
Appendix D – Abridged Hazardous Materials

Executive Summary of the Hazardous Materials Assessment and the Phase I Environmental Site Assessments

The following information is an executive summary of the Hazardous Materials Assessment (HMA) report and the individual Phase I Environmental Site Assessments (Phase I ESA) for each of the 14 buildings. The actual abridged versions of the HMA and Phase I ESA reports follow after this executive summary.

Hazardous Materials Assessment

The HMA identified and quantified the existence of asbestos containing materials (ACM), lead-containing paint, mercury-containing equipment, polychlorinated biphenyls (PCBs) and other hazardous materials within the 14 buildings proposed for demolition. The HMA was conducted in June-July 2021 and September 2022 and was intended to identify building contaminants that, if mismanaged during demolition activities, could pose an environmental or health and safety concern.

All subject buildings were originally part of K.I. Sawyer Air Force Base with construction beginning in 1955. Construction materials and techniques in the subject buildings are generally consistent with construction of the era, and most of the subject buildings have undergone multiple renovations prior to the base closure in 1995. The majority of inspected structures are comprised of concrete slabs with Concrete Masonry Unit (CMU) block walls, metal truss roof supports, metal roof decking, and built-up flat roof envelopes. Mechanical systems generally originate in one or two mechanical rooms per building and operate on central steam heat converted to forced air or unit heaters at buildings. Mechanical distribution is primarily above finished ceilings, and original construction may include unfinished drywall ceilings forming plenums for mechanical systems. The presence of original utility tunnels is assumed; however, utility tunnels were not inspected nor were entrances to tunnels identified during the inspection. In general, original utility connections would run north-south to the site of the steam generation plant (demolished).

Multiple buildings on the site have been renovated during their occupation history. In most cases, renovations did not include removal of old building materials, lighting, or mechanical systems. Consequently, multiple layers of ceiling tiles and/or floor tiles are present throughout the subject buildings. Original fluorescent light fixtures are present, generally without bulbs, above current ceiling installations.

Due to the specialized nature of some buildings or portions of buildings, construction materials may be atypical. For example, a material X-ray installation is present, which includes lead walls. Radio and electromagnetic frequency shielding is present in some structures, which includes metal wall paneling and concrete ceilings. Facility security included protections against unauthorized access to mechanical systems above ceilings. Additionally, most original attic space access points are no longer visible due to building renovation.

All buildings assessed are in structurally sound condition. Several have been significantly impacted by water intrusion; however, the majority of observed water intrusion has resulted from broken roof drain plumbing rather than failure of the roof envelope. Consequently, a significant portion of building materials in some structures are waterlogged and visible mold growth is present.

Findings

The following findings were made during the HMA:

- ACM is present throughout the subject buildings in all but one inspected building.
- Paint samples collected from the subject buildings contained detectable lead concentrations.
- All exit signs and smoke detectors in the subject buildings may contain radioactive material. It is the responsibility of the contractor to confirm the presence or absence of the hazardous material in items impacted by the demolition.
- There is a significant quantity of fluorescent bulbs in the subject buildings, which are assumed to contain mercury.
- There is a significant quantity of light ballasts in the subject buildings assumed to contain PCBs.
- There are high voltage transformers in some subject buildings, which may contain PCB oil, or which may have caused contamination impacting building materials and soil.
- There are emergency light batteries and emergency generator batteries present in the subject buildings.
- There may be mercury-containing devices including thermostats and switch gear.
- There is lead sheathing present in Building 725.
- The subject buildings may have historical chemical contamination from facility processes.

Conclusions

The HMA resulted in the following conclusions based on these findings:

- Most buildings will require asbestos abatement prior to demolition.
- The concentrations of lead in some of the painted surfaces presents a potential inhalation and dermal contact exposure risk to employees.
- Components generally will not meet the definition of hazardous waste when handled appropriately. However, the following materials require special handling:
 - PCB light ballasts
 - Hazardous material-containing devices such as smoke detectors and exit signs
 - Fluorescent and other mercury-containing lamps and bulbs
 - Mercury-containing thermostats
- Waste characterization may be required prior to disposal.

Mitigation Requirements

Because of the hazardous substances and potentially hazardous components that were detected during the investigation, contractors working on the proposed project should be aware of the specific mitigation requirements, which will affect demolition of the subject buildings. These requirements are discussed below.

Asbestos

Contractors are responsible for complying with all requirements regulating work conducted in an area potentially containing asbestos.

Training Requirements

All employees and subcontractors should be provided with appropriate hazard awareness training as required in Michigan Occupational Health Standards for Construction Chapter VI, Part VI – General Workplace Requirements, Rule 6601 General Requirements Section (1) Part (b) and Asbestos Worker/Supervisor Training Class I per 29 CFR 1926.1101 (K).

Licensing Requirements

All asbestos-impacting activities with the potential exceptions of roofing material, <1% material, and exterior sealants—must be performed by a licensed abatement contractor utilizing certified employees in accordance with Michigan Part 602, 29 CFR 1926.1101, and 40 CFR Part 61, Subpart M. Abatement and demolition specifications should address asbestos abatement requirements and project expectations in detail.

Materials Containing <1% Asbestos

Materials present at the facility have been found to contain less than 1 percent asbestos. These materials are not regulated under 40 CFR Part 61, Subpart M by definition. However, the Michigan Occupational Safety and Health Administration (MIOSHA) regulates these materials in compliance with published opinions from the Occupational Safety and Health Administration (OSHA). Materials containing <1% asbestos as verified by 400-point count methodology for Polarized Light Microscopy require: removal prior to renovation or demolition, determination of worker exposure during removal and providing appropriate respiratory protection, means and methods to reduce potential exposure, and prompt packaging in leak-proof containers. Materials containing <1% asbestos may be disposed as construction and demolition debris. A licensed asbestos abatement contractor and certified workers are not required for removal of <1% material.

Disposal

ACM waste is categorized as a special waste and may be deposited in municipal Class II or III landfills. Marquette County maintains flow control rules requiring that all waste generated in the county be landfilled at the Marquette County Solid Waste Authority (MCSWA). MCSWA does not generally accept non-friable asbestos waste as construction and demolition debris. Project specifications should indicate that National Emission Standards for Hazardous Air Pollutants (NESHAP)-compliant demolition of non-friable ACM in place and deposition as construction and demolition debris is not allowed. The building owner must obtain copies of all asbestos waste manifests generated by the landfill and retain the manifests.

Exempt Trades

Abatement of ACM roofing materials and non-friable exterior building materials does not require licensed abatement contractors and certified workers. These materials may be abated by any firm with appropriate training such as a demolition or roofing contractor.

(Lead) Painted Surfaces

During demolition of interior surfaces, dermal contact and inhalation exposure risks may be present from the lead-containing paint. During demolition of any painted surfaces, employees may be required to wear appropriate personal protective equipment (PPE), including respiratory protection (i.e., respirators) and skin protection (i.e., appropriate gloves and clothing). It is recommended that detailed requirements for impacting lead-bearing paint surfaces be included in project specifications.

One subject building (Building 725) contains lead sheathing. Due to the operational nature of the former K.I. Sawyer Air Force Base, lead sheathing and/or lead lining associated with sensitive areas may be discovered during the course of demolition activities, although no other buildings containing lead sheathing were discovered during the HMA.

