

**The Pointe Office/ Retail
1427 & 1429 West Saginaw Street
East Lansing, Michigan 48823**

PHASE I ENVIRONMENTAL ASSESSMENT



DRAFT REPORT

**REAL ESTATE ADVISORY
PROJECT # 096775**

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**The Pointe Office/ Retail
1427 & 1429 West Saginaw Street
East Lansing, Michigan 48823**

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The Pointe Office/ Retail

“AT A GLANCE” SUMMARY OF FINDINGS

ISSUE	ACCEPTABLE	CONCERN	PAGE	COMMENTS
Environmental Setting	✓		10	Single- family residences to north, south & east. Retail/ commercial development to west.
Prior Use	✓		12	Prior to current development, the Property was developed with Pick Motor Lodge Motel from 1965 to 1981. The motel was remodeled for office space in 1983. In 2004 the former motel/office building was demolished and the existing Pointe Office/ Retail buildings were constructed.
Regulatory Review	✓		14	Nearby environmentally regulated sites are present; none are considered likely to have affected the Property.
Visual Inspection	✓		40	No concerns noted.
Proximate Sites	✓		41	No concerns noted (North, South & East). Potential Groundwater Impact from Adjacent Dry Cleaner (West); However, Impact to Property Operations Unlikely.
Solid Waste	✓		42	No concerns noted.
Storm Water	✓		42	No concerns noted.
Hazardous Materials	✓		46	No concerns noted.
PCBs	✓		47	None noted.
Underground Tanks	✓		48	None noted.
Aboveground Tanks	✓		48	None noted.
Potable Water	✓		48	No concerns noted.
Hazardous Waste	✓		48	None noted.
Asbestos	✓		48	Based on 2004 construction not a concern
Radon	✓		49	Based on 2004 construction & non-residential use, not a concern
Lead-Based Paint	✓		49	None noted.
Mold	✓		49	None noted.



EXECUTIVE SUMMARY

Real Estate Advisory, L.L.C., ("REA") was retained by Kazmarek Geiger & Laseter, LLP and LNR Partners Inc. to conduct a Phase I Environmental Assessment of the following Property:

PROPERTY NAME: **The Pointe Office/ Retail**

PROPERTY ADDRESS: **1427 & 1429 West Saginaw Street**
 Ingham County
 East Lansing, Michigan 48823

The methodology employed in this assessment was consistent with the requirements of the American Society for Testing and Materials (ASTM) recommended practice for Phase I Environmental Site Assessments, ASTM E 1527-05, and Kazmarek Geiger & Laseter, LLP's Phase I Environmental Scope of Work.

OBSERVATIONS

The Property is an irregular shaped 2.87-acres tract of land developed with two commercial building as The Pointe Office/ Retail. The Property is currently occupied by retail and commercial tenants located at 1427 & 1429 West Saginaw Street, Ingham County, East Lansing, Michigan. The existing improvements at the Property were developed in 2004 with one 19,546 square-foot office building and one 10,656 square foot multi-tenant retail building totaling approximately 30,202 square-feet of rentable area. Asphalt paved driveways and parking areas are also present.

The Property is abutted on the north by West Saginaw Street followed by single-family development. The Property is abutted on the east by Cowley Avenue followed by single-family development. The Property is abutted to the south by single-family development followed by Touraine Avenue. Abutting the Property to the west is Coolidge Road followed by retail / commercial development.

The Property was formerly vacant agricultural land. Prior to current development, the Property was developed with Pick Motor Lodge Motel from 1965 to 1981. The motel was remodeled for office space in 1983. In 2004 the former motel/office building was demolished and the existing Pointe Office/ Retail buildings were constructed and present no significant environmental concern.

Historical Review:

REA reviewed a Phase I Environmental Site Assessment of the Commercial Property located at 1427 West Saginaw Street, East Lansing, Michigan. The report was prepared by PM Environmental, INC (PME); Project Number 11-589 on October 9, 2002.



The report identified following two on-site recognized environmental concerns (REC's):

- Transformers formerly located in southeast corner basement of the two-story Pick Motor Lodge motel building likely contained Polychlorinated Biphenyls (PCBs). Based on the length of time the transformers were located in the Pick Motor Lodge motel building (approximately 24 years), the likelihood PCB's have leaked out, represented a REC to the subject Property.
- Presence of a petroleum stain on the grass in the southeast corner of the Property represented a REC. The stain was reported to be approximately ten feet long by three feet wide. PME observed equipment belonging to the Michigan Department of Transportation (MDOT) in the northwest corner of the parking lot. The stain appeared in the shape of a typical piece of road construction equipment. Olfactory and visual observations indicate that this petroleum-based substance had penetrated to at least four inches below surface level.

The report also identified the following two off-site concerns:

- The current and historical usage of the west adjoining property (Baryames Dry Cleaners) located at 1518 West Grand River Avenue, represents an off-site REC. Baryames Dry Cleaners had been in operation since 1970's, included the uses of dry cleaning solvents such as tetrachloroethylene (PCE) and trichloroethylene (TCE). In addition the cleaners had been identified in the regulatory database as a small quantity generator of hazardous waste.
- The House of Car Stereo located at 1542 West Grand River Avenue, west of Baryames Dry Cleaners represents an off-site REC to the subject Property. According to Sanborn Fire Insurance Maps a gasoline filling and service station was located in this building from 1951 through 1966. Additionally, city directories indicate that this building was occupied by Arco Point Service, a gasoline station, from 1971 to 1973, which represents an off-site REC based upon the unknown waste management practices of hazardous substances and/or petroleum products (i.e. motor oil, antifreeze, solvents for parts washing, etc.) typically used during automotive service and filling station operations.

As a result of these identified potential concerns, PME completed a Phase II ESA in November 2002 that consisted of drilling three soil borings for soil and groundwater (if encountered) sample collection. One soil sample was collected from SB-1 and SB-2 to evaluate whether contamination was present from the historical operation of the two west adjoining properties, which included dry cleaning and automobile fueling and service. Two soil samples from SB-3 were collected to evaluate the petroleum staining on the southeast portion of the subject site, and to determine the vertical extent of the contamination. In addition, wipe samples were collected in the area of the former transformers for PCB analysis.

REA reviewed the phase II findings which were presented in the Phase II Environmental Site Assessment report of the Commercial Property located at 1427 West Saginaw Street, East Lansing, Michigan. The report was prepared by PM Environmental, INC; Project Number 11-589B on December 12, 2002.



Groundwater was not encountered in the three soil borings advanced on the subject Property. Analytical results indicated no detectable concentrations of PNAs and VOCs in SB-1 at 19.0 to 19.5-feet or SB-2 at 4.0 to 5.0-feet. Analytical results did indicate detectable concentrations of lead in soil. However, the detected lead levels were below background levels for lead in Michigan.

Analytical results indicated no detectable concentrations of VOCs, PNAs, or PCBs in SB-3 at 3.0 to 3.5-feet bgs. Analytical results did indicate detectable concentrations of lead, cadmium and chromium in soil. However, these concentrations were below background levels in Michigan.

PCB-wipe samples W-1 through W-3 were collected in the former basement transformer room to evaluate whether surface contamination is present from the past use of transformers holding fluids containing PCBs. Samples were submitted to Merit Laboratories, Inc., East Lansing, Michigan, for laboratory analysis. Analytical results of PCB wipe samples W-1 through W-3 indicate no detectable concentrations of PCBs.

Soil Excavation:

Laboratory analytical results for SB-3 at 0.0 to 0.5-feet, which was collected in an area of staining on the southwest portion of the subject Property, indicated no chemical concentrations of VOCs and PCBs above laboratory MDL's. Chemical concentrations of PNAs and metals from SB-3 at 0.0 to 0.5-feet were above laboratory MDL's but did not exceed the applicable Part 201 Residential/Commercial I Criteria. However, the stained soil was technically contaminated, and therefore, PME returned to the site on November 26, 2002 to excavate the area of staining from the southwest portion of the subject Property.

The excavation was completed by hand, using a shovel, and measured approximately 4-feet wide by 14-feet long. The excavation was advanced to an approximate depth of eight-inches, which is the depth at which the soil staining ends. PME screened the floor and sidewalls of the excavation using a PID and did not encounter any elevated PID readings. A Verification of Soil Remediation (VSR) sample (SS-1) was collected from the floor of the excavation at a depth of 0.75 to 1.0-feet bgs at the sand/clay interface, and was submitted for PNA analysis. The excavated soil was placed in two steel 55-gallon drums, were removed by Bill Ban, Inc., Lansing, Michigan, a licensed waste disposal company. The amount of soil removed from the excavation equals approximately 0.5-cubic yards. Analytical results of VSR sample SS-1 indicate no detectable concentrations of PNAs above laboratory method detection limits.

Conclusion:

Based on the VSR sample (SS-1) collected from the excavation area, which indicated no detectable concentrations of PNAs, the area of staining on the southwest portion of the subject Property has been remediated. In PME's opinion, an appropriate investigation of the REC's identified in the Phase I ESA had been completed and no further investigation of the subject Property was needed.



REA also reviewed a Phase I Environmental Site Assessment Update report of the Commercial Property located at 1427 West Saginaw Highway in East Lansing, Michigan. The report was prepared by PM Environmental, INC; Project Number 11-589C on January 28, 2004. Based on completion of the Phase II ESA, PME concluded no further investigation is warranted at this time.

In addition, after the demolition of the previous Pick Motor Lodge motel buildings, REA reviewed the Phase I Environmental Site Assessment of the current Pointe Office & Retail Buildings located at 1427 & 1429 W. Saginaw Street, East Lansing, Michigan. This report was prepared by ATC Associates Inc., Project number 09.75048.0843 –Task 39001 on June 10, 2005.

- Based on the results of interviews, document reviews and physical observations, ATC found no evidence indicating potential mold impact at the Property.
- ATC confirmed that the municipally supplied water meets or exceeds all drinking water standards, including those for lead.
- No indication of a *recognized environmental condition, historical recognized environmental condition, or de minimis condition* was visually or physically observed on the property during the reconnaissance.

According to the environmental database reviewed by REA, an adjoining dry cleaners (Baryames Dry Cleaners) identified at 1518 West Grand River has been in operation since 1970's. REA performed a visual reconnaissance and interviews with on-site personnel to identify dry cleaner operations that would pose an environmental concern to the Property. At the time of REA's site inspection, this dry cleaning facility was being used for pick-up and drop-off service only. On-site dry cleaning operations ceased in 2004. While Baryames Dry Cleaners have discontinued operations, it is possible that former operations at this facility impacted the Property. However, this assessment did not find any evidence of releases from the dry cleaner or any known impacts to the Property or proximate area. In addition, the Phase II ESA prepared by PME on December 12, 2002 indicated no evidence of impact at the Property from this proximate dry cleaning facility. Further, the distance between the dry cleaner and the Property and the apparent topographic slope to the southwest mitigates concerns over the potential for the dry cleaner to impact the Property.

In addition, it is unlikely that the Property would have any regulatory liability if contamination was detected as a result of the adjacent dry cleaning operations. Typically, the source of the contamination is held responsible for any regulatory mandated remediation at both the on-site and off-site properties.

Foundation systems at the Property consist of slab-on-grade with masonry and steel-truss supported corrugated roof decking. The buildings' roofs consist of steel frame with asphalt shingles. The roofs are pitched locally towards aluminum gutters and downspouts. The interior building finishes include sheetrock walls and drop ceilings with lay-in acoustical ceiling panels.



The concrete floors are covered with carpet, vinyl floor tile, or ceramic tiles, with some areas of bare concrete. The Property features no basements.

The 2004 construction date of the Property improvements mitigates asbestos concerns. Most ACM were banned from manufacture or were discontinued due to federal regulations passed between 1973 and 1978.

Lead-based paint (LBP) does not represent a significant risk on the Property. The Property is used for office purposes. No long-term or permanent residential use is made of the Property improvements. Painted surfaces were observed to be in good condition with no significant areas of peeling or chipping.

No concerns regarding mold or persistent water infiltration were reported or observed at the Property. No air quality issues or concerns were reported by Property management.

The Property is an office/retail building with no long-term or permanent residential use. All improvements to the Property are well ventilated. Thus, REA did not collect radon samples at the Property. The use of the Property (office) supports the conclusion that radon is not environmental concern at the Property.

CONCLUSIONS

REA has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property



1.0 INTRODUCTION

1.1 Purpose

Real Estate Advisory, L.L.C., ("REA") was retained by Kazmarek Geiger & Laseter, LLP and LNR Partners Inc. to conduct a Phase I Environmental Assessment of the following Property:

PROPERTY NAME: The Pointe Office/ Retail

PROPERTY ADDRESS: 1427 & 1429 West Saginaw Street
Ingham County
East Lansing, Michigan 48823

The purpose of the assessment was to identify evidence of recognized environmental conditions in connection with the Property.

1.2 Scope of Services

REA performed a Phase I Environmental Assessment. The methodology employed in this assessment was consistent with the requirements of the American Society for Testing and Materials (ASTM) recommended practice for Phase I Environmental Site Assessments, ASTM E 1527-05, and Kazmarek Geiger & Laseter, LLPs Phase I Environmental Scope of Work.

1.3 Significant Assumptions

REA assumes that information provided to REA from various sources is reliable and factual. Sources may include but not be limited to individuals associated with the Property who will facilitate access, supply available records, such as previous environmental studies, appraisal reports, regulatory permits, MSDS sheets, maintenance and construction records, etc. REA's opinion is based on information provided by the Property, third parties and governmental agencies and on a visual inspection that is not supported by intrusive testing or sampling. REA's inspection is limited to areas that are considered safely accessible and may be restricted by heavy vegetation, steep slopes and snow cover, etc.

1.4 Limitations and Exceptions

During the assessment weather conditions were overcast with temperatures in the 50's. No limitations of access were encountered during the site visit.

REA's observations were made of the Property and structures at the Property as indicated within the Report. Tenants spaces are provided in the following table.

Tenant Spaces

<i>Address/ Unit</i>	<i>Name of Tenant</i>	<i>Description of Operations</i>	<i>Approximate Square Feet</i>	<i>Comments</i>
1427	5/3 rd Bank	Bank	4,354	No Concern Noted.
1427-Unit 175	Vacant	Storage for Strathmore Development	1,890	No Concern Noted.
1427-Unit 150	Transnation Title	Title Insurance Company	1,990	No Concern Noted.
1427-Unit 200 (All of Second Floor)	Starthmore Development	Builder	10,472	No Concern Noted.
1429	Biggby Coffee	Coffee	1,564	No Concern Noted.
1429	Salon Meridian	Salon	2,765	No Concern Noted.
1429	Title First	Title Insurance Company	2,261	No Concern Noted.
1429	University Compounding	Pharmacy	2,298	No Concern Noted.
1429	Lou & Harry's	Restaurant	1,684	No Concern Noted.



1.5 Special Terms and Conditions

- To the best of our knowledge and belief, the statements of fact contained herein, on which our observations, opinions, and conclusions were based, are true and correct.
- The information in this report is from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy of information obtained from third parties.
- The reported observations and conclusions are limited only by the reported assumptions and limiting conditions described in this report and represent our unbiased and professional analysis, opinions, and conclusions.
- Real Estate Advisory, L.L.C. ("REA"), its officers, and its employees have no present or future interest in the Property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.
- REA warrants that this report was prepared in a manner consistent with the level of care, skill, practice and judgment exercised by other professional consultants in performing services of a similar nature under similar circumstances in the same or similar locality.
- REA's interim drafts, memoranda and reports may not be presented to any third parties by Client except in the form delivered. Any conclusions reported will not be used in any context other than that identified within the full report.
- The opinions in this report characterize the environmental status of the Property on date of the site inspection. To ensure continuing validity, this report must be updated with the passage of time and should not be relied upon after six months from its date.

1.6 Use Reliance

This Report is intended for the sole use of Kazmarek Geiger & Laseter, LLP., LNR Partners, Inc., and all trustees, servicers or other parties affiliated with any REMIC Trust holding an interest in the Subject Property at the time of this Phase I Report, or any special purpose entity owned by such a REMIC Trust that may become a holder in due course of a loan secured by the Subject Property or that may become the fee owner of the Subject Property, or any party that acquires an interest in the Subject Property directly from any of the previously identified parties. The contents should not be relied upon by any other parties without the express written consent of REA.



2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Property is located at:

The Pointe Office/ Retail
1427 & 1429 West Saginaw Street
Ingham County
East Lansing, Michigan 48823

A copy of the legal description is included in the appendices.

2.2 Site and Vicinity General Characteristics

The Property is located in an area of commercial development featuring retail stores, restaurants and multi-family residences.

2.3 Current Use of Property

The Property is currently used for retail and office purposes.

2.4 Description of Site Improvements

- **Property Address:** The Pointe Office/ Retail
1427 & 1429 West Saginaw Street
Ingham County
East Lansing, Michigan 48823
- **Total Acreage:** Approximately 2.87-acre
- **Property Improvements:**
 - 1 one-story retail and 1 two-story retail/office buildings
 - 9 retail units
 - Asphalt-paved driveway and parking areas featuring 2 handicap parking spaces
 - Landscaped grounds and street frontage
- **Construction Date:** 2004

The Property receives services from the following sources:

- **Electricity:** Consumers Energy
- **Natural Gas:** Consumers Energy
- **Domestic Water:** City of East Lansing
- **Sewer:** City of East Lansing
- **Solid Waste:** Granger & Darling (Cooking Oil)

2.5 Current Use of Adjoining Properties

Surrounding sites proximate to the Property are depicted as follows:

- **North:** W. Saginaw Street followed by single-family development.
- **East:** Cowley Avenue followed by single-family development.
- **South:** Single-family development followed by Touraine Avenue.
- **West:** Coolidge Road followed by retail/ commercial development.



3.0 USER PROVIDED INFORMATION

3.1 Environmental Liens or Activity and Use Limitation

The user did not provide information regarding environmental liens or activity and use limitations at the Property. REA did not identify environmental liens or use limitations for the Property during its title records research (section 4.4.1).

3.2 Specialized Knowledge

The user did not provide information regarding specialized knowledge at the Property.

3.3 Commonly Known or Reasonably Ascertainable Information

The user provided a copy of the legal description and the following prior Phase I reports (see appendices):

- Phase I Environmental Site Assessment of the current Pointe Office & Retail Buildings located at 1427 & 1429 W. Saginaw Street, East Lansing, Michigan. The report was prepared by ATC Associates Inc., Project number 09.75048.0843 –Task 39001 on June 10, 2005.
- Phase I Environmental Site Assessment Update report of the Commercial Property located at 1427 West Saginaw Highway in East Lansing, Michigan. The report was prepared by PM Environmental, INC; Project Number 11-589C on January 28, 2004.
- Phase II Environmental Site Assessment report of the Commercial Property located at 1427 West Saginaw Street, East Lansing, Michigan. The report was prepared by PM Environmental, INC; Project Number 11-589B on December 12, 2002.
- Phase I Environmental Site Assessment of the Commercial Property located at 1427 West Saginaw Street, East Lansing, Michigan. The report was prepared by PM Environmental, INC (PME); Project Number 11-589 on October 9, 2002.

3.4 Valuation Reduction for Environmental Issues

The user did not provide information regarding valuation reduction for environmental issues at the Property.

3.5 Owner, Property Manager, and Occupant Information

The user did not provide information which was supplied by the Property owner, manager or occupants.



3.6 Reason for Performing Phase I ESA

REA was retained by Kazmarek Geiger & Laseter, LLP and LNR Partners, Inc. to conduct a Phase I Environmental Assessment of the Property. The purpose of the assessment was to identify evidence of recognized environmental conditions in connection with the Property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

A review was made of available regulatory databases to ascertain whether the Property or proximate sites were listed as having environmental concerns that could impact the Property.

A regulatory database summary report was obtained from First Search Technology Corporation. The scope of the regulatory database search was consistent with, or exceeded, ASTM recommendations. The following select sections of the database are included in the appendices: (1) Site Distribution Summary, (2) maps showing the approximate location of the listed sites relative to the Property, (3) the Description of Databases Searched, which defines abbreviations and dates for the sources of the information, and (4) site details.

The Property is not identified on the regulatory databases. According to the environmental database reviewed by REA, an adjoining dry cleaners (Baryames Dry Cleaners) identified at 1518 West Grand River has been in operation since 1970's. REA performed a visual reconnaissance and interviews with on-site personnel to identify dry cleaner operations that would pose an environmental concern to the Property. At the time of REA's site inspection, this dry cleaning facility was being used for pick-up and drop-off service only. On-site dry cleaning operations ceased in 2004. While Baryames Dry Cleaners have discontinued operations, it is possible that former operations at this facility impacted the Property. However, this assessment did not find any evidence of releases from the dry cleaner or any known impacts to the Property or proximate area.

In addition, the Phase II ESA prepared by PME on December 12, 2002 indicated no evidence of impact at the Property from this proximate dry cleaning facility. Further, the distance between the dry cleaner and the Property and the apparent topographic slope to the southwest mitigates concerns over the potential for the dry cleaner to impact the Property.

In addition, it is unlikely that the Property would have any regulatory liability if contamination was detected as a result of the adjacent dry cleaning operations. Typically, the source of the contamination is held responsible for any regulatory mandated remediation at both the on-site and off-site properties.

Of the databases reviewed, the following listings represent categories in which sites were identified.

4.1.1 Leaking Underground Storage Tanks (LUST)

Forty-one LUST sites were identified within the one-mile study radius. One proximate LUST site was identified as follows:

- Through database review the identified LUST site is Speedway 8785 (listed twice) located 3201 E. Saginaw Street, 0.19-mile southwest of the Property. Two gasoline USTs, including one (1) 15,000-gallon tank and one (1) 12,000-gallon tank, are currently in use at the Property.

The tanks were installed in August 1993 with automatic line leak detectors and composite (steel with fiberglass) double walled construction material. One LUST incident was closed in February 2000. The other LUST incident was reported in August 2006 and remains open. However, based on distance and gradient, impact to the Property from this site is not anticipated.

The remaining identified LUST sites are located over 0.33-mile from the Property. Based on the distances between these sites and the Property, environmental concern can be removed.

4.1.2 Resource Conservation and Recovery Act – Small or Large Generators of Hazardous Waste (RCRA GEN)

The RCRA GEN database is a compilation of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste (VGN = Less Than 100 kg/month; SGN = Between 100 and 1000 kg/month; LGN = More Than 1,000 kg/month). Twenty-four RCRA GEN facilities were identified within the study radius. The closest identified listing follows:

- Baryames Cleaners is located at 1518 West Grand River, west of the Property across Coolidge Road. The present of adjoining dry cleaners Baryames Dry Cleaners has been in operation since 1970's. The identified site is listed as small quantity generator (SQG), between 100 and 1000 kg/month. REA performed a visual reconnaissance and interviews with on-site personnel to identify dry cleaner operations that would pose an environmental concern to the Property.



At the time of REA's site inspection, this dry cleaning facility was being used for pick-up and drop-off service only. On-site dry cleaning operations ceased in 2004. While Baryames Dry Cleaners have discontinued operations, it is possible that former operations impacted the Property. However, based on the results of Phase II ESA prepared by PME on December 12, 2002, no evidence of releases from the dry cleaner or known impacts to the area were identified. Therefore, significant impact to the Property from the former dry cleaning operations at this site is not anticipated.

The remaining identified sites were located over 0.19 miles from the Property. These distant sites do not represent a significant environmental concern for the Property due to the distance which separates them from the Property. Further, no open violations were noted for these facilities based on the information provided in the database. This indicates that such facilities are not currently known to be out of compliance with applicable RCRA waste handling or disposal regulations. Therefore, impact from these RCRA GEN sites to the Property is not anticipated.

4.1.3 Resource Conservation and Recovery Act – No Longer Regulated (RCRA NLR)

The RCRA NLR database is a compilation of facilities which formerly were regulated due to their generation, storage, transportation, treatment or disposal of hazardous waste. Due to their present-day operations, these facilities are no longer regulated under RCRA. Twenty-one sites were identified and are located over 0.19 miles from the Property. Based on the current regulatory status and distance from the Property, environmental concerns can be discounted.

4.1.4 Facility Index System (FINDS)

Twenty-one facility listed on the FINDS database was located within the one mile study radius. The FINDS database contains information pertaining to any property or site which the USEPA has investigated, reviewed or been made aware of in connection with its various regulatory programs. The closest identified sites are as follows:

- Baryames Cleaners located at 1518 West Grand River, west of the Property across Coolidge Road. The identified site was discussed and discounted in the section 4.1.2; based on the current regulatory status, prior testing and gradient from the Property.

From review, REA does not consider the remaining FINDS sites to represent an environmental concern to the Property for the following reasons:

- Regulatory status,
- Current operations,
- Distance (greater then 0. 10 miles), and
- Natural topographic gradients.

4.1.5 Registered Underground/Aboveground Storage Tanks (UST/AST)

Five UST/AST sites were identified within the approximate one-mile study radius. The closest identified listings are as follows:



- Speedway 8785 (listed twice) located 3201 E. Saginaw Street, 0.19-mile southwest of the Property. Two gasoline USTs, including one (1) 15,000-gallon tank and one (1) 12,000-gallon tank, are currently in use at the Property. The tanks were installed in August, 1993 with automatic line leak detectors and composite (steel with fiberglass) double walled construction material. As noted in section 4.1.1; one open LUST incident is listed for this site. However, based on distance and gradient, impact to the Property from this site is not anticipated.

