uses of the adjacent sites are not a REC or a vapor encroachment condition (VEC) in connection with the Subject Property.

- The Subject Property is identified in the WDS, RCRA-VSQQ, E Manifest, FINDS, and ECHO databases.

Macy's Grandville has been identified as a very small quantity generator since 2006 with no violations. No violations are identified in the FINDS, WDS, E Manifest, and ECHO databases. Because there are no records of release or spills at this site, it is not likely there are any contaminants on the Subject Property related to these listings. Based on these factors, the Subject Property listings are not a REC.

- Drainage features are evident on the Subject Property.

Floor drains and storm water catch basins are evident on the Subject Property. These features are free and clear and do not exhibit stains or odors. The storm and floor drains are believed to discharge offsite to the municipal system. Because of these factors, it is our professional opinion that the discharge features on the Subject Property are not a REC.

- There are nearby sites with regulated environmental activities and/or known contamination.

Research of State and Federal environmental databases identify several sites of known, or potential, contamination within the ASTM-standard distances of the Subject. Based on documentation contained in State and Federal databases and/or EGLE records, it is our professional opinion that contaminants at the nearby sites with known contamination and/or regulated environmental activities do not have a material possibility to migrate onto the Subject Property through soil, groundwater, or soil-gas.

As a result of these factors, it is our professional opinion the nearby sites of known or potential contamination are not a REC or a vapor encroachment condition (VEC) in connection with the Subject Property.

- *A pad-mounted transformer is evident on the Subject Property.*
A pad-mounted transformer is evident off the southern elevation of the building. The area around the transformer is free and clear with no stains and no odors present. Based on these factors, the transformer is not, in our professional opinion, a REC.

10.0 CONTINUING OBLIGATIONS

This assessment reveals no evidence there are continuing obligations associated with environmental conditions at the Subject Property.

11.0 CONCLUSIONS

Marshall Associates has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for 3850 Rivertown Parkway SW, City of Grandville, Michigan. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. In our professional opinion, further assessment is warranted to fulfill *all appropriate inquiry* standards as outlined in State and Federal environmental regulations.

12.0 LIMITATIONS/DATA DEFICIENCIES

This assessment encountered the following data gaps (i.e., more than five-years) in the historical records:

- 1939-1946
- 1948-1954
- 1988-1996

Because aerial photographs are available before and after the gaps, which do not show major changes, it is our professional opinion the historical data gaps are not a material impediment to the results and conclusions of this report.

No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs concerning a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for additional RECs in connection with the Subject Property recognizing the limits of time and cost.

The all-appropriate inquiries of this assessment are not exhaustive. There is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. In our professional opinion, this assessment identifies the balance between the competing goals of limiting the costs and time demands inherent in performing the assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

13.0 ENVIRONMENTAL PROFESSIONAL DECLARATIONS

Marshall Associates represents that this work has been conducted in a professional manner and in accordance with generally accepted practices using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made. Specifically, Marshall Associates does not and cannot represent that the Subject Property contains no hazards substances, petroleum, or other latent conditions beyond that observed during the Phase I ESA.

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 this 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 (see Appendix A).

Erin Wells

Erin Wells
Staff Professional

Barbara Miron

Barbara Miron
Environmental Professional

14.0 REFERENCES

1. EDR Radius Map
2. EDR Aerial Photographs
3. EDR, The Sanborn Library, LLC
4. EDR Topographic Maps
5. EDR Historical Directories
6. EGLE RD Records
7. City of Grandville Assessor Department Records
8. User Questionnaire dated February 27, 2025
9. EGLE Perfected Lien List – January 2025
10. ASTM E1527-21
11. Title Commitment dated February 10, 2025
12. Interview with Mr. Micheal Halt on March 10, 2025 and Mr. Craig Ritter on March 6, 2025

FIGURES



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET

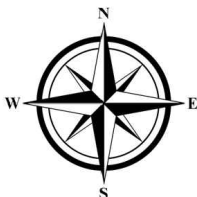
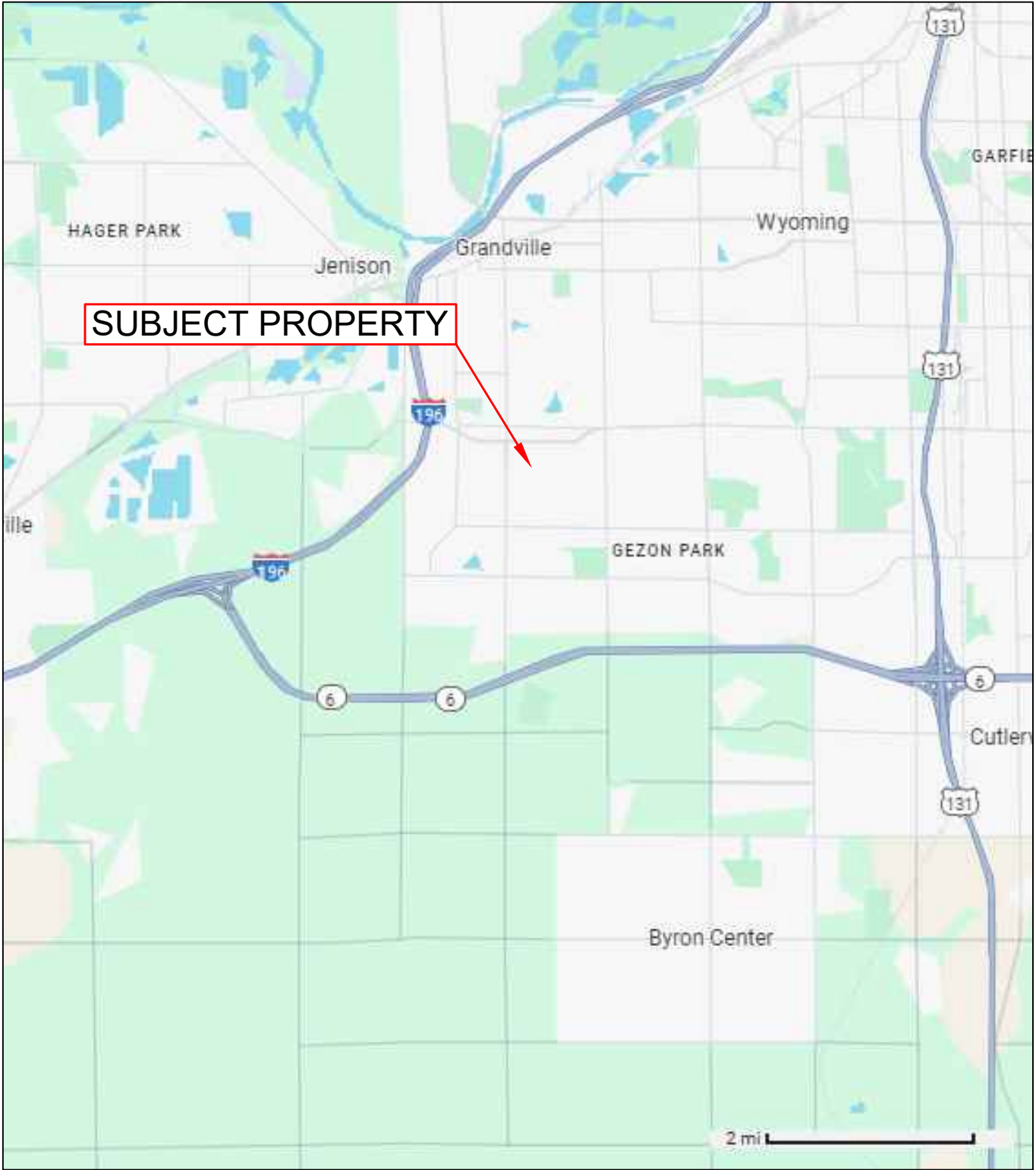