Training Requirements

All employees involved in the demolition of painted surfaces and employees who may be exposed to airborne lead should be trained in the exposure hazards of airborne lead and the proper use and selection of appropriate PPE. This includes skin, eye, and respiratory PPE. Furthermore, the general contractor should be trained in the OSHA Lead Exposure in Construction Standard. Specific provisions of this Standard include, but are not limited to, an Exposure Assessment.

Responsibilities Related to Lead and Metals Exposure in Construction

Part 603 – Lead Exposure in Construction (R325 of the Michigan Administrative Code) and Part 309 (R325 of the Michigan Administrative Code) – Cadmium Exposure in Construction, hereafter referred to as the Standard, must be adhered to by general contractors and all subcontractors employed in completion of the project. As noted in the Standard, the Employer (i.e., general contractor) is responsible for complying with all rules and regulations set forth in the Standard.

In accordance with the “Lead Exposure in Construction Standard,” Part 603 of R325.51992 of the Michigan Administrative Code (amended October 18, 1999), the general contractor is required to conduct an initial Exposure Assessment to determine if levels of airborne particulate lead exceed the action level of 30 micrograms per cubic meter (mg/m^3). Also, in accordance with the “Cadmium Exposure in Construction Standard, Part 309, R325 of the Michigan Administrative Code (amended April 5, 1999), the general contractor is required to conduct an initial Exposure Assessment to determine if levels of airborne particulate cadmium exceed the action level of $2.5 \text{ mg}/\text{m}^3$.

Waste Disposal

Painted surfaces can generally be disposed at the landfill as general construction debris (Type II Waste). The State of Michigan requires that concrete, brick, or block coated with lead-bearing paint be disposed in a landfill. The State of Michigan does not quantitatively define “lead-bearing”; consequently, any detection of lead in paint on these surfaces

requires landfill disposition of debris material. Additional testing of demolition debris may be necessary prior to disposal of these materials to meet landfill requirements for Toxicity Characteristic Leaching Procedure (TCLP) sample analysis. In some cases, analytical data provided in this report and material calculations may be accepted by the landfill rather than required TCLP analysis.

Recycling

Metal coated with lead-bearing paint film may be recycled by approved scrap yards. Recycling metal with lead-bearing paint qualifies as transfer of ownership and relieves the building owner of any responsibilities related to the lead-bearing paint. The facility contains an X-ray garage (Building 725), which contains a significant quantity of lead sheathing and lead-lined doors. This material may be recycled.

Disposal Requirements

System and building components impacted by demolition of the buildings generally will not meet the definition of hazardous waste when handled appropriately. However, the following materials require special disposal handling:

- Devices containing PCB oils
- Mercury-containing lamps and bulbs
- Mercury-containing thermostats
- Radioactive materials-containing devices
- Construction salvage debris containing hazardous metals
- Asbestos waste

The construction debris may contain metals, which will need to be characterized as a waste stream prior to being accepted for disposal at the solid waste disposal facility selected to receive the demolition material.

Phase I Environmental Site Assessments

A Phase I ESA was conducted in November 2022 for each of the 14 buildings proposed for demolition. The Phase I ESAs were conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). The Phase I ESA consisted of a review of environmental records, site reconnaissance, review of historical data, and interviews of Airport staff and local government officials. The purpose of the ESAs was to evaluate the subject property for the presence of Recognized Environmental Conditions (RECs) as defined by ASTM E1527-13. The investigations were conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, 42 U.S.C. et seq.) and applicable state law. Performance of the Phase I ESAs was intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The findings of the Phase I ESAs are discussed below by building number. For each building, a description of the building and its address location are provided, followed by the consultant's findings, opinion, and recommended mitigation. Utilities available to all 14 buildings consist of gas, electrical, cable/internet, and telephone service. In addition, a municipal water supply and wastewater treatment facilities serve all of the subject buildings.

Building 403

Building 403 is located at 503 Avenue H. The subject building was built in 1986 for the maintenance squadron on K.I. Sawyer Air Force Base. Since the closure of the Air Force base in 1995, the building has been vacant. Building 403 is 13,456 square feet and is constructed of concrete, metal, and wood with a slab on grade concrete foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property were found. The identified REC includes:

- A confirmed release (C-0622-89) from underground storage tanks (USTs) at Building 412, upgradient from the subject property, released petroleum products into soil and groundwater. Although the USTs were removed, there is no documentation confirming remediation of impacted soil or groundwater. The potential for impacted groundwater to migrate presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination and a restriction on the use of groundwater is located in proximity to the subject property to the southeast. The potential exists for groundwater contamination to migrate and impact the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 404

Building 404 is located at 530 Avenue F and is currently vacant. The subject building was constructed in 1961 for equipment calibration for the K.I. Sawyer Air Force Base. Since the closure of the base, the building was leased to Boreal Aviation, Inc. as the location for the FBO for a period. No improvements were made to the building during that time. Building 404 is 12,801 square feet and is constructed of concrete, metal, and wood with a slab on grade concrete foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property were found. The identified REC includes:

- A confirmed release (C-0622-89) from underground storage tanks (USTs) at Building 412, upgradient from the subject property, released petroleum products into soil and groundwater. Although the USTs were removed, there is no documentation confirming remediation of impacted soil or groundwater. The potential for impacted groundwater to migrate presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination and a restriction on the use of groundwater is located in proximity to the subject property to the southeast. The potential exists for groundwater contamination to migrate and impact the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the

identified RECs is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 414

Building 414 is located at 516 Avenue H. The subject building was built in 1958 and is the former entomology building for K.I. Sawyer Air Force Base. Building 414 is 2,719 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation. An octagonal-shaped heat treatment room with a furnace or oven is located at the northwest corner of the building. A small building used to store pesticides and herbicides is located on the southeast side of the building.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC and one (1) CREC associated with the subject property were found. The identified REC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

The identified CREC includes:

- The Air Force formerly used Building 414 for entomology with the historical use and storage of pesticides and herbicides on the subject property. The potential release of hazardous chemicals related to the former entomology activities may have impacted the soil and groundwater on the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the

intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 426

Building 426 is located at 605 Second Street and is currently vacant. The subject building was built in 1980 to serve as the security police office building for K.I. Sawyer Air Force Base. Building 426 is two stories high, 12,506 square feet, and is constructed of concrete block, wood, and metal with a slab on grade foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, no indication of RECs associated with the subject property was found.

Consultant's Opinion

The results of the Phase I ESA did not reveal evidence suggesting the presence of current environmental concerns regarding the subject property. Further quantitative environmental investigations (i.e., Limited Phase II ESA) are not recommended for the subject property.

Conclusions and Recommended Mitigation

The assessment revealed no evidence of RECs in connection with the subject property. Based on the results of the Phase I ESA, the recommendation is for no further environmental investigations to assess the presence of impacts that may be present at the subject property and no mitigation.