The other identified sites are located over 0.26-mile from the Property. Based on distance, these sites do not pose environmental threats to the Property.

4.1.6 No Further Remedial Action Planned (NFRAP)

Two facilities were identified on the NFRAP database. The sites are located 0.45 miles from the Property. Based on the regulatory status of “No Further Remedial Action Planned” and distance from Property, environmental concerns can be discounted.

4.1.7 State Other

The “Other Sites” database listing provides additional information on specific wastes and quantities generated at sites within the study radius. Based on the types and small quantities of wastes generated by the proximate listings, environmental concerns can be removed.

4.1.8 Emergency Response Notification System (ERNS)

One ERNS site was identified within the study radius. The site is located 0.71 miles southeast from the Property. Based on the distance of this ERNS site and review of regulatory records, no significant risk to the Property was located.

4.1.9 Receptor (SCHOOL)

One SCHOOL facility was identified within the study radius. The identified facility was identified as Cairn School located 0.44 miles northwest from the Property. No environmental concerns were noted.

4.1.10 “Non-Geocoded” Listings

Because some facilities are reported with incomplete or inaccurate addresses, the database lists these facilities in the “non-geocoded” category which is sorted by zip code. REA reviewed the list of facilities and has determined that none of the listings include the Property, are adjacent to the Property, or are in close proximity to the Property. Therefore, these listings are not found to represent an environmental risk to the Property.

FINDINGS

The Property was not listed on the regulatory databases reviewed.

Review of each site listed on the databases indicated that none of these listings is likely to pose an environmental concern to the Property. No further regulatory record investigation is warranted at this time.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/Assessor

Records of ownership were obtained from the Ingham County Recorder's office (see section 4.4.1).

4.2.2 Fire/Police Officials

REA contacted the City of East Lansing Fire Services Department regarding UST records. No records of former USTs at the subject Property were located.

4.2.3 Building Department

Representatives of the City of East Lansing Planning and Engineering Departments were interviewed. According to department records, no issues have been recorded for the Property.

4.2.4 Other Agencies

No other agencies were identified with pertinent information relating to the Property and its environmental status.

4.3 Physical Setting Sources

4.3.1 Topography

According to the United States Department of the Interior Geological Survey Topographic Map for the Lansing South, MI Quadrangle dated 1973, the Property is located in an area of sloping topography at an elevation ranging from approximately +850 to +830 feet National Geodetic Vertical Datum (NGVD). The Property slopes downward to the southwest.

4.3.2 Soils/Geology

No negative information concerning subsurface geological conditions was located. It does not appear that a significant amount of filling/grading occurred on the Property to allow construction of the existing buildings. REA found no indication that significant amounts of fill were imported from off-site.

REA reviewed the Soil Survey of Ingham County, Michigan which was prepared by the United States Department of Agriculture, Natural Resource Conservation Service. Information obtained includes:

Underlying soils are classified as:

- Urban land-Marlette complex, 2 to 12 percent slopes, (Map Unit Symbol: UtB)



4.3.3 Hydrology

The Property does not feature permanent surface water or retention ponds. Storm water on the Property is directed to drainage inlets located in driveways and lawn areas. Underground piping then directs storm water to the municipal storm water system. REA observed no significant environmental concerns regarding drainage issues or distressed vegetation.

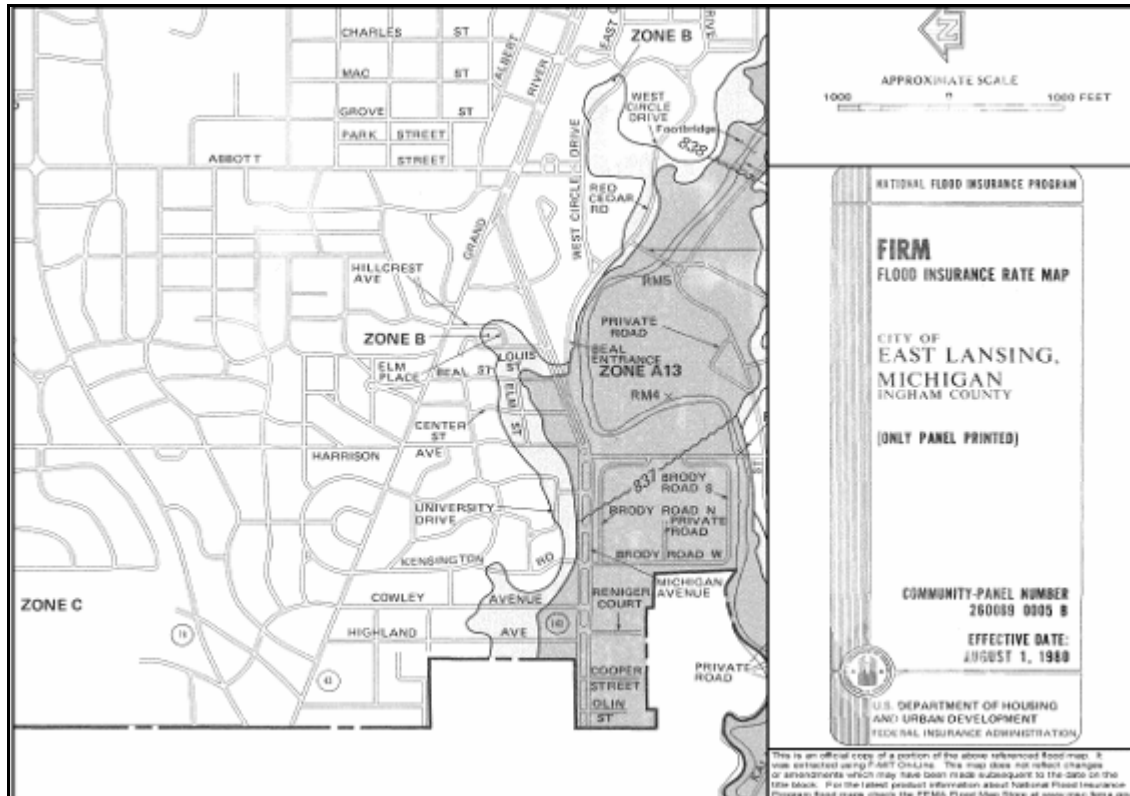
None of the developed areas on the Property appeared to be designated as wetlands based on a visual inspection.

No negative environmental information concerning subsurface geological conditions was located. Property maintenance reported that routine maintenance of curb inlets are facilitated and cleaned by a subcontractor landscaper. Though a significant amount of grading occurred on the Property, no fill soils are believed to have been imported from off-site.

Domestic water at the Property is provided via underground piping by the City of East Lansing. No use of ground water is made at the Property. No evidence of ground water recovery was found on or proximate to the Property. No on-site wells were reported or noted.

Based on the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, (September 1990), the water table typically conforms to surface topography. This means the direction of shallow groundwater flow is generally from higher to lower surface elevations. The Property and adjacent sites slopes to the south and south slope downward to the southwest. Therefore, the inferred flow direction is to the southwest.

4.3.4 Flood Zone Information



According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map East Lansing, Michigan (Unincorporated Areas), (Community Number 260089 and Panel Numbers 0005B, dated August 1, 1980), the Property lies in Zone C un-shaded, an area of minimal flooding. Property management reported no knowledge of prior flooding occurrences at the site.

4.4 Historical Use Information

The Property was formerly vacant agricultural land. Prior to current development, the Property was developed with Pick Motor Lodge Motel from 1965 to 1981. The motel was remodeled for office space in 1983. In 2004 the former motel/office building was demolished and the existing Pointe Office/ Retail buildings were constructed.

4.4.1 Title Records

Title Records: Ownership records for the Property were reviewed from the Ingham County Recorders Office. A review of the deed information dating back to 1953 revealed no concerns regarding transfers of ownership or liens filed for the Project. The current owner is Pointe Investment Partners LLC.

The table below summarizes the deed records:

Grantee	Grantor	Deed Date
Pointe Investment Partners, L.L.C.	Boku Investment, L.L.C.	3-22-04
Boku Investments, LC.	Major Appliance Company NKA Merco Corporation	7-23-03
Major Appliance Company	City of Lansing	2-26-59
Major Appliance Company	Francis J. Corr, Inc. (Lots 37 and 38)	4-12-58
Major Appliance Company	Francis j. Corr, Inc.	11-26-57
Major Appliance Company	Francis John Corr and Dorothy Jeanette Corr, H&W (Part of Lot 31)	11-29-57
Francis J. Corr, Inc.	Claude W. Hovey and Evelyn Hovey, H&W (Lots 32-38)	10-3-56
Claude W. Hovey and Evelyn Hovey, H&W	Francis John Corr and Dorothy J. Corr, H&W (Lots 32-38)	10-3-56
Francis John Corr and Dorothy Jeanette Corr, H&W (All lots and more land)	Robert Mifflin Synder, Single; Louise Drew Snyder and Le Moyne Snyder, H&W; Lois Snyder and Plummer Brahm	3-5-53
Robert Mifflin Synder, Single; Louise Drew Snyder and Le Moyne Snyder, H&W; Lois Snyder and Plummer Brahm	*	Prior to 1953

*No deed transfers detected prior to 1953. It appears Robert Mifflin Snyder, etc. owned the Property back to 1940 and prior.

Available deed records do not distinguish environmentally suspect ownership, easements, right of ways or other environmental entries/restrictions associated with the Project. When combined with observations from other historical research, no concerns were noted from review of the title records. Refer to Exhibit B-4 in Appendix B for the chain of title information.

4.4.2 Aerial Photographs

Historical Use Summary

Period	Property Improvements	Source(s)
Prior to 1937	Unimproved Property	Phase I – ACT and PM Environmental (See Appendix)
1937-1960	Unimproved Property	Phase I – ACT and PM Environmental (See Appendix)
1961-1980	Motor Lodge Motel	Aerial Photograph (1973)
1981 to 2003	Motor lodge and retail commercial structures.	Aerial Photograph (1994, 1998, 1999 & 2003)
2003 – Present	Existing Retail / Office Building	Aerial Photograph (2004 & 2008)

REA reviewed historical aerial photographs for the following years: 1973, 1994, 1998, 1999, 2003, 2004 and 2008. Photos were reviewed at the Ingham County USDA Soil and Water Conservation Office. A more current 2008 aerial photograph was reviewed via the internet.

The 1973 (below) aerial photograph depicts the following:

Property	Developed with Motel
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



The 1994 (below) aerial photographs depict the following:

Property	Developed with Motel / Office Building
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



The 1998 (below) aerial photograph depicts the following:

Property	Developed with Motel/ Office Building
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



The 1999 (below) aerial photograph depicts the following:

Property	Developed with Motel / Office Building
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



The 2003 (below) aerial photograph depicts the following:

Property	Developed with Motel / Office Building
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



The 2004 (below – 3D south view) aerial photograph depicts the following:

Property	Developed with current retail/office buildings
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



The 2008 (below) aerial photograph depicts the following:

Property	Developed with current retail/office buildings
North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Commercial Development



A more current 2008 (below) aerial depicts the Property and surrounding area as they currently exist.



2008 – 3D North View (above)



2008 – 3D South view (above)

No environmental concerns were noted from review of the aerial photographs.

4.4.3 Fire Insurance Maps

REA reviewed available Sanborn Maps of the Property and surrounding area obtained from First Search. Available maps ranged from 1951 to 1966 (Please see Appendix). The following are descriptions and interpretations of the map.

1951 Sanborn Map: The property is depicted as undeveloped with eight undeveloped individual lots (lot 32-38). The property is surrounded to the north beyond W. Saginaw Street, east beyond Crowley Avenue and south of the Property by single family residential. A gas station is depicted to the west beyond Coolidge Road. There was no coverage to the northwest of the Property.

1953 Sanborn Map: The Property and surrounding properties appear similarly to the 1951 map, except the undeveloped lot on the northeast adjacent corner of Saginaw and Coolidge Road, depicted on the 1951 map, is shown improved with a residence.

1966 Sanborn Map: The Property is depicted developed with Pick Motor Lodge Motel/Hotel (lot 33-38). A swimming pool is depicted at the southwest corner of the property (lot 32). A Dry cleaner can be depicted to the west beyond Coolidge Road next to the gas station. The surrounding properties appear similarly to the 1953 map, except more of the unimproved lots are improved with residential structures. There was no coverage to the northwest.

4.4.4 City Directories

City Directories were researched at least in five-year increments. The following limited and selective listing of historical occupancies at the Property or adjoining properties from 1974 to 2002 are listed below:

City Directories

<i>Address</i>	<i>Type of Occupants</i>
1427 West Saginaw Street (Subject Property)	2002 - 1985 John Des Jardins. 1980 - 1979 No address listing. 1976 - 1961 Albert Pick Motor Hotel 1956 - 1955 No address listing.
3425 East Grand River (Northwest Adjoining property)	2002 - 2001 Walgreens pharmacy. 1999 - 1966 Big Boy Restaurant. 1961 - 1956 No address listing.
1422 West Saginaw Street (North Adjoining property)	2002 -2000 Black Law Offices. 1995 - 1994 No address listing. 1976 - 1956 Residential.
1245 -1329 West Grand River (Southwest Adjoining property)	2002 - 1956 Apartment Complex
1518 West Grand River (West Adjoining property)	2002 - 1971 Baryames Dry Cleaners. 1966 - 1965 Vacant. 1961 - 1956 No address listing.
1542'west Grand River (Additional west Adjoining property)	2002 - 1979 House of Car Stereo. 1977 - 1976 No address listing. 1974 - 1973 Arco Point Service. 1971 - 1956 No address listing.
1510 West Grand River (Historic Address of West Adjoining property)	2002 - 1956 No address listing.

4.4.5 Historical Topographic Maps

REA reviewed an historical United States Department of the Interior Geological Survey Topographic Map for Lansing South, MI Quadrangle. The map was dated 1965; photo revised 1973. The map shows the Property and surrounding areas as undeveloped land or general urban development. Individual buildings are generally not depicted on these maps.

No concerns were noted from review of the topographic map. No indications of prior structures, wells, mines, quarries, pipelines, etc. were identified.

4.4.6 Additional Historical Record Sources

No additional historical sources were available.

4.4.7 Prior Assessment Reports

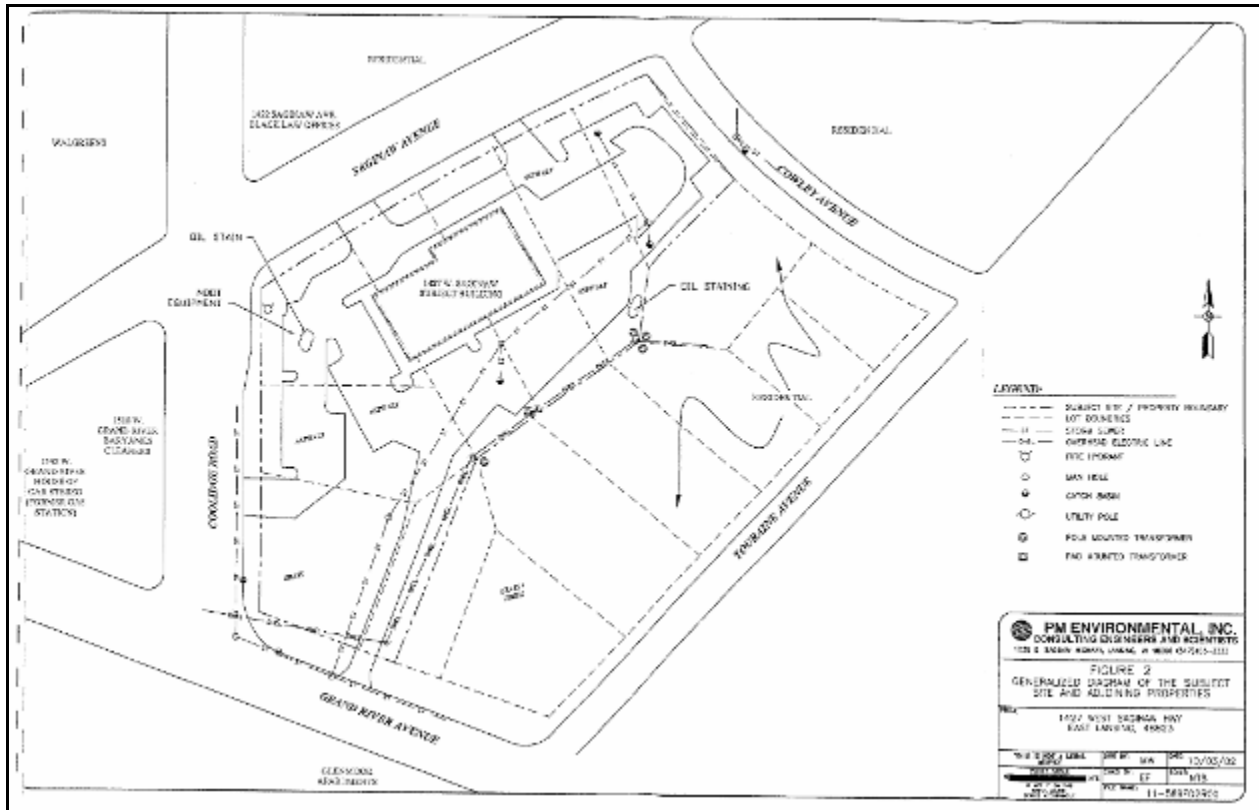
The following information was obtained from REA's review of prior reports prepared for the Property:

Historical Review:

REA reviewed a Phase I Environmental Site Assessment of the Commercial Property located at 1427 West Saginaw Street, East Lansing, Michigan. The report was prepared by PM Environmental, INC (PME); Project Number 11-589 on October 9, 2002.

The report identified following two on-site recognized environmental concerns (REC's):

- Transformers formerly located in southeast corner basement of the two-story Pick Motor Lodge motel building likely contained Polychlorinated Biphenyls (PCBs). Based on the length of time the transformers were located in the Pick Motor Lodge motel building (approximately 24 years), the likelihood PCB's have leaked out, represented a REC to the subject Property.
- Presence of a petroleum stain on the grass in the southeast corner of the Property represented a REC. The stain was reported to be approximately ten feet long by three feet wide. PME observed equipment belonging to the Michigan Department of Transportation (MDOT) in the northwest corner of the parking lot. The stain appeared in the shape of a typical piece of road construction equipment. Olfactory and visual observations indicate that this petroleum-based substance had penetrated to at least four inches below surface level.



The report also identified the following two off-site concerns:

- The current and historical usage of the west adjoining property (Baryames Dry Cleaners) located at 1518 West Grand River Avenue, represents an off-site REC. Baryames Dry Cleaners had been in operation since 1970's, included the uses of dry cleaning solvents such as tetrachloroethylene (PCE) and trichloroethylene (TCE). In addition the cleaners had been identified in the regulatory database as a small quantity generator of hazardous waste.
- The House of Car Stereo located at 1542 West Grand River Avenue, west of Baryames Dry Cleaners represents an off-site REC to the subject Property. According to Sanborn Fire Insurance Maps a gasoline filling and service station was located in this building from 1951 through 1966. Additionally, city directories indicate that this building was occupied by Arco Point Service, a gasoline station, from 1971 to 1973, which represents an off-site REC based upon the unknown waste management practices of hazardous substances and/or petroleum products (i.e. motor oil, antifreeze, solvents for parts washing, etc.) typically used during automotive service and filling station operations.

As a result of these identified potential concerns, PME completed a Phase II ESA in November 2002 that consisted of drilling three soil borings for soil and groundwater (if encountered) sample collection.



One soil sample was collected from SB-1 and SB-2 to evaluate whether contamination was present from the historical operation of the two west adjoining properties, which included dry cleaning and automobile fueling and service. Two soil samples from SB-3 were collected to evaluate the petroleum staining on the southeast portion of the subject site, and to determine the vertical extent of the contamination. In addition, wipe samples were collected in the area of the former transformers for PCB analysis.

REA reviewed the phase II findings which were presented in the Phase II Environmental Site Assessment report of the Commercial Property located at 1427 West Saginaw Street, East Lansing, Michigan. The report was prepared by PM Environmental, INC; Project Number 11-589B on December 12, 2002.

Groundwater was not encountered in the three soil borings advanced on the subject Property. Analytical results indicated no detectable concentrations of PNAs and VOCs in SB-1 at 19.0 to 19.5-feet or SB-2 at 4.0 to 5.0-feet. Analytical results did indicate detectable concentrations of lead in soil. However, the detected lead levels were below background levels for lead in Michigan.

Analytical results indicated no detectable concentrations of VOCs, PNAs, or PCBs in SB-3 at 3.0 to 3.5-feet bgs. Analytical results did indicate detectable concentrations of lead, cadmium and chromium in soil. However, these concentrations were below background levels in Michigan.

PCB-wipe samples W-1 through W-3 were collected in the former basement transformer room to evaluate whether surface contamination is present from the past use of transformers holding fluids containing PCBs. Samples were submitted to Merit Laboratories, Inc., East Lansing, Michigan, for laboratory analysis. Analytical results of PCB wipe samples W-1 through W-3 indicate no detectable concentrations of PCBs.

Soil Excavation:

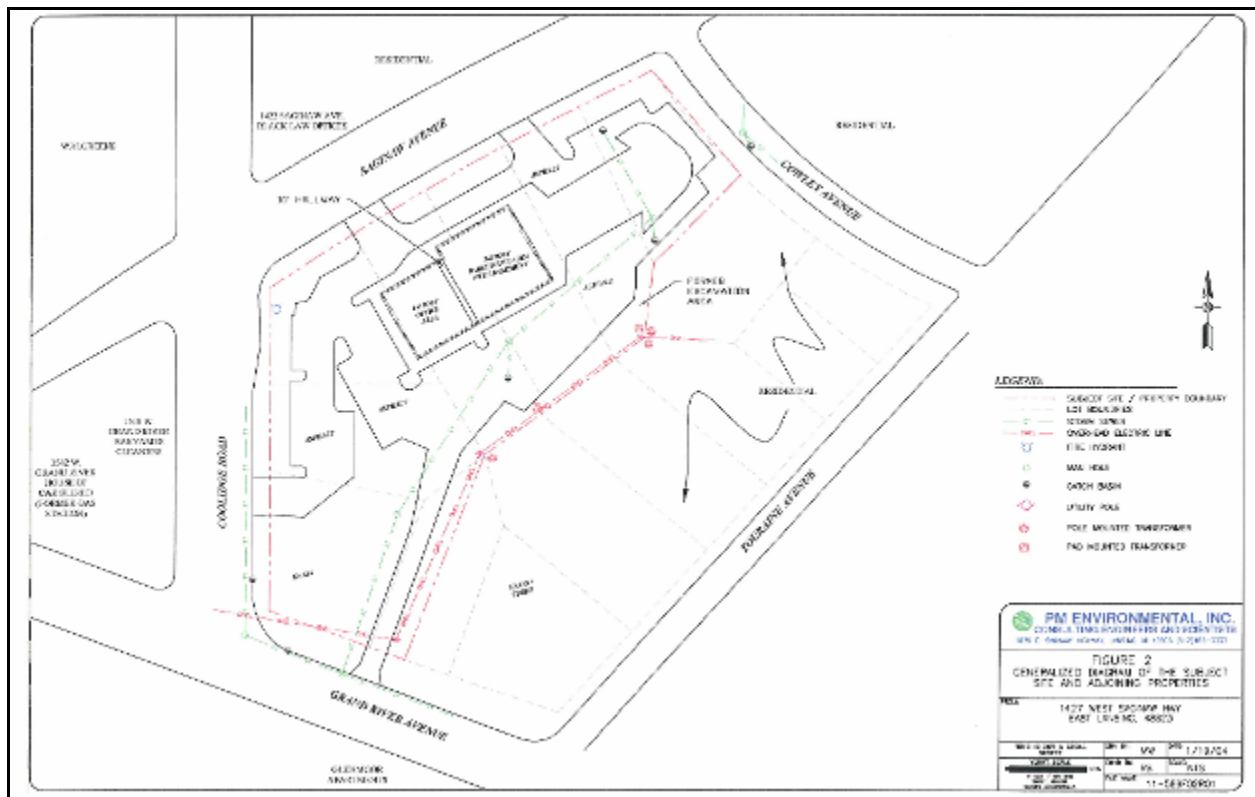
Laboratory analytical results for SB-3 at 0.0 to 0.5-feet, which was collected in an area of staining on the southwest portion of the subject Property, indicated no chemical concentrations of VOCs and PCBs above laboratory MDL's. Chemical concentrations of PNAs and metals from SB-3 at 0.0 to 0.5-feet were above laboratory MDL's but did not exceed the applicable Part 201 Residential/Commercial I Criteria. However, the stained soil was technically contaminated, and therefore, PME returned to the site on November 26, 2002 to excavate the area of staining from the southwest portion of the subject Property.