FIGURE 1
SITE LOCATION MAP
 3850 RIVERTOWN PKWY
 GRANDVILLE, MI 49418
 SOURCE: GOOGLE MAPS

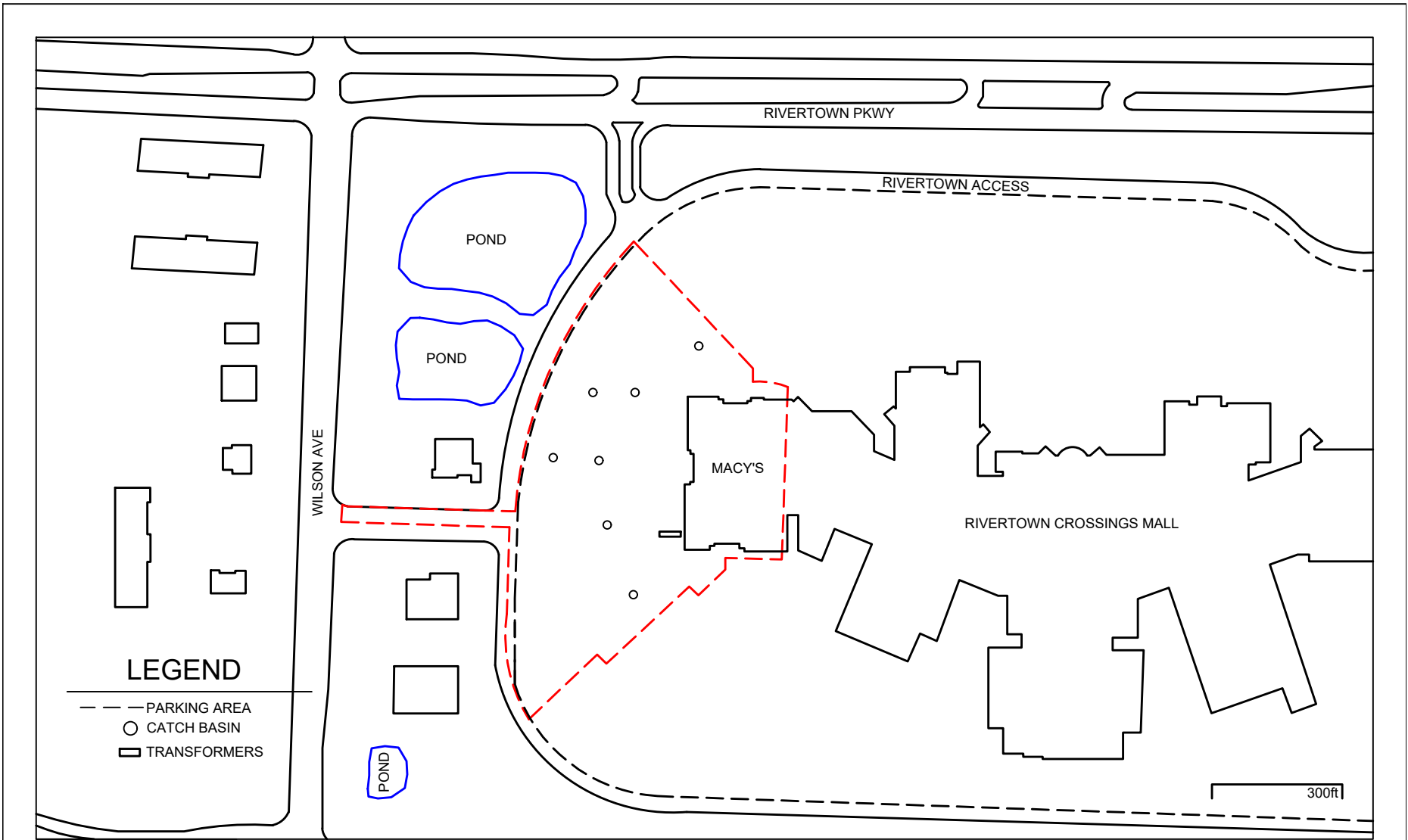
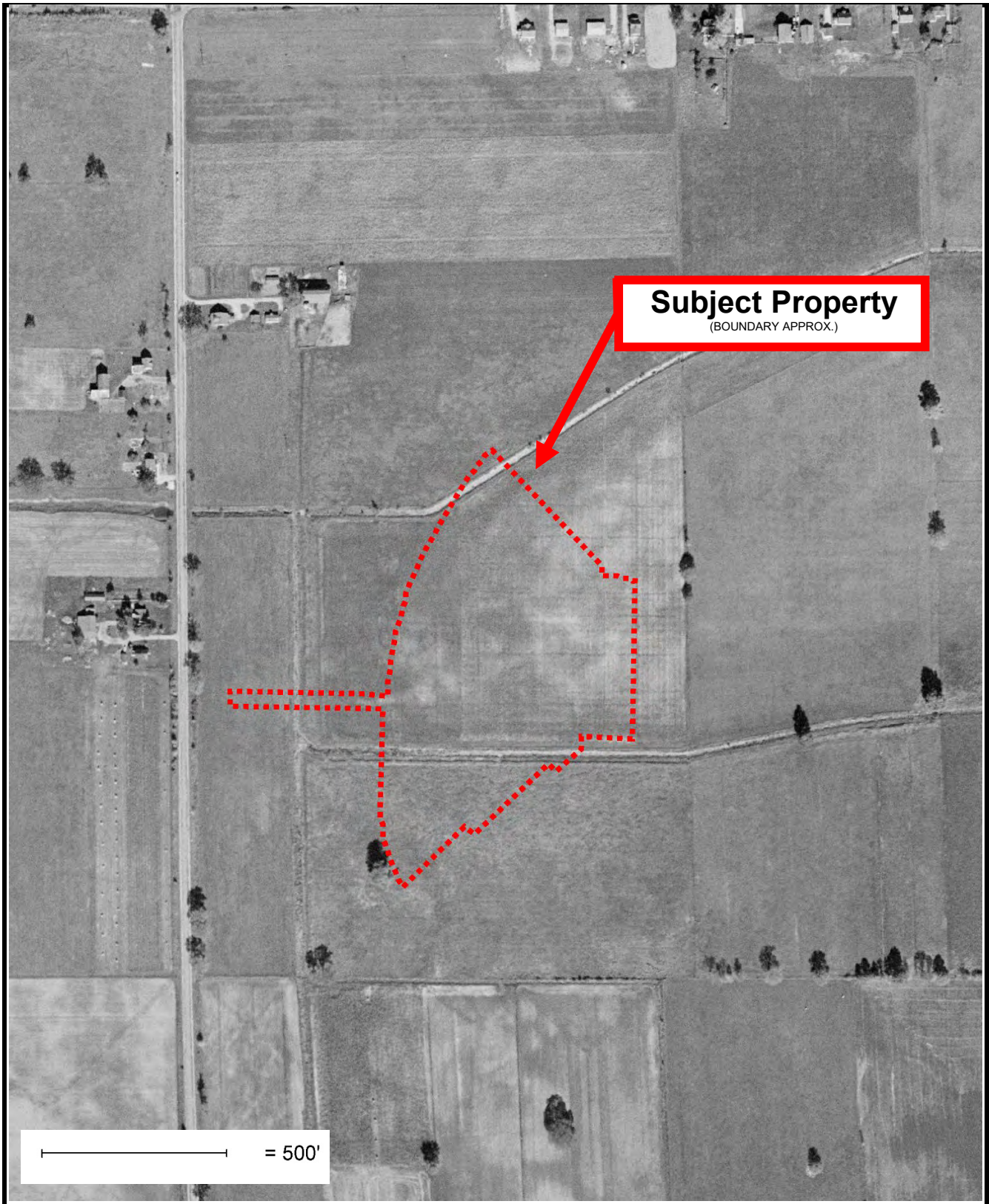


FIGURE 2
SITE DIAGRAM
3850 RIVERTOWN PKWY
GRANDVILLE, MI 49418
SOURCE: KENT COUNTY GIS



Subject Property

(BOUNDARY APPROX.)

— = 500'

Marshall
ASSOCIATES

Environmental Assessment and Real Estate Development Services



FIGURE 3

1955 AERIAL PHOTOGRAPH
3850 RIVERTOWN PARKWAY
GRANDVILLE, MICHIGAN

SOURCE: EDR

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APPENDIX A – ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS



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Environmental Assessment and Real Estate Development Services

Key Staff

Erin Wells
Associate

Mrs. Wells started working with Marshall Associates in December of 2021. She is proficient in Phase I site assessments and Phase II site investigations. She has experience conducting site research, developing work plans, coordinating and conducting field work, health and safety assurance, product quality control and report generation.

EXPERIENCE

Property Acquisition

Performed many environmental assessments for private clients which include regulatory and historical research, site inspections and owner/occupant interviews. Performed assessment and investigation planning including project work plans with detailed scope of work to address project objectives.

Environmental Assessments and Investigations

Proficient in completing site inspections, including photographic documentation, detailed note taking and verification of site usage.

EDUCATION

B.S.B.A / Minor Environmental Studies
St. Mary's College



Environmental Assessment and Real Estate Development Services

Key Staff

Barbara A. Miron

Environmental Professional

Ms. Miron is an Environmental Professional, as defined by 40 CFR Part 312 with over 10 years of experience in the environmental and site development industry. She has experience conducting site research, developing work plans, coordinating field work, report generation, ensuring product quality control, health and safety assurance and subcontractor oversight. Ms. Miron performs and/or manages approximately 30 projects per year for the property development and transaction industry.

EXPERIENCE

Chemical Engineering.

Completed conceptual and detailed engineering design in an active personal care product manufacturing environment. Responsible for interaction with a variety of project stakeholders, including process operations, facilities engineering, corporate health and safety and management.

Property Acquisition.

Performed and managed environmental assessments including Phase I, II, Baseline Environmental Assessments and Due Care Plans. Services include post-transactional compliance activities, including monitoring the installation of environmental barriers and vapor mitigation systems. All Appropriate Inquiry/Brownfield Regulations – Michigan.

Environmental Assessments and Investigations

Completed environmental and process engineering aspects of sophisticated, multi-disciplinary engineering and environmental projects, under the direction of project managers. Projects typically include design and implementation of remedial action or institutional controls at sites of environmental contamination, design and construction of engineered controls to reduce discharge of pollutants from chemical process operations (e.g., air emission control devices, wastewater treatment systems), or conventional process engineering for pharmaceutical operations. Most projects were completed for industrial clients. Participated in development of air quality permit to install applications for environmental remediation and chemical process operations. Responsible for development of estimates of potential to emit from chemical and environmental remediation processes. Developed best available control technology analyses to assess the economic viability of emission control technologies. Responsible for extensive interaction with technical representatives of client organizations to support project completion, as well as limited interaction with representatives of the Michigan Department of Environment, Great Lake and Energy in support of permitting and remedial implementation activities.

EDUCATION

BS, Chemical Engineering, Michigan Technological University

CERTIFICATIONS

OSHA 40-hour HAZWOPER Certification
OSHA 8-hour Annual Refresher

APPENDIX B – USER PROVIDED DOCUMENTATION



Environmental Assessment and Real Estate Development Services

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PHASE I ESA USER QUESTIONNAIRE

ASTM 1527-21

The ASTM standard for Phase I ESAs requires us to collect this information from the USER of the assessment (typically a new purchaser). Please answer the following questions to the best of your knowledge and understanding.

User Name: Jonathon Bryant

User Telephone/Fax: 616-822-9562

Subject Property Name: 3850 Rivertown Pkwy

Subject Property Address: 3850 Rivertown Pkwy

City: Grandville State: MI Zip: 49418

1. Common Knowledge.

Please answer below to the extent you can.

a. Describe the past uses of the Subject Property to the best of your knowledge: _____

Currently a Macy's Department Store

b. Describe any specific hazardous substances or petroleum that may have been present at the Subject Property to the best of your knowledge: _____

None to our knowledge.

c. Describe any other information related to hazardous substances and/or petroleum at the Subject Property to the best of your knowledge: _____

No hazardous substances as it has always been a clothing retailer.

d. Do you know of spills or other chemical releases and/or cleanups that have taken place at the property?:
 YES NO

2. Obvious Indicators

Do you know of any obvious indicators of contamination on or near the Subject Property?
 YES NO

3. Activity and Use Limitations (AULs)

Are you aware of any AULs recorded at the Subject Property?:

YES NO

AULs include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants, deed notices) that may be recorded or filed under federal, tribal, state or local regulations.

4. Environmental Cleanup Liens

Are you aware of any environmental and/or cleanup liens recorded against the Subject Property?:

YES NO

5. Specialized Knowledge

Do you have any specialized knowledge that indicating past or present uses or releases of petroleum or hazardous substances on the Subject Property or nearby properties?

YES NO

If Yes, Explain:

Are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of operation?

YES NO

If Yes, Explain:

6. Underground Storage Tanks

To the best of your knowledge, are you aware if any USTs are, or were previously, located on the Subject Property?

YES NO

7. Fair Market Value (FMV).

Is the purchase price significantly below fair market value?

YES NO

Are you aware of any reduction in value due to environmental conditions?

YES NO

8. Other Records. Please indicate below any boundary and/or ALTA/ACSM surveys, prior environmental assessments and/or title commitment/documentation that you, sellers and/or others related to the property transaction/financing may have reasonably available. Please forward any of these documents that you may have available along with this questionnaire.

- Survey
- Title Commitments/documentation Prior
- Environmental Assessments

Jonathon Bryant

Jonathon Bryant (Feb 27, 2025 14:51 EST)

User Signature

Jonathon Bryant

Print Name

27/02/2025 Date

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Ann Schafer Chicago Title Insurance Company 1050 Wilshire Drive, Suite 310 Troy, MI 48084 Phone: 248-816-3812 Fax: 248-649-1626 Main Phone: (248)649-1555 Email: Ann.Schafer@fnf.com	Escrow Officer: Denise Marome Santa Clarita CA CTIC 23929 Valencia Blvd, Suite 304 Valencia, CA 91355 Phone: 661-753-5705 Main Phone: (661)753-5701 Main Fax: (661)753-5730 Email: Denise.Marome@ctt.com Escrow No.: 2501395

Order Number: GLT2500162

Property Address: 3850 Rivertown Parkway SW, Grandville, MI 49418-3070

Project Name:

SCHEDULE A

1. Commitment Date: February 10, 2025 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021
 Proposed Insured: UNDERGROUND BUILDING MAINTENANCE LLC, a Michigan limited liability company
 Proposed Amount of Insurance: \$4,000,000.00
 The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
 Fee Simple
4. The Title is, at the Commitment Date, vested in:
[The May Department Stores Company, a New York corporation](#)
5. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Countersigned By:



Ann Schafer
 Authorized Officer or Agent

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Land Situated in the State of Michigan, County of Kent, City of Grandville.