Building 428

Building 428 is located at 509 Second Street and is currently vacant. The subject building was built in 1958 to serve as a life support building for K.I. Sawyer Air Force Base. Building 428 is 3,114 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC associated with the subject property was found. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three USTs on September 8, 1992, at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified REC is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 429

Building 429 is located at 505 Second Street. The subject building was built in 1987 to serve as the auditor's building for K.I. Sawyer Air Force Base. Building 429 is 2,718 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation. It has been vacant since the Air Force base closed.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC associated with the subject property was found. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three USTs on September 8, 1992, at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was

available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified REC is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 430

Building 430 is located at 403 Avenue D. The subject building was built in 1956 to serve as a life support building for K.I. Sawyer Air Force Base. Building 430 is 6,931 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation. It has been vacant since the Air Force base closed.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC associated with the subject property was found. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three USTs on September 8, 1992, at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified REC is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 600

Building 600 is located at 603 Third Street. The subject building was built in 1956 as a fire department for K.I. Sawyer Air Force Base. After the closure of the base, the building was used as the Airport's maintenance facility and fire station from 1998 to 2006, when the new maintenance and fire station was constructed. Over the years, Boreal Aviation, Inc., SkyWest, and the local Experimental Aircraft Association (EAA) chapter have used limited portions of the building. Building 600 is 16,276 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation. Boreal Aviation currently uses the building for vehicle and equipment storage. A concrete storage shed that previously contained office equipment is located on the east side of the building.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, no indication of RECs associated with the subject property was found.

Consultant's Opinion

The results of the Phase I ESA did not reveal evidence suggesting the presence of current environmental concerns regarding the subject property. Further quantitative environmental investigations (i.e., Limited Phase II ESA) are not recommended for the subject property.

Conclusions and Recommended Mitigation

The assessment revealed no evidence of RECs in connection with the subject property. Based on the results of the Phase I ESA, the recommendation is for no further environmental investigations to assess the presence of impacts that may be present at the subject property and no mitigation.

Building 601

Building 601 is located at 551 Third Street. The subject building was built in 1958 to serve as the photo lab for K.I. Sawyer Air Force Base. The building is 4,936 square feet and is constructed of concrete block and wood with a concrete slab on grade foundation. It has been vacant since the Air Force base closed.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, no indication of RECs associated with the subject property was found.

Consultant's Opinion

The results of the Phase I ESA did not reveal evidence suggesting the presence of current environmental concerns regarding the subject property. Further quantitative environmental investigations (i.e., Limited Phase II ESA) are not recommended for the subject property.

Conclusions and Recommended Mitigation

The assessment revealed no evidence of RECs in connection with the subject property. Based on the results of the Phase I ESA, the recommendation is for no further environmental investigations to assess the presence of impacts that may be present at the subject property and no mitigation.

Building 610

Building 610 is located at 308 Avenue F and is currently vacant. The subject building was built in 1961 to serve as the aerospace ground equipment gas station on K.I. Sawyer Air Force Base. Following the base's closure, the Marquette County Road Commission leased the building as a location for maintenance and staging of equipment. The Lake Superior Community Partnership's (LSCP) electrical lineman school later leased the building for equipment storage. Building 610 is 25,356 square feet and is constructed of concrete block, metal, and wood with a slab on grade foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data and select interviews, the indication of two (2) RECs associated with the subject property were found:

- A release (C-1521-92) was discovered during the removal of three USTs on September 8, 1992. A FOSL on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Impacted groundwater and soil are likely to be present on the subject property.
- The building has historically been used as a gas station and maintenance facility for military vehicles. The historical use of Building 610 as a gas station and maintenance facility constitutes a REC.

Consultant's Opinion

The results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 725

Building 725 is located at 230 Avenue D. The subject building was built in 1960 to serve as the logistics group building on K.I. Sawyer Air Force Base. Since the closure of the base, portions of the building have been leased. Only sections of the building that are currently vacant are proposed for demolition. Building 725 is 108,161 square feet and is constructed of concrete, metal, and wood with a slab on grade concrete foundation. The building formerly contained a dining facility, hot and cold serving room, offices and training rooms, barber shop, demineralization water plant, 15-kilowatt generator, and a 275-gallon diesel tank. No evidence of the generator or diesel tank was observed at the time of the site reconnaissance. A large quantity of debris and fallen ceiling tiles prevented a thorough inspection of the interior of the building.

Findings

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, the indication of one (1) REC and one (1) CREC associated with the subject property were found.

The identified REC includes:

- Documentation from the United States Air Force indicates the presence of a trichloroethylene (TCE) contamination plume impacting groundwater beneath the subject property. Records indicating the completion of remedial activities associated with the TCE impacts were not available; this presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 726

Building 726 is located at 249 Avenue E and is currently vacant. The subject building was built in 1960 to serve as the Wing Headquarters on K.I. Sawyer Air Force Base. Building 726 is 31,438 square feet, contains numerous offices and conference rooms, and is constructed of concrete block, metal, and wood with a slab on grade concrete foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data and select interviews, the indication of one (1) CREC associated with the subject property was found:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified REC is required at this time. The following mitigation procedures are recommended during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate PPE as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) is the responsibility of the demolition contractor to address the RECs identified.

Building 731

Building 731 is located at 232 Avenue G and is currently vacant. The subject building was built in 1986 to serve as the administrative building for the Standardization and Evaluation Department of K.I. Sawyer Air Force Base. Retailers have intermittently rented the building since the closure of the base. Building 731 is 4,088 square feet and is constructed of wood with a slab on grade concrete foundation. A concrete storage shed is located east of the building.

Findings

After a review of environmental records, site reconnaissance, review of historical data and select interviews, the indication of one (1) CREC associated with the subject property was found:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified REC is required at this time. The recommended mitigation is the same as Building 403.

Building 732

Building 732 is located at 541 Ninth Street and is currently vacant. The subject property was built in 1988 to serve as the administrative office building for the bomb squadron of K.I. Sawyer Air Force Base. Building 732 is 3,683 square feet and is constructed of wood with a slab on grade concrete foundation.

Findings

After a review of environmental records, site reconnaissance, review of historical data and select interviews, the indication of one (1) CREC associated with the subject property was found:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

Consultant's Opinion

The results of the Phase I ESA revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

Conclusions and Recommended Mitigation

The assessment revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified REC is required at this time. The recommended mitigation is the same as Building 403.