The excavation was completed by hand, using a shovel, and measured approximately 4-feet wide by 14-feet long. The excavation was advanced to an approximate depth of eight-inches, which is the depth at which the soil staining ends. PME screened the floor and sidewalls of the excavation using a PID and did not encounter any elevated PID readings. A Verification of Soil Remediation (VSR) sample (SS-1) was collected from the floor of the excavation at a depth of 0.75 to 1.0-feet bgs at the sand/clay interface, and was submitted for PNA analysis. The excavated soil was placed in two steel 55-gallon drums, were removed by Bill Ban, Inc., Lansing, Michigan, a licensed waste disposal company. The amount of soil removed from the excavation equals approximately 0.5-cubic yards. Analytical results of VSR sample SS-1 indicate no detectable concentrations of PNAs above laboratory method detection limits.

Conclusion:

Based on the VSR sample (SS-1) collected from the excavation area, which indicated no detectable concentrations of PNAs, the area of staining on the southwest portion of the subject Property has been remediated. In PME's opinion, an appropriate investigation of the REC's identified in the Phase I ESA had been completed and no further investigation of the subject Property was needed.

REA also reviewed a Phase I Environmental Site Assessment Update report of the Commercial Property located at 1427 West Saginaw Highway in East Lansing, Michigan. The report was prepared by PM Environmental, INC; Project Number 11-589C on January 28, 2004. Based on completion of the Phase II ESA, PME concluded no further investigation is warranted at this time.



In addition, after the demolition of the previous Pick Motor Lodge motel buildings, REA reviewed the Phase I Environmental Site Assessment of the current Pointe Office & Retail Buildings located at 1427 & 1429 W. Saginaw Street, East Lansing, Michigan. This report was prepared by ATC Associates Inc., Project number 09.75048.0843 –Task 39001 on June 10, 2005.

- Based on the results of interviews, document reviews and physical observations, ATC found no evidence indicating potential mold impact at the Property.

- ATC confirmed that the municipally supplied water meets or exceeds all drinking water standards, including those for lead.
- No indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was visually or physically observed on the property during the reconnaissance.

4.5 Historical Use Information on Adjoining Properties

Surrounding developments include Residential, Commercial and Retail Sites. Current operations and activities at these sites are not believed to pose environmental concerns to the subject Property.

No environmentally suspect current usage of adjoining sites was located. Suspect former operations are discussed and discounted above.



5.0 SITE RECONNAISSANCE

REA contacted Mr. Evert Kramer, Property Manager, to arrange access to the Property. The on-site inspection was conducted by Mr. Kashif Bazal of REA on March 6, 2009. At the time of the on-site assessment REA met with and interviewed Mr. Dan Sierras, Facility Systems Manager. The REA inspector was accompanied during the inspection by Mr. Sierras. Building exteriors, grounds, etc. were inspected while unaccompanied.

REA took photographs of the Property and improvements for use in preparing this report. Relevant photographs are reproduced throughout this report and in the appendices.

5.1 Methodology and Limiting Conditions

REA conducted a visual inspection to assess the environmental status of the Property and of the proximate facilities. REA relied on information obtained from the following sources:

On-site Reconnaissance: A thorough inspection was conducted by walking and visually inspecting the safely accessible areas of the Property. The inspector searched for stained floors or soils, containers, signs of dumping and evidence of contamination. The topography was evaluated for evidence of fill material, the presence of landfills or impoundments. The inspection included a search for suspect asbestos-containing materials (ACM), lead-based paints (LBP), underground and aboveground storage tanks (USTs/ASTs), and PCB-containing equipment. The inspector assessed the potential for radon accumulation and concerns associated with drinking-water quality, storm water, chemical substance storage, disposal, waste generation and removal.

Area Reconnaissance: A visual reconnaissance of the surrounding areas was completed by foot and by automobile. Proximate facilities were observed from public boundaries or streets.

During the assessment weather conditions were overcast with temperatures in the 50's. No limitations of access were encountered during the site visit.

REA's observations were made of the Property and structures on the site as indicated within the Report. Tenant spaces are indicated in the following table. (Next Page)

Tenant Spaces

Address/ Unit	Name of Tenant	Description of Operations	Approximate Square Feet	Comments
1427	5/3 rd Bank	Bank	4,354	No Concern Noted.
1427-Unit 175	Vacant	Storage for Strathmore Development	1,890	No Concern Noted.
1427-Unit 150	Transnation Title	Title Insurance Company	1,990	No Concern Noted.
1427-Unit 200 (All of Second Floor)	Starthmore Development	Builder	10,472	No Concern Noted.
1429	Bigby Coffee	Coffee	1,564	No Concern Noted.
1429	Salon Meridian	Salon	2,765	No Concern Noted.
1429	Title First	Title Insurance Company	2,261	No Concern Noted.
1429	University Compounding	Pharmacy	2,298	No Concern Noted.
1429	Lou & Harry's	Restaurant	1,684	No Concern Noted.

5.2 General Site Setting

The Property is used for commercial retail development. No other operations were noted at the Property. No environmental concerns were noted as a result of the commercial use at the Property.

5.3 Exterior Observations

5.3.1 Solid Waste Disposal



Solid waste is stored in trash dumpsters located about the Property. The waste is periodically removed by Granger Trash. In addition, Darling International a private vendor, is used to collect cooking oil produced by restaurant (Lou & Harry's), stored in a locked container by the waste disposal dumpsters. The storage and collection appeared to be adequate, and no significant concerns were identified.



5.3.2 Surface Water Drainage

Storm water on the Property drains to overland to various storm drain inlets located in parking areas and lawns. Underground piping then directs storm water to the municipal storm water system. The Property slopes downward to the southwest.

No concerns were noted with storm water drainage from the Property or from other properties onto the Property.

5.3.3 Wells and Cisterns

Domestic water at the Property is provided via underground piping by the City of East Lansing. No use of ground water is made at the Property. No evidence of ground water recovery was found on or proximate to the Property. No on-site wells, septic systems or cisterns were reported or noted.

5.3.4 Wastewater

Wastewater is removed from the Property via the East Lansing municipal sewer system. No concerns were observed or reported.

5.3.5 Additional Site Observations

No additional site observations were noted.

5.4 Interior Observations

REA's observations were made of the Property and tenant spaces as follows.

Limitations on Access to Portions of the Property or Tenants Space

<i>Address/ Unit</i>	<i>Name of Tenant</i>	<i>Description of Operations</i>	<i>Approximate Square Feet</i>	<i>Comments</i>
1427	5/3 rd Bank	Bank	4,354	No Concern Noted.
1427-Unit 175	Vacant	Storage for Strathmore Development	1,890	No Concern Noted.
1427-Unit 150	Transnation Title	Title Insurance Company	1,990	No Concern Noted.
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1429	Title First	Title Insurance Company	2,261	No Concern Noted.
1429	University Compounding	Pharmacy	2,298	No Concern Noted.
1429	Lou & Harry's	Restaurant	1,684	No Concern Noted.



1427 Main Entrance - Lobby, Stairs & Elevator Access



1427 First Floor – Bank, Storage Area (Vacant Suite) and Title Insurance Company



1427 (All of Second Floor) - Starthmore Development



1427 Exterior View



1429 Exterior View



1429 – Lou and Harry's Restaurant



HVAC System and Water Heaters at the Property

REA also inspected representative common areas, office areas, both storage and warehouse areas. No concerns were noted or reported by Property management. Heating and cooling is provided to each unit by wall mounted HVAC system. Hot water is supplied by individual 15 gallon electric water heaters or individual electric under the sink systems. Leaks in tenant space should be repaired and instances of mold if any should be addressed aggressively.

5.5 Potential Environmental Conditions

5.5.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

The Property does not store, generate or dispose of significant quantities of hazardous materials. Maintenance chemicals and paint were observed to be stored in a responsible manner in the maintenance shop. No significant concerns were identified.



5.5.2 Evidence of Releases

No evidence of hazardous material or petroleum product release was observed and no concerns were reported by property management.

5.5.3 Polychlorinated Biphenyls (PCBs)

The Property is served with electricity via two pad-mounted, utility-owned transformers. The transformers did not have yellow and black warning stickers affixed to them. Such a sticker is required under federal law if the transformer is considered PCB-contaminated. The electrical equipment was observed to be in good condition with no evidence of leakage noted. Since the transformers are owned by Consumers Energy, the responsibility for the maintenance of the equipment, including any potential for contamination, belongs to Consumers Energy.

REA is of the opinion that the transformers identified on the Property do not represent significant environmental concerns to the Property. No other equipment was identified on the Property that is suspected of containing significant quantities of PCBs.



5.5.4 Landfills

No evidence of landfills at or proximate to the Property were observed and no concerns were reported by property management.

5.5.5 Pits, Ponds, Lagoons, Sumps and Catch Basins



Storm water on the Property drains to various storm drainage inlets located in parking areas and lawns. Underground piping then directs storm water to the municipal storm water system. No evidence of pits, lagoons and sumps was noted at the Property, and no concerns were reported by property management.

5.5.6 On-Site ASTs and USTs

No visual indications were located that would suggest the current or past presence of ASTs or USTs on the Property. No operations exist on the Property that would demand the storage of fuels in an AST or UST. Property management reported there are no ASTs or USTs on the Property.

5.5.7 Drinking Water

Domestic water at the Property is provided via underground piping by the City of East Lansing. According to information obtained, the utility's potable water is in compliance with USEPA and state regulations. No concerns were noted.

5.5.8 Additional Hazard Observations

No hazardous or regulated wastes were located on the Property.

5.5.9 Asbestos-Containing Materials (ACM)

A visual inspection of the improvements was conducted to locate "significant applications" of "suspect" materials. The word "suspect" means those materials which, based on the training and experience of the inspector, are believed to possibly contain asbestos. The term "significant applications" is meant to limit the assessment to those suspect building materials which, if found to contain asbestos, are present in sufficient quantities to represent a meaningful impact on the Property.

The 2004 construction date of the Property improvements mitigates asbestos concerns. Most ACM were banned from manufacture or discontinued due to federal regulations passed between 1973 and 1978.

Asbestos was not found to represent a significant concern to the Property.

Although any risk associated with ACBM appears to be de minimus, regulations may require an asbestos assessment prior to any demolition or renovation of the improvements.

No further investigation is recommended at this time.

5.5.10 Radon

REA made a visual inspection of the improvements to the Property in order to develop a qualitative opinion regarding the potential for radon accumulation. In support of its visual inspection, REA reviewed data concerning regional screening of indoor radon concentrations. This data defines the following “Zones” of potential radon accumulation:

Zone 1	Predicted average indoor screening level of greater than 4 pCi/L.
Zone 2	Predicted average indoor screening level of 2.0 to 4.0 pCi/L.
Zone 3	Predicted average indoor screening level of less than 2.0 pCi/L.

The USEPA action level for radon is 4.0 pCi/L.

The Property is located in Radon Zone 2.

The Property is a retail building with no long-term or permanent residential use. All improvements to the Property are well ventilated. Thus, REA did not collect radon samples at the Property.

The use of the Property (retail) supports the conclusion that radon is not environmental concern at the Property.

No further assessment is believed to be necessary.

5.5.11 Lead-Based Paint

The Property is used for office purposes. No long-term or permanent residential use is made of the Property improvements. Painted surfaces were observed to be in good condition with no significant areas of peeling or chipping. In addition, the improvements were constructed in 2004.

No further investigation is recommended at this time.

5.5.12 Mold Evaluation

No concerns regarding mold or persistent water infiltration were reported or observed at the Property. No air quality issues or concerns were reported by Property management.

6.0 INTERVIEWS

6.1 *Interview with Owner*

The Property owner was not available for interview.

6.2 *Interview with Site Manager*

REA interviewed Mr. Dan Siettas, Property Facility Systems Manager. No known environmental concerns associated with the Property or surrounding sites were reported.

6.3 *Interview with Occupants*

No concern noted.

6.4 *Interview with Local Government Officials*

Interviews were performed before, during and after the assessment of the Property. These interviews were performed to locate available information concerning the environmental status of the Property and area. The following roster is a non-inclusive list of people interviewed. Only those interviews that provided relevant information are listed below.

Name	Organization
1. Mr. Dan Siettas	Property Facility Systems Manager (517)664-4126
2. Mr. Evert Kramer	Property Manager (517) 664-4113 (517) 202-6385 Cell
3. Administrative Staff	Ingham County- GIS; Planning and Zoning Department
4. Administrative Staff	Ingham County Register of Deeds
5. City of East Lansing Fire Department	FOI request UST
6. Administrative Staff	City of East Lansing Water Department

The interviews did not reveal evidence of recognized environmental conditions associated with the Property or surrounding sites.

6.5 Interview with Others

No additional interviews were conducted.

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

7.1.1 On-Site Environmental Conditions

No recognized environmental conditions were identified on the Property.

7.1.2 Off-Site Environmental Conditions

No recognized environmental conditions were identified proximate to the Property.

7.1.3 Previously Resolved Environmental Conditions

No previously resolved environmental conditions were identified on the Property.

7.1.4 De Minimis Environmental Conditions

Other than the instance of isolated mold at the Property, no de minimis environmental conditions were identified on or proximate to the Property.

7.2 Opinion

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

7.3 Conclusions

REA has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 and Kazmarek Geiger & Laseter, LLP's Phase I Environmental Scope of Work..

REA has no recommendation for further environmental investigation.

7.4 Deviations

No significant deviations were taken from ASTM E 1527-05.

8.0 REFERENCES

Publications relied upon by REA include the following:

ASTM E 1527-05

Ingham County, Michigan USDA-Soil Survey

City of Ingham Aerial Photographs

USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, (Sept. 1990)

Ingham 2006 Water Quality Report



9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The Property was personally inspected by Kashif Bazal. To ensure quality, the report was reviewed by Kevin A. Mueller, P.E. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

REAL ESTATE ADVISORY, L.L.C.

Kashif Bazal
Project Manager

Kevin A. Mueller, P.E.
Vice President

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

10.1 Definition of an Environmental Professional

Environmental Professional means:

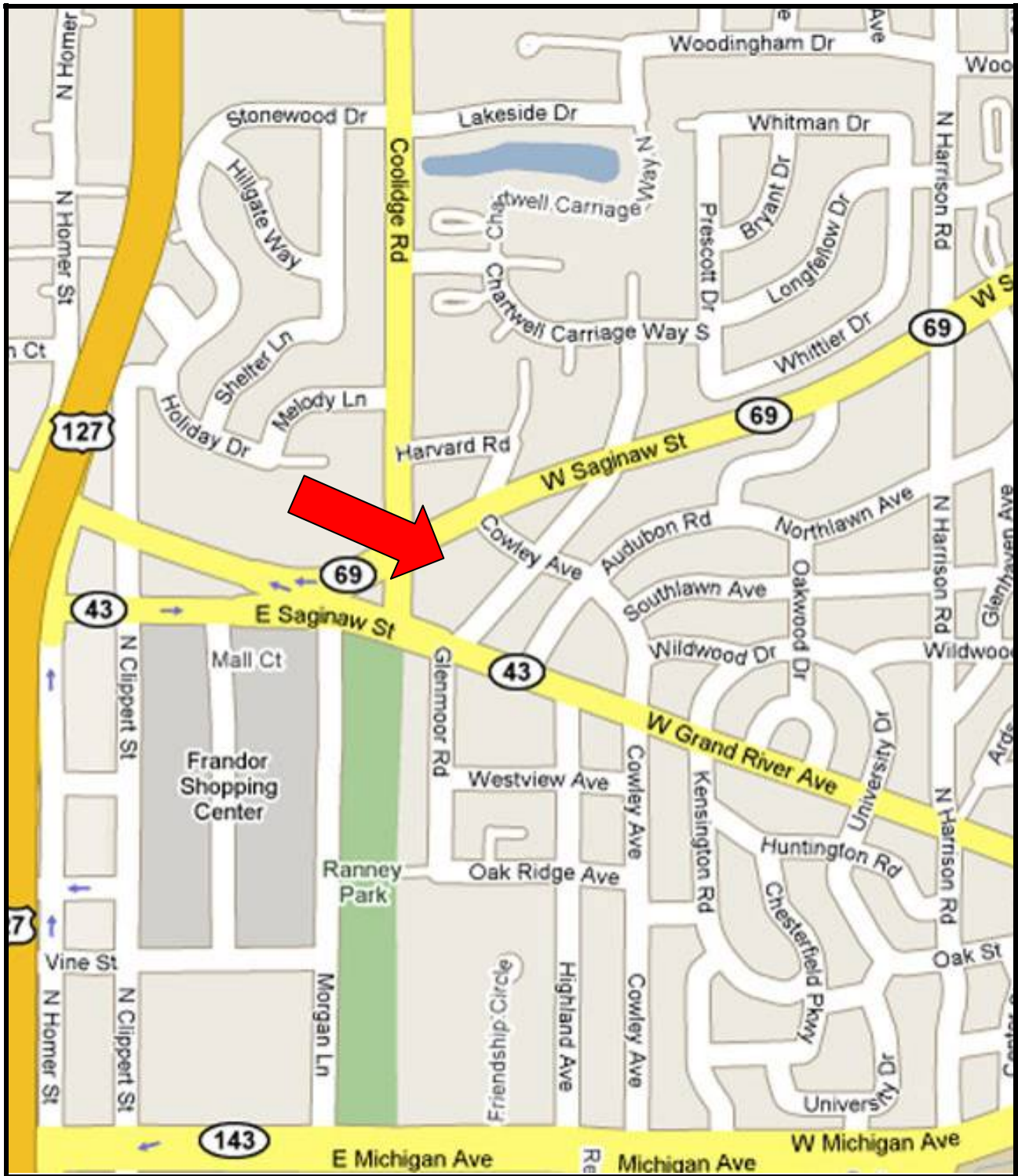
- 1) A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions, indicative of releases or threatened releases (see §312.1©) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).
- 2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.
- 3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.
- 4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified as §312.21(b).
- 5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

10.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (§312.1©) to the subject property.



FIGURES



PROPERTY LOCATION MAP

**The Pointe Office/ Retail
1427 & 1429 West Saginaw Street
East Lansing, Michigan 48823
Project Number 096775**





PROPERTY MAP

**The Pointe Office/ Retail
1427 & 1429 West Saginaw Street
East Lansing, Michigan 48823
Project Number 096775**





APPENDIX



APPENDIX A SITE PHOTOGRAPHS



1. Typical tenant space at the Property



2. Typical tenant space at the Property



3. Adjacent Dry Cleaners to the west of the Property



4. Walgreens to the west of the Property.



5. Single-family development to the north of the Property.



6. Single-family development to the south and east of the Property.



APPENDIX B HISTORICAL RESEARCH DOCUMENTATION



B-1 Aerial Photographs

Copies 1973, 1994, 1998, 1999 2003, 2004 and 2008 aerial photographs included in section 4.4.2.



B-2 Fire Insurance Maps

REA reviewed available Sanborn Maps of the Property and surrounding area obtained from First Search. Available maps ranged from 1951 to 1966 (Please see attached maps). The following are descriptions and interpretations of the map.

1951 Sanborn Map: The property is depicted as undeveloped with eight undeveloped individual lots (lot 32-38). The property is surrounded to the north beyond W. Saginaw Street, east beyond Crowley Avenue and south of the Property by single family residential. A gas station is depicted to the west beyond Coolidge Road. There was no coverage to the northwest of the Property.

1953 Sanborn Map: The Property and surrounding properties appear similarly to the 1951 map, except the undeveloped lot on the northeast adjacent corner of Saginaw and Coolidge Road, depicted on the 1951 map, is shown improved with a residence.

1966 Sanborn Map: The Property is depicted developed with Pick Motor Lodge Motel/Hotel (lot 33-38). A swimming pool is depicted at the southwest corner of the property (lot 32). A Dry cleaner can be depicted to the west beyond Coolidge Road next to the gas station. The surrounding properties appear similarly to the 1953 map, except more of the unimproved lots are improved with residential structures. There was no coverage to the northwest.



FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

2/25/2009

096775

**1427 1429 W. SAGINAW STREET
EAST LANSING, MI 48823**

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number(s)
Michigan	Lansing	1966	2	277
Michigan	Lansing	1953	2	277
Michigan	Lansing	1951	2	277

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

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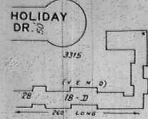
FirstSearch Technology Corporation