Part of the Northwest 1/4 of Section 29, Township 6 North, Range 12 West, City of Grandville, Kent County, Michigan being described as: Commencing at the West 1/4 corner of said Section 29; thence North 00 degrees 00 minutes 00 seconds West a distance of 715.69 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 70.00 feet to the Easterly right of way line of Wilson Avenue and the point of beginning; thence North 00 degrees 00 minutes 00 seconds West a distance of 37.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 410.98 feet; thence Northeasterly 470.24 feet along a curve to the right having a radius of 955.50 feet, central angle of 28 degrees 11 minutes 52 seconds and a long chord bearing distance of North 15 degrees 54 minutes 04 seconds East 465.51 feet; thence North 30 degrees 00 minutes 00 seconds East a distance of 118.61 feet; thence Northeasterly 121.19 feet along a curve to the right having a radius of 455.50 feet, central angle 15 degrees 14 minutes 39 seconds and a long chord bearing distance of North 37 degrees 37 minutes 19 seconds East 120.83 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 418.38 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 31.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 36.44 feet; thence Southeasterly 44.46 feet along a curve to the right having a radius of 99.50 feet, central angle 25 degrees 36 minutes 11 seconds and a long chord bearing distance of South 77 degrees 11 minutes 55 seconds East 44.09 feet; thence South 64 degrees 23 minutes 49 seconds East a distance of 3.96 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 409.52 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 133.92 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 29.50 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 88.76 feet; thence North 45 degrees 00 minutes 00 seconds West a distance of 30.00 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 270.00 feet; thence North 45 degrees 00 minutes 00 seconds West a distance of 30.00 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 225.54 feet; thence Northwesterly 215.28 feet along a curve to the right having a radius of 366.50 feet, central angle of 33 degrees 39 minutes 19 seconds and a long chord bearing distance of North 16 degrees 49 minutes 40 seconds West 212.20 feet; thence North 02 degrees 26 minutes 27 seconds West a distance of 11.74 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 250.10 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 399.01 feet to said Easterly right of way line of Wilson Avenue and the point of beginning.

Together with easements as reserved, created, limited and defined by the Construction, Operation and Reciprocal Easement Agreement recorded in [Liber 5130, Page 47](#), Kent County Records.

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ALTA Commitment for Title Insurance (07/01/2021)



SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. For sale transactions, the Company requires Seller completion and return of a [Form 1099-S](#) and the [Real Estate Transfer Tax Affidavit](#), if consideration will not be included on the Deed, and Buyer completion and return of the [Property Transfer Affidavit](#).
6. It has been requested that the Company issue its ALTA Owner's Policy without standard exceptions. The ALTA Owner's Policy without standard exceptions shall be issued upon the Company determining that the following additional three requirements have been satisfied:
 1. Submission of an [affidavit](#) in acceptable form executed by the present title holder establishing the following facts:
 - (a) Affiant is in possession of the Land and has no knowledge of any other parties in possession or claiming rights of possession.
 - (b) Affiant has no knowledge of the granting of any unrecorded water, mineral and/or oil rights, unrecorded easements or claims of easements, boundary line disputes, or claims of such grants or rights relative thereto.
 2. Submit proper sworn statements and waivers showing payment or release of lien rights covering improvements made on the Land in the last 120 days or satisfactory proof that no improvements have been made within the last 120 days.
 3. Submit satisfactory survey by an approved surveyor, certified to the Company, showing no encroachments or adverse rights upon the Land or any variation between the property description in this commitment and the survey description.
7. Recordation of a certified copy of the Articles or Certificate of Name Change for:

Former Name of Corporation: The May Department Stores Company, a New York corporation
Present Name of Corporation: Macy's Retail Holdings, Inc., a New York corporation
8. Record a Deed from the surviving members of the last board of directors of Macy's Retail Holdings, Inc., a New York corporation f/k/a The May Department Stores Company, a New York corporation to Macy's Retail Holdings, LLC, an Ohio limited liability company. An affidavit must be recorded along with said deed to establish the identity of said surviving members.

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SCHEDULE B, PART I - Requirements

(continued)

9. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Macy's Retail Holdings, LLC, an Ohio limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. Record a Warranty Deed from Macy's Retail Holdings, LLC, an Ohio limited liability company to the proposed insured.

11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Underground Building Maintenance, L.L.C., a Michigan limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART I - Requirements

(continued)

12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

13. Taxes for the year are as follows:

Parcel Number: [41-17-29-151-013](#).

2024 Winter Taxes paid in the amount of \$6,061.62

2024 Summer Taxes paid in the amount of \$110,358.43

NOTE: The above tax amounts do NOT include penalty and/or interest, if any.

State Equalized Value: \$1,967,300.00, (2024)

Taxable Value: \$1,967,300.00, (2024)

Principal Residence Exemption: 0%

Special Assessment: None

School District: Grandville Public

14. There appears to be an error in the above-recited tax legal. Therefore, said tax legal should be corrected with the local taxing authority.

15. Furnish to the Company satisfactory evidence that the Land is not subject to either a Commercial or Industrial Facility Tax as established under Act 198 of Public Acts of 1974 or Act 255 of Public Acts of 1978. Should either tax apply, submit satisfactory evidence to the Company that all such taxes have been paid.

Note for Information: If, per Public Act 201 of 2010, the land to be insured is defined as "Commercial Real Estate" and the proposed transaction is or will be the subject of a written commission agreement running in favor of a commercial real estate broker, the Company shall be immediately notified and this Commitment will be revised and made subject to such further requirements and exceptions as deemed necessary.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF SCHEDULE B, PART I

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ALTA Commitment for Title Insurance (07/01/2021)



SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Building and use restrictions not appearing in the record chain of title.
7. Taxes and/or assessments which become a lien or become due and payable subsequent to the effective date herein.
8. No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage.
9. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.
10. Loss or damage sustained as a result of any discrepancy between the assessed description for tax parcel identification number(s) 41-17-29-151-013 and the legal description as set forth in Schedule A.
11. Rights of others in and to the use of the Easement(s) described in Schedule A.
12. Rights of the adjoining owner(s) in and to the party/common wall located partly on the property insured herein and partly on property adjacent thereof, and rights in common with such owner(s) in the roof of such building and in any chimneys, fixtures or other appurtenances which are susceptible of common use, together with any and all liability for the maintenance, support, use and repair associated therewith.

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SCHEDULE B, PART II - Exceptions

(continued)

13. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Consumers Power Company (now known as Consumers Energy)
Recording No: [Liber 84 of Miscellaneous, Page 27](#)
14. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Consumers Power Company (now known as Consumers Energy)
Recording No: [Liber 103 of Miscellaneous, Page 539](#)
15. Easement(s) and the terms, covenants, conditions, and provisions of Easement and Right of Way Grant in favor of the City of Grandville as set forth below:
Recording No: [Liber 2709, Page 368](#)
16. Easement(s) and the terms, covenants, conditions, and provisions of Easement for Electric Line in favor of Consumers Power Company (now known as Consumers Energy) as set forth below:
Recording No: [Liber 4133, Page 859](#)
17. Easement(s) and the terms, covenants, conditions, and provisions of General Easement Right-of-Way and Maintenance Agreement as set forth below:
Recording No: [Liber 4165, Page 153](#)
18. The terms, covenants, conditions, and provisions of Easement Agreement as set forth below:
Recording No: [Liber 4369, Page 1036](#)
Affected by Quit Claim Deed recorded in [Liber 5052, Page 782](#) and corrected in [Liber 5307, Page 45](#)
19. Easement(s) and the terms, covenants, conditions, and provisions of Easement for Sanitary Sewer and Water as set forth below:
Recording No: [Liber 4991, Page 1140](#)
20. Easement(s) and the terms, covenants, conditions, and provisions of Distribution Easement in favor of Michigan Consolidated Gas Company as set forth below:
Recording No: [Liber 4991, Page 1159](#)
21. Easement(s) and the terms, covenants, conditions, and provisions of Easement for Underground Electric Line in favor of Consumers Energy as set forth below:
Recording No: [Liber 4991, Page 1171](#)
22. Easement(s) and the terms, covenants, conditions, and provisions of Ameritech Easement in favor of Michigan Bell Telephone Company a/k/a Ameritech Michigan as set forth below:
Recording No: [Liber 5016, Page 1034](#)
23. Rights of the public to use the bike path as shown on the plot plan dated November 11, 1999, as revealed by Covenant Deed recorded in [Liber 5130, Page 43](#).

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SCHEDULE B, PART II - Exceptions
(continued)

24. The terms, covenants, conditions, and provisions of Construction, Operation and Reciprocal Easement Agreement as set forth below:

Recording No: [Liber 5130, Page 47](#)

Affected by:

Assignment and Assumption Agreement (Real Estate) recorded in [Instrument No. 20040914-0124527](#)

Assignment and Assumption of Operating Agreement recorded in [Instrument No. 20041019-0138868](#)

Assignment and Assumption of Construction, Operation and Reciprocal Easement Agreement recorded in [Instrument No. 201903050013740](#)

Assignment and Assumption of Construction, Operation and Reciprocal Easement Agreement recorded in [Instrument No. 202409190052180](#)

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07/01/2021)



APPENDIX C – PHOTOGRAPHS



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET

APPENDIX C PHOTOGRAPHS

NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Date Photographed: 03/06/2025

APPENDIX C PHOTOGRAPHS

GENERAL INTERIOR



GENERAL INTERIOR



GENERAL INTERIOR



Date Photographed: 03/06/2025

**APPENDIX C
PHOTOGRAPHS**

GENERAL INTERIOR



GENERAL INTERIOR



SUBJECT PROPERTY FACING
WEST



Date Photographed: 03/06/2025

APPENDIX C PHOTOGRAPHS

SUBJECT PROPERTY FACING
SOUTH



NORTH ADJACENT SITE



SOUTH ADJACENT SITE



Date Photographed: 03/06/2025

Page 4 of 4

APPENDIX D – RECORDS DOCUMENTATION



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET

3850 RIVERTOWN PKY SW GRANDVILLE, MI 49418 (Property Address)

Parcel Number: 41-17-29-151-013 Account Number: 03-093070-01



Item 1 of 2 [1 Image / 1 Sketch](#)

Property Owner: MAY DEPARTMENT STORES COMPANY

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1999
 - # of Buildings: 1
 - Total Sq.Ft.: 161,280
- > Assessed Value: \$1,990,100 | Taxable Value: \$1,990,100
- > Utility Billing information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	MAY DEPARTMENT STORES COMPANY MACY'S INC TAX DEPT 145 PROGRESS PLACE SPRINGDALE, OH 45246	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	58 CITY OF GRANDVILLE
School District	GRANDVILLE PUBLIC SCHOOLS	Assessed Value	\$1,990,100
MAP #	<i>Not Available</i>	Taxable Value	\$1,990,100
REAPPRAISAL	<i>Not Available</i>	State Equalized Value	\$1,990,100
ADJUSTMENTS	<i>Not Available</i>	Date of Last Name Change	04/09/2021
TAX DISTRICT	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
TAX EXEMPT	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	-
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$1,967,300	\$1,967,300	\$1,967,300
2023	\$1,994,400	\$1,994,400	\$1,994,400
2022	\$2,441,100	\$2,016,000	\$2,016,000