Hazardous Materials Assessment

Marquette County Airport Select Building Demolition

Prepared for:

Marquette County

Sawyer International Airport and Business Center

125 G Avenue

Gwinn, Michigan 49841

Original

Final: July 26, 2021

TriMedia Project Number 2021-0920

Updated

Final: February 15, 2023

TriMedia Project Number 2022-2800



Hazardous Materials Assessment

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	PROJECT UNDERSTANDING	1
1.2	REPORT STRUCTURE.....	1
1.3	ESTIMATED QUANTITIES.....	1
1.4	SITE OVERVIEW	2
2.0	METHODOLOGY – MATERIAL ASSESSMENT	3
2.1	IDENTIFICATION OF SUSPECT HAZARDOUS MATERIALS	3
2.2	SAMPLE COLLECTION.....	4
2.3	PHOTOGRAPHIC DOCUMENTATION	4
2.4	ANALYTICAL LABORATORY ANALYSIS.....	4
2.5	REPORT STRUCTURE.....	4
3.0	CONFIRMED/ASSUMED TO CONTAIN HAZARDOUS MATERIALS	5
3.1	ASBESTOS-CONTAINING MATERIALS.....	5
3.2	LEAD-CONTAINING MATERIALS	5
3.3	POLYCHLORINATED BIPHENYLS-CONTAINING MATERIALS.....	6
3.4	MISCELLANEOUS MATERIALS CONTAINING HAZARDOUS SUBSTANCES	6
3.4.1	<i>Mercury</i>	6
3.4.2	<i>Radioactive Material</i>	7
3.4.3	<i>Batteries</i>	7
3.4.4	<i>Freon</i>	7
3.4.5	<i>Deicing Concentrate</i>	7
3.4.6	<i>Unknown Materials</i>	8
4.0	SPECIAL REQUIREMENTS	8
4.1	ASBESTOS.....	9
4.1.1	<i>Training Requirements</i>	9
4.1.2	<i>Licensing Requirements</i>	9
4.1.3	<i>Materials Containing <1% Asbestos</i>	9

4.1.4	<i>Disposal</i>	10
4.1.5	<i>Exempt Trades</i>	10
4.2	(LEAD) PAINTED SURFACES	11
4.2.1	<i>Training Requirements</i>	11
4.2.2	<i>Responsibilities Related to Lead and Metals Exposure in Construction</i>	11
4.2.3	<i>Waste Disposal</i>	12
4.2.4	<i>Recycling</i>	12
4.3	DISPOSAL REQUIREMENTS	13
5.0	SUMMARY OF FINDINGS AND RECOMMENDATIONS	13
6.0	SIGNATURES OF ASBESTOS INSPECTOR PROFESSIONALS	15

APPENDICES

Appendix A Inspection Reports for Individual Buildings

- Building 403**
- Building 404**
- Building 414**
- Building 426**
- Building 428**
- Building 429**
- Building 430**
- Building 600**
- Building 601**
- Building 610**
- Building 725**
- Building 726**
- Building 731**
- Building 732**

Appendix B Figures

1.0 INTRODUCTION

1.1 Project Understanding

TriMedia Environmental and Engineering, LLC. (TriMedia) was retained to assist with this Hazardous Materials Assessment to identify and quantify the existence of asbestos-containing building materials (ACBM), lead-containing paint, mercury-containing equipment, polychlorinated biphenyls (PCBs) and other hazardous materials within the fourteen (14) identified buildings. TriMedia has made every attempt to thoroughly document the Hazardous Materials Assessment findings in a manner that will best suit future needs for this information. TriMedia has summarized these findings in the text, tables, diagrams and appendices found herein. The assessment is intended to identify building contaminants that, if mismanaged during renovation activities, could pose an environmental or health and safety concern. TriMedia will utilize physical techniques and review available vendor data to document existence of environmentally sensitive building contaminants.

1.2 Report Structure

TriMedia has structured this report to best suit the potential for project flexibility. Methodology, regulatory requirements, and recommendations are generally common for all subject buildings. Information which applies to all subject buildings is included in Sections 2.0 through 4.0. Specific information relevant to individual buildings is presented [Appendix A – Inspection Reports for Individual Buildings](#). Each inspection report includes a brief summary of findings, tables of results, building diagrams, photographic documentation, and laboratory reports. In this way, Marquette County may utilize the contents of this report in a targeted fashion for all buildings, groups of buildings or individual buildings while providing potential contractors with field-usable information in a manageable format.

1.3 Estimated Quantities

TriMedia has attempted to accurately quantify building materials of concern; however, quantities presented in this report are engineering estimates and should not be used for

the purpose of contractor cost development without site confirmation by potential contractors. TriMedia assumes no liability for use of estimated quantities found in this report.

1.4 Site Overview

All subject buildings were originally part of K. I. Sawyer Air Force Base with construction beginning in 1955. Construction materials and techniques in the subject buildings are generally consistent with construction of the era, and most of the subject buildings have undergone multiple renovations prior to the base closure in 1995. The majority of inspected structures are comprised of concrete slabs with Concrete Masonry Unit (CMU) block walls, metal truss roof supports, metal roof decking, and built-up flat roof envelopes. Mechanical systems generally originate in one or two mechanical rooms per building and operate on central steam heat converted to forced air or unit heaters at buildings. Mechanical distribution is primarily above finished ceilings, and original construction may include unfinished drywall ceilings forming plenums for mechanical systems. The presence of original utility tunnels is assumed; however, utility tunnels were not included in TriMedia's inspection nor were entrances to tunnels identified during the inspection. In general, original utility connections would run north-south to the site of the steam generation plant (demolished).

Multiple subject buildings on the site have been renovated during occupation history. In most cases observed by TriMedia, renovations did not include removal of old building materials, lighting, or mechanical systems. Consequently, multiple layers of ceiling tiles and/or floor tiles are present throughout the subject buildings. Original fluorescent light fixtures are present, generally without bulbs, above current ceiling installations.

Due to the specialized nature of some buildings or portions of buildings, construction materials may be atypical. For example, a material Xray installation is present which includes lead walls. Radio and electromagnetic frequency shielding is present in some structures which includes metal wall paneling and concrete ceilings. And facility security included protections against unauthorized access to mechanical systems above ceilings.

Additionally, most original attic space access points are no longer visible due to building renovation.

All buildings assessed by TriMedia are in structurally sound condition. Several have been significantly impacted by water intrusion; however, the majority of observed water intrusion has resulted from broken roof drain plumbing rather than failure of the roof envelope. Consequently, a significant portion of building materials in some structures are waterlogged and visible mold growth is present.

2.0 METHODOLOGY – MATERIAL ASSESSMENT

As you are aware, TriMedia was onsite including dates from June 16 to July 12, 2021 and September 29, 2022 to assess the identified buildings for suspect hazardous materials. TriMedia employed standard building assessment techniques including historical drawing review, site reconnaissance, and destructive sampling procedures to identify suspect materials and collect samples for laboratory analysis. Inspection methodology was based on Environmental Protection Agency (EPA) published opinions which include all building materials as suspect for asbestos, regardless of manufacturing or installation year. Based on our experience with other renovation and demolition projects, and as is often the case in most demolition projects, there exists the potential for discovering additional suspect materials not addressed by this report during demolition activities. In the event that additional materials that have the potential to contain hazardous materials are identified during onsite activities, such materials must be sampled before being further disturbed.

2.1 Identification of Suspect Hazardous Materials

TriMedia identified suspect hazardous materials and homogeneous areas for the purpose of collecting the required number of representative samples from each homogeneous material. These materials were identified using historic site data, including building and site plans, and professional knowledge of building constituents suspect of containing hazardous materials. Suspect building materials included ACM, painted

surfaces containing heavy metals, light fixtures containing mercury and polychlorinated biphenyls (PCBs), and electronic devices containing radioactive materials.

2.2 Sample Collection

TriMedia properly containerized each identified sample in a laboratory-supplied sealable bag; labeled each sample with the material sampled, sample location, and a unique sample number; and shipped the samples to EMSL Analytical Inc. in Indianapolis, Indiana under chain of custody. Sample locations were selected and labeled for future identification, whenever possible. To preserve material integrity, some materials were not sampled and assumed to contain hazardous materials. Such materials included electrical wire insulation and fire-rated separation panels on select electrical instrumentation. With the exception of electrical equipment and fire doors, TriMedia attempted to identify, access, and sample all suspect materials.