*10 Cottage Street, Norwood, MA 02062
Tel: 781-551-0470 Fax: 781-551-0471*

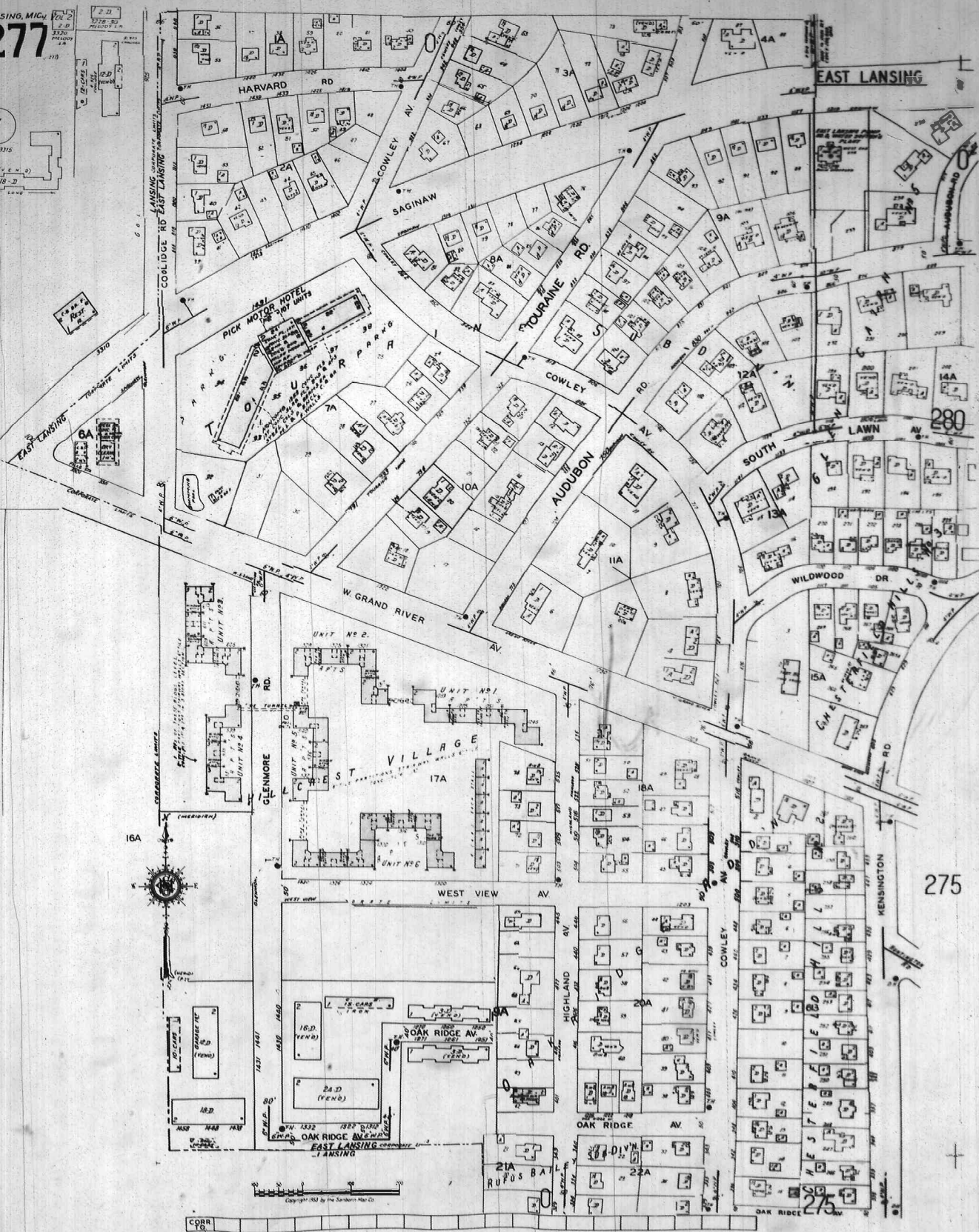
Appendix

Supporting Documentation

LANSING, MICH. 277

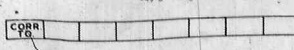


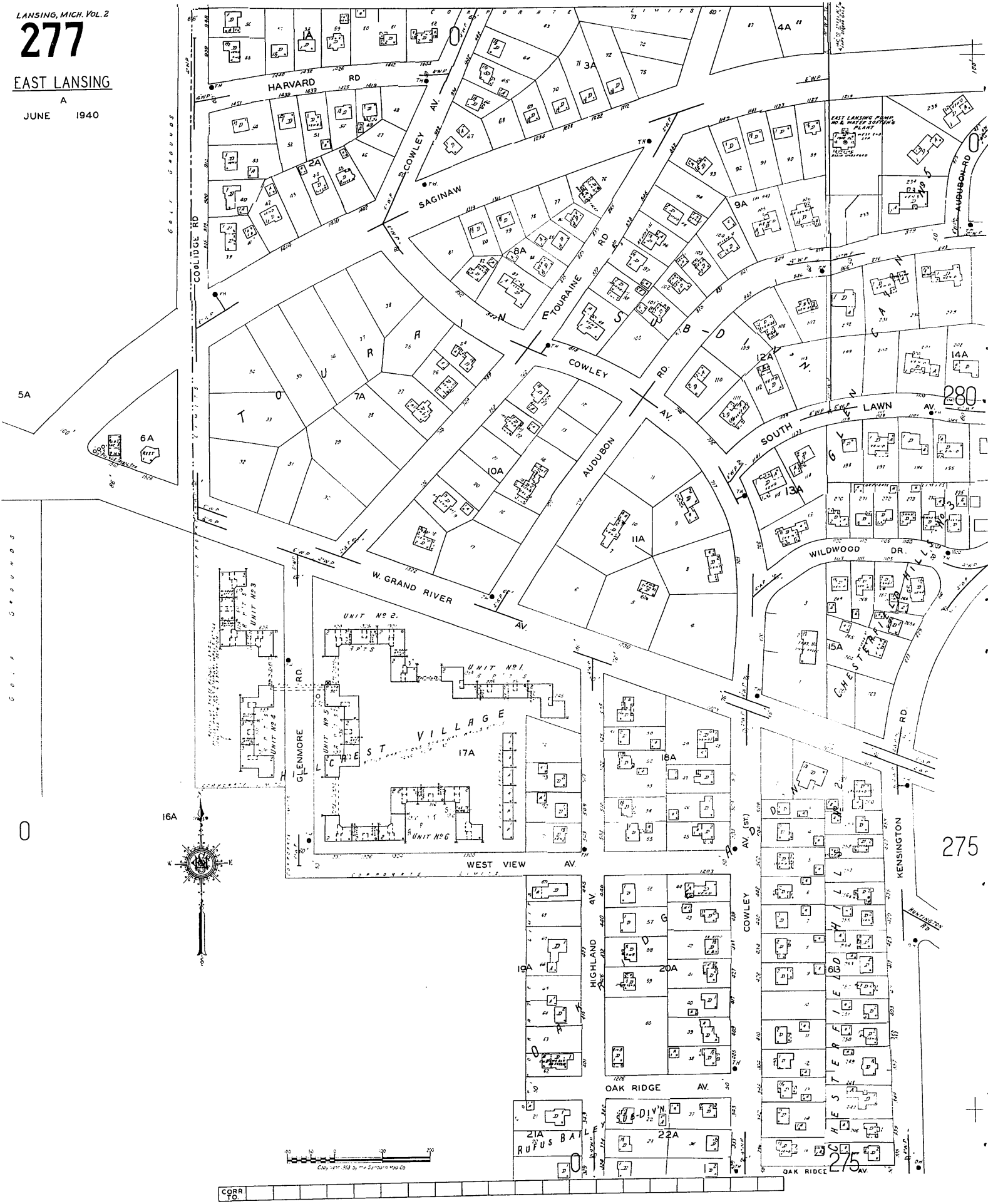
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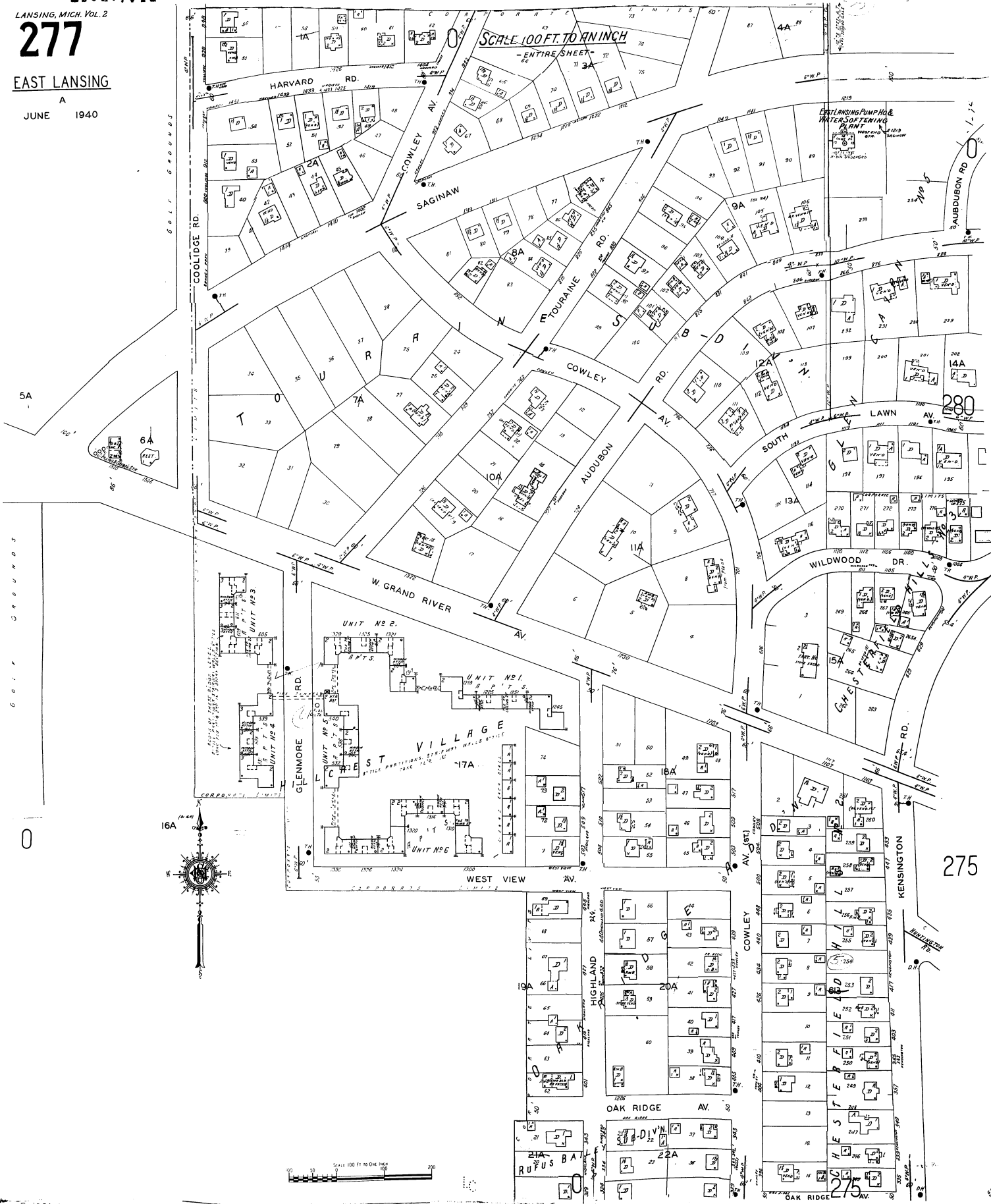
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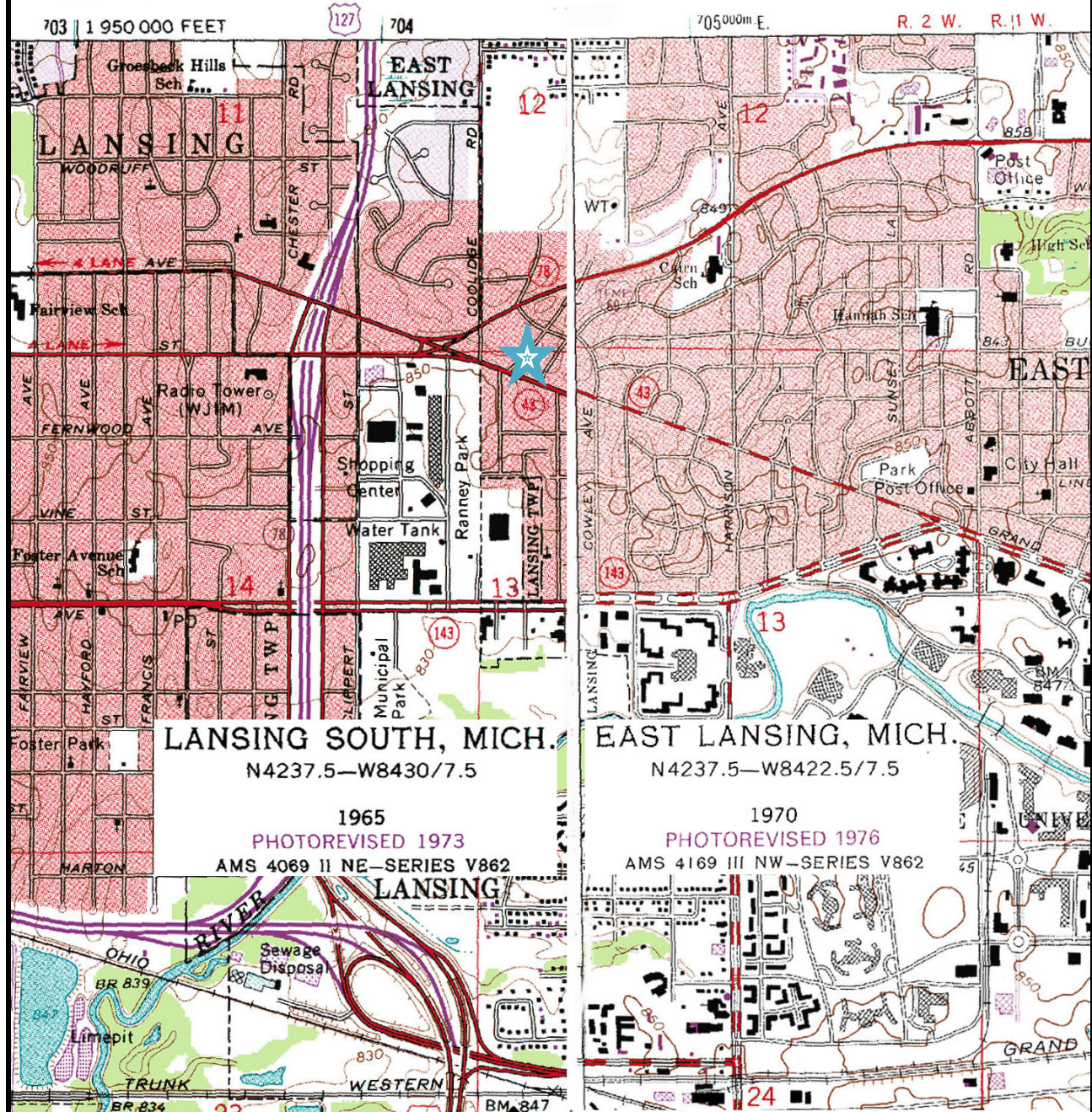
B-3 Historical Topographic Maps

REA reviewed an historical United States Department of the Interior Geological Survey Topographic Map for Lansing South, MI Quadrangle. The map was dated 1965; photo revised 1973. The map shows the Property and surrounding areas as undeveloped land or general urban development. Individual buildings are generally not depicted on these maps.

No concerns were noted from review of the topographic map. No indications of prior structures, wells, mines, quarries, pipelines, etc. were identified.

LANSING SOUTH QUADRANGLE
MICHIGAN
7.5 MINUTE SERIES (TOPOGRAPHIC)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



LANSING SOUTH, MICH.
N4237.5—W8430/7.5

EAST LANSING, MICH.
N4237.5—W8422.5/7.5

1965
PHOTOREVISED 1973
AMS 4069 II NE—SERIES V862

1970
PHOTOREVISED 1976
AMS 4169 III NW—SERIES V862

TOPOGRAPHIC MAP

Pointe Office & Retail Buildings
1427 & 1429 W. Saginaw Street, East Lansing, Michigan 48823
Project Number 096775
Lansing South, MI Quadrangle dated 1965, photorevised 1973





B-4 Chain of Title



APPENDIX C REGULATORY RECORDS DOCUMENTATION



C-1 Mapped Database Report

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

Target Property:

1427 & 1429 W. SAGINAW STREET

EAST LANSING MI 48823

Job Number: 096775

PREPARED FOR:

Real Estate Advisory

121 Fairfield Way, Suite 230

Bloomington, IL 60108

02-25-09



Tel: (317) 823-3500

Fax: (317) 823-3535

Environmental FirstSearch Search Summary Report

Target Site: 1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-12-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-12-09	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-09-09	1.00	0	0	0	0	0	0	0
NFRAP	Y	01-09-09	1.00	0	0	0	1	1	1	3
RCRA COR ACT	Y	11-13-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-13-08	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-08-08	1.00	0	1	1	5	17	9	33
RCRA NLR	Y	09-08-08	1.00	0	0	1	5	15	6	27
Federal IC / EC	Y	12-16-08	1.00	0	0	0	0	0	0	0
ERNS	Y	11-17-08	1.00	0	0	0	0	1	1	2
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	3	3
State/Tribal Sites	Y	01-02-09	1.00	0	0	0	0	0	0	0
State Spills 90	Y	NA	1.00	0	0	0	0	0	0	0
State/Tribal SWL	Y	08-06-03	1.00	0	0	0	0	0	0	0
State/Tribal LUST	Y	12-01-08	1.00	0	0	2	10	29	2	43
State/Tribal UST/AST	Y	12-01-08	1.00	0	0	1	8	31	1	41
State/Tribal EC	Y	NA	1.00	0	0	0	0	0	0	0
State/Tribal IC	Y	NA	1.00	0	0	0	0	0	0	0
State/Tribal VCP	Y	NA	1.00	0	0	0	0	0	0	0
State/Tribal Brownfields	Y	10-18-05	1.00	0	0	0	0	0	0	0
Receptors	Y	01-01-05	0.50	0	0	0	1	-	0	1
FINDS	Y	07-10-07	1.00	0	2	2	17	47	13	81
TRIS	Y	09-23-08	1.00	0	0	0	0	0	0	0
PADS	Y	01-01-08	1.00	0	0	0	0	0	0	0
State Other	Y	09-15-08	1.00	0	0	0	3	23	7	33
FI Map Coverage	Y	08-20-08	0.12	2	0	-	-	-	0	2
- TOTALS -				2	3	7	50	164	43	269

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 02-25-09
Requestor Name: Penny Mattes
Standard: REA- 1 MILE

Search Type: COORD
Job Number: 096775
Filtered Report

Target Site: 1427 & 1429 W. SAGINAW STREET
 EAST LANSING MI 48823

Demographics

Sites: 269	Non-Geocoded: 43	Population: NA
Radon: 1.3 - 26.2 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-84.502749	-84:30:10	Easting: 704409.087
Latitude:	42.741459	42:44:29	Northing: 4734914.587
Elevation:	859		Zone: 16

Comment

Comment: POINTE OFFICE AND RETAIL BUILDINGS

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
48825	EAST LANSING	MI	0.62 SE	Y	Fire Insurance Maps	Yes	02/25/09
48912	LANSING	MI	0.04 NW	Y	Aerial Photographs	No	
48824	EAST LANSING	MI	0.89 SE	N	Historical Topos	No	
					City Directories	No	
					Title Search/Env Liens	No	
					Municipal Reports	No	
					Online Topos	No	



HISTORICAL FIRE INSURANCE MAPS

MAPS AVAILABLE

02-25-09

096775

**1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there is a high probability that MAPS ARE AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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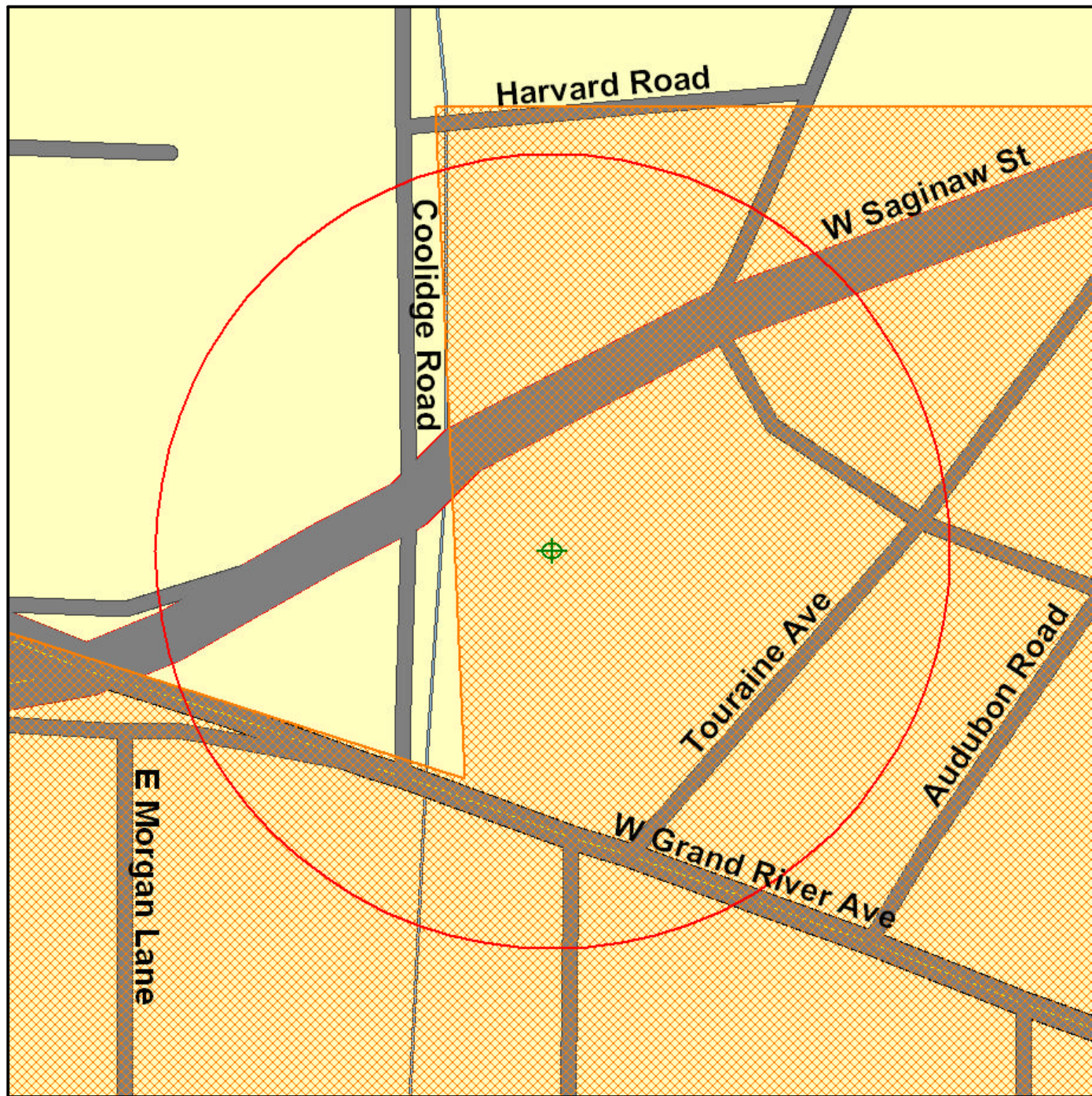
Environmental FirstSearch

.12 Mile Radius

Historical Fire Insurance Coverage Map



1427 & 1429 W. SAGINAW STREET , EAST LANSING MI 48823



Source: 2005 U.S. Census TIGER Files

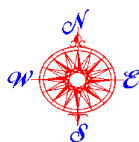
Target Site (Latitude: 42.741459 Longitude: -84.502749)

Historical Fire Insurance Coverage Map

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

1 Mile Radius

REA- 1 MILE: Multiple Databases



1427 & 1429 W. SAGINAW STREET , EAST LANSING MI 48823



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.741459 Longitude: -84.502749)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius
REA- 1 MILE:



1427 & 1429 W. SAGINAW STREET , EAST LANSING MI 48823



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.741459 Longitude: -84.502749)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



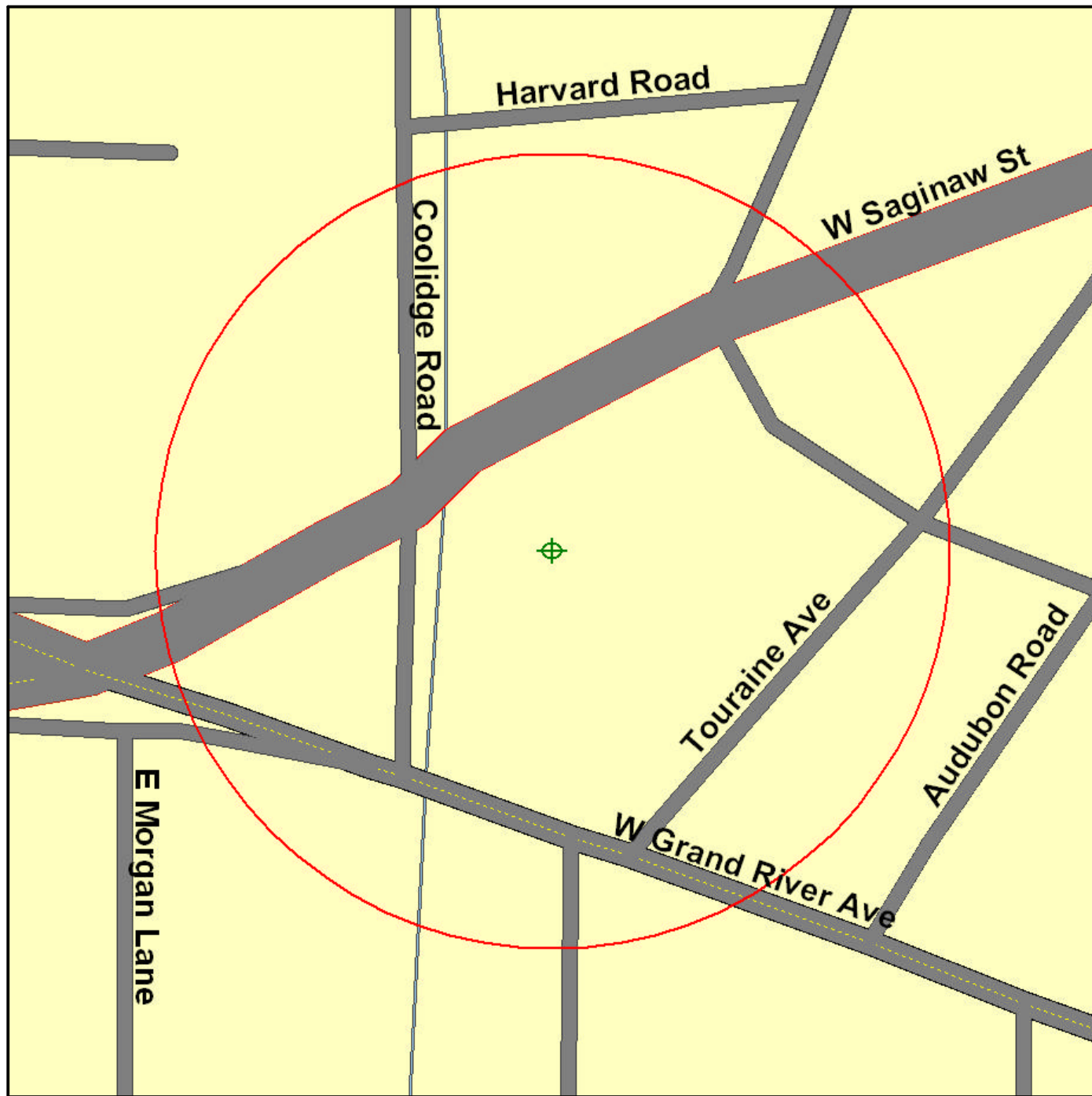


Environmental FirstSearch

.12 Mile Radius
REA- 1 MILE: FIMAP



1427 & 1429 W. SAGINAW STREET , EAST LANSING MI 48823



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 42.741459 Longitude: -84.502749)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch Sites Summary Report

Target Property: 1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823

JOB: 096775
POINTE OFFICE AND RETAIL BUILDINGS

TOTAL: 269 **GEOCODED:** 226 **NON GEOCODED:** 43 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
1	ERNS	LANSING BOARD OF WATER 377052/FIXED FACILITY	707 WOODINGHAM ST EAST LANSING MI 48823	0.71 NE	36	- 15
N/A	ERNS	NRC-534228/FIXED	NE CORNER OF ABBOTT AND TAY EAST LANSING MI	NON GC		N/A
2	FIMAP	FIRE INSURANCE MAP POLY-16904/SANBORN	EAST LANSING MI 48823	0.00 --	2	N/A
2	FIMAP	FIRE INSURANCE MAP POLY-16704/SANBORN	EAST LANSING MI 48823	0.00 --	1	N/A
3	FINDS	BARYAMES CLEANERS MID981534746	1518 WEST GRAND RIVER EAST LANSING MI 48823	0.06 SW	3	- 6
4	FINDS	BARYAMES CLEANERS 110003620485/FRS	1518 N GRAND RIVER EAST LANSING MI 48823	0.06 SW	3	- 6
6	FINDS	SPEEDWAY SUPERAMERICA LLC 110003569479/FRS	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	- 1
8	FINDS	CITGO SUPERSTOP 38 MI0000934851	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	- 1
9	FINDS	EQUILON ENTERPRISES LLC 110003716300/FRS	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	- 3
11	FINDS	AMOCO OIL CO 110008457017/FRS	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
12	FINDS	AMOCO OIL CO JONES RH 110003668380/FRS	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
14	FINDS	AMOCO OIL SVC STA NO 9772 MID985584077	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
15	FINDS	MIDOT BRIDGE MI0002420743	US-127/SR-43 LANSING MI 48912	0.37 NW	9	- 23
16	FINDS	MIDOT BRIDGE US-127 UNDER W-BD M-4 MI0002420768	US-127/SR-43 LANSING MI 48912	0.37 NW	10	- 22
17	FINDS	SOHN LINEN SERVICE MID017200353	2900 EAST GRAND RIVER AVE LANSING MI 48912	0.41 NW	12	+ 4
18	FINDS	SOHN LINEN SERVICE 110003589135/FRS	2900 E GRAND RIVER LANSING MI 48912	0.41 NW	12	+ 4
20	FINDS	GLENCAIRN SCHOOL 110021715385/FRS	939 N HARRISON RD EAST LANSING MI 48823	0.44 NE	13	- 23
21	FINDS	MIDNR ENV LABS MIT270011901	315 N CLIPPERT ST LANSING MI 48912	0.45 SW	15	- 27
22	FINDS	110020937076/FRS	315 N CLIPPERT ST LANSING MI 48912	0.45 SW	15	- 27
23	FINDS	MI DEPT/NATURAL RESOURCES 110003718549/FRS	315 N CLIPPERT ST LANSING MI 48912	0.45 SW	15	- 27
24	FINDS	SUNSHINE LAUNDROMAT and DRY CLEANE MID981092745	402 N HOMER ST LANSING MI 48912	0.47 SW	16	- 20