Land Information

Zoning Code	<i>Not Available</i>	Total Acres	11.040
Land Value	\$3,578,800	Land Improvements	\$858,142
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	<i>Not Available</i>	Mortgage Code	<i>Not Available</i>
Lot Dimensions/Comments	<i>Not Available</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

PART OF NW 1/4 COM ON E LINE OF WILSON AVE AT A PT 715.69 FT N 0D 00M 00S ALONG W SEC LINE & 70.0 FT 90D 00M 00S E FROM W 1/4 COR TH N 0D 00M 00S ALONG E LINE OF SD AVE 37.0 FT TH 90D 00M 00S E 410.98 FT TH NLY 470.24 FT ALONG A 955.50 FT RAD CURVE TO RT /LONG CHORD BEARS N 15D 54M 04S E 465.51 FT/ TH N 30D 00M 00S E 118.61 FT TH NELY 121.19 FT ALONG A 455.50 FT RAD CURVE TO RT /LONG CHORD BEARS N 37D 37M 19S E 120.83 FT/ TH S 45D 00M 00S E 418.38 FT TH S 0D 00M 00S 31.0 FT TH 90D 00M 00S E 36.44 FT TH SELY 44.46 FT ALONG A 99.50 FT RAD CURVE TO RT /LONG CHORD BEARS S 77D 11M 55S E 44.09 FT/ TH S 64D 23M 49S E 3.96 FT TH S 0D 00M 00S 409.52 FT TH 90D 00M 00S W 133.92 FT TH S 0D 00M 00S 29.50 FT TH S 45D 00M 00S W 88.76 FT TH N 45D 00M 00S W 30.0 FT TH S 45D 00M 00S W 270.0 FT TH N 45D 00M 00S W 30.0 FT TH S 45D 00M 00S W 225.54 FT TH NLY 215.28 FT ALONG A 366.50 FT RAD CURVE TO RT /LONG CHORD BEARS N 16D 49M 40S W 212.20 FT/ TH N 02D 26M 27S W 11.74 FT TH N 0D 00M 00S 250.10 FT TH 90D 00M 00S W 399.01 FT TO BEG * SEC 29 T6N R12W 11.04 A.

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
07/31/2004	\$12,000,000.00	QC	TARGET CORPORATION F1032	MAY DEPARTMENT STORES COMPANY	20040914-0124526
08/16/2000	\$1.00	OTH	GGP-GRANDVILLE LLC	TARGET CORPORATION	5130-043

Building Information - 161280 sq ft Stores - Mall Anchor Department (Commercial)

Floor Area	161,280 sq ft	Estimated TCV	\$3,720,126
Occupancy	Stores - Mall Anchor Department	Class	C
Stories Above Ground	2	Average Story Height	16 ft
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1999	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	52%	Functional Percent Good	100%
Economic Percent Good	50%	Effective Age	26 yrs

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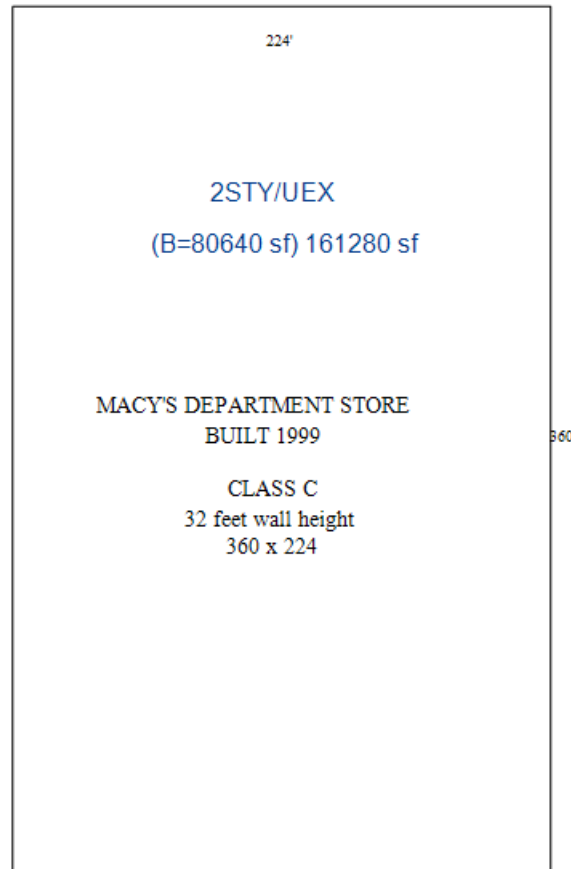
Image/Sketch for Parcel: 41-17-29-151-013



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County	Township	City	Address	Description	Lot No	Section	Town	Range	Tax Code
Hillsdale	Moscow					15	T5S	R2W	30-03-015-200-012-15-5-2
Hillsdale	Scipio		Mosherville Rd.			10	T5S	R3W	30-02-010-100-011
Houghton	Osceola			Julio Salvage Site N.		33	T55N	R33W	009-033-055-00
Houghton	Franklin			Julio Salvage Site I.		31	T55N	R33W	006-031-034-00
Houghton	Franklin			Julio Salvage Site G.	10-Jan	34	T55N	R33W	006-166-001-00 and 006-031-032-00
Houghton	Franklin & Osceola			Julio Salvage Site L.		32 & 33	T55N	R33W	003-032-026-00 and 009-033-037-00
Houghton	Franklin			Julio Salvage Site D.		25 & 36	T55N	R34W	006-136-002-00
Ingham		Lansing	300 North St.	Turner & Smith's Sub of Lot 6 of Townsend Sub.	Lots 1,2, & Pt. 3 of Lot 6				
Isabella		Mt. Pleasant	226 S. Main St.		Lot 1 & Pt 2, Blk 25				
Kalamazoo		Portage	9008 Portage Rd.	Ames West Lake Pk.	Lots 58,59,60				
Kalamazoo	Wakeshma	Fulton	13995 East W Ave.			16	T4S	R9W	16-16-490-190
Kalamazoo		Kalamazoo	3501 South Burdick St.	Supv Plat of Henry Johnson Plat	Lot A				
Kalkaska	Kalkaska					29	T27N	R7W	
Kalkaska	Kalkaska					29	T27N	R7W	
Kent		Grand Rapids	2555 Oak Industrial Drive			22	T7N	R11W	
Kent		Wyoming	2539 28th St, SW			9	T6N	R12W	41-17-09-451-013
Kent		Grand Rapids			6,7,8,4,5 + add parcel				41-14-19-330-017
Kent		Wyoming	2539 28th St, SW			9	T6N	R12W	41-17-09-451-013
Lake	Pleasant Plains		M-37	Pere Marquette Plat	Lot 2052,53,80-83,103-106	22	T17N	R13W	
Lake	Pleasant Plains		M-37	Pere Marquette Plat	part of 20,21	22	T17N	R13W	
Lake	Pleasant Plains		M-37	Pere Marquette Plat	107,108,78,79	22	T17N	R13W	43-17N-13W-22BD

3850 Rivertown Pkwy
3850 Rivertown Pkwy
Grandville, MI 49418

Inquiry Number: 7909733.2s
February 26, 2025

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3850 RIVERTOWN PKWY
GRANDVILLE, MI 49418

COORDINATES

Latitude (North): 42.8798780 - 42° 52' 47.56"
Longitude (West): 85.7597280 - 85° 45' 35.02"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 601292.7
UTM Y (Meters): 4748007.0
Elevation: 638 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	NE
Source:	U.S. Geological Survey
Target Property:	SE
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200701, 20200630
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3850 RIVERTOWN PKWY
GRANDVILLE, MI 49418

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	MACYS NORTH	3850 RIVERTOWN PKWY	WDS		TP
A2	MACY'S	3850 RIVERTOWN PKWY	RCRA-VSQG, E MANIFEST		TP
A3	MACYS NORTH	3850 RIVERTOWN PKWY	FINDS, ECHO		TP
B4	JM HOLLISTER LLC	4700 WILSON AVE SW	RCRA-VSQG, E MANIFEST	Lower	76, 0.014, WSW
B5	ABERCROMBIE & FITCH	4700 WILSON AVE SW	RCRA-VSQG	Lower	76, 0.014, WSW
B6	ABERCROMBIE & FITCH	4700 WILSON AVE SW	RCRA-VSQG	Lower	76, 0.014, WSW
7	PENNEY OPCO LLC #278	3774 RIVERTOWN PARKW	RCRA-VSQG, E MANIFEST	Higher	332, 0.063, NE
8	4625 - 4763 WILSON A	4625 - 4763 WILSON A	PART 201, INVENTORY, BEA	Lower	389, 0.074, WNW
9	SALONCENTRIC 2519	4693 WILSON AVE	E MANIFEST	Lower	486, 0.092, West
10	SEARS ROEBUCK AND CO	3980 RIVERTOWN PKWY	RCRA-VSQG	Lower	645, 0.122, NW
C11	ADJACENT TO 3960 - 4	ADJACENT TO 3960 44T	PART 201, INVENTORY, BEA	Lower	680, 0.129, NNW
D12	BED BATH AND BEYOND	4830 WILSON AVE SW	MANIFEST, WDS	Higher	685, 0.130, SSW
D13	BB&B # 0343	4830 WILSON AVENUE S	RCRA-VSQG, E MANIFEST	Higher	685, 0.130, SSW
D14	MICHAELS STORES INC	4830 WILSON AVE SW	RCRA-VSQG	Higher	685, 0.130, SSW
C15	SWANSON'S MARATHON	3960 44TH STREET, SW	AUL	Lower	744, 0.141, NNW
16	DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	MANIFEST	Higher	1007, 0.191, East
E17	DIAMOND CHERROLET	768 WASHINGTON ST	E MANIFEST	Higher	1026, 0.194, SSW
E18	HOMEGOODS	4910 WILSON AVE SW -	E MANIFEST	Higher	1026, 0.194, SSW
E19	COSTCO GASOLINE #744	4901 WILSON AVE	UST FINDER	Higher	1027, 0.195, SSW
F20	EXPRESS FASHION OPER	3700 RIVERTOWN PARKW	RCRA-VSQG, FINDS, ECHO	Higher	1027, 0.195, NE
F21	LENS CRAFTERS INC	3700 RIVERTOWN PKWY	RCRA-VSQG	Higher	1119, 0.212, ENE
G22	SWANSON'S MARATHON	3980 44TH STREET SW	UST FINDER RELEASE	Lower	1242, 0.235, NNW
G23	MARATHON UNIT 2816 S	3980 44TH STREET SW	UST FINDER RELEASE	Lower	1242, 0.235, NNW
G24	RIVERTOWN MARATHON	3980 44TH ST	AUL, INVENTORY, Financial Assurance	Lower	1242, 0.235, NNW
G25	RIVERTOWN MARATHON F	3980 44TH ST	UST FINDER	Lower	1242, 0.235, NNW
G26	RIVERTOWN MARATHON F	3980 44TH ST	LUST, UST, WDS	Lower	1242, 0.235, NNW
G27	RIVERTOWN MARATHON F	3980 44TH STREET SW	UST FINDER RELEASE	Lower	1242, 0.235, NNW
H28	COSTCO GASOLINE #744	4901 WILSON AVE	UST	Higher	1260, 0.239, SW
H29	COSTCO WHOLESALE 744	4901 WILSON AVE SW	RCRA-VSQG, US AIRS, E MANIFEST	Higher	1260, 0.239, SW
H30	41-4901 WILSON AVE S	4901 WILSON AVE SW	MANIFEST, WDS, ENVIRO	Higher	1260, 0.239, SW
31	DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	RCRA-VSQG, E MANIFEST	Higher	1268, 0.240, ENE
32	3434 CENTURY CENTER	3434 CENTURY CENTER	PART 201, INVENTORY, CDL, BEA	Higher	2663, 0.504, East
33	5281 WILSON AVENUE S	5281 WILSON AVENUE S	PART 201, INVENTORY, BEA	Higher	3425, 0.649, SSW
34	4611 IVANREST AVENUE	4611 IVANREST AVENUE	PART 201, INVENTORY, BEA	Higher	3982, 0.754, East
35	3050 & 3100 44TH STR	3050 & 3100 44TH STR	PART 201, INVENTORY, BEA	Higher	4610, 0.873, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
MACYS NORTH 3850 RIVERTOWN PKWY GRANDVILLE, MI 49418	WDS Site Id: MIK431519180 WMD Id: 482864	N/A
MACY'S 3850 RIVERTOWN PKWY GRANDVILLE, MI 49418	RCRA-VSQG EPA ID:: MIK431519180 E MANIFEST	MIK431519180
MACYS NORTH 3850 RIVERTOWN PKWY GRANDVILLE, MI 49418	FINDS Registry ID:: 110037403798 ECHO Registry ID: 110037403798	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 09/16/2024 has revealed that there are 11 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PENNEY OPCO LLC #278</i> EPA ID:: MIK323266734	<i>3774 RIVERTOWN PARKW</i>	<i>NE 0 - 1/8 (0.063 mi.)</i>	<i>7</i>	<i>9</i>
<i>BB&B # 0343</i> EPA ID:: MIK891767334	<i>4830 WILSON AVENUE S</i>	<i>SSW 1/8 - 1/4 (0.130 mi.)</i>	<i>D13</i>	<i>10</i>
MICHAELS STORES INC	4830 WILSON AVE SW	SSW 1/8 - 1/4 (0.130 mi.)	D14	10