2.3 Photographic Documentation

TriMedia made every attempt to complete a comprehensive photographic documentation portfolio of the current state of the suspected hazardous materials in the facility. Photo logs are included in the Inspection Reports provided for each building.

2.4 Analytical Laboratory Analysis

TriMedia utilized EMSL Analytical Inc. in Indianapolis, Indiana and Northville, MI for analyses of all suspected hazardous materials. Samples were analyzed by United States Environmental Protection Agency (EPA) Method 600/R-93/116. In the case of problematic matrices, samples were submitted for analysis by EPA Method NOB 600/R-93/116. Paint samples were analyzed for lead by Method SW846-7000B, Flame Atomic Absorption.

2.5 Report Structure

TriMedia has formulated this report to be divisible by building or groups of buildings for useability. Project and site understanding, general conclusions from findings, recommendations, and regulatory requirements are presented in Sections 3.0, 4.0 and 5.0. Building specific information are presented individually for presentation of hazardous

materials, quantities, laboratory reports, and photographic documentation. Individual Building Inspection Reports will be included in the Bid Specifications Packets.

3.0 CONFIRMED/ASSUMED TO CONTAIN HAZARDOUS MATERIALS

Confirmed and assumed potentially hazardous materials were identified throughout the facility by visual observation, sample collection, and laboratory analysis. An overview of hazardous materials follows.

3.1 Asbestos-Containing Materials

The presence of ACM has been identified throughout the selected facilities and in most inspected buildings. Identified ACM includes, but are not limited to, vinyl flooring and associated mastic; thermal system insulation; roofing materials; caulks and sealants; window glazing; glue pods; and drywall mud. Types and quantities of asbestos are presented in Individual Building Inspection Reports in Appendix A of this report. Additionally, materials were identified which contain <1% asbestos. These materials do not qualify as ACM for purposes of disposal or compliance with NESHAP requirements; however, materials with >0.25% but <1% asbestos are regulated in the State of Michigan by MIOSHA with requirements including removal prior to demolition, wet methods, worker protections, and packaging in leakproof containers. Removing materials containing <1% does not require asbestos certification for individuals or companies.

All waste generated in Marquette County must be disposed of at the Marquette County Solid Waste Authority (MCSWA). **MCSWA does not accept non-friable asbestos material intermingled with construction and demolition (C&D) waste.**

3.2 Lead-Containing Materials

Lead-containing paint is found throughout the facility. The lead content of individual paint films in specific buildings is detailed in building specific sections of this report. For

planning purposes, it should be assumed that all paint films found at the facility are lead containing. Impacting lead containing paint initiates specific requirements for worker protection and may limit disposal and/or recycling options for building materials. In addition to lead-containing paint, a garage bay in Building 725 has internal lead walls and lead doors.

3.3 Polychlorinated Biphenyls-Containing Materials

PCBs were commonly used in fluorescent light fixture ballasts and capacitors prior to 1981. Suspect lighting equipment is presumed to contain PCBs unless it is labelled as “non-PCB” PCBs-containing materials are assumed for all fluorescent light fixtures on the property. Buildings at the facility contain original construction light fixtures located above current suspended ceiling levels. Estimated quantities of fluorescent light fixture ballasts are included in building specific report sections.

Several buildings at the facility are equipped step-down transformers. Transformers may contain PCB oils or be located at the site of historic PCB releases related to the transformers.

3.4 Miscellaneous Materials Containing Hazardous Substances

Select miscellaneous materials with the potential to contain hazardous substances were discovered throughout the structure. These materials include exit signs, emergency floodlights, fluorescent bulbs, emergency exit signs, and a window air conditioner. These materials should be properly disposed of as universal, radioactive or special waste in accordance with federal and state regulations.

3.4.1 Mercury

Fluorescent light bulbs contain mercury. Estimated quantities for fluorescent light bulbs are included in building specific sections of this report. Mercury-containing fluorescent bulbs must be disposed as a universal waste in accordance with federal and state regulations. Thermostats are a universal waste so long as the mercury-containing

capsule remains intact. Mercury-containing thermostats must be disposed of in accordance with state and federal regulations.

3.4.2 Radioactive Material

Emergency exit signs were constructed containing low level activity radioactive materials and are present at the facility. Estimated quantities of emergency exit signs are provided in building specific sections of this report. Radioactive material-containing emergency exit signs must be disposed of in accordance with state and federal regulations.

3.4.3 Batteries

Emergency flood lights contain batteries to supply power in the event of an outage and are present at the facility. Estimated quantities of emergency lighting are included in building specific sections of this report. Additionally, some buildings at the facility were equipped with emergency generators and may have batteries associated with the generator units. Batteries must be disposed of in accordance with state and federal regulations.

3.4.4 Freon

Freon is a refrigerant which may be found in window air conditioning units, refrigerators, dehumidifiers, and other equipment which utilizes a condenser unit. Estimated quantities of freon-containing devices are included in building specific sections of this report. Air conditioning units cannot be disposed of without the removal of Freon by certified personal. Air conditioning units and the associated Freon must be disposed of in accordance with state and federal regulations.

3.4.5 Deicing Concentrate

Demolition of building 610 includes disposal of exterior tanks which previously contained aircraft deicer. Deicer is typically composed of propylene glycol or ethylene glycol with additives which may include alkylphenol ethoxylate surfactants, corrosion inhibitors, or benzotriazole / tolytriazoles which can present environmental hazards. Deicing tanks must be confirmed empty prior to demolition activities which could produce an accidental

release. Remaining deicer must be properly disposed of according to applicable regulations and recommendations.

3.4.6 Pesticides and Herbicides

Building 414 was formerly used for by the Air Force Entomology group with historical use and storage of pesticides and herbicides on the subject property. The potential release of hazardous chemicals related to the former Entomology activities may have impacted the soil or building materials at the subject property. If suspected contaminated soil or building materials are encountered during demolition activities, characterization and/or employee monitoring should be conducted, and worker protections may be necessary. Any pesticides or herbicides encountered may have to be treated as Hazardous waste and disposed of according to applicable regulations and recommendations. TriMedia did not identify bulk material or obvious contamination of suspect pesticides or herbicides during inspection.

3.4.7 Unknown Materials

TriMedia identified 55-gallon drums of unknown material in Buildings 414 and 610. This material must be characterized to determine appropriate disposal. Due to the nature of activities at the facility during original use, the potential for unidentified hazardous materials exists in most buildings covered by this report. Where unknown materials are identified or the potential for unknown materials is present (for example, closed tanks), TriMedia has included information in building specific sections of this report.

4.0 SPECIAL REQUIREMENTS

Because of the hazardous substances and potentially hazardous components which were detected in this survey, the Contractors should be aware of the specific requirements which will affect renovation or demolition of the identified structures.

4.1 Asbestos

Contractors are responsible for complying with all requirements regulating work conducted in an area potentially containing asbestos. This includes providing all employees and Subcontractors with appropriate hazard awareness training as required in Michigan Occupational Health Standards for Construction Chapter VI, Part VI – General Workplace Requirements, Rule 6601 General Requirements Section (1) Part (b) and 29 CFR 1926.1101 (k) (9) (i), Part 602. Asbestos Standards for Construction.