Environmental FirstSearch Sites Summary Report

Target Property: 1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823

JOB: 096775
POINTE OFFICE AND RETAIL BUILDINGS

TOTAL: 269 **GEOCODED:** 226 **NON GEOCODED:** 43 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
25	FINDS	SUNSHINE LAUNDROMAT and DRY CLEANER 110003618835/FRS	402 N HOMER LANSING MI 48912	0.47 SW	16	- 20
26	FINDS	WILLIAMS VOLKSWAGEN INC MID054679204	2845 EAST SAGINAW ST LANSING MI 48912	0.48 SW	17	+ 3
27	FINDS	WILLIAMS VOLKSWAGEN INC 110003597778/FRS	2845 E SAGINAW LANSING MI 48912	0.48 SW	17	+ 3
29	FINDS	YOUNG BROADCASTING INC MID985626449	2820 E SAGINAW ST LANSING MI 48912	0.50 SW	19	+ 5
30	FINDS	YOUNG BROADCASTING INC 110011885727/FRS	2820 E SAGINAW ST LANSING MI 48912	0.51 SW	20	+ 7
32	FINDS	MIDOT BRIDGE S05 S11-33171 MI0002420727	US-127/VINE LANSING MI 48912	0.52 SW	22	- 20
33	FINDS	WILLIAMS VOLKSWAGEN INC MID981786197	806 MERRILL ST LANSING MI 48912	0.53 NW	23	+ 11
34	FINDS	WILLIAMS VOLKSWAGEN INC 110003622848/FRS	806 MERRILL LANSING MI 48912	0.53 NW	23	+ 11
36	FINDS	AMOCO OIL CO 5357 110008456937/FRS	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
37	FINDS	AMOCO OIL CO STA NO 5357 MI0000136663	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
38	FINDS	KOUTS BUD HONDA MID075532028	1231 MICHIGAN AVE EAST LANSING MI 48823	0.56 SE	27	- 24
39	FINDS	CAPITOL HONDA 110008447494/FRS	1231 MICHIGAN AVE EAST LANSING MI 48823	0.56 SE	27	- 24
41	FINDS	SAWYERS PONTIAC INC 110008447216/FRS	1415 MICHIGAN AV EAST LANSING MI 48823	0.56 SW	28	- 27
43	FINDS	SAWYERS PONTIAC INC MID067329565	1415 MICHIGAN AVE EAST LANSING MI 48823	0.56 SW	28	- 27
44	FINDS	STORY OLDSMOBILE NISSAN ISUZU MID008902280	3165 MICHIGAN AVE LANSING MI 48912	0.57 SW	29	- 19
45	FINDS	SEARS STORE NO 1170 MI0001184423	3131 MICHIGAN AVE LANSING MI 48912	0.57 SW	30	- 17
46	FINDS	SEARS ROEBUCK AND COMPANY 110007585354/FRS	3131 MICHIGAN AVE LANSING MI 48912	0.57 SW	30	- 17
48	FINDS	STORY AUTOMOTIVE GROUP INC 110008444479/FRS	3165 MICHIGAN AVE LANSING MI 48912	0.57 SW	29	- 19
50	FINDS	CAMPUS FORD INC MID981797475	3003 E MICHIGAN AVE LANSING MI 48912	0.64 SW	31	- 30
51	FINDS	CAMPUS FORD INC 110008451683/FRS	3003 E MICHIGAN AVE LANSING MI 48912	0.64 SW	31	- 30

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Target Property: 1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823

JOB: 096775
POINTE OFFICE AND RETAIL BUILDINGS

TOTAL: 269 **GEOCODED:** 226 **NON GEOCODED:** 43 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
52	FINDS	LANSING CITY OF RED CEDAR GOLF MID985622463	125 S CLIPPERT ST EAST LANSING MI 48823	0.65 SW	32	- 29
53	FINDS	LANSING CITY OF RED CEDAR GOLF 110003663134/FRS	125 S CLIPPERT ST EAST LANSING MI 48823	0.65 SW	32	- 29
54	FINDS	MIDOT BRIDGE S04 S10-33171 MI0002420701	US-127/SR-143 LANSING MI 48912	0.66 SW	33	- 29
55	FINDS	BUD KOUTS CHEVROLET CO INC 110008444996/FRS	2801 E MICHIGAN AVE LANSING MI 48912	0.72 SW	37	- 23
57	FINDS	BUD KOUTS CHEVROLET CO INC MID017195215	2801 E MICHIGAN AVE LANSING MI 48912	0.72 SW	37	- 23
58	FINDS	MICHIGAN MILLERS MUTUAL INSURA MID006960124	2425 EAST GRAND RIVER AVE LANSING MI 48912	0.74 NW	38	+ 8
59	FINDS	MICH MILLERS MUTUAL INSURANCE 110003585264/FRS	2425 E GRAND RIVER LANSING MI 48912	0.74 NW	38	+ 8
60	FINDS	PENINSULAR PRODUCTS CO MID008902207	2701 E MICHIGAN AVE LANSING MI 48912	0.77 SW	39	- 22
61	FINDS	PENINSULAR PRODUCTS CO 110011885763/FRS	2701 E MICHIGAN AVE LANSING MI 48912	0.77 SW	39	- 22
63	FINDS	CAMPUS MARATHON MI0001489640	504 MICHIGAN AVE EAST LANSING MI 48823	0.79 SE	40	- 29
64	FINDS	A and J TRANSMISSIONS INC 110003687092/FRS	235 S HOMER ST LANSING MI 48912	0.81 SW	42	- 31
65	FINDS	EMRO MARKETING UNIT 7207 MID985578343	3029 EAST KALAMAZOO ST LANSING MI 48912	0.85 SW	48	- 35
66	FINDS	SPEEDWAY SUPERAMERICA LLC 110003639563/FRS	3029 E KALAMAZOO LANSING MI 48912	0.85 SW	48	- 35
67	FINDS	MARSHALL MUSIC 110003690293/FRS	238 S CHARLES ST LANSING MI 48912	0.86 SW	50	- 20
69	FINDS	MIDOT BRIDGE S03 S09-33171 MI0002420677	US-127/KALAMAZOO LANSING MI 48912	0.87 SW	54	N/A
70	FINDS	PENINSULAR PRODUCTS MID985627140	2501 EAST MICHIGAN AVE LANSING MI 48912	0.87 SW	53	- 16
71	FINDS	PENINSULAR PRODUCTS 110011884602/FRS	2501 E MICHIGAN LANSING MI 48912	0.87 SW	53	- 16
73	FINDS	STORY OLDSMOBILE BODY SHOP MID981534761	2727 PROSPECT ST LANSING MI 48912	0.90 SW	56	- 27
74	FINDS	STORY AUTOMOTIVE GROUP INC 110003620500/FRS	2727 PROSPECT ST LANSING MI 48912	0.90 SW	56	- 27
76	FINDS	BULK PETROLEUM CORPORATION 110003655740/FRS	2818 E KALAMAZOO LANSING MI 48912	0.92 SW	57	- 27

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78	FINDS	MOBIL OIL CORP MID985610526	2818 EAST KALAMAZOO ST LANSING MI 48912	0.92 SW	57	- 27
79	FINDS	DRAKE GASOLINE MID981089550	2105 EAST GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
80	FINDS	DRAKES REFINERY STATION INC 110003618443/FRS	2105 E GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
82	FINDS	PINECREST SCHOOL 110021715410/FRS	1811 PINECREST DR EAST LANSING MI 48823	0.95 NE	65	- 11
83	FINDS	MICH MOTOR TRANS DIV STATE OF MID981800162	714 S HARRISON RD EAST LANSING MI 48823	0.95 SE	63	- 30
84	FINDS	MI STATE POLICE FORENSIC SCIENCE D 110009599951/FRS	714 S HARRISON RD EAST LANSING MI 48823	0.95 SE	63	- 30
86	FINDS	SUNOCO SVC STA MID000684548	2032 E SAGINAW ST LANSING MI 48912	0.95 SW	64	+ 3
87	FINDS	SUNOCO SERVICE STATION 110003575088/FRS	2032 E SAGINAW ST LANSING MI 48912	0.95 SW	64	+ 3
88	FINDS	FAIRVIEW SCHOOL 110021779486/FRS	815 N FAIRVIEW AVE LANSING MI 48912	0.99 NW	67	+ 1
89	FINDS	KALAMAZOO AUTO BODY INC MID118251230	2628 E KALAMAZOO ST LANSING MI 48912	1.00 SW	69	- 27
90	FINDS	KALAMAZOO AUTO BODY INC 110003611734/FRS	2628 E KALAMAZOO ST LANSING MI 48912	1.00 SW	69	- 27
N/A	FINDS	UNIVERSITY GAS 110028242916/FRS	100 E SAGINAW EAST LANSING MI 48823	NON GC		N/A
N/A	FINDS	EAST LANSING DENTAL ASSOC 110022304335/FRS	201 EAST 1/2 GRAND RIVER EAST LANSING MI 48823	NON GC		N/A
N/A	FINDS	SUNOCO 110028242943/FRS	103 E SAGINAW EAST LANSING MI 48823	NON GC		N/A
N/A	FINDS	EAST LANSING 110028063226/FRS	333 ALBERT EAST LANSING MI 48823	NON GC		N/A
N/A	FINDS	BIG DADDY TAXI LLC 110020486936/FRS	1629 EAST KALAMAZOO ST LANSING MI 48912	NON GC		N/A
N/A	FINDS	MI DEPT/TRANSPORTATION BRIDGE S01- 110007596397/FRS	I-496/GRAND RIVER LANSING MI 48912	NON GC		N/A
N/A	FINDS	SPARROW PHARMACY PLUS 3 110021010877/FRS	2909 E GRAND RIVER AVE LANSING MI 48912	NON GC		N/A
N/A	FINDS	KINGS AUTO SITE 110015797093/FRS	314 S CHARLES ST LANSING MI 48912	NON GC		N/A
N/A	FINDS	MI DEPT/TRANSPORTATION BRIDGE R01- 110007596388/FRS	I-496 OVER GRAND RIVER/CEDA LANSING MI 48912	NON GC		N/A

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POINTE OFFICE AND RETAIL BUILDINGS

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N/A	FINDS	MI DEPT/TRANSPORTATION BRIDGE R13-110007596510/FRS	I-496 and CSXRR CLEMENS LANSING MI 48912	NON GC		N/A
N/A	FINDS	SPARROW HEALTH SYSTEMS 110015799956/FRS	626 EAST MICHIGAN AVE LANSING MI 48912	NON GC		N/A
N/A	FINDS	SAM'S EAST INC 110016741481/FRS	2925 TOWNCENTER BLVD LANSING MI 48912	NON GC		N/A
N/A	FINDS	SPORT SERVICES 110015842668/FRS	326 MORGAN LN LANSING MI 48912	NON GC		N/A
92	LUST	SPEEDWAY 8785 C-0230-06/OPEN	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	- 1
93	LUST	SPEEDWAY 8785 C-0548-99/CLOSED	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	- 1
94	LUST	FRANDOR SHELL C-0782-90/CLOSED	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	- 3
95	LUST	FRANDOR SHELL C-0234-05/CLOSED	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	- 3
96	LUST	FRANDOR SHELL C-0932-00/CLOSED	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	- 3
97	LUST	KZ INVESTMENT INC C-1332-90/OPEN	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
98	LUST	KZ INVESTMENT INC C-1400-90/OPEN	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
99	LUST	SOHN LINEN SERVICE C-0166-89/CLOSED	2900 EAST GRAND RIVER AVE LANSING MI 48912	0.41 NW	12	+ 4
100	LUST	WILLIAMS VOLKSWAGEN INC C-0002-05/CLOSED	2845 EAST SAGINAW ST LANSING MI 48912	0.48 SW	17	+ 3
101	LUST	WILLIAMS VOLKSWAGEN INC C-1657-90/CLOSED	2845 EAST SAGINAW ST LANSING MI 48912	0.48 SW	17	+ 3
102	LUST	WILLIAMS VOLKSWAGEN INC C-0447-91/CLOSED	2845 EAST SAGINAW ST LANSING MI 48912	0.48 SW	17	+ 3
103	LUST	MAURERS SANITARY CLEANERS C-0623-93/OPEN	2815 EAST SAGINAW ST LANSING MI 48912	0.50 SW	18	+ 5
104	LUST	FLM DEVELOPMENT CO C-0735-93/CLOSED	2800 E GRAND RIVER AVE LANSING MI 48912	0.53 NW	24	+ 14
105	LUST	UNION FEDERAL SAVINGS BANK C-0133-85/CLOSED	2801 WEST GRAND RIVER AVE LANSING MI 48912	0.54 NW	25	+ 16
106	LUST	AMOCO SERVICE STATION 5357 C-1982-90/OPEN	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
107	LUST	SAWYERS PONTIAC INC C-0530-03/OPEN	1415 MICHIGAN AVE EAST LANSING MI 48823	0.56 SW	28	- 27

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Target Property: 1427 & 1429 W. SAGINAW STREET
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108	LUST	STORY OLDSMOBILE NISSAN ISUZU C-1224-91/CLOSED	3165 MICHIGAN AVE LANSING MI 48912	0.57 SW	29	- 19
109	LUST	SEARS 1170 C-0029-94/CLOSED	3131 MICHIGAN AVE LANSING MI 48912	0.57 SW	30	- 17
110	LUST	CAMPUS FORD C-0055-85/OPEN	3003 E MICHIGAN AVE LANSING MI 48912	0.64 SW	31	- 30
111	LUST	RED CEDAR GOLF COURSE C-1661-91/CLOSED	125 S CLIPPERT ST EAST LANSING MI 48823	0.65 SW	32	- 29
112	LUST	BUD KOUTS CHEV INC C-0821-90/OPEN	2801 E MICHIGAN AVE LANSING MI 48912	0.72 SW	37	- 23
113	LUST	MICH MILLERS MUTUAL INSURANCE CO C-0129-85/OPEN	2425 EAST GRAND RIVER AVE LANSING MI 48912	0.74 NW	38	+ 8
114	LUST	PENINSULAR PRODUCTS CO C-0914-92/CLOSED	2701 E MICHIGAN AVE LANSING MI 48912	0.77 SW	39	- 22
115	LUST	PENINSULAR PRODUCTS CO C-1760-92/OPEN	2701 E MICHIGAN AVE LANSING MI 48912	0.77 SW	39	- 22
116	LUST	BUDDY S MINI MART 36 C-2586-90/OPEN	504 MICHIGAN AVE EAST LANSING MI 48823	0.79 SE	40	- 29
117	LUST	GROESBECK STOP LLC C-0699-00/OPEN	2315 E GRAND RIVER AVE LANSING MI 48912	0.81 NW	44	+ 4
118	LUST	GERMAN AUTOMOTIVE C-0325-98/CLOSED	235 S HOMER ST LANSING MI 48912	0.81 SW	42	- 31
119	LUST	FORMER BAY GAS STATION C-0596-97/OPEN	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
120	LUST	COMMAND AUTO RENTAL C-1590-91/CLOSED	2601 EAST MICHIGAN AVE LANSING MI 48912	0.82 SW	46	- 19
121	LUST	ADMIRAL PETROLEUM 97 C-0999-95/OPEN	3029 EAST KALAMAZOO ST LANSING MI 48912	0.85 SW	48	- 35
122	LUST	FORMER RED CEDAR SHELL C-0606-02/OPEN	3003 EAST KALAMAZOO ST LANSING MI 48912	0.86 SW	52	- 32
123	LUST	EAST SIDE DELI C-1192-98/OPEN	2515 EAST MICHIGAN AVE LANSING MI 48912	0.86 SW	51	- 15
124	LUST	CLASSIC CAR WASH C-0730-89/OPEN	248 WEST GRAND RIVER EAST LANSING MI 48823	0.88 SE	55	- 23
125	LUST	QUALITY DAIRY CO C-0595-95/CLOSED	2400 EAST MICHIGAN AVE LANSING MI 48912	0.92 SW	58	- 15
126	LUST	CITGO 670 C-0200-91/CLOSED	2818 EAST KALAMAZOO ST LANSING MI 48912	0.92 SW	57	- 27
127	LUST	CITGO 670 C-0777-90/CLOSED	2818 EAST KALAMAZOO ST LANSING MI 48912	0.92 SW	57	- 27

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Target Property: 1427 & 1429 W. SAGINAW STREET
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POINTE OFFICE AND RETAIL BUILDINGS

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128	LUST	DRAKES MARKET PLUS C-0048-85/CLOSED	2105 EAST GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
129	LUST	LATHRUP PURE OIL C-0266-07/OPEN	210 MICHIGAN AVE EAST LANSING MI 48823	0.93 SE	61	- 25
130	LUST	CARAVAN AUTO CENTER C-0098-91/OPEN	2032 E SAGINAW ST LANSING MI 48912	0.95 SW	64	+ 3
131	LUST	EAST LANSING MAIN PO C-1996-92/CLOSED	1140 ABBOTT RD EAST LANSING MI 48823	1.00 NE	70	- 13
132	LUST	EAST LANSING MAIN PO C-1133-97/CLOSED	1140 ABBOTT RD EAST LANSING MI 48823	1.00 NE	70	- 13
N/A	LUST	FORMER EAST DICKMAN ROAD FILLING S C-0183-08/OPEN	100 FT W OF MAIN ST EAST LANSING MI	NON GC		N/A
N/A	LUST	MT. PLEASANT MINI-SERVICE C-0176-07/OPEN	1300 S MISSION MI 48823	NON GC		N/A
133	NFRAP	ENVIRONMENTAL LABORATORY MIT270011901/NFRAP-N	315 N CLIPPERT ST LANSING MI 48912	0.45 SW	15	- 27
133	NFRAP	DRAKE GASOLINE MID981089550/NFRAP-N	2105 EAST GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
N/A	NFRAP	RESIDENTIAL WELL FORMER MID980991293/NFRAP-N	LAKE LANSING ROAD EAST LANSING MI	NON GC		N/A
134	OTHER	FRANDOR SHELL BEA-1205-140/BEA	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	- 3
134	OTHER	BP-FLECK S MART 21 BEA-1205-142/BEA	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
135	OTHER	BP-FLECK S MART 21 BEA-LANS-974/BEA	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
135	OTHER	1226 MICHIGAN AVE. BEA-2194/BEA	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
136	OTHER	CADA - WELLS SITE BEA-0103-77/BEA	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
136	OTHER	CADA/WELLS SITE BEA-1205-137/BEA	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
137	OTHER	CADA - WELLS SITE BEA-1003-77/BEA	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
137	OTHER	1231 MICHIGAN AVENUE BEA-1106-1104/BEA	1231 MICHIGAN AVE EAST LANSING MI 48823	0.56 SE	27	- 24
138	OTHER	1415 EAST MICHIGAN AVENUE BEA-LANS-1325/BEA	1415 MICHIGAN AVE EAST LANSING MI 48823	0.56 SW	28	- 27
138	OTHER	3131 EAST MICHIGAN AVENUE BEA-LANS-1324/BEA	3131 MICHIGAN AVE LANSING MI 48912	0.57 SW	30	- 17

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139	OTHER	2701 E. MICHIGAN AVE. BEA-2183/BEA	2701 E MICHIGAN AVE LANSING MI 48912	0.77 SW	39	- 22
139	OTHER	2315 E GRAND RIVER AVE BEA-2349/BEA	2315 E GRAND RIVER AVE LANSING MI 48912	0.81 NW	43	+ 3
140	OTHER	2315 E. GRAND RIVER AVENUE BEA-2350/BEA	2315 E GRAND RIVER AVE LANSING MI 48912	0.81 NW	43	+ 3
140	OTHER	SUN/MOON COMPUTER STORE (FORMER) BEA-2050/BEA	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
141	OTHER	315 WEST GRAND RIVER AVENUE BEA-2308/BEA	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
141	OTHER	315 WEST GRAND RIVER AVENUE BEA-2310/BEA	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
142	OTHER	315 WEST GRAND RIVER AVENUE BEA-LANS-429/BEA	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
142	OTHER	315 WEST GRAND RIVER AVENUE BEA-LANS-428/BEA	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
143	OTHER	315 WEST GRAND RIVER AVENUE BEA-2309/BEA	315 W GRAND RIVER AVE EAST LANSING MI 48823	0.82 SE	45	- 30
143	OTHER	3209 E. KALAMAZOO BEA-0102-75/BEA	3209 E KALAMAZOO EAST LANSING MI 48823	0.82 SW	47	- 38
144	OTHER	3003 EAST KALAMAZOO STREET BEA-0103-81/BEA	3003 E KALAMAZOO ST LANSING MI 48912	0.86 SW	52	- 32
144	OTHER	2515 EAST MICHIGAN AVENUE BEA-2220/BEA	2515 EAST MICHIGAN AVE LANSING MI 48912	0.86 SW	51	- 15
145	OTHER	SHOWROOM SHINE, INC. BEA-1205-136/BEA	248 WEST GRAND RIVER EAST LANSING MI 48823	0.88 SE	55	- 23
145	OTHER	2105 EAST GRAND RIVER BEA-0102-80/BEA	2105 E GRAND RIVER LANSING MI 48912	0.93 NW	60	+ 3
146	OTHER	210 MICHIGAN AVENUE BEA-1207-017/BEA	210 MICHIGAN AVE EAST LANSING MI 48823	0.93 SE	61	- 25
146	OTHER	KINGS AUTO PROPERTY BEA-0904-627/BEA	314 - 320 CHARLES ST LANSING MI 48912	0.93 SW	62	- 29
N/A	OTHER	311 and 315 W GRAND RIVER AVENUE BEA-1205-126/BEA	311 WEST GRAND RIVER AVE EAST LANSING MI 48823	NON GC		N/A
N/A	OTHER	VACANT PROPERTY AT SHERIDAN and SA BEA-0404-322/BEA	SHERIDAN/SAGINAW ST LANSING MI 48912	NON GC		N/A
N/A	OTHER	726-736 EAST MICHIGAN AVENUE BEA-0306-1027/BEA	726 -736 EAST MICHIGAN AVE LANSING MI 48912	NON GC		N/A
N/A	OTHER	SOUTHEAST CORNER OF EAST LAKE LANS BEA-0907-242/BEA	E SAGINAW ST EAST LANSING MI	NON GC		N/A