EXECUTIVE SUMMARY

EPA ID:: MIK362516649				
EXPRESS FASHION OPER	3700 RIVERTOWN PARKW	NE 1/8 - 1/4 (0.195 mi.)	F20	11
EPA ID:: MIK443203655				
LENS CRAFTERS INC	3700 RIVERTOWN PKWY	ENE 1/8 - 1/4 (0.212 mi.)	F21	12
EPA ID:: MIK428346878				
COSTCO WHOLESALE 744	4901 WILSON AVE SW	SW 1/8 - 1/4 (0.239 mi.)	H29	13
EPA ID:: MIK499715183				
DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	ENE 1/8 - 1/4 (0.240 mi.)	31	14
EPA ID:: MIK173101372				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JM HOLLISTER LLC	4700 WILSON AVE SW	WSW 0 - 1/8 (0.014 mi.)	B4	8
EPA ID:: MIK638892646				
ABERCROMBIE & FITCH	4700 WILSON AVE SW	WSW 0 - 1/8 (0.014 mi.)	B5	8
EPA ID:: MIK274965318				
ABERCROMBIE & FITCH	4700 WILSON AVE SW	WSW 0 - 1/8 (0.014 mi.)	B6	9
EPA ID:: MIK488842261				
SEARS ROEBUCK AND CO	3980 RIVERTOWN PKWY	NW 0 - 1/8 (0.122 mi.)	10	9
EPA ID:: MIK721442648				

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, and dated 11/07/2024 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVERTOWN MARATHON F	3980 44TH ST	NNW 1/8 - 1/4 (0.235 mi.)	G26	13
Release Status: Closed				
Substance Release: Used Oil				
Substance Release: Gasoline				
Substance Release: Gasoline,Gasoline,Gasoline				
Facility Id: 18169				
Facility Id: 00018169				

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTCO GASOLINE #744	4901 WILSON AVE	SW 1/8 - 1/4 (0.239 mi.)	H28	13
Database: UST, Date of Government Version: 09/06/2024				
Tank Status: Currently In Use				

EXECUTIVE SUMMARY

Facility Type: ACTIVE
Facility Id: 00041655

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVERTOWN MARATHON F Database: UST, Date of Government Version: 09/06/2024 Tank Status: Removed from Ground Tank Status: Currently In Use Facility Type: ACTIVE Facility Id: 00018169	3980 44TH ST	NNW 1/8 - 1/4 (0.235 mi.)	G26	13

State and tribal institutional control / engineering control registries

AUL: A review of the AUL list, as provided by EDR, and dated 11/20/2024 has revealed that there are 2 AUL sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SWANSON'S MARATHON Facility ID: 00018169	3960 44TH STREET, SW	NNW 1/8 - 1/4 (0.141 mi.)	C15	10
RIVERTOWN MARATHON Facility ID: 00018169	3980 44TH ST	NNW 1/8 - 1/4 (0.235 mi.)	G24	12

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

PART 201: A review of the PART 201 list, as provided by EDR, and dated 10/15/2024 has revealed that there are 6 PART 201 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
3434 CENTURY CENTER Facility ID: 41001779	3434 CENTURY CENTER	E 1/2 - 1 (0.504 mi.)	32	14
5281 WILSON AVENUE S Facility Status: Interim Response conducted Facility ID: 41001002 Facility ID: '41001002'	5281 WILSON AVENUE S	SSW 1/2 - 1 (0.649 mi.)	33	14
4611 IVANREST AVENUE Facility ID: 41002419	4611 IVANREST AVENUE	E 1/2 - 1 (0.754 mi.)	34	15
3050 & 3100 44TH STR Facility ID: 41001712	3050 & 3100 44TH STR	ENE 1/2 - 1 (0.873 mi.)	35	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
4625 - 4763 WILSON A	4625 - 4763 WILSON A	WNW 0 - 1/8 (0.074 mi.)	8	9

EXECUTIVE SUMMARY

Facility Status: Inactive - no actions taken to address contamination

Facility ID: 41001005

Facility ID: '41001005'

ADJACENT TO 3960 - 4 Facility ID: 41002267	ADJACENT TO 3960 44T	NNW 1/8 - 1/4 (0.129 mi.) C11	10
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INVENTORY: A review of the INVENTORY list, as provided by EDR, and dated 10/15/2024 has revealed that there are 3 INVENTORY sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
4625 - 4763 WILSON A Facility ID: 41001005	4625 - 4763 WILSON A	WNW 0 - 1/8 (0.074 mi.)	8	9
ADJACENT TO 3960 - 4 Facility ID: 41002267	ADJACENT TO 3960 44T	NNW 1/8 - 1/4 (0.129 mi.)	C11	10
RIVERTOWN MARATHON Facility ID: 00018169	3980 44TH ST	NNW 1/8 - 1/4 (0.235 mi.)	G24	12

Other Ascertainable Records

UST FINDER: A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTCO GASOLINE #744	4901 WILSON AVE	SSW 1/8 - 1/4 (0.195 mi.)	E19	11
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RIVERTOWN MARATHON F	3980 44TH ST	NNW 1/8 - 1/4 (0.235 mi.)	G25	12

UST FINDER RELEASE: A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 3 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SWANSON'S MARATHON	3980 44TH STREET SW	NNW 1/8 - 1/4 (0.235 mi.)	G22	12
MARATHON UNIT 2816 S	3980 44TH STREET SW	NNW 1/8 - 1/4 (0.235 mi.)	G23	12
RIVERTOWN MARATHON F	3980 44TH STREET SW	NNW 1/8 - 1/4 (0.235 mi.)	G27	13

EXECUTIVE SUMMARY

E MANIFEST: A review of the E MANIFEST list, as provided by EDR, and dated 09/16/2024 has revealed that there are 8 E MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PENNEY OPCO LLC #278	3774 RIVERTOWN PARKW	NE 0 - 1/8 (0.063 mi.)	7	9
BB&B # 0343	4830 WILSON AVENUE S	SSW 1/8 - 1/4 (0.130 mi.)	D13	10
DIAMOND CHERROLET	768 WASHINGTON ST	SSW 1/8 - 1/4 (0.194 mi.)	E17	11
HOMEGOODS	4910 WILSON AVE SW -	SSW 1/8 - 1/4 (0.194 mi.)	E18	11
COSTCO WHOLESALE 744	4901 WILSON AVE SW	SW 1/8 - 1/4 (0.239 mi.)	H29	13
DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	ENE 1/8 - 1/4 (0.240 mi.)	31	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JM HOLLISTER LLC	4700 WILSON AVE SW	WSW 0 - 1/8 (0.014 mi.)	B4	8
SALONCENTRIC 2519	4693 WILSON AVE	W 0 - 1/8 (0.092 mi.)	9	9

BEA: A review of the BEA list, as provided by EDR, and dated 11/07/2024 has revealed that there are 2 BEA sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
4625 - 4763 WILSON A	4625 - 4763 WILSON A	WNW 0 - 1/8 (0.074 mi.)	8	9
ADJACENT TO 3960 - 4	ADJACENT TO 3960 44T	NNW 1/8 - 1/4 (0.129 mi.)	C11	10

MANIFEST: A review of the MANIFEST list, as provided by EDR, and dated 06/30/2018 has revealed that there are 3 MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BED BATH AND BEYOND	4830 WILSON AVE SW	SSW 1/8 - 1/4 (0.130 mi.)	D12	10
DICK'S SPORTING GOOD	3660 RIVERTOWN PARKW	E 1/8 - 1/4 (0.191 mi.)	16	11
41-4901 WILSON AVE S	4901 WILSON AVE SW	SW 1/8 - 1/4 (0.239 mi.)	H30	14