4.1.1 Training Requirements

The Abatement Contractor is responsible for complying with all requirements regulating work conducted in an area potentially containing asbestos. This includes providing all employees and Subcontractors with appropriate hazard awareness training as required in Michigan Occupational Health Standards for Construction Chapter VI, Part VI – General Workplace Requirements, Rule 6601 General Requirements Section (1) Part (b) and Asbestos Worker/Supervisor Training Class I per 29 CFR 1926.1101 (K).

4.1.2 Licensing Requirements

All asbestos-impacting activities - with the potential exceptions of roofing material, <1% material, and exterior sealants - must be performed by a licensed abatement contractor utilizing certified employees in accordance with Michigan Part 602, 29 CFR 1926.1101, and 40 CFR Part 61, Subpart M. Abatement and demolition specifications should address asbestos abatement requirements and project expectations in detail.

4.1.3 Materials Containing <1% Asbestos

Materials present at the facility have been found to contain less than one percent asbestos. These materials are not regulated under 40 CFR Part 61, Subpart M by definition. However, MIOSHA regulates these materials in compliance with published opinions from OSHA. Materials containing <1% asbestos as verified by 400-point count methodology for PLM microscopy require: removal prior to

renovation or demolition; determination of worker exposure during removal and providing appropriate respiratory protection; means and methods to reduce potential exposure; and prompt packaging in leak-proof containers. Materials containing <1% asbestos may be disposed as construction and demolition debris. A licensed asbestos abatement contractor and certified workers are not required for removal of <1% material.

4.1.4 Disposal

ACM waste is categorized as a special waste and may be deposited in municipal, Class II or III landfills. Marquette County, Michigan maintains flow control rules requiring that all waste generated in the county be landfilled at the Marquette County Solid Waste Authority (MCSWA). MCSWA does not generally accept non-friable asbestos waste as construction and demolition debris. Project specifications should indicate that NESHAP-compliant demolition of non-friable ACM in place and deposition as construction and demolition debris is not allowed. The building owner must obtain copies of all asbestos waste manifests generated by the landfill and retain the manifests.

4.1.5 Exempt Trades

Abatement of ACM roofing materials and non-friable exterior building materials does not require licensed abatement contractors and certified workers. These materials may be abated by any firm with appropriate training such as a demolition or roofing contractor.

4.2 (Lead) Painted Surfaces

During demolition of interior surfaces, dermal contact and inhalation exposure risks may be present from the lead-containing paint. During demolition of any painted surfaces, employees may be required to wear appropriate PPE, including respiratory protection (i.e., respirators) and skin protection (i.e., appropriate gloves and clothing). TriMedia recommends that detailed requirements for impacting lead-bearing paint surfaces be included in project specifications.

One area (see, Section 4.2.4) of the facility contains lead sheathing. Due to the operational nature of the facility, lead sheathing and/or lead lining associated with sensitive areas may be discovered during the course of demolition activities, although no other locations of containing lead sheathing were discovered during the inspection.

4.2.1 Training Requirements

All employees involved in the demolition of painted surfaces and employees who may be exposed to airborne lead should be trained in the exposure hazards of airborne lead and the proper use and selection of appropriate PPE. This includes skin, eye, and respiratory PPE. Furthermore, the General Contractor and the Occupational Safety and Health Administration (OSHA) Lead Exposure in Construction Standard. Specific provisions of this Standard include, but are not limited to, an Exposure Assessment.

4.2.2 Responsibilities Related to Lead and Metals Exposure in Construction

Part 603 – Lead Exposure in Construction (R325 of the Michigan Administrative Code) and Part 309 (R 325 of the Michigan Administrative Code) – Cadmium Exposure in Construction, hereafter referred to as the Standard, for General Contractors and all Subcontractors employed in completion of the project. As noted in Standard, the Employer (i.e., General Contractor) is responsible for complying with all rules and regulations set forth in the Standard.

4.2.2.1 Lead Exposure Requirements

In accordance with the “Lead Exposure in Construction Standard,” Part 603 of R325.51992 of the Michigan Administrative Code (amended October 18, 1999), the General Contractor is required to conduct an initial Exposure Assessment to determine if levels of airborne particulate lead exceed the action level of 30 micrograms per cubic meter (mg/m^3). Also in accordance with the “Cadmium Exposure in Construction Standard, Part 309, R 325 of the Michigan Administrative Code (amended April 5, 1999), the General Contractor is required to conduct an initial Exposure Assessment to determine if levels of airborne particulate cadmium exceed the action level of $2.5 \text{ mg}/\text{m}^3$.

4.2.3 Waste Disposal

Painted surfaces can generally be disposed at the Landfill as general construction debris (Type II Waste). The State of Michigan requires that concrete, brick, or block coated with lead-bearing paint be disposed in a landfill. The State of Michigan does not quantitatively define “lead-bearing”; consequently, any detection of lead in paint on these surfaces requires landfill disposition of debris material. Additional testing of demolition debris may be necessary prior to disposal of these materials to meet landfill requirements for Toxicity Characteristic Leaching Procedure (TCLP) sample analysis. In some cases, analytical data provided in this report and material calculations may be accepted by the landfill rather than required TCLP analysis.

4.2.4 Recycling

Metal coated with lead-bearing paint film may be recycled by approved scrap yards. Recycling metal with lead-bearing paint qualifies as transfer of ownership and relieves the building owner of any responsibilities related to the lead-bearing paint. The facility contains an X-ray garage (Building 725) which contains a significant quantity of lead sheathing and lead-lined doors. This material may be recycled.

4.3 Disposal Requirements

System and building components impacted by renovation or demolition of buildings at the facility generally will not meet the definition of hazardous when handled appropriately. However, the following materials require special disposal handling:

- Devices containing PCB oils;
- Mercury-containing lamps and bulbs;
- Mercury-containing thermostats;
- Radioactive materials-containing devices;
- Construction salvage debris containing hazardous metals; and,
- Asbestos waste

Please note that the construction debris may contain metals which will need to be characterized as a waste stream prior to being accepted for disposal at the solid waste disposal facility selected to receive the demolition material.

5.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

The following findings were made based on results of the assessment.

- ACM is present throughout the selected buildings in all but one inspected building.
- Paint samples collected from the selected buildings contained detectable lead concentrations.
- All exit signs and smoke detectors in the selected buildings may contain radioactive material. It is the responsibility of the Contractor to confirm the presence or absence of the hazardous material in items impacted by the demolition/renovation.
- There is a significant quantity of fluorescent bulbs in the selected buildings which are assumed to contain mercury.

- There is a significant quantity of light ballasts in the selected buildings assumed to contain PCBs.
- There are high voltage transformers at some selected buildings which may contain PCB oil, or which may have caused contamination impacting building materials and soil.
- There are emergency light batteries and emergency generator batteries present in the selected buildings.
- There may be mercury-containing devices including thermostats and switch gear.
- There is lead sheathing present in Building 725.
- Selected buildings may have historical chemical contamination from facility processes.