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N/A	OTHER	SOUTHEAST CORNER OF EAST LAKE LANS BEA-0907-241/BEA	E SAGINAW ST EAST LANSING MI	NON GC		N/A
N/A	OTHER	FORMER HARRY S TRUCK STOP BEA-0207-31/BEA	7149 E SAGINAW HWY EAST LANSING MI 48823	NON GC		N/A
N/A	OTHER	PINE MOTEL BEA-0207-30/BEA	7157 E SAGINAW HWY EAST LANSING MI 48823	NON GC		N/A
147	RCRAGN	BARYAMES CLEANERS MID981534746/SGN	1518 WEST GRAND RIVER EAST LANSING MI 48823	0.06 SW	3	-6
148	RCRAGN	SPEEDWAY SUPERAMERICA LLC MI0000934851/VGN	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	-1
149	RCRAGN	EQUILON ENTERPRISES LLC MIR000100768/VGN	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	-3
150	RCRAGN	AMOCO OIL CO 9772 MID985584077/SGN	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	-6
151	RCRAGN	AMOCO OIL CO MID985634468/VGN	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	-6
152	RCRAGN	SOHN LINEN SERVICE MID017200353/SGN	2900 EAST GRAND RIVER AVE LANSING MI 48912	0.41 NW	12	+4
153	RCRAGN	WILLIAMS VOLKSWAGEN INC MID054679204/VGN	2845 EAST SAGINAW ST LANSING MI 48912	0.48 SW	17	+3
155	RCRAGN	WILLIAMS VOLKSWAGEN INC MID981786197/VGN	806 MERRILL ST LANSING MI 48912	0.53 NW	23	+11
156	RCRAGN	AMOCO OIL CO 5357 MID985583129/SGN	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	-27
157	RCRAGN	CAPITOL HONDA MID075532028/SGN	1231 MICHIGAN AVE EAST LANSING MI 48823	0.56 SE	27	-24
158	RCRAGN	SAWYERS PONTIAC INC MID067329565/SGN	1415 MICHIGAN AVE EAST LANSING MI 48823	0.56 SW	28	-27
160	RCRAGN	SEARS ROEBUCK AND CO MIR000002089/VGN	3131 MICHIGAN AVE LANSING MI 48912	0.57 SW	30	-17
161	RCRAGN	STORY AUTOMOTIVE GROUP INC MID008902280/SGN	3165 MICHIGAN AVE LANSING MI 48912	0.57 SW	29	-19
163	RCRAGN	CAMPUS FORD INC MID981797475/SGN	3003 E MICHIGAN AVE LANSING MI 48912	0.64 SW	31	-30
164	RCRAGN	BUD KOUTS CHEVROLET CO INC MID017195215/SGN	2801 E MICHIGAN AVE LANSING MI 48912	0.72 SW	37	-23
167	RCRAGN	MICH MILLERS MUTUAL INSURANCE MID006960124/SGN	2425 EAST GRAND RIVER AVE LANSING MI 48912	0.74 NW	38	+8
168	RCRAGN	GERMAN AUTOMATIVE INC MIR000000422/VGN	235 S HOMER ST LANSING MI 48912	0.81 SW	42	-31

Environmental FirstSearch Sites Summary Report

Target Property: 1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823

JOB: 096775
POINTE OFFICE AND RETAIL BUILDINGS

TOTAL: 269 **GEOCODED:** 226 **NON GEOCODED:** 43 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
169	RCRAGN	SPEEDWAY 7207 MID985578343/VGN	3029 EAST KALAMAZOO ST LANSING MI 48912	0.85 SW	48	- 35
170	RCRAGN	MARSHALL MUSIC MIR000006254/VGN	238 CHARLES ST LANSING MI 48912	0.86 SW	50	- 20
171	RCRAGN	STORY AUTOMOTIVE GROUP INC MID981534761/SGN	2727 PROSPECT ST LANSING MI 48912	0.90 SW	56	- 27
173	RCRAGN	BULK PETROLEUM CORPORATION MID985610526/VGN	2818 EAST KALAMAZOO ST LANSING MI 48912	0.92 SW	57	- 27
174	RCRAGN	DRAKES REFINERY STATION INC MID981089550/VGN	2105 EAST GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
175	RCRAGN	MI DEPT/STATE POLICE MID981800162/VGN	714 INGHAM RD EAST LANSING MI 48823	0.95 SE	63	- 30
176	RCRAGN	KALAMAZOO AUTO BODY INC MID118251230/SGN	2628 E KALAMAZOO ST LANSING MI 48912	1.00 SW	69	- 27
N/A	RCRAGN	KROGER CO OF MICHIGAN MIK711729913/VGN	443 MALL CT LANSING MI 48912	NON GC		N/A
N/A	RCRAGN	MARK SANDERSON MIK136999893/VGN	2758 E GRAND RIVER AVE EAST LANSING MI 48823	NON GC		N/A
N/A	RCRAGN	BIG DADDY TAXI LLC MIK143761393/VGN	1629 EAST KALAMAZOO ST LANSING MI 48912	NON GC		N/A
N/A	RCRAGN	SAM'S EAST INC MIK173248238/SGN	2925 TOWNCENTER BLVD LANSING MI 48912	NON GC		N/A
N/A	RCRAGN	SPARROW PHARMACY PLUS 3 MIK478214182/VGN	2909 EAST GRAND RIVER AVE LANSING MI 48912	NON GC		N/A
N/A	RCRAGN	SPORT SERVICES MIK349646224/VGN	326 MORGAN LN LANSING MI 48912	NON GC		N/A
N/A	RCRAGN	EAST LANSING DENTAL ASSOC MIK368365318/VGN	201 EAST 1/2 GRAND RIVER EAST LANSING MI 48823	NON GC		N/A
N/A	RCRAGN	MI DEPT/TRANSPORTATION MIK431882760/VGN	STATE HIGHWAY and GTW RR EAST LANSING MI 48823	NON GC		N/A
N/A	RCRAGN	I-496 EBD and SVC RD OVER US-27 an MIR000044966/LGN	I-496/GRAND RIVER LANSING MI 48912	NON GC		N/A
178	RCRANLR	SPEEDWAY 8785 MI0000934851/NLR	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	- 1
179	RCRANLR	AMOCO OIL CO MID985584077/NLR	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
180	RCRANLR	MI DEPT/TRANSPORTATION MIR000030981/NLR	US-127/SR-43 LANSING MI 48912	0.37 NW	10	- 22
181	RCRANLR	MI DEPT/TRANSPORTATION MIR000030973/NLR	US-127/SR-43 LANSING MI 48912	0.39 SW	11	- 26

Environmental FirstSearch Sites Summary Report

Target Property: 1427 & 1429 W. SAGINAW STREET
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POINTE OFFICE AND RETAIL BUILDINGS

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182	RCRANLR	MI DEPT/NATURAL RESOURCES MIT270011901/NLR	315 N CLIPPERT ST LANSING MI 48912	0.45 SW	15	- 27
184	RCRANLR	SUNSHINE LAUNDROMAT and DRY CLEANING MID981092745/NLR	402 N HOMER ST LANSING MI 48912	0.47 SW	16	- 20
185	RCRANLR	MI DEPT/TRANSPORTATION MIR000030965/NLR	US-127/VINE LANSING MI 48912	0.52 SW	21	- 20
186	RCRANLR	AMOCO OIL CO MID985583129/NLR	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
187	RCRANLR	CAPITOL HONDA MID075532028/NLR	1231 MICHIGAN AVE EAST LANSING MI 48823	0.56 SE	27	- 24
188	RCRANLR	CAMPUS FORD INC MID981797475/NLR	3003 E MICHIGAN AVE LANSING MI 48912	0.64 SW	31	- 30
189	RCRANLR	CITY OF LANSING RED CEDAR GOLF MID985622463/NLR	125 S CLIPPERT ST EAST LANSING MI 48823	0.65 SW	32	- 29
190	RCRANLR	MI DEPT/TRANSPORTATION MIR000030957/NLR	US-127/SR-143 LANSING MI 48912	0.67 SW	34	- 29
191	RCRANLR	MICH MILLERS MUTUAL INSURANCE MID006960124/NLR	2425 EAST GRAND RIVER AVE LANSING MI 48912	0.74 NW	38	+ 8
192	RCRANLR	A and J TRANSMISSIONS INC MIR000000422/NLR	235 S HOMER ST LANSING MI 48912	0.81 SW	42	- 31
193	RCRANLR	SPEEDWAY SUPERAMERICA LLC MID985578343/NLR	3029 EAST KALAMAZOO ST LANSING MI 48912	0.85 SW	48	- 35
194	RCRANLR	MARSHALL MUSIC MIR000006254/NLR	238 CHARLES ST LANSING MI 48912	0.86 SW	50	- 20
195	RCRANLR	MI DEPT/TRANSPORTATION MIR000030940/NLR	US-127/KALAMAZOO LANSING MI 48912	0.87 SW	54	- 23
196	RCRANLR	MOBIL OIL CORP MID985610526/NLR	2818 EAST KALAMAZOO ST LANSING MI 48912	0.92 SW	57	- 27
196	RCRANLR	DRAKES REFINERY STATION INC MID981089550/NLR	2105 EAST GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
197	RCRANLR	MI STATE POLICE FORENSIC SCIENCE DIV MID981800162/NLR	714 S HARRISON RD EAST LANSING MI 48823	0.95 SE	63	- 30
198	RCRANLR	SUNOCO INC MID000684548/NLR	2032 E SAGINAW ST LANSING MI 48912	0.95 SW	64	+ 3
N/A	RCRANLR	MI DEPT/ENVIRONMENTAL QUALITY MIK225751981/NLR	314 S CHARLES ST LANSING MI 48912	NON GC		N/A
N/A	RCRANLR	MI DEPT/NATURAL RESOURCES MID980991541/NLR	722 S FOSTER LANSING MI 48912	NON GC		N/A
N/A	RCRANLR	MI DEPT/TRANSPORTATION MIR000044958/NLR	I-496 OVER GRAND RIV/CEDAR LANSING MI 48912	NON GC		N/A

Environmental FirstSearch Sites Summary Report

Target Property: 1427 & 1429 W. SAGINAW STREET
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POINTE OFFICE AND RETAIL BUILDINGS

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N/A	RCRANLR	LOUIS CLEANERS MI0000086207/NLR	623 E GRAND RIVER AVE EAST LANSING MI 48823	NON GC		N/A
N/A	RCRANLR	MI DEPT/TRANSPORTATION MIR000044966/NLR	I-496 GRAND RIV (S01-3304 LANSING MI 48912	NON GC		N/A
N/A	RCRANLR	MI DEPT/TRANSPORTATION MIR000045468/NLR	I-496 and CSXRR CLEMENS LANSING MI 48912	NON GC		N/A
199	SCHOOL	CAIRN SCHOOL 27307	MI	0.44 NE	14	N/A
N/A	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-48823	UNKNOWN MI 48823	NON GC		N/A
N/A	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-48912	UNKNOWN MI 48912	NON GC		N/A
N/A	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-48825	UNKNOWN MI 48825	NON GC		N/A
200	UST	0037479/ACTIVE	3201 E SAGINAW ST LANSING MI 48912	0.19 SW	4	- 1
201	UST	KING VENTURE DEVELOPMENT LLC 0040696/CLOSED	3121 EAST SAGINAW ST LANSING MI 48912	0.26 SW	5	+ 1
202	UST	AMOCO PETROLEUM PRODUCTS 0021243/CLOSED	CLIPPERT/GRAND RIVER LANSING MI 48912	0.28 NW	6	+ 3
203	UST	BLODGETT OIL CO INC 0010520/CLOSED	3024 E SAGINAW ST LANSING MI 48912	0.33 SW	7	- 3
205	UST	0005644/ACTIVE	3000 E SAGINAW ST LANSING MI 48912	0.34 SW	8	- 6
208	UST	SOHN LINEN SERV 0002416/CLOSED	2900 EAST GRAND RIVER AVE LANSING MI 48912	0.41 NW	12	+ 4
210	UST	EAST LANSING PUBLIC SCHOOLS 0033224/CLOSED	939 N HARRISON RD EAST LANSING MI 48823	0.44 NE	13	- 23
211	UST	0021652/ACTIVE	2845 EAST SAGINAW ST LANSING MI 48912	0.48 SW	17	+ 3
217	UST	JOSEPH, RICHARD and THOMAS MAURER 0013731/CLOSED	2815 EAST SAGINAW ST LANSING MI 48912	0.50 SW	18	+ 5
219	UST	0021653/ACTIVE	806 MERRILL ST LANSING MI 48912	0.53 NW	23	+ 11
222	UST	FLM DEVELOPMENT CO 0037515/CLOSED	2800 E GRAND RIVER AVE LANSING MI 48912	0.53 NW	24	+ 14
224	UST	AMOCO PETROLEUM PRODUCTS 0016026/CLOSED	1226 MICHIGAN AVE EAST LANSING MI 48823	0.55 SE	26	- 27
225	UST	0006337/ACTIVE	1231 MICHIGAN AVE EAST LANSING MI 48823	0.56 SE	27	- 24

Environmental FirstSearch Sites Summary Report

Target Property: 1427 & 1429 W. SAGINAW STREET
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POINTE OFFICE AND RETAIL BUILDINGS

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228	UST	SAWYERS PONTIAC INC 0005563/CLOSED	1415 MICHIGAN AVE EAST LANSING MI 48823	0.56 SW	28	- 27
229	UST	0001553/ACTIVE	3165 MICHIGAN AVE LANSING MI 48912	0.57 SW	29	- 19
236	UST	SEARS ROEBUCK and CO 0001033/CLOSED	3131 MICHIGAN AVE LANSING MI 48912	0.57 SW	30	- 17
238	UST	CAMPUS FORD 0012844/CLOSED	3003 E MICHIGAN AVE LANSING MI 48912	0.64 SW	31	- 30
240	UST	CITY OF LANSING ADMINISTRATION SER 0016121/CLOSED	125 S CLIPPERT ST EAST LANSING MI 48823	0.65 SW	32	- 29
241	UST	CITY OF EAST LANSING 0014046/CLOSED	721 WOODINGHAM DR EAST LANSING MI 48823	0.70 NE	35	- 15
242	UST	0006338/ACTIVE	2801 E MICHIGAN AVE LANSING MI 48912	0.72 SW	37	- 23
243	UST	MICH MILLERS MUTUAL INSURANCE CO 0038004/CLOSED	2425 EAST GRAND RIVER AVE LANSING MI 48912	0.74 NW	38	+ 8
244	UST	PENINSULAR PRODUCTS CO 0009866/ACTIVE	2701 E MICHIGAN AVE LANSING MI 48912	0.77 SW	39	- 22
245	UST	0021597/ACTIVE	504 MICHIGAN AVE EAST LANSING MI 48823	0.79 SE	40	- 29
246	UST	0011012/ACTIVE	504 MICHIGAN AVE EAST LANSING MI 48823	0.79 SE	40	- 29
249	UST	ALLEN CHRISTIAN 0034626/CLOSED	125 CHARLES ST LANSING MI 48912	0.80 SW	41	- 23
250	UST	0037182/ACTIVE	2315 E GRAND RIVER AVE LANSING MI 48912	0.81 NW	44	+ 4
252	UST	GERMAN AUTOMOTIVE 0000636/CLOSED	235 S HOMER ST LANSING MI 48912	0.81 SW	42	- 31
254	UST	COMMAND AUTO RENTAL 0004117/CLOSED	2601 EAST MICHIGAN AVE LANSING MI 48912	0.82 SW	46	- 19
256	UST	ATLANTIC RICHFIELD CO 0021699/CLOSED	2300 MARGARITE ST LANSING MI 48912	0.85 NW	49	+ 4
257	UST	0009647/ACTIVE	3029 EAST KALAMAZOO ST LANSING MI 48912	0.85 SW	48	- 35
259	UST	BARRY SPENGLER 0001236/CLOSED	248 WEST GRAND RIVER EAST LANSING MI 48823	0.88 SE	55	- 23
261	UST	MCKEARNEY ASPHALT 0021889/CLOSED	302 CHARLES ST LANSING MI 48912	0.92 SW	59	- 29
262	UST	0016726/ACTIVE	2818 EAST KALAMAZOO ST LANSING MI 48912	0.92 SW	57	- 27

Environmental FirstSearch Sites Summary Report

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264	UST	QUALITY DAIRY CO 0038674/CLOSED	2400 EAST MICHIGAN AVE LANSING MI 48912	0.92 SW	58	- 15
265	UST	MIKE DRAKE 0017898/CLOSED	2105 EAST GRAND RIVER AVE LANSING MI 48912	0.93 NW	60	+ 3
267	UST	0009480/ACTIVE	714 S HARRISON RD EAST LANSING MI 48823	0.95 SE	63	- 30
269	UST	NANCY A. MAIDLOW 0033931/CLOSED	2032 E SAGINAW ST LANSING MI 48912	0.95 SW	64	+ 3
271	UST	DEAN A LEWIS 0021075/CLOSED	2720 EAST KALAMAZOO ST LANSING MI 48912	0.96 SW	66	- 27
272	UST	UNIV FOREIGN CAR, INC 0006712/CLOSED	2621 EAST KALAMAZOO ST LANSING MI 48912	0.99 SW	68	- 28
273	UST	US POSTAL SERV 0006956/CLOSED	1140 ABBOTT RD EAST LANSING MI 48823	1.00 NE	70	- 13
N/A	UST	FIRST NATIONAL BANK OF AMERICA (F 0041817/CLOSED	1860 W MICHIGAN AVEN BATTLE CREEK MI 48823	NON GC		N/A

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SNQ-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as

territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: *MI DEQ* LIST OF CONTAMINATED SITES - database of Part 201 Sites. The data includes sic_classification, contaminant, total score and score date.

State/Tribal SWL: *MI DEQ* SOLID WASTE LANDFILLS AND DISPOSAL SITES - database of solid waste landfills, disposal sites and transfers stations

State/Tribal LUST: *MI DEQ* LEAKING UNDERGROUND STORAGE TANK SITES LIST - database of sites that are open and corrective actions have not been completed as well as closed where corrective actions have been completed.

State/Tribal UST/AST: *MI DEQ* UNDERGROUND STORAGE TANK FACILITIES LIST - database of active and closed facilities that are regulated under Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environment Protection Act, 1994 PA 451 as amended (Act 451).

State/Tribal Brownfields: *MI DEQ* AVAILABLE BROWNFIELD PROPERTIES LISTING - database of specific brownfields sites that the Department of Environmental Quality has funded or assisted with cleanup at (including Part 201 and Part 213 sites).

Receptors: *US DOC* SENSITIVE RECEPTORS - 2005 Census Bureau's TIGER (Topologically Integrated Geographic Encoding and Referencing System) database of schools and hospitals. List of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

FINDS: *EPA* FACILITY INDEX SYSTEM(FINDS)/FACILITY REGISTRY SYSTEM(FRS) - The index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. A Facility Registry System site has an FRS in the status field.

TRIS: *EPA* TOXIC RELEASE INVENTORY SYSTEM (TRIS)- Database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) and expanded by the Pollution Prevention Act of 1990.

PADS: *EPA* DATABASE OF PCB HANDLERS - Database of PolyChlorinatedBiPhenol generators, transporters, storers and/or disposers that are required to register with the EPA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: *MI DEQ* BASELINE ENVIRONMENTAL ASSESSMENT(BEA) SITES - database of sites in which Baseline Environmental Assessments were performed. Under Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environment Protection Act, 1994 PA 451 as amended (Act 451), Baseline Environmental Assessments are defined as an evaluation of environmental conditions which exist at a facility at the time of purchase, occupancy, or foreclosure that reasonably defines the existing conditions and circumstances at the facility so that in the event of a subsequent release, there is a means of distinguishing the new release from existing contamination.

FI Map Coverage: *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 1427 & 1429 W. SAGINAW STREET
EAST LANSING MI 48823

JOB: 096775
POINTE OFFICE AND RETAIL BUILDINGS

Street Name	Dist/Dir	Street Name	Dist/Dir
Abbott Rd	0.97 NE	Longfellow Dr	0.35 NE
Albert Ave	1.00 SE	Loree Dr	0.97 NE
Ardson Rd	0.53 SE	Louis St	0.74 SE
Audubon Rd	0.12 SE	Majestic Ct	0.63 NW
Autumn Ln	0.86 NW	Mall Ct	0.19 SW
Bainbridge Dr	0.84 NE	Marcus St	0.99 SW
Baldwin Ct	0.74 SE	Marguerite Ave	0.80 NW
Basswood Cir	0.72 NE	Marigold Ave	0.93 SE
Basswood Ct	0.71 NE	Mark Ave	0.86 NW
Beal Entr	0.75 SE	Marshall St	0.54 SE
Beal St	0.65 SE	Mayfair Dr	0.77 NW
Beech St	0.98 SE	Meadow Rue St	0.59 NW
Belmar Cir	0.42 NW	Melody Ln	0.16 NW
Blake Ave	0.66 NW	Merrill Ave	0.53 NW
Blanchette Dr	0.83 NE	Merrill St	0.53 NW
Boltwood Dr	0.65 NE	Michigan Ave	0.54 SE
Box Tree Ln	0.77 NE	Midvale Ave	0.54 SW
Bramble Dr	0.77 NE	Mifflin Ave	0.83 SW
Brody N	0.63 SE	Morgan Ln	0.39 SW
Brody S	0.83 SE	Mulberry Ln	0.24 SE
Brody W	0.63 SE	N Clemens Ave	1.00 SW
Brody Rd W	0.60 SE	N Clippert St	0.28 SW
Brody Service Dr	0.73 SE	N Fairview Ave	0.93 NW
Bryant Dr	0.40 NE	N Foster Ave	0.75 NW
Bryon Cir	0.92 NW	N Francis Ave	0.69 NW
Burcham Dr	0.97 SE	N Harrison Rd	0.47 NE
Burrows Ave	0.78 NW	N Hayford Ave	0.81 SW
Burrows St	0.72 NW	N Homer St	0.34 NW
Center St	0.61 SE	N Howard Ave	0.37 NW
Centerlawn St	0.60 NE	N Magnolia Ave	0.87 SW
Charles St	0.78 SW	N Shore Dr	0.88 NW
Chartwell Carriage W	0.29 NE	Newton St	0.58 NW
Chartwell Dual Carr	0.29 NE	Northlawn Ave	0.27 NE
Chartwell Duel Carri	0.25 NE	Northlawn St	0.27 NE
Chester Rd	0.45 NW	Oak Ridge Ave	0.37 SE
Chesterfield Pky	0.40 SE	Oak St	0.55 SE
Church	0.59 SE	Oakhill Ave	0.75 SE
Clarendon Rd	0.70 NE	Oakridge Ave	0.28 SW
Clifton Blvd	0.59 SE	Oakwood Dr	0.34 SE
College St	0.85 SE	Oxford Rd	0.69 NE
Colorado Dr	0.97 NE	Pebblecreek Blvd	0.61 NW
Columbine Dr	0.98 NE	Pin Oak Ln	0.79 NE
Coolidge Rd	0.03 NW	Pine Forest Dr	0.59 NE
Cornbrook Rd	0.47 NE	Pinecrest Dr	0.90 NE
Coventry Close	0.33 NE	Pointe Ln	0.98 NE
Coventry Close St	0.33 NE	Poplar Ln	0.60 NE
Coventry Close Way	0.33 NE	Prescott Dr	0.31 NE
Covington Ct	0.40 NW	Prospect St	0.77 SW

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 1427 & 1429 W. SAGINAW STREET
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JOB: 096775
 POINTE OFFICE AND RETAIL BUILDINGS

Street Name	Dist/Dir	Street Name	Dist/Dir
Cowley Ave	0.07 NE	Red Oak Ln	0.72 NE
Cresenwood Rd	0.44 SE	Reniger Ct	0.56 SE
Cricket Ln	0.92 NE	Ridgeline Dr	0.97 NW
Crimson Ct	0.21 NE	Rosewood Ave	0.63 NE
Cypress Ln	0.75 NE	Roxburgh Ave	0.57 SE
Darlington Ave	0.79 NE	S Clippert St	0.61 SW
Delta St	0.83 SE	S Foster Ave	0.92 SW
Detroit St	0.73 SW	S Francis Ave	0.87 SW
Dorothy Ln	0.76 SE	S Harrison Rd	0.71 SE
Downer Ave	0.63 NW	S Hayford Ave	0.98 SW
E Kalamazoo St	0.83 SW	S Homer St	0.64 SW
E Michigan Ave	0.81 SW	S Howard Ave	0.68 SW
E Morgan Ln	0.11 SW	S Shore Dr	0.80 NW
E Oakwood Dr	0.36 SE	Sabron Dr	0.94 NE
E Saginaw St	0.12 SW	Sellers Ave	0.41 SW
East Shore Dr	0.88 NW	Senate Dr	0.66 NW
Eastknolls	0.22 SE	Shelter Ln	0.24 NW
Elizabeth St	0.99 SE	Sherwood Ave	0.64 NE
Elm Pl	0.77 SE	Shoppers Alley St	0.79 NW
Elm St	0.65 SE	Somerset Close	0.21 NE
Emerald Ct	0.60 NW	Somerset Close St	0.21 NE
Evergreen Ave	0.90 NE	Somerset Close Way	0.21 NE
Fairoaks Ct	0.63 NW	Southlawn Ave	0.18 SE
Fairway Ct	0.31 NW	Spring Hill Rd	0.78 NE
Fairway Ln	0.24 NW	Springfield Ln	0.89 NW
Farwood Dr	0.77 NE	Spruce Hill Cir	0.69 NE
Fern St	0.82 SE	State Highway 143	0.54 SE
Fernwood Ave	0.35 SW	State Highway 43	0.06 SW
Forest St	0.84 NE	Stonewood Dr	0.43 NW
Foxfire St	0.52 NW	Stuart Ave	0.68 NE
Frاندor Access Rd	0.39 SW	Sunset Ln	0.81 NE
Frاندor Ave	0.20 SW	Timberlake Apartment	0.90 NW
Friendship Cir	0.38 SE	Touraine Ave	0.07 SE
Gainsborough Dr	0.72 NE	Tulip Tree Ln	0.72 NE
Gay Ln	0.89 NW	United States Highwa	0.35 NW
Gilcrest Ave	0.56 NE	University Dr	0.34 SE
Glenhaven Ave	0.49 SE	University Village	0.94 SE
Glenmoor Rd	0.07 SE	University Village E	0.94 SE
Grand River Ave	0.12 SW	Valley Ct	0.79 SE
Greenview Ave	0.59 NE	Vassar Dr	0.86 NW
Harrison Ave	0.47 NE	Vine St	0.47 SW
Harvard Rd	0.11 NW	Vouvary Dr	0.77 NW
Highland Ave	0.17 SE	W Circle Dr	0.95 SE
Hillcrest Ave	0.70 SE	W Grand River Ave	0.06 SW
Hillgate Cir	0.39 NW	W Oakwood Dr	0.34 SE
Hillgate Way	0.29 NW	W Saginaw St	0.03 NW
Hillside Ct	0.79 SE	Weber Dr	0.70 NW
Holiday Dr	0.14 NW	West Shore Dr	0.90 NW

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 1427 & 1429 W. SAGINAW STREET
 EAST LANSING MI 48823

JOB: 096775
 POINTE OFFICE AND RETAIL BUILDINGS

Street Name	Dist/Dir	Street Name	Dist/Dir
Hopkins Ave	0.65 NW	Westlawn Ave	0.75 NE
Huntington Rd	0.33 SE	Westview Ave	0.20 SE
I-69 (Bus)	0.03 NW	Whitehills Dr	1.00 NE
Imperial Cir	0.54 NW	Whitman Dr	0.48 NE
Kensington Rd	0.28 SE	Whittier Dr	0.31 NE
Kenwick Cir	0.43 NW	Wildwood Dr	0.20 SE
Kimberly Dr	0.54 NW	Wintercrest Ln	0.63 NW
Kingswood Dr	0.77 NW	Wintercrest St	0.62 NW
Kipling Blvd	0.62 SW	Wolf Ct	0.57 NE
Kirkwood Rd	0.67 NW	Woodbrook St	0.73 NW
La Salle Gdns	0.55 SW	Woodbrook Village	0.72 NW
Lakeside Dr	0.42 NW	Woodcrest Ln	0.64 NE
Lasalle Blvd	0.56 SW	Woodingham Dr	0.50 NE
Lasalle Ct	0.73 SW	Woodland Dr	0.56 SE
Laurel Ln	0.65 NE	Woodruff Ave	0.45 NW
Lee Blvd	0.50 SW		
Library Ln	0.97 NE		



C-2 General Public Records

EXHIBIT A

LEGAL DESCRIPTION

All that part of Lot No. 31, Plat of Touraine Subdivision, of a part of the West ½ of the Southwest ¼ of Section 12, and a part of the West ½ of the Northeast ¼ of Section 13, Town 4 North, Range 2 West, City of East Lansing, Ingham County, Michigan, lying Westerly of a line drawn Southerly from the most Northerly point of said Lot 31 (said point being a corner thereof common to said Lot 31, and Lots 33, 35 and 29 of said Plat of Touraine) to a point on the Southerly line of said Lot 31, which latter point lies 45.0 feet Westerly from the Southeast corner of said Lot 31; also Lots numbered 32, 33, 34, 35, 36, 37 and 38 of said Plat of Touraine Subdivision, according to the recorded plat thereof, as recorded in Liber 9 of Plats, Page 37, Ingham County Records.