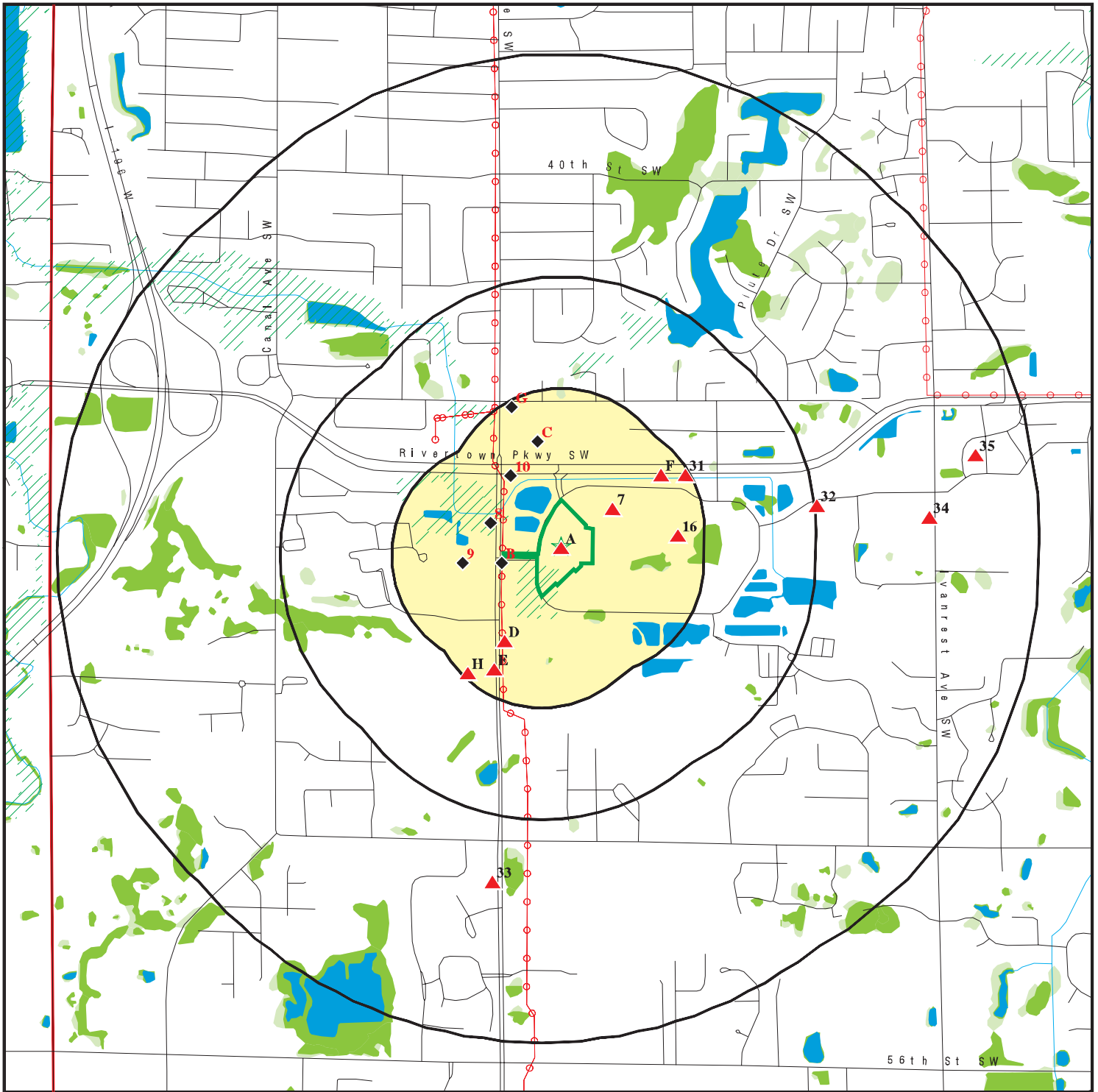
Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

OVERVIEW MAP - 7909733.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

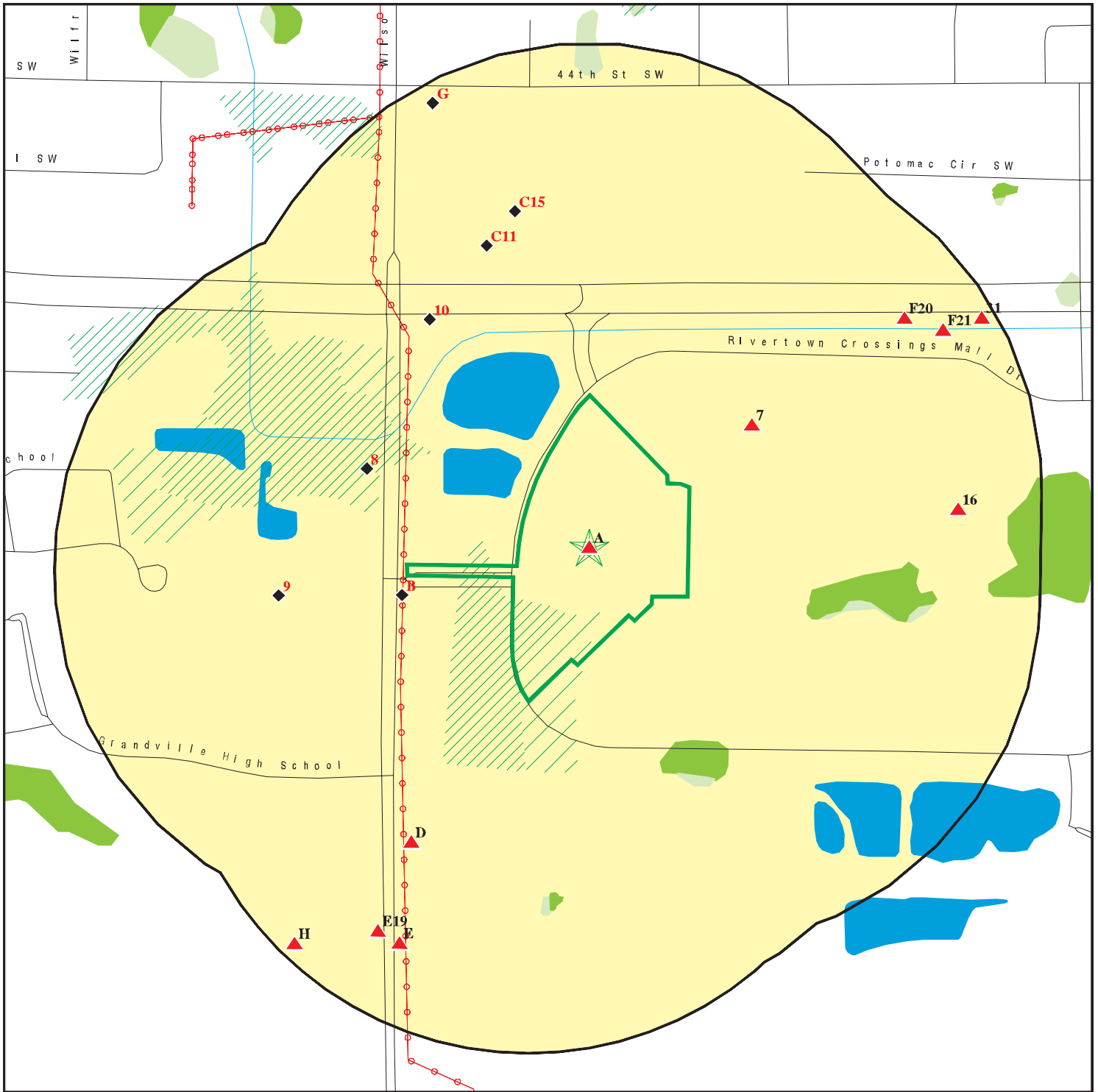
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 3850 Rivertown Pkwy
 ADDRESS: 3850 Rivertown Pkwy
 Grandville MI 49418
 LAT/LONG: 42.879878 / 85.759728

CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC
 CONTACT: Nicholas Wells
 INQUIRY #: 7909733.2s
 DATE: February 26, 2025 3:41 pm

DETAIL MAP - 7909733.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 3850 Rivertown Pkwy
 ADDRESS: 3850 Rivertown Pkwy
 Grandville MI 49418
 LAT/LONG: 42.879878 / 85.759728

CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC
 CONTACT: Nicholas Wells
 INQUIRY #: 7909733.2s
 DATE: February 26, 2025 3:45 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250	1	5	6	NR	NR	NR	12
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	1	0	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AUL	0.500		0	2	0	NR	NR	2
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
PART 201 INVENTORY	1.000		1	1	0	4	NR	6
CDL	0.500		1	2	0	NR	NR	3
CDL	0.001		0	NR	NR	NR	NR	0
DEL PART 201	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001	1	0	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 Target Property	MACYS NORTH 3850 RIVERTOWN PKWY SW GRANDVILLE, MI 49418	WDS	S111979601 N/A
Actual: 638 ft.	Click here for full text details		
	WDS WMD Id 482864 Site Id MIK431519180		
A2 Target Property	MACY'S 3850 RIVERTOWN PKWY GRANDVILLE, MI 49418	RCRA-VSQG E MANIFEST	1010785037 MIK431519180
Actual: 638 ft.	Click here for full text details		
	RCRA-VSQG EPA Id MIK431519180		
A3 Target Property	MACYS NORTH 3850 RIVERTOWN PKWY SW GRANDVILLE, MI 49418	FINDS ECHO	1011920299 N/A
Actual: 638 ft.	Click here for full text details		
	FINDS Registry ID: 110037403798		
	ECHO Registry ID 110037403798		
B4 WSW < 1/8 0.014 mi. 76 ft.	JM HOLLISTER LLC 4700 WILSON AVE SW GRANDVILLE, MI 49418	RCRA-VSQG E MANIFEST	1011489388 MIK638892646
Relative: Lower	Click here for full text details		
	RCRA-VSQG EPA Id MIK638892646		
B5 WSW < 1/8 0.014 mi. 76 ft.	ABERCROMBIE & FITCH STORES INC 4700 WILSON AVE SW GRANDVILLE, MI 49418	RCRA-VSQG	1011489192 MIK274965318
Relative: Lower	Click here for full text details		
	RCRA-VSQG EPA Id MIK274965318		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B6 WSW < 1/8 0.014 mi. 76 ft.	ABERCROMBIE & FITCH STORES INC 4700 WILSON AVE SW GRANDVILLE, MI 49418 Click here for full text details	RCRA-VSQG	1011489305 MIK488842261
Relative: Lower	RCRA-VSQG EPA Id MIK488842261		
7 NE < 1/8 0.063 mi. 332 ft.	PENNEY OPCO LLC #2785 3774 RIVERTOWN PARKWAY SW GRANDVILLE, MI 49418 Click here for full text details	RCRA-VSQG E MANIFEST	1010784897 MIK323266734
Relative: Higher	RCRA-VSQG EPA Id MIK323266734		
8 WNW < 1/8 0.074 mi. 389 ft.	4625 - 4763 WILSON AVENUE SW, GRANDVILLE 4625 - 4763 WILSON AVENUE SW GRANDVILLE, MI 49418 Click here for full text details	PART 201 INVENTORY BEA	S128266749 N/A
Relative: Lower	PART 201 Facility Status Inactive - no actions taken to address contamination Facility ID 41001005 Facility ID '41001005'		
	INVENTORY Facility ID 41001005		
9 West < 1/8 0.092 mi. 486 ft.	SALONCENTRIC 2519 4693 WILSON AVE GRANDVILLE, MI 49418 Click here for full text details	E MANIFEST	1031310501 N/A
Relative: Lower			
10 NW < 1/8 0.122 mi. 645 ft.	SEARS ROEBUCK AND CO 3980 RIVERTOWN PKWY SW GRANDVILLE, MI 49418 Click here for full text details	RCRA-VSQG	1008373653 MIK721442648
Relative: Lower	RCRA-VSQG EPA Id MIK721442648		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C11 NNW 1/8-1/4 0.129 mi. 680 ft.	ADJACENT TO 3960 - 44TH SW ADJACENT TO 3960 44TH STREET SW, AKA VACANT PROPERTY ALONG 4 GRANDVILLE, MI 49418 Click here for full text details	PART 201 INVENTORY BEA	S128266810 N/A
Relative: Lower	PART 201 Facility ID 41002267 INVENTORY Facility ID 41002267		
D12 SSW 1/8-1/4 0.130 mi. 685 ft.	BED BATH AND BEYOND #0343 4830 WILSON AVE SW GRANDVILLE, MI 49418 Click here for full text details	MANIFEST WDS	S111985270 N/A
Relative: Higher	WDS WMD Id 490617 WMD Id 492339 Site Id MIK891767334 Site Id MIK362516649		
D13 SSW 1/8-1/4 0.130 mi. 685 ft.	BB&B # 0343 4830 WILSON AVENUE SW GRANDVILLE, MI 49418 Click here for full text details	RCRA-VSQG E MANIFEST	1014925193 MIK891767334
Relative: Higher	RCRA-VSQG EPA Id MIK891767334		
D14 SSW 1/8-1/4 0.130 mi. 685 ft.	MICHAELS STORES INC 4830 WILSON AVE SW GRANDVILLE, MI 49418 Click here for full text details	RCRA-VSQG	1016142287 MIK362516649
Relative: Higher	RCRA-VSQG EPA Id MIK362516649		
C15 NNW 1/8-1/4 0.141 mi. 744 ft.	SWANSON'S MARATHON 3960 44TH STREET, SW GRANDVILLE, MI 49599 Click here for full text details	AUL	S113406676 N/A
Relative: Lower	AUL Facility ID 00018169		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
16 East 1/8-1/4 0.191 mi. 1007 ft. Relative: Higher	DICK'S SPORTING GOODS #420 3660 RIVERTOWN PARKWAY SW GRANDVILLE, MI 49418 Click here for full text details	MANIFEST	S130526545 N/A
E17 SSW 1/8-1/4 0.194 mi. 1026 ft. Relative: Higher	DIAMOND CHERROLET 768 WASHINGTON ST AUBURN, MA 01501 Click here for full text details	E MANIFEST	1031310412 N/A
E18 SSW 1/8-1/4 0.194 mi. 1026 ft. Relative: Higher	HOMEGOODS 4910 WILSON AVE SW - SUITE 100 GRANDVILLE, MI 49418 Click here for full text details	E MANIFEST	1031310410 N/A
E19 SSW 1/8-1/4 0.195 mi. 1027 ft. Relative: Higher	COSTCO GASOLINE #744 4901 WILSON AVE WYOMING, MI Click here for full text details	UST FINDER	1028441960 N/A
F20 NE 1/8-1/4 0.195 mi. 1027 ft. Relative: Higher	EXPRESS FASHION OPERATIONS LLC 3700 RIVERTOWN PARKWAY GRANDVILLE, MI 49418 Click here for full text details RCRA-VSQG EPA Id MIK443203655 FINDS Registry ID: 110067206017 ECHO Registry ID 110067206017	RCRA-VSQG FINDS ECHO	1018276183 MIK443203655