The following conclusions can be made based on these findings.

- Most buildings will require asbestos abatement prior to demolition.
- The concentrations of lead in some of the painted surfaces presents a potential inhalation and dermal contact exposure risk to employees.
- Components generally will not meet the definition of hazardous waste when handled appropriately. However, the following materials require special handling:
 - PCB light ballasts,
 - Hazardous material-containing devices such smoke detectors and exit signs,
 - Fluorescent and other mercury-containing lamps and bulbs,
 - Mercury containing thermostats.
- Waste Characterization may be required prior to disposal.

6.0 SIGNATURES OF ASBESTOS INSPECTOR PROFESSIONALS

We have specific qualifications based on State of Michigan Asbestos Regulatory Licensing for Asbestos Inspectors as set forth in 40 CFR Part 763, and Michigan Public Act 440 of 1988 as amended and TSCA.



February 10, 2023

Tim Sorensen, ASP
Project Manager
Asbestos Inspector License #A43037

Date



February 10, 2023

Alexi Koltowicz
Industrial Hygiene Department Head
Asbestos Inspector License #A41517

Date



February 10, 2023

Andrew Tripp
Staff Industrial Hygienist
Asbestos Inspector License #A48290

Date



February 10, 2023

Kelly Levely, ASP
Health and Safety Manager
Asbestos Inspector License #A43125

Date

Hazardous Materials Assessment

Marquette County Airport

Select Building Demolitions

APPENDICES

APPENDICES

Appendix A Inspection Reports for Individual Buildings

Building 403

Building 404

Building 414

Building 426

Building 428

Building 429

Building 430

Building 600

Building 601

Building 610

Building 725

Building 726

Building 731

Building 732

Appendix B Figures

Phase I Environmental Site Assessment

Building 403
503 H Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	5
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	7
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	14
4.3	Physical Setting Sources.....	14
4.4	Historical Use Information on the Property.....	15
4.4.1	Historical Aerial Photographs.....	15
4.4.2	Historical Topographic Maps	15
4.4.3	Historical City Directories.....	16
4.4.4	Historical Fire Insurance Maps	16
4.5	Historical Use Information on Subject Property.....	16
4.6	Historical Use Information on Adjoining Properties	17
4.7	Records Review Summary	17

5.0	Site Reconnaissance	17
5.1	Methodology and Limiting Conditions.....	17
5.2	General Site Setting	17
5.2.1	Current Uses of the Subject Property	17
5.2.2	Past Uses of the Subject Property	18
5.2.3	Current and Past Uses of Surrounding Properties.....	18
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	18
5.2.5	General Description of Structures.....	18
5.2.6	Roads and Utilities	18
5.3	Site Observations	18
5.4	Site Reconnaissance Summary	20
6.0	Interviews.....	20
6.1	Interview with Owner	20
6.2	Interview with Site Manager	20
6.3	Interview with Occupants	20
6.4	Interviews with Local Government Officials.....	20
6.5	Interviews with Others	21
7.0	Findings	21
8.0	Opinion.....	21
9.0	Conclusions and recommendations	21
10.0	Deviations	22
11.0	Additional Services	22
12.0	References.....	23
13.0	Signatures of Environmental Professionals.....	24
14.0	Qualifications of Environmental Professionals.....	25

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 503 H Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified REC includes:

- A confirmed release (C-0622-89) from USTs at Building 412, upgradient from the subject property, released petroleum products into soil and groundwater. Although the USTs were removed, there is no documentation confirming remediation of impacted soil or groundwater. The potential for impacted groundwater to migrate presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination and a restriction on the use of groundwater is located in proximity to the subject property to southeast. The potential exists for groundwater contamination to migrate and impact the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 503 H Avenue in Gwinn, Michigan. The subject property consists of Building 403 which is 16,456 square feet and located at the northern end of Avenue H north of Avenue A in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide

the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in

the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.

6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.

15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairman of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager for Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property building was previously used by the Maintenance Squadron as part of the former K. I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends the use of personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the south-southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

<u>Site Name and Location</u>	<u>Estimated Distance/Direction/Gradient</u>	<u>Database Listings</u>
Building 412 D Avenue	Approximately 690 feet / Northwest / Up gradient	UST, LUST
Boreal 199 F Avenue	Approximately 760 feet / Northeast / Side gradient	AST
Sawyer Fuel Farm 200 F Avenue	Approximately 760 feet / Northeast / Side gradient	AST
KI Sawyer AFB – ST 04 Avenue A	Approximately 940 feet / Southeast / Down gradient	Inventory, Part 201
KI Sawyer AFB – SS 17 Avenue A	Approximately 4,280 feet / North / Up gradient	Inventory, Part 201
225 Airport Road	Approximately 5,070 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQQ, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 was physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and upgradient position of Building 412 to the subject property, Building 412 is considered a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

An AST owned by Boreal Aviation Inc. is located at 199 F Avenue, closer to the subject property. The AST is located cross-gradient to the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record. Given the history of compliance from Boreal Aviation, Inc. and its gradient relative to the subject property, Boreal Aviation, Inc. is not considered a REC.

Sawyer Fuel Farm

The EDR Radius Map™ Report listed Sawyer Fuel Farm, located at 200 F Avenue, on the AST database. Details regarding the tanks are listed below.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-060084-15	20,000	Other	02/07/2001	Currently In Use
ATK-121902-15	20,000	Other	05/17/2005	Currently In Use
ATK-121903-15	20,000	Other	05/17/2005	Currently In Use
ATK-060081-15	20,000	Other	02/07/2001	Currently In Use

A FOIA request submitted to LARA yielded documentation relating to the tanks on site. The tanks appear to have passed inspection in recent years with only minor violations noted and the violations corrected. There is no documentation reflecting evidence of spills or releases from the ASTs. The Sawyer Fuel Farm is not considered a REC.

KI Sawyer AFB – ST-04

The EDR Radius Map™ Report listed “K.I. Sawyer AFB – ST-04” on the Part 201 and Inventory databases. Although the EDR Radius Map™ Report places “K.I. Sawyer AFB – ST-04” downgradient from the subject property, further investigation indicates ST-04 refers to a parcel of land under restricted use approximately 100 feet west of the subject property. A Declaration of Restrictive Covenants (EGLE Ref No. RC-RRD-201-05-019) indicates an interior section of ST-04 in which soil use is restricted 20 feet below ground surface and a larger area surrounding the soil restriction in which groundwater use is restricted. The Remediation Information Data Exchange (RIDE), operated by EGLE’s Remediation and Redevelopment Division, database indicates contaminants at the site involved petroleum products with volatile organic compounds (VOCs) and semi volatile organic compounds (SVOCs) detected. The risk condition indicated in the RIDE database is listed as “Risks Controlled – Interim.” Considering the side-gradient location and proximity of “K.I. Sawyer AFB-ST-04”, the potential exists for contamination to migrate onto the subject property. “K.I. Sawyer AFB-ST-04” is considered a REC.