227367
19153-554



APPENDIX D INTERVIEW RECORDS

Interviews were performed before, during and after the assessment of the Property. These interviews were performed to locate available information concerning the environmental status of the Property and area.

The following roster is a non-inclusive list of people interviewed. Only those interviews which provided relevant information are listed below.

Name	Organization
1. Mr. Dan Siettas	Property Facility Systems Manager (517)664-4126
2. Mr. Evert Kramer	Property Manager (517) 664-4113 (517) 202-6385 Cell
3. Administrative Staff	Ingham County- GIS; Planning and Zoning Department
4. Administrative Staff	Ingham County Register of Deeds
5. City of East Lansing Fire Department	FOI request UST
6. Administrative Staff	City of East Lansing Water Department



APPENDIX E CLIENT-PROVIDED DOCUMENTATION

Property Environmental Request

As Of Date: Feb 18, 2009

SECTION I - GENERAL DATA

Report Type: Phase I

Asset Manager: Dan Ornstein Attached are: Legal Description

Portfolio: GCCFC 2005-GG5 Previous Environmental Study

Request Date: 2/18/2009 Narrative portion of any previous Engineering Report

Request Comments:

SECTION II - LOAN DATA

Loan No: M944100111 Loans per Property: 1

Status: Specially Serviced

Borrower: Pointe Investment Partners, LLC

Total Debt:\$ \$6,900,075.76 {Includes principal balance, accrued interest and advances}

Contact Name: Scott Chappelle

Phone: (517) 664-4111

SECTION III - PROPERTY DATA

Property Name: The Pointe Office / Retail Buildings

Address: 1427 & 1429 West Saginaw Street
Lansing, MI 48823

Type: Office Acres: 2.90

Size: SF: 29367.00 Yardstick: Sq Ft

Net Rentable Area: 29,367.00 Measure: 29,367.00

SECTION IV - ENVIRONMENTAL ASSESSMENT

Proposal to be obtained by:

Environmental Consultant	ESA	Asbestos	Lead Paint	Radon	Total Cost

Consultant Selected:

Date Ordered: Due Date:

Contact:

Phone: () Ext: Fax: () Ext:

Total Fees: \$

{including ordering and legal opinion from legal counsel}

Summary Report Description: This report displays the environmental information for a particular property.
Report Name: rptEnvironmentalRequest.
Printed By = LNR\LFernandez.



APPENDIX F OTHER SUPPORTING DOCUMENTATION

Prior Reports



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF**

**POINTE OFFICE & RETAIL BUILDINGS
1427 & 1429 W. SAGINAW STREET
EAST LANSING, MI 48823**

ATC PROJECT NO. 09.75048.0843 - TASK 39001

June 10, 2005

Prepared by:

ATC Associates Inc.
46555 Humboldt Drive, Suite 100
Novi, Michigan 48377
Phone: (248)669-5140
Fax: (248)669-5147

Prepared for:

Mr. Dale Hoskisson
Archon Financial, LP
600 East Las Colinas Boulevard
Suite 450
Irving, Texas 75039

DH

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pointe Office & Retail Buildings
1427 & 1429 W. Saginaw Street
East Lansing, Michigan 48823

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Pointe Office & Retail Buildings
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1.0 EXECUTIVE SUMMARY

At the request of Archon Financial, LP, ATC Associates Inc. (ATC) performed a Phase I Environmental Site Assessment (ESA) of the Pointe Office & Retail Buildings property (herein referred to as the property). The property consists of an irregular-shaped parcel located at 1427 & 1429 W. Saginaw Street in East Lansing, Michigan in an area that is primarily characterized by commercial and residential use. The property consists of a 2.87-acre parcel improved with a 19,546 square-foot office building and 10,656 square-foot multi-tenant retail building that were built in 2004. The current use of the property is commercial retail and office.

The main objective of the ESA was to identify the presence or likely presence, use, or release on the property of hazardous substances or petroleum products as defined in ASTM Practice E 1527 as a *recognized environmental condition*. The ESA also included a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527. Below is a summary of the findings and conclusions of this report:

Records Review

- The first identified property use listings were found in the 1965 city directory and 1966 Sanborn Map as Pick Motor Lodge. The Pick Motor Lodge is listed in the City Directories from 1965 to 1980-81. According to the City Assessor's Office, a portion of the motel was remodeled for office space in 1983. In 2004 the former motel/office building was demolished and the existing property buildings were constructed.
- The majority of the developed adjacent properties are residences that were built between 1927 and 1958. ATC researched the adjacent properties in the 1949/50 City Directory, which listed residences adjacent to the north, east, and south, but found no listings for the area west of the property. The first commercial adjacent property is listed in at 806 Coolidge Road in the 1988/89 Directory as Michigan Livestock.
- No indication of a *recognized environmental condition*, *historical recognized environmental condition*, or *de minimis condition* was noted in connection with the property during the records review.
- ATC's review of the Flood Insurance Rate Map (FIRM) for the City of East Lansing, Michigan, Community Panel Number 260089 0005 B, effective date August 1, 1980 revealed that the property is located in flood-zone C, which is characterized by minimal flooding and is not considered to be within a 100- or 500-year flood plain.
- A copy of the United States Department of the Interior National Inventory (NWI) 1993 Lansing South map was reviewed to determine if there are wetlands located on the property. ATC's review of the NWI map revealed that no wetlands are located on the property.
- ATC's review of published radon data indicates that the property is located in an area classified by the Environmental Protection Agency (EPA) as Zone 2 (average radon concentration is greater than 2.0 pCi/L and less than or equal to 4.0 pCi/L). Additional EPA statistics for Ingham County report results for five short-term tests; 100% were below 4.0 pCi/L. Based on this information and the

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pointe Office & Retail Buildings

1427 & 1429 W. Saginaw Street

East Lansing, Michigan 48823

commercial usage of the property improvements, no additional investigation is recommended at this time.

Site Reconnaissance

- Based on the results of interviews, document reviews and physical observations, ATC found no evidence indicating potential mold impact at the property.
- ATC confirmed that the municipally supplied water meets or exceeds all drinking water standards, including those for lead.
- No indication of a *recognized environmental condition, historical recognized environmental condition, or de minimis condition* was visually or physically observed on the property during the reconnaissance.

Environmental Sampling

- Based on the commercial use and construction dates, no samples of any kind were collected or analyzed as part of this assessment.

2.0 RECOMMENDATIONS

Based on information collected from the ESA, ATC offers no recommendations for further action.

3.0 INTRODUCTION

This report documents the findings, opinions and conclusions of a Phase I ESA of the Pointe Office and Retail Buildings Parcel located at 1427 & 1429 W. Saginaw Street in East Lansing, Ingham County, Michigan.

3.1 Purpose

The purpose of this ESA was to identify *recognized environmental conditions* and certain potential environmental conditions outside the scope of ASTM Practice E 1527 in connection with the property at the time of the site reconnaissance.

3.2 Scope

This ESA was conducted in accordance with the ASTM Standard Practice E 1527, consistent with a level of care and skill ordinarily practiced by the consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or deviations to ASTM Practice E 1527 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- History of the uses of the property, adjoining properties and surrounding area through a review of referenced sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Current property uses and conditions including observations and interviews regarding: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products and hazardous, regulated, or medical wastes; equipment that is known or likely to contain PCBs; storage tanks and drums; wells, drains and sumps; and pits, ponds or lagoons.
- Uses of adjoining and surrounding area properties and the likelihood of known or suspected releases of hazardous substances or petroleum products to migrate into the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.

The scope of the assessment also included consideration of the following potential environmental conditions that are beyond the scope of ASTM Practice E 1527:

- Asbestos-containing material (ACM), consisting of providing an opinion on the potential for the presence of ACM based on the construction date of buildings on the property and visual observation of the condition of suspect ACM.
- Radon, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the property.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pointe Office & Retail Buildings

1427 & 1429 W. Saginaw Street

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- Lead in drinking water, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the property meets or exceeds drinking water standards for lead.
- Lead-based paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the property and visual observation of the condition of suspect LBP.
- Wetlands, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the property is identified as having a wetland.
- Mold screening to report conditions that indicate a potential detrimental effect on the conditions at the property identified by limited interview, document review and physical observation and to provide an opinion on whether an identified condition warrants further investigation. The interview was limited to one knowledgeable person from property management or engineering staff. The document review was limited to only those relevant documents provided to ATC in a timely manner. The physical observations were limited to certain Heating Ventilation and Air Conditioning (HVAC) system areas and other representative building areas likely to become subject to water damage, plumbing leaks, and flooding. Unless noted otherwise herein, ATC observed the HVAC equipment room(s) and accessible mechanical rooms and, in buildings with package units in the ceiling, at least one unit per floor. Also, unless noted otherwise, ATC observed accessible areas of the basement (or lowest level), the top floor, the roof (including any penthouse areas) and at least one mid-level floor (if applicable). For multi-story buildings, the total number of floors observed (inclusive of those already mentioned) was intended to be at least 10% of the total number of floors (if accessible). For hotel and multi-family buildings, ATC targeted the lowest and highest levels and roof as described above and at least 10% of units, including one per floor if available. The Mold Screening did not include destructive methods of observation. No sampling or laboratory analysis for mold was conducted.

3.3 Assumptions, Limitations and Exceptions

ATC has prepared this Phase I ESA using reasonable efforts to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the property. Findings within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions implied by surface observations or historical sources and can be most reliably evaluated through intrusive techniques that were beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. ATC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pointe Office & Retail Buildings
1427 & 1429 W. Saginaw Street
East Lansing, Michigan 48823

stated in this report, ATC is not responsible for consequences or conditions arising from facts that were not fully disclosed to ATC during the assessment.

An independent data research company provided the government agency database referenced in this report. Surrounding area properties were listed within specific approximate minimum search distances intended to meet the requirements of ASTM Practice E 1527. The information in the government agency database was assumed to be correct and complete unless obviously contradicted by ATC's observations or other credible referenced sources reviewed during the assessment.

Reasonable efforts were made to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These methods may not identify subsurface equipment or evidence hidden from view by things such as, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations based on findings that are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors generally considered inherent in performing an ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report.

The Mold Screening service as described herein was limited in scope and by the time and cost considerations inherent in performing a Phase I ESA. No method can guarantee that a hazard will be discovered if contamination or other evidence of the hazard is not encountered within the performance of the Screening as authorized and that conclusions must of necessity be extrapolated from limited information and discrete, non-continuous data points. The Screening did not include destructive methods of observation and no sampling or laboratory analyses were conducted. Unidentified indoor air quality, mold or other microbial conditions may exist on the property.

ATC is not a professional title insurance or land surveyor firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

3.4 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by, Archon Financial, LP, Goldman Sachs & Co., Goldman Sachs Mortgage Company or any of its affiliates and the agents and advisors, initial and subsequent holders from time to time of any debt and/or debt or other securities secured, directly or indirectly, by any interest in any such debt, and indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt or other securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

In addition, this report or a reference to this report, may be included or quoted in any offering circular, registration statement, prospectus or sales brochure (in either electronic or hard copy format) in connection with a securitization or transaction involving such debt and/or debt or other securities.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pointe Office & Retail Buildings
1427 & 1429 W. Saginaw Street
East Lansing, Michigan 48823

Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within the authorized scope of the assessment.

ATC makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either express or implied. Unless otherwise agreed upon in writing by ATC and a third party, ATC's liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a maximum of \$100,000.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The property address is 1427 & 1429 W. Saginaw Street, East Lansing, Ingham County, Michigan 48823. Site Photographs are provided in Appendix A and a Site Vicinity Map is located in Appendix B. According to information obtained from the East Lansing City Offices (ELCO), the property currently has a commercial zoning designation. Copies of the legal land description, as well as additional pertinent information obtained from the East Lansing Assessor's Department (ELAD) are included in Appendix D.

4.2 Surrounding Area General Characteristics

The property is located in an area that is characterized by commercial businesses, residential properties and roadways. The topography in the vicinity of the property primarily declines to the south.

4.3 Current Use of the Property

The property building is occupied by retail and commercial businesses. The remainder of the property consists of paved parking and landscaped areas. Tenants observed during the reconnaissance include Terra Management (the property management company), Fifth Third Bank, and a vacant unit at 1427 W. Saginaw Street; and Beaner's Coffee Shop, Salon Meridian, and a vacant unit at 1429 W. Saginaw Street. These tenants use their respective units for retail sales and/or other commercial office-type purposes that do not involve the use, storage, treatment or disposal of hazardous substances or petroleum products.

4.4 Description of Property Improvements

The property is improved with a two story multi-tenant building, a single story multi-tenant building, and associated asphalt-paved parking lot as described below.

PROPERTY IMPROVEMENTS	
Size of Property (approximate)	Approximately 2.87 acres
General Topography of Property	The property is located on a relatively flat parcel that generally slopes to the south. The northwest portion of the property slightly slopes to the north.
Adjoining and/or Access/Egress Roads	Vehicular property access is via W. Saginaw Road from the north and Coolidge Road from the west.
Paved or Concrete Areas (including parking)	The property is improved with asphalt-paved parking areas to the north, east and south around 1427 W. Saginaw Street and also an asphalt-paved car port for drive-through banking on the west side of the building. Additional asphalt-paved parking areas are to the east, south, and west around 1429 W. Saginaw Street. The parking lots for the two buildings are connected. Concrete walkways are present for pedestrian use along the north side of 1427 W. Saginaw Street and along the north and west side of 1429 W. Saginaw Street. Concrete curbing separates the landscaped areas from the asphalt-paved parking lots. The dumpster area is concrete.
Unimproved Areas	None

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PROPERTY IMPROVEMENTS	
Landscaped Areas	Landscaped areas are along the north portion of the property between the concrete sidewalk and W. Saginaw Street, between west Coolidge Road and the concrete sidewalks, east of the 1427 W. Saginaw Street building, north of 1429 W. Saginaw Street building, and along the south perimeter of the property.
Surface Water	None
Potable Water Source	City of East Lansing
Sanitary Sewer Utility	City of East Lansing
Storm Sewer Utility	City of East Lansing
Electrical Utility	DTE Energy
Natural Gas Utility	DTE Energy
Current Occupancy Status	Each property building contains three units; two units in each property building are leased.
Unoccupied Buildings/Spaces/Structures	One first floor unit in the 1427 W. Saginaw Street building and one unit in the 1429 W. Saginaw Street building are presently vacant.
Number of Occupied Buildings	2
General Building Description	The building is presently occupied by retail businesses and commercial offices.
Number of Floors	1427 W. Saginaw Street – 2 stories, no basement 1429 W. Saginaw Street – 1 story, no basement
Total Square Feet of Space (approximate)	30,202 square feet
Construction Completion Date (year)	The property building was constructed in 2004.
Construction Type	Both buildings are constructed of masonry and steel situated upon a slab-on-grade concrete foundation, with a steel roof design and covered with asphalt shingles.
Interior Finishes Description	Interior finish materials noted during the property inspection include concrete floors, ceramic tile, carpet, drywall with joint compound, drop-in acoustic ceiling tiles, paint, wood, glass, laminates, and metal. Interior illumination is provided by fluorescent and incandescent lighting.
Exterior Finishes Description	Exterior finish materials noted during the property inspection included brick, metal, concrete, & glass.
Cooling System Type	Package heating and cooling system, roof mounted
Heating System Type	Package heating and cooling system, roof mounted
Emergency Power	None identified.

4.5 Current Uses of Adjoining Properties

Current uses of the adjoining properties were observed to be as follows:

- North –** The property is bordered on the north by W. Saginaw Street with Landlubbers Restaurant, Black Law Offices, and two residential properties beyond.
- Northeast -** The property is bordered on the northeast by the intersection of W. Saginaw Street and Cowley Avenue with a residential property beyond.
- East –** The property is bordered on the east by one undeveloped lot and Cowley Avenue with two residential properties beyond.

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- South** – The property is bordered on the south by two residential properties and two undeveloped lots, and Grand River Avenue with Hillcrest Village Apartments beyond.
- Southwest** – The property is bordered on the southwest by the intersection of Coolidge Road and Grand River Avenue with an undeveloped property beyond.
- West** – The property is bordered on the west by Coolidge Road and land occupied by Adams Outdoor Advertising (billboards) beyond.
- Northwest** – The property is bordered on the northwest by Coolidge Road and W. Saginaw Road intersection with Walgreen's beyond.

None of the occupants of the adjoining properties are likely to involve the significant use, storage, or disposal of hazardous substances or petroleum products, and therefore, no further investigation is warranted.

5.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by Archon Financial, LP with regard to the ESA. Documentation may be found in Appendix J or where referenced in this report.

5.1 Title Records

Archon Financial, LP provided no title records information.

5.2 Environmental Liens or Activity and Use Limitations

Archon Financial, LP provided no information regarding property environmental liens or activity and use limitations.

5.3 Specialized Knowledge

Archon Financial, LP provided no specialized knowledge regarding *recognized environmental conditions* associated with the property.

5.4 Valuation Reduction for Environmental Issues

Archon Financial, LP provided no information regarding valuation reduction for environmental issues associated with the property.

5.5 Owner, Property Manager and Occupant Information

Archon Financial, LP provided the name and phone number of a site contact for property access and a property detail sheet that included limited building construction details.

5.6 Reason for Performing Phase I ESA

Archon Financial, LP has indicated that the reason for performing this Phase I ESA relates to the proposed issuance of a loan.

5.7 Other User Provided Documents

ATC was not provided with copies of any reports that document previous environmental investigations of the property, nor was the existence of such reports discovered during the performance of this Phase I ESA, except for those reported by the property owner (Section 6.3.9).

6.0 RECORDS REVIEW

6.1 Standard Environmental Records

- The regulatory agency database report discussed in this section, provided by Environmental Data Resources, Inc., (EDR), was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as a being within the approximate minimum search distance from the property based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section.

The following is a summary of the findings of the database review:

SUMMARY OF FEDERAL & STATE AGENCY DATABASE FINDINGS			
Regulatory Database	Approx. Minimum Search Distance	Property Listed?	# Sites Listed
Federal National Priority List (NPL)	1 mile	No	0
Federal CERCLIS list	½ mile	No	0
Federal CERCLIS NFRAP	Property & Adjoining	No	0
Federal RCRA CORRACTS	1 mile	No	0
Federal RCRA non- CORRACTS TSD	½ mile	No	0
Federal RCRA Generators	Property & Adjoining	No	0
Federal ERNS list	Property	No	0
State-equivalent NPL (SHWS)	1 mile	No	0
State-equivalent CERCLIS	½ mile	No	0
State Landfill or Solid Waste Disposal sites	½ mile	No	0
State Leaking Underground Storage Tanks (LUST)	½ mile	No	4
State Registered Underground Storage Tanks (UST)	Property & Adjoining	No	0

6.1.1 Federal Agency Database Findings

EDR did not identify any sites within the referenced search radii on the federal regulatory agency databases that were reviewed.

6.1.2 State Agency Database Findings

EDR identified four LUST sites. Three of the sites are greater than 850 feet west southwest from the property and the other LUST site is greater than 870 feet west from the property. Based on distance, topography, assumed groundwater gradient, and/or current regulatory status, none of the sites listed in the state agency databases are considered to represent a likely past, present or material threat of release on the property.

6.1.3 Local Environmental Records Sources

Local Health Department

ATC contacted the Ingham County Health Department (ICHHD) requesting information regarding water wells, septic systems, and other potential environmental concerns associated with the property. No such records were on file for the property.

Fire Department

ATC contacted the East Lansing Fire Department (ELFD) regarding information on underground storage tanks, aboveground storage tanks, reported spills/releases, fire responses, or calls of an environmental nature concerning the property. No such records were on file for the property.

Department of Planning and Zoning

According to the City of East Lansing Zoning Department, the property has a commercial zoning designation.

Water Utility

ATC spoke with a representative (Mr. Greg Hines) of the East Lansing Public Works Department (ELPWD) who confirmed that the property is connected to the City of East Lansing potable water system. The property was connected to the existing water supply in 2004. The former Pick Motor Lodge was also connected to the municipal water supply; however the main connection would have been relocated for the existing building. Mr. Hines stated the Pick Motor Lodge had municipal water for at least 34 years. ELPWD does not have any records of water wells for the property. Mr. Hines reported that the potable water supply exceeds all drinking water standards and is not tested for lead since the municipal water pipes and/or ducts consist of copper, ductile iron, or cast iron.

Sewer Utility

The representative of the ELPWD also confirmed that the property is connected to the City of East Lansing combined sanitary and storm sewage system. The City of East Lansing maintains the combined sewer system. As with the municipal water supply, the existing building was connected to the combined sewer system in 2004. The former Pick Motor Lodge would also have been connected to the municipal combined sewer system. ELPWD did not have any records of septic tanks for the property. There were no problems relating to the combined storm and sanitary sewer system identified during this assessment.

Building Department

ATC requested information pertaining to the property from the East Lansing Building Department (ELBD). The building department reported the available building records were available from the on-line service. No building records were available for the former Pick Motor Lodge. The date the building permits were issued, expired or finalized were available for the 2004 building. A list of applicable permits is available in Appendix D.

Electrical Utility Company

According to Mr. Scott Chappelle, principal of Pointe Investment Partners, LLC, and owner of property, DTE Energy provides electricity to the property. ATC observed three liquid-cooled electrical transformers on the property. These units are owned and maintained by DTE Energy. ATC's visual inspection of these units did not reveal obvious indications of a material release.

6.2 Physical Setting Sources

6.2.1 Topography

The property is located on a relatively flat parcel that generally slopes to the south. The northwest portion of the property slightly slopes to the north. ATC's review of the 1965 United States Department of Interior Geological Survey's (USGS') 7.5 minute Lansing South, Michigan Quadrangle photorevised in 1973, indicates that the property is approximately 870 feet above mean sea level. A copy of the topographic map is included in Appendix B.

6.2.2 Geology

The State of Michigan Department of Natural Resources' 1987 Bedrock Geology of Michigan indicates that the bedrock in the vicinity of the property consists of Saginaw Formation of the Pottsville Series, Pennsylvania System. According to the *Quaternary Geology of Southern Michigan* (Farrand and Bell), regional geology consists of medium textured glacial fill gray, grayish brown or reddish brown, nonsorted glacial debris. This matrix is dominantly loam and silt loam texture, with variable amounts of cobbles and boulders. The matrix occurs as ground moraine, till plain or undifferentiated ground moraine-end moraine complexes and includes small areas of coarser or finer-textured tills as well as small areas of outwash.