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F21 ENE 1/8-1/4 0.212 mi. 1119 ft.	LENS CRAFTERS INC 3700 RIVERTOWN PKWY SW GRANDVILLE, MI 48418 Click here for full text details	RCRA-VSQG	1010785033 MIK428346878
Relative: Higher	RCRA-VSQG EPA Id MIK428346878		
G22 NNW 1/8-1/4 0.235 mi. 1242 ft.	SWANSON'S MARATHON 3980 44TH STREET SW GRANDVILLE, MI 0 Click here for full text details	UST FINDER RELEASE	1029031558 N/A
Relative: Lower			
G23 NNW 1/8-1/4 0.235 mi. 1242 ft.	MARATHON UNIT 2816 ST. 3980 44TH STREET SW GRANDVILLE, MI 0 Click here for full text details	UST FINDER RELEASE	1029031556 N/A
Relative: Lower			
G24 NNW 1/8-1/4 0.235 mi. 1242 ft.	RIVERTOWN MARATHON 3980 44TH ST GRANDVILLE, MI 49418 Click here for full text details	AUL INVENTORY Financial Assurance	S109846965 N/A
Relative: Lower	AUL Facility ID 00018169 INVENTORY Facility ID 00018169		
G25 NNW 1/8-1/4 0.235 mi. 1242 ft.	RIVERTOWN MARATHON FORMER SWANSON'S MARATHON 3980 44TH ST GRANDVILLE, MI Click here for full text details	UST FINDER	1028429251 N/A
Relative: Lower			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G26 NNW 1/8-1/4 0.235 mi. 1242 ft.	RIVERTOWN MARATHON FORMER SWANSON'S MARATHON 3980 44TH ST GRANDVILLE, MI 49418 Click here for full text details	LUST UST WDS	U003328895 N/A
Relative: Lower	<p>LUST Release Status Closed Facility Id 18169 Facility Id 00018169 Substance Release Used Oil Substance Release Gasoline Substance Release Gasoline,Gasoline,Gasoline</p> <p>UST Tank Status Removed from Ground Tank Status Currently In Use Facility Type ACTIVE Facility Id 00018169</p> <p>WDS WMD Id 450060 Site Id MIG000025858</p>		
G27 NNW 1/8-1/4 0.235 mi. 1242 ft.	RIVERTOWN MARATHON FORMER SWANSON'S MARATHON 3980 44TH STREET SW GRANDVILLE, MI 0 Click here for full text details	UST FINDER RELEASE	1029031557 N/A
Relative: Lower			
H28 SW 1/8-1/4 0.239 mi. 1260 ft.	COSTCO GASOLINE #744 4901 WILSON AVE WYOMING, MI 49418 Click here for full text details	UST	U003995485 N/A
Relative: Higher	<p>UST Tank Status Currently In Use Facility Type ACTIVE Facility Id 00041655</p>		
H29 SW 1/8-1/4 0.239 mi. 1260 ft.	COSTCO WHOLESALE 744FS 4901 WILSON AVE SW WYOMING, MI 49418 Click here for full text details	RCRA-VSQG US AIRS E MANIFEST	1008195171 MIK499715183
Relative: Higher	<p>RCRA-VSQG EPA Id MIK499715183</p>		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	COSTCO WHOLESALE 744FS (Continued)		1008195171
	US AIRS EPA plant ID: 110021010984		
H30 SW 1/8-1/4 0.239 mi. 1260 ft.	41-4901 WILSON AVE SW-WYOMING 4901 WILSON AVE SW WYOMING, MI 49418	MANIFEST WDS ENVIRO	S111976932 N/A
Relative: Higher	Click here for full text details WDS WMD Id 478799 Site Id MIK499715183		
31 ENE 1/8-1/4 0.240 mi. 1268 ft.	DICK'S SPORTING GOODS # 0420 3660 RIVERTOWN PARKWAY GRANDVILLE, MI 49418	RCRA-VSQG E MANIFEST	1017770756 MIK173101372
Relative: Higher	Click here for full text details RCRA-VSQG EPA Id MIK173101372		
32 East 1/2-1 0.504 mi. 2663 ft.	3434 CENTURY CENTER DRIVE SW, GRANDVILLE 3434 CENTURY CENTER DRIVE SW GRANDVILLE, MI 49418	PART 201 INVENTORY CDL BEA	S104912253 N/A
Relative: Higher	Click here for full text details PART 201 Facility ID 41001779 INVENTORY Facility ID 41001779		
33 SSW 1/2-1 0.649 mi. 3425 ft.	5281 WILSON AVENUE SW, WYOMING 5281 WILSON AVENUE SW WYOMING, MI 49418	PART 201 INVENTORY BEA	S105768515 N/A
Relative: Higher	Click here for full text details PART 201 Facility Status Interim Response conducted Facility ID 41001002 Facility ID '41001002' INVENTORY		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	5281 WILSON AVENUE SW, WYOMING (Continued) Facility ID 41001002		S105768515
34 East 1/2-1 0.754 mi. 3982 ft.	4611 IVANREST AVENUE SW, GRANDVILLE 4611 IVANREST AVENUE SW GRANDVILLE, MI 49418 Click here for full text details	PART 201 INVENTORY BEA	S127818598 N/A
Relative: Higher	PART 201 Facility ID 41002419 INVENTORY Facility ID 41002419		
35 ENE 1/2-1 0.873 mi. 4610 ft.	3050 & 3100 44TH STREET SW, GRANDVILLE 3050 & 3100 44TH STREET SW, GRANDVILLE GRANDVILLE, MI 49418 Click here for full text details	PART 201 INVENTORY BEA	S109416600 N/A
Relative: Higher	PART 201 Facility ID 41001712 INVENTORY Facility ID 41001712		

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

3850 RIVERTOWN PKWY
3850 RIVERTOWN PKWY
GRANDVILLE, MI 49418

TARGET PROPERTY COORDINATES

Latitude (North): 42.879878 - 42° 52' 47.56"
Longitude (West): 85.759728 - 85° 45' 35.02"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 601292.7
UTM Y (Meters): 4748007.0
Elevation: 638 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14450374 GRANDVILLE, MI
Version Date:	2019
Northeast Map:	14450378 GRAND RAPIDS WEST, MI
Version Date:	2019
Southeast Map:	14450358 CUTLERVILLE, MI
Version Date:	2019
Southwest Map:	14450382 HUDSONVILLE EAST, MI
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

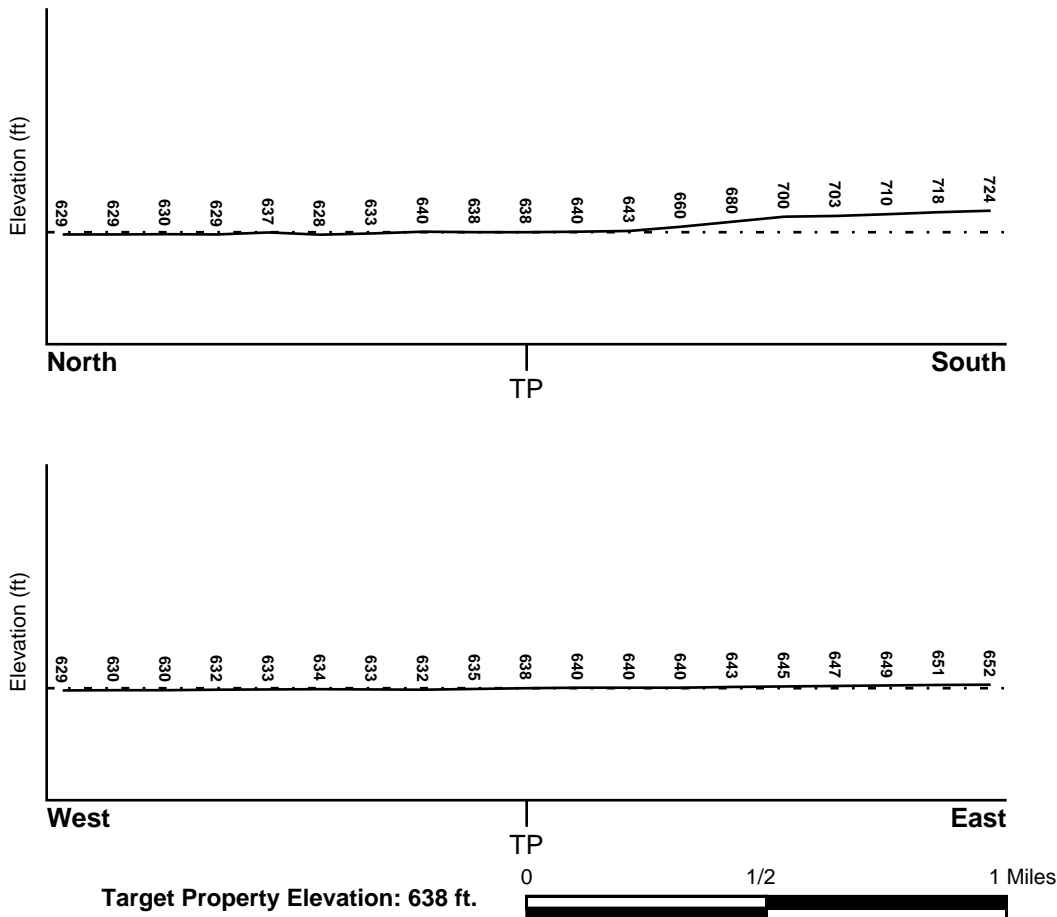
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
2602710001B	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
2602710003B	FEMA Q3 Flood data
2601110010C	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic</u>
GRANDVILLE	<u>Data Coverage</u>
	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
3	1/4 - 1/2 Mile NNW	E
E31	1/2 - 1 Mile East	W
1G	1/4 - 1/2 Mile NNW	E
2G	1/2 - 1 Mile East	W

