

January 24, 2025

Flint & Genesee Economic Alliance
519 South Saginaw Street, Suite 200
Flint, Michigan 48502

Summary Report of Phase I Environmental Site Assessments (ESA)

AKT Peerless is pleased to provide a summary report of the environmental assessments performed for Maple and Hill, LLC and Flint & Genesee Economic Alliance.

A Phase I ESA is conducted to determine if any recognized environmental concerns (RECs) exist on a property by examining current and historical uses to assess if activities could have impacted the soil or groundwater, that could pose a threat to the environment and/or human health. In a real estate transaction, a Phase I ESA is part of the due diligence process to understand the potential environmental liabilities with a property before purchase and/or redevelopment. Components of a Phase I ESA include: a review of historical records; a review of federal, state, tribal, and local regulatory databases; a review state and local agency records as well as state environmental agencies; a site visit to observe current and past conditions of the property and uses of the property and adjoining properties; and interviews with current and past property owners, operators, and occupants.

The study area consists of agricultural, commercial, and residential properties. To date, AKT Peerless has completed several Phase I ESA reports in the study area on a total of 58 parcels, consisting of approximately 1,147 acres of land. Additionally, AKT Peerless is currently conducting Phase I ESAs on 33 parcels, consisting of approximately 12 acres. Based on AKT Peerless' completed Phase I ESA reports, the findings have not identified any RECs associated with the study area.

In the event that a Phase I ESA identifies RECs associated with a property, AKT Peerless would recommend a Phase II ESA. A Phase II ESA is a subsurface investigation designed to identify if any contaminants are present in soil and/or groundwater in the area most likely impacted. If contaminants are found, AKT Peerless will compare the concentrations to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Residential Cleanup Criteria and assess the potential risk to human health and the environment. The Phase II ESA results would help determine whether liability protection for future owners is needed.

Sincerely,

AKT PEERLESS



Kammie Niswander
Project Manager

a **better** environment for your **business.**