6.2.3 Soils

The United States Department of Agriculture's (USDA's) 1979 Soil Survey of Ingham County, Michigan includes the property in the Urban Land-Marlette-Capac association which is characterized by urban land and nearly level to hilly, well drained to somewhat poorly drained loamy soils. Urban land is characterized by land covered with streets, parking lots, buildings, and other structures that so obscure or alter the soils that identification of the soil is not feasible. ATC did not obtain any other information about the property's soils during the course of the Phase I ESA.

6.2.4 Hydrology

Due to the absence of on-site groundwater monitor wells, ATC was unable to obtain information regarding the depth to groundwater or the groundwater flow direction beneath the property. Regional groundwater flow direction generally coincides with regional topographical gradient, as influenced by surface water features. The topography of the area immediately surrounding the property declines to the south. The nearest surface water is the Red Cedar River flowing west, approximately 3,750 feet south of the property at its closest point. Therefore, the inferred groundwater flow direction is the southwest, with potential influence from the Red Cedar River. ATC did not obtain any additional information concerning the hydrology of the property during the course of this investigation.

6.2.5 Other Physical Setting Sources

Flood Plain Map

ATC reviewed the 1980 U.S. Department of Housing and Urban Development's Flood Insurance Rate Map (FIRM) for the City of East Lansing, Michigan, Community Panel Number 260089 0005 B, effective date August 1, 1980. ATC's review revealed that the property is located in the flood-zone C, which is characterized by minimal flooding and not considered to be within a 100- or 500-year flood plain. A copy of the flood plan map was not available.

Wetlands Map

A copy of the United States Department of the Interior National Inventory (NWI) 1993 Lansing South map was reviewed to determine if there are wetlands located on the property. ATC's review of the NWI map revealed that no wetlands are located on the property. A copy of the wetlands map was not available.

6.3 Historical Use Information

The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

HISTORICAL USE SUMMARY				
Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
Prior to 1937	unimproved property	unimproved land and sparse residential properties	aerial photographs	none
1937-1960	unimproved property	unimproved land, residential properties and an apartment complex	aerial photographs, address directories	City assessor reports former motel at the property was constructed circa 1959.
1961-1980	Motor lodge	unimproved land, residential properties and an apartment complex	aerial photographs, Sanborn maps, address directories	none
1981 to present	Motor lodge, and existing retail commercial structures	unimproved land, residential properties, an apartment complex, and commercial properties	aerial photographs, address directories, interviews	none

6.3.1 Aerial Photographs

ATC reviewed available aerial photographs of the property and surrounding areas obtained from EDR. Available photographs ranged from 1938 to 1993. The following are descriptions and interpretations from the aerial photograph review.

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AERIAL PHOTOGRAPH SUMMARY		
Year	Scale	Comments
1938	1 inch = 555.6 feet	Property: appears as unimproved land. Surrounding Area: appears primarily as unimproved land with sparse residential lots east and south of the property.
1950	1 inch = 555.6 feet	Property: appears as primarily unimproved land with scarified land on the northwest quarter of the property. Surrounding Area: appears with residential properties north beyond W. Saginaw Street and an increase of residential properties to the east beyond Crowley Avenue and south of the property. Also, there appears to be an apartment complex south beyond Grand River Avenue. The remaining adjoining properties appear unimproved.
1963	1 inch = 555.6 feet	Property: appears to have a large irregular-shaped building located on the eastern portion of the property and a rectangular structure located on the southwest portion of the property. Refer to 6.3.2 for identification of the structure as a swimming pool. Surrounding Area: the north, east and south properties appear similarly to the 1950 photograph; the west adjacent property beyond Coolidge Road appears undeveloped; and the northwest adjacent property beyond the intersection of W. Saginaw Street and Coolidge Road appears improved with a commercial building
1970 & 1981*	1 inch = 666.7 feet 1 inch = 666.7 feet	Property: appears similarly to the 1963 photograph. Surrounding Area: appears similarly to the 1963 photograph, except the northwest adjacent property beyond the intersection of W. Saginaw Street and Coolidge Road appears to have a driveway surrounding the commercial building.
1993	1 inch = 666.7 feet	Property: appears to have had the building renovated by removing the west half of the building and the former swimming pool has been removed and appears as undeveloped property. Surrounding Area: appears similarly to the 1970 aerial photograph.

* Due to high reconnaissance and poor quality of aerial photographs, they were useful for limited interpretation only.

There were no *recognized environmental conditions* identified during the review of aerial photography. Copies of the 1938 and 1993 aerial photographs are included in Appendix E.

6.3.2 Fire Insurance Maps

ATC reviewed available Sanborn Maps of the property and surrounding areas obtained from EDR. Available maps ranged from 1951 to 1966. The following are descriptions and interpretations from the aerial photograph review.

1951 Sanborn Map: The property is depicted as seven and a half undeveloped individual lots. To the north beyond W. Saginaw Street, east beyond Crowley Avenue, and south of the property are residential lots sparsely dispersed through undeveloped lots. Hillcrest Village Apartment is observed south beyond Grand River Avenue. There was no coverage to the northwest.

1953 Sanborn Map: The property and surrounding properties appear similarly to the 1951 map, except the undeveloped lot on the northeast adjacent corner of Saginaw and Coolidge Road, depicted on the 1951 map, is shown improved with a residence.

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1966 Sanborn Map: Pick Motor Lodge is depicted at the property consisting of a two-story building constructed of concrete block with concrete floors. A swimming pool is depicted at the southwest corner of the property. The surrounding properties appear similarly to the 1953 map, except more of the unimproved lots are improved with residential structures. There was no coverage to the northwest.

There were no *recognized environmental conditions* identified during the review of Sanborn Maps. A copy of the Sanborn maps is included in the Appendix D.

6.3.3 Property Tax Files

ATC reviewed available tax files at the East Lansing Assessors Department (ELAD) for historical ownership information on the property. According to Mr. Bob Johnson, City Assessor, the property was formerly owned by Albert Pick and referred to the Pick Motor Lodge. Mr. Johnson reported the former Pick Motor Lodge was built circa 1959. The hotel was renovated circa 1983 for an office building, and was later demolished in 2004 when the existing building was constructed. The property's parcel number is identified as 33-20-01-12-309-008. The current property owner was identified as Pointe Investment Partners, LLC.

The north adjacent property at 806 Coolidge was improved with a commercial structure in 1969. The north adjacent properties at 1402 and 1422 W. Saginaw St. were improved with a residential and commercial structure, respectively, in 1941; the northeast adjacent residence at 922 Cowley was constructed in 1947; the east adjacent residences at 852 and 862 Cowley were constructed in 1927 and 1958, respectively; the southeast adjacent residences at 731 and 745 Touraine were constructed in 1954 and 1929, respectively; the south adjacent Hill Crest Village apartments were constructed in 1937; and the northwest adjacent property at 3435 E. Saginaw was improved with the current building in 2000.

The review of tax files did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area.

6.3.4 Land Title Records

The acquisition of land title records was not required by the scope of work for the ESA.

6.3.5 Historical USGS Topographic Quadrangles

ATC reviewed the available 1965, USGS Lansing South Topographic Quadrangle, photorevised in 1973 for information regarding past uses of the property. The property appeared as a general built up urban area prior to 1965. ATC did not identify past uses indicating *recognized environmental conditions* at the property or the surrounding area from the topographic map illustrations. The referenced topographic map is included in Appendix B.

6.3.6 City Directories

Research regarding the availability of historical address directories was conducted by ATC at the State of Michigan Library. ATC also reviewed historical city directory listings that included research in approximate 5 year intervals between the years of 1949 and 2004. The following provides a summary of ATC's review.

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Property

The property was listed in the city directories from 1965 to 1980/81 as Pick Motor Lodge or the Albert Pick Motel. A private listing (David Eric) at 1427 W. Saginaw Street was listed in the 2004 Directory and three other private residential addresses were listed for the property at 1411, 1415, and 1417 W. Saginaw Street from 1985/86 through 2000/01. Other supporting documentation including Sanborn Maps, aerial photographs, and interviews with East Lansing Assessor's Department or the owner of the property did not confirm this historical development for the property addresses. ATC notes it is possible that these are former addresses associated with the motel after it was renovated into offices in 1983 (Refer to Section 6.3.3), that they were mistakenly entered as addresses for W. Saginaw, instead of E. Saginaw or that the numbering strategy of the street may have been modified over the years

Adjacent Properties

The first adjacent property listings were identified in 1949 directories as residential property. The first adjacent property listed, as a commercial property was 806 Coolidge, located north of the western portion of the property as Michigan Livestock Exchange. The majority of the adjacent properties were identified as residential listings.

A complete summary of the City Directories research may be found in Appendix D. There were no *recognized environmental conditions* identified during the review of city directories.

6.3.7 Building Department Records

ATC requested information pertaining to the property from the East Lansing Building Department (ELBD). The building department reported the available building records are available from the on-line service. No building records were available for the former Pick Motor Lodge. Building permits were listed for the 2004 property buildings. A list of applicable permits is presented in Appendix D.

6.3.8 Zoning/Land Use Records

ATC attempted to review available historical zoning/land use records at the East Lansing Zoning Department (ELZD) for information regarding past uses of the property and surrounding area. No historical use information was available.

6.3.9 Prior Reports

A previous Phase I ESA was conducted in 2004. According to Mr. Chappelle, no recognized environmental conditions were found. ATC was not provided a copy of this report to review.

7.0 SITE RECONNAISSANCE

The site reconnaissance was conducted by Ms. Catherine Gibbons, ATC Associates Inc., Staff Scientist, on May 5, 2005. ATC was accompanied by Ms. Sheila Kniffin, receptionist of Terra Management (the management company of the building) during the reconnaissance of the interior of the buildings. Ms. Gibbons was unaccompanied during the reconnaissance of the exterior of the building. The following is a summary of visual and/or physical observations of the property on the day of the site visit. Photographs can be found in Appendix A.

7.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of: the property and improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the property. Unimproved portions of the property (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors (if any) were observed along the perimeter from the ground, unless described otherwise. Building interiors (if any) were observed as they were made safely accessible, unless described otherwise.

ATC inspected a vacant non-finished suite (1st floor), Fifth Third Bank (1st Floor), and Terra Management (2nd Floor) of the 1427 W. Saginaw Street building and Beaner's Coffee Shop, Salon Meridian, and a vacant non-finished suite of the 1429 W. Saginaw Street building. Weather conditions at the time of the reconnaissance included sunny skies and an approximate temperature of 60°F. The aforementioned weather conditions did not limit ATC's ability to conduct the site reconnaissance. The roof of either building was not accessible or inspected during this assessment. Due to lack of accessibility (no keys) ATC was unable inspect the locked elevator equipment room in 1427 W. Saginaw Street.

7.2 Hazardous Substance Use/Storage

Other than retail-sized containers of routine cleaning products and maintenance supplies, ATC did not observe the use or storage of hazardous substances on the property, except for one 5-gallon plastic bucket of ceramic tile sealant in the second floor mechanical room of 1427 W. Saginaw Street, and small quantities (quart-sized) of acetone-containing products used in the Salon Meridian (a nail salon) and four 5-gallon buckets of floor adhesive in the vacant suite of 1429 W. Saginaw Street. No chemical mismanagement concerns were identified.

7.3 Storage Tanks

ATC did not observe evidence of storage tanks (aboveground or underground) on the property.

7.4 Other Petroleum Products

ATC did not observe the use, storage, or disposal of other petroleum products on the property.

7.5 Polychlorinated Biphenyls (PCBs)

ATC inspected the property for the presence of equipment that is suspect for PCB-content (e.g., pre-1979 fluorescent light ballasts and electric transformers). ATC observed three pad-mounted electric transformers located on the property building, one to the south of 1427 W. Saginaw Street and two located between the two buildings. The units (owned and maintained by DTE Energy) appeared to be in good condition. None of the units were labeled. One unit had a label affixed to its exterior cover that indicated it was a non-PCB transformer. The other units were not labeled. As their owner, DTE Energy is responsible for testing their units for PCB-content, responding to any material releases from their transformers, and, in the event of a release, returning the condition of the real estate surrounding the transformer to its pre-release condition. Accordingly, further evaluation of the transformer is not deemed necessary at this time.

Although an inspection of the on-site light ballasts for indications of PCB-content was beyond the scope of work for this Phase I ESA, it is unlikely that the on-site fluorescent light ballasts were manufactured prior to 1979 based on the 2004 construction date of the property building. ATC did not observe any evidence of a material release from the on-site light fixtures and associated ballasts. Nevertheless, ATC recommends that leaking ballasts identified in the future and/or ballasts that are removed for renovation, maintenance, or disposal be inspected for indications of PCB-content. Any ballast that does not bear a label indicating that it is PCB-free should be disposed in accordance with applicable regulations.

A 2,500 pound Kone hydraulic passenger elevator (serial number 42550) is located in the main lobby of 1427 W. Saginaw Street building. Maintenance records indicate that the elevator has not been serviced within the last three months, since it was installed. The service maintenance company contract is with Kone. ATC was not able to inspect the elevator room since the key was not located; however, no releases were reported in the elevator room. Based on its age (2005), the elevator is not expected to utilize PCB-containing oils. Therefore, based on the above information, further evaluation of the elevator is not deemed necessary at this time.

7.6 Unidentified Substance Containers

ATC did not observe the presence of unidentified substance containers on the property.

7.7 Waste Generation, Storage and Disposal

Non-hazardous solid waste materials (office trash, waste paper, packaging debris, etc.) generated on the property by routine business operations are stored in solid waste dumpsters located between the two buildings, near the south portion of the property, prior to their routine removal from the property by Granger. The tenant operations do not produce any wastes other than regular municipal solid waste and sanitary sewer (to municipal lines).

7.8 Waste Pits, Ponds and Lagoons

ATC did not observe evidence of waste pits, ponds, or lagoons on the property.

7.9 Sumps

ATC did not observe evidence of sumps on the property.

7.10 Septic Systems

ATC did not observe evidence of a septic system on the property.

7.11 Storm Water Management System

Storm water that falls on the surface level asphalt and concrete-paved parking areas and drives is discharged via storm sewer inlets in the parking areas directly to the municipal storm sewer system. Waste water from the building is discharged below-grade to underground piping connected to the municipal sanitary sewer system. ATC did not observe any odors, signs of corrosion, or stressed vegetation on the property.

7.12 Wells

ATC did not observe evidence of water wells on the property.

7.13 Mold Screening

ATC conducted a screening survey for mold conditions at the property. The screening consisted of limited interviews, document review, and physical observation. ATC interviewed the personnel for each representative tenant that was available regarding potential mold conditions at the property. None of the interviewees were aware of any previous mold issues or investigations on the property. ATC requested documentation regarding current or historic mold conditions at the property. No documentation was provided to ATC for review and none is expected to exist.

ATC conducted a physical observation of certain HVAC system areas and other representative building areas as described in Section 3.2 during the reconnaissance. ATC was unescorted during the exterior property inspection. The following building areas were excluded from the physical observation:

- The roofs of either building were not inspected due to access limitations.
- The first floor elevator room in 1427 W. Saginaw Street was locked, and therefore, not inspected.

Based on the results of interviews, document review and physical observation, ATC found no evidence indicating potential mold impact at the property.

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8.0 INTERVIEWS

8.1 Interview Summary

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the property:

INTERVIEW SUMMARY				
Role	Name	Title/Company	Years Assoc. With Property	Interview Type
Occupant	Ms. Sheila Kniffin	Receptionist, Terra Management, receptionist	<1	In person
Occupant	Mr. Scott Chappelle	Principle, Pointe Investment Partners, LLC	2	Telephone
Occupant	Ms. Trina Pulver, manager	Manager, Fifth Third Bank	<1	In person
Occupant	Mr. Sinan Musulluoglu	Manager, Beaner's Coffee Shop	<1	In person
Occupant	Ms. Theresa Byrem	Owner, Salon Meridian	<1	In person
Local Government Representative	Mr. Bob Johnson	Assessor, East Lansing Assessing Department	n/a	In person
Local Government Representative	Mr. Greg Hines	East Lansing Department of Public Works	n/a	Telephone
Local Government Representative	n/a	East Lansing Zoning Department	n/a	Telephone
Local Government Representative	n/a	East Lansing Building Department	n/a	Telephone
Local Fire Department	Mr. Bob Pratt	Fire Marshal, East Lansing Fire Department	n/a	Facsimile
Local Health Department Representative	Ms. Carmina Merz	Ingham County Health Department	n/a	Facsimile

Pertinent information from the interviews is discussed in applicable sections of this report with details documented on Record of Communication forms in Appendix L.

9.0 ENVIRONMENTAL SAMPLING

9.1 Asbestos-Containing Material (ACM)

Based on the 2004 construction date of the property improvements, an ACM screening survey was not conducted as part of this ESA. Suspect non-friable materials such as mastics and roofing should be properly assessed prior to disturbance from construction or maintenance activities. All such building materials and finishes were noted to be in good condition at the time of the site visit.

9.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

ATC's review of published radon data indicates that the property is located in an area classified by the Environmental Protection Agency (EPA) as Zone 2 (average radon concentration is greater than 2.0 pCi/L and less than or equal to 4.0 pCi/L). Additional EPA statistics for Ingham County report results for five short-term tests; 100% were below 4.0 pCi/L. Based on this information and the commercial usage of the property improvements, no additional investigation is recommended at this time.

9.3 Lead in Drinking Water

ATC confirmed with the East Lansing Public Works Department (ELPWD) that the municipally supplied water meets or exceeds all drinking water standards, including those for lead. Mr. Greg Hines of the ELPWD reported East Lansing does not test for lead, since the municipal pipes and ducts consist of copper, ductile iron, or cast iron. Based on the above information indicating that the water supplied to the property is from the municipality, and the construction date of the property buildings (2004) lead in drinking water testing was not conducted for this ESA.

9.4 Lead-Based Paint (LBP)

Based on the commercial use of the property and the construction date of the property buildings (2004), LBP was not addressed for this ESA.

10.0 FINDINGS AND OPINIONS

The following summarizes known or suspected environmental conditions in connection with the property based on information collected during the ESA. For each condition, ATC provides an opinion of the impact on the property based on an evaluation of the results of record reviews, site reconnaissance and environmental sampling issues as discussed in this report. ATC also provides a conclusion and rationale regarding whether or not an environmental condition is a *recognized environmental condition*.

The findings of this ESA revealed no environmental conditions that might be considered representative of a recognized environmental condition, an historical recognized environmental condition or a de minimis condition at the property.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pointe Office & Retail Buildings
1427 & 1429 W. Saginaw Street
East Lansing, Michigan 48823

11.0 CONCLUSIONS

ATC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the Pointe Office & Retail Buildings at 1427 & 1429 W. Saginaw Street in East Lansing, Michigan. Any exceptions to, or deletions from, this practice are described in Section 3.2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

ATC has performed a Phase I ESA of the Pointe Office & Retail Buildings, located at 1427 & 1429 W. Saginaw Street in East Lansing, Michigan (the property). The scope of the ESA was consistent with ASTM Practice E 1527. Resumes for the following environmental professionals are included in Appendix I.

ATC ASSOCIATES INC.



Catherine Gibbons, CHMM
Staff Scientist



Susan Cook
Phase I Project Manager

cc: Ms. Deborah Daniel – ATC National Accounts Manager



**RADON RESULTS
(No samples taken)**



ASBESTOS RESULTS
(No samples taken)



**LEAD-BASED PAINT RESULTS
(No samples taken)**



**APPENDIX G QUALIFICATIONS OF ENVIRONMENTAL
PROFESSIONALS**



NEALON D. SMITH, MSPH, JD
Principal

BS Colorado College
MSPH University of North Carolina-Chapel Hill
JD Boston University School of Law

Twenty-three years of experience in environmental law, real estate due diligence, indoor air quality, industrial hygiene, environmental consulting and remedial contracting. Recognized as an expert in asbestos management and the performance of portfolio due diligence assessments. Proficient in Phase I, Phase II, regulatory issues, NEPA assessments and regulatory compliance audits. Indoor air quality experience includes asbestos, mold, formaldehyde and lead

MICHAEL J. MCGINN
Principal

BS Northern Illinois University
MS Northern Illinois University

Twenty years of environmental, safety and construction experience. Estimating and project management experience in remedial construction and environmental clean-up totaling over \$50,000,000. Extensive remedial management experience on projects involving asbestos, USTs, groundwater and soil contaminated with PCBs, lead, solvents and hydrocarbons. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

KEVIN A. MUELLER, PE
Vice President

BS University of Illinois

Twenty-one years of experience in construction and environmental consulting. Civil construction experience includes concrete and steel structure assessment. Environmental experience includes Phase I and II assessments as well as surveys for asbestos, lead-based paint, PCBs, radon and drinking water quality. Proficient in due diligence assessments under Fannie Mae, Freddie Mac and Conduit formats.

JOSEPH B. DONALDSON, RA
Senior Architect

BA Texas Tech University

Registered Professional Architect with twelve years of experience. Design and construction management experience includes owner's representative, program management, and pre-construction design reviews. Facile with Fannie Mae, Freddie Mac and Conduit requirements. Proficient in pre-construction design review, physical needs, project condition and environmental assessments including asbestos, lead paint, mold, radon and drinking water quality sampling.

STEPHEN SHEPPARD
Senior Project Engineer

BS Bob Jones University

Sixteen years of experience in environmental chemistry, cost-to-cure estimating and remedial construction management. Proficient in property condition reports, physical needs analyses, environmental assessments and estimating construction and environmental remedial costs. Phase II experience includes regulatory compliance and risk assessments of dry cleaners and petroleum releases. Experienced in developing project time and cost-to-cure estimates for construction defects, immediate needs and remediation of soil and groundwater contamination.



KEVIN D. SIMMONS
Vice President

BS University of Florida

Nineteen years of experience in field chemistry, remedial contracting, hazardous waste management, environmental assessments and cost-to-cure estimating. Expertise in remedial cost estimating, remedial technology application, Phase I, Phase II, and RIFS investigations. Principal of REA Remedial Solutions, L.C., a federal and Florida certified MBE performing environmental remediation of impacted soils and groundwater.

JOSEPH SCECH
Project Engineer

BS Bowling Green State University

Sixteen years as an environmental chemist responsible for due diligence assessments, remedial investigations and remedial management. Extensive experience in groundwater assessments and remediation. Remedial experience includes soil vapor extraction, groundwater recovery and treatment, soil fixation, de-watering, waste stream profiling and disposal management.

GREGORY A. GIBBS
Senior Project Engineer

BS Southern College of Technology

Sixteen years of experience in architectural engineering, environmental consulting and construction assessment. Proficient at engineering and environmental due diligence including hazard evaluations of asbestos, lead-based paint, radon and mold. Experience includes surveys and sampling for PCBs, petroleum and dry cleaner impacts to subsurface soils and groundwater.

PATRICK J. LALLY
Project Engineer

BS Drake University

Fourteen years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed a portfolio assessment of 316 buildings. Remedial experience includes UST removal, soil excavation, vapor extraction, fixation and dewatering.

BRAD W. KORTTE
Project Engineer

BS Illinois State University

Twelve years of experience in real estate due diligence, architectural design, specification development and CADD. Experienced in environmental and architectural evaluations. Proficient at environmental and physical needs assessments under Fannie Mae, Freddie Mac and Conduit protocols including sampling for asbestos, lead in water, lead-based paint, mold and radon.

JOHN J. ROMEIS
Staff Scientist

BS University of South Florida

Three years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae and Freddie Mac and Conduit protocols including sampling for asbestos, lead in water, lead-based paint, mold and radon. Remedial experience includes UST removal, asbestos abatement, landfill remediation, groundwater recovery and treatment and soil excavation.



THOMAS J. BOND

BA Loyola University of Chicago

Project Engineer

Eighteen years of experience in environmental assessments and hazardous material remediation. Experienced in environmental evaluations, construction and environmental clean-up totaling over \$20,000,000. Extensive remedial management experience on projects involving asbestos, low level radiation, groundwater and soil contaminated with PCBs, lead, solvents and hydrocarbons. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

KASHIF BAZAL

BS Northern Illinois University

Project Engineer

Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed portfolio assessments. Experience in architectural engineering, environmental consulting, project condition reports, physical needs assessments and cost-to-cure estimates. Extensive hands-on experience in remedial management of Phase I and II assessments involving air and water quality, low level radiation, groundwater and soil contamination. Also experienced in identifying contaminations due to petroleum impact, asbestos, lead-based paint, PCBs, underground storage tanks (UST's) and Radon.

ROB ROSENGARTEN

BS Illinois State University

Project Engineer

MBA Keller Graduate School Of Management

Eleven years of experience in environmental assessments and hazardous material remediation. Experienced in environmental evaluations, construction, and environmental clean-ups totaling over \$12,000,000. Extensive remedial management experience on projects involving low level radiation, groundwater and soil contaminated with PCBs, lead, mercury, solvents, UST removals and various soil treatment technologies. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.