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Mississippian
Series: Meramecian Series
Code: M2 (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: MIAMI

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	8 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.60
2	8 inches	31 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.10
3	31 inches	36 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.60 Min: 0.20	Max: 7.80 Min: 6.60
4	36 inches	60 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
sapric material
loamy sand
muck
fine sandy loam

Surficial Soil Types: sandy loam
sapric material
loamy sand
muck
fine sandy loam

Shallow Soil Types: sandy loam
silty clay loam
loamy sand

Deeper Soil Types: sandy loam
marl
sand and gravel
fine sand
sand
muck

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

stratified

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	MI6000000408300	0 - 1/8 Mile NW
2	MI6000000437982	1/4 - 1/2 Mile NW
4	MI6000000437099	1/4 - 1/2 Mile South
5	MI6000000402573	1/4 - 1/2 Mile NW
6	MI6000000392603	1/2 - 1 Mile SSW
7	MI6000000438014	1/2 - 1 Mile West
8	MI6000000437967	1/2 - 1 Mile South
9	MI6000000438886	1/2 - 1 Mile NW
10	MI6000000406012	1/2 - 1 Mile SSE
A11	MI6000000437985	1/2 - 1 Mile WSW
A12	MI6000000392607	1/2 - 1 Mile WSW
13	MI6000000437975	1/2 - 1 Mile SE
A14	MI6000000392614	1/2 - 1 Mile WSW
B15	MI6000000392605	1/2 - 1 Mile SW
16	MI6000000437978	1/2 - 1 Mile ESE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

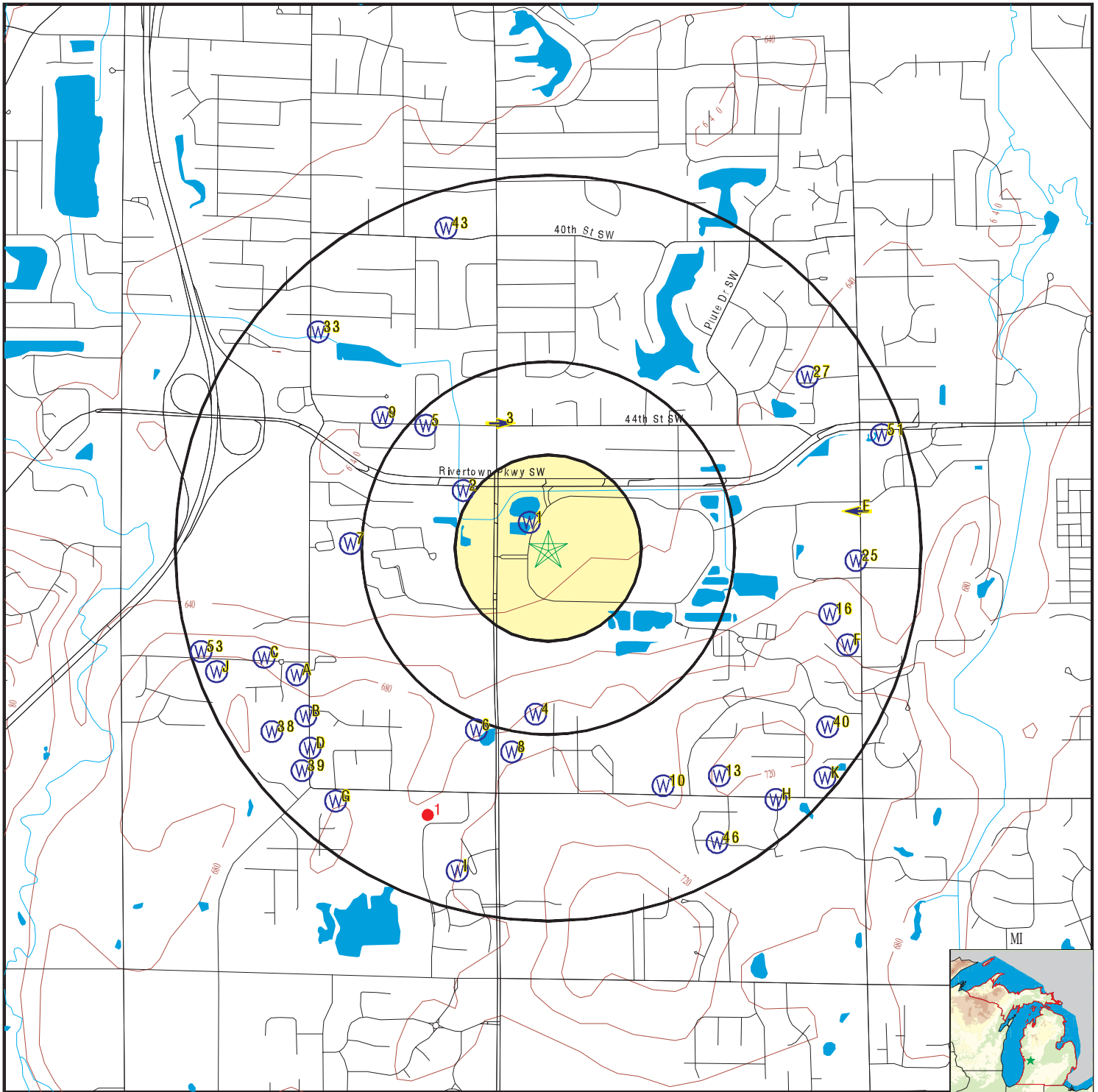
MAP ID	WELL ID	LOCATION FROM TP
C17	MI6000000392609	1/2 - 1 Mile WSW
B18	MI6000000392604	1/2 - 1 Mile WSW
C19	MI6000000437986	1/2 - 1 Mile WSW
B20	MI6000000392606	1/2 - 1 Mile SW
D21	MI6000000437983	1/2 - 1 Mile SW
D22	MI6000000437989	1/2 - 1 Mile SW
C23	MI6000000437984	1/2 - 1 Mile WSW
E24	MI6000000392601	1/2 - 1 Mile East
25	MI6000000399148	1/2 - 1 Mile East
D26	MI6000000437990	1/2 - 1 Mile SW
27	MI6000000404399	1/2 - 1 Mile ENE
F28	MI6000000392600	1/2 - 1 Mile ESE
D29	MI6000000437988	1/2 - 1 Mile SW
C30	MI6000000392613	1/2 - 1 Mile WSW
F32	MI6000000437976	1/2 - 1 Mile ESE
33	MI6000000437766	1/2 - 1 Mile NW
F34	MI6000000437979	1/2 - 1 Mile ESE
D35	MI6000000392602	1/2 - 1 Mile SW
G36	MI6000000438045	1/2 - 1 Mile SW
H37	MI6000000437969	1/2 - 1 Mile SE
38	MI6000000438021	1/2 - 1 Mile WSW
39	MI6000000437987	1/2 - 1 Mile SW
40	MI6000000437977	1/2 - 1 Mile ESE
I41	MI6000000442056	1/2 - 1 Mile SSW
G42	MI6000000392617	1/2 - 1 Mile SW
43	MI6000000437768	1/2 - 1 Mile NNW
I44	MI6000000417050	1/2 - 1 Mile SSW
H45	MI6000000392632	1/2 - 1 Mile SE
46	MI6000000407077	1/2 - 1 Mile SSE
H47	MI6000000438088	1/2 - 1 Mile SE
J48	MI6000000392611	1/2 - 1 Mile WSW
H49	MI6000000437970	1/2 - 1 Mile SE
K50	MI6000000437968	1/2 - 1 Mile SE
51	MI6000000392599	1/2 - 1 Mile ENE
J52	MI6000000392612	1/2 - 1 Mile WSW
53	MI6000000437980	1/2 - 1 Mile WSW
K54	MI6000000437971	1/2 - 1 Mile SE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

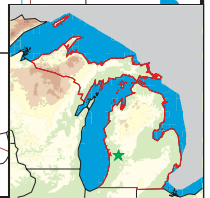
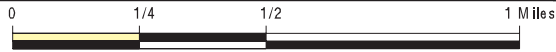
MAP ID	WELL ID	LOCATION FROM TP
1	MIOG13000041714	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 7909733.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: 3850 Rivertown Pkwy
 ADDRESS: 3850 Rivertown Pkwy
 Grandville MI 49418
 LAT/LONG: 42.879878 / 85.759728

CLIENT: Marshall & Assoc. Env. & Dev. Svcs, LLC
 CONTACT: Nicholas Wells
 INQUIRY #: 7909733.2s
 DATE: February 26, 2025 3:46 pm

APPENDIX E – HISTORICAL RECORDS



Environmental Assessment and Real Estate Development Services

500 CASCADE WEST PARKWAY-SUITE 200, GRAND RAPIDS, MICHIGAN 49546
PH 616.987.9242 | FAX 616.987.9245 | MARSHALL-ASSOC.NET

3850 Rivertown Pkwy
3850 Rivertown Pkwy
Grandville, MI 49418

Inquiry Number: 7909733.3

February 26, 2025

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/26/25

Site Name:

3850 Rivertown Pkwy
3850 Rivertown Pkwy
Grandville, MI 49418
EDR Inquiry # 7909733.3

Client Name:

Marshall & Assoc. Env. & Dev. Svcs, LLC
500 Cascade W Pkwy SE
Grand Rapids, MI 49546
Contact: Nicholas Wells



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 3953-4C28-8274

PO # NA

Project NA

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.



Sanborn® Library search results

Certification #: 3953-4C28-8274

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

The Sanborn Library LLC Since 1866™

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