KI Sawyer AFB – SS-17

The EDR Radius Map™ Report listed “K.I. Sawyer AFB – SS-17” on the Part 201 and Inventory databases. “K.I. Sawyer AFB – SS-17” is listed at 225 Airport Road, although the EDR Radius Map indicates the listing to be located southwest from 225 Airport Road. Documentation regarding “K.I. Sawyer AFB – SS-17” shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, “K.I. Sawyer AFB – SS-17” is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants at 225 Airport Road is “K.I. Sawyer AFB – SS-17.”

At the same address, K.I. Sawyer Air Force Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sites (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The RIDE database has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable. Given the distance of 225 Airport Road from the subject property, this is not likely to be a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. Although records obtained from airport officials indicate the structure was built in 1986, a structure is visible on the subject property in the 1964 and 1975 aerial photographs. The structure currently standing on the subject property is visible from the 1993 through 2016 aerial photographs.
North	North of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible north of the subject property from the 1964 through the 2016 aerial photographs.
East	East of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible east of the subject property from the 1964 through the 2016 aerial photographs.
South	South of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible south of the subject property from the 1993 through the 2016 aerial photographs.
West	West of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible southwest of the subject property from the 1964 through the 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure on the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure north of the subject property is depicted. Lands north of the subject property appear developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure east of the subject property is depicted. Lands east of the subject property appear developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure southwest of the subject property is depicted. Lands south of the subject property appear developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure southwest of the subject property is depicted. Lands southwest of the subject property appear developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Based on the request, EDR indicated City Directory listings were not available for the subject property and surrounding area.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1986 for the Maintenance Squadron on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed prior to the construction of the subject property. Building 404, the equipment calibration building east of the subject property, was built in 1961. Building 423, a hangar north of the subject property, was built in 1987. Adjacent to the south of the subject property is Building 407. Building 407 was a vehicle parking structure constructed in 1983. West of the subject property is Building 402. Constructed in 1961, Building 402 was used as aircraft support storage.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1986 for the Maintenance Squadron on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed prior to the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property building was built in 1986 for the Maintenance Squadron on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed prior to the construction of the subject property in 1986. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 404, the equipment calibration building east of the subject property, was built in 1961. Building 423, a hangar north of the subject property, was built in 1987. Adjacent to the south of the subject property is Building 407. Building 407 was a vehicle parking structure constructed in 1983. West of the subject property is Building 402. Constructed in 1961, Building 402 was used as aircraft support storage.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the south-southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,780 feet from the subject property.

5.2.5 General Description of Structures

The former Maintenance Squadron building currently exists on the subject property. The building is 13,456 square feet and is constructed of concrete, metal and wood with a slab on grade concrete foundation.

5.2.6 Roads and Utilities

The subject property is located on the northwestern end of H Avenue. Parking is available east of the structure, accessible from H Avenue.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and an air conditioning unit is located on the roof of Building 403. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms and a janitorial closet within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems and interior floor drains on the subject property. No environmental concerns were observed during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) REC and one (1) CREC associated with the subject property. The identified REC includes:

- A confirmed release (C-0622-89) from USTs at Building 412, upgradient from the subject property, released petroleum products into soil and groundwater. Although the USTs were removed, there is no documentation confirming remediation of impacted soil or groundwater. The potential for impacted groundwater to migrate presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination and a restriction on the use of groundwater is located in proximity to the subject property to southeast. The potential exists for groundwater contamination to migrate and impact the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 503 H Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 1, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	December 22, 2022	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 13, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 404
530 F Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	5
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	7
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	14
4.3	Physical Setting Sources.....	14
4.4	Historical Use Information on the Property.....	14
4.4.1	Historical Aerial Photographs.....	15
4.4.2	Historical Topographic Maps	15
4.4.3	Historical City Directories.....	16
4.4.4	Historical Fire Insurance Maps	16
4.5	Historical Use Information on Subject Property.....	16
4.6	Historical Use Information on Adjoining Properties	16
4.7	Records Review Summary	17

5.0	Site Reconnaissance	17
5.1	Methodology and Limiting Conditions.....	17
5.2	General Site Setting	17
5.2.1	Current Uses of the Subject Property	17
5.2.2	Past Uses of the Subject Property	17
5.2.3	Current and Past Uses of Surrounding Properties.....	18
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	18
5.2.5	General Description of Structures.....	18
5.2.6	Roads and Utilities	18
5.3	Site Observations	18
5.4	Site Reconnaissance Summary	20
6.0	Interviews.....	20
6.1	Interview with Owner	20
6.2	Interview with Site Manager	20
6.3	Interview with Occupants	20
6.4	Interviews with Local Government Officials.....	21
6.5	Interviews with Others	21
7.0	Findings	21
8.0	Opinion.....	21
9.0	Conclusions and recommendations	22
10.0	Deviations	22
11.0	Additional Services	22
12.0	References.....	23
13.0	Signatures of Environmental Professionals.....	24
14.0	Qualifications of Environmental Professionals.....	25

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 530 F Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified REC includes:

- A confirmed release (C-0622-89) from USTs at Building 412, upgradient from the subject property, released petroleum products into soil and groundwater. Although the USTs were removed, there is no documentation confirming remediation of impacted soil or groundwater. The potential for impacted groundwater to migrate presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination and a restriction on the use of groundwater which includes the southern portion of the subject property is present to the southeast. The groundwater use restriction and adjacent site of environmental contamination presents a REC to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 530 F Avenue in Gwinn, Michigan. The subject property consists of Building 404 which is 12,801 square feet and located at the southern end of F Avenue in Gwinn, Michigan. A legal description was not provided for the subject property.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide

the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in

the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.

6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.

15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager for Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ 12TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
KI Sawyer AFB - ST 04 Avenue A	Approximately 580 feet / Southeast / Down gradient	Inventory, Part 201
Building 412 D Avenue	Approximately 630 feet / North / Up gradient	UST, LUST
Boreal 199 F Avenue	Approximately 650 feet / Northeast / Side gradient	AST
Sawyer Fuel Farm 200 F Avenue	Approximately 650 feet / Northeast / Side gradient	AST
KI Sawyer AFB – SS 17 Avenue A	Approximately 4,290 feet / North / Up gradient	Inventory, Part 201
225 Airport Road	Approximately 5,100 feet / North / Up gradient	PFAS, AUL, WDS, RCRA- VSQG, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

KI Sawyer AFB – ST-04

The EDR Radius Map™ Report listed “K.I. Sawyer AFB – ST-04” on the Part 201 and Inventory databases. “K.I. Sawyer AFB – ST-04” is located on A Avenue, although an exact street address is not provided. A Declaration of Restrictive Covenants (EGLE Ref No. RC-RRD-201-05-019) indicates an interior section of ST-04 in which soil use is restricted 20 feet below ground surface and a larger area surrounding the soil restriction in which groundwater use is restricted. The restrictive covenant for groundwater use includes a portion of the subject property. The Remediation Information Data Exchange (RIDE), operated by EGLE’s Remediation and Redevelopment Division, database indicates contaminants at the site involve petroleum products with volatile organic compounds (VOCs) and semi volatile organic compounds (SVOCs) detected. The risk condition indicated in the RIDE database is listed as “Risks Controlled – Interim.” Impacted groundwater has the potential to migrate from the southern adjacent property to the subject property. “K.I. Sawyer AFB-ST-04” is considered a REC to the subject property.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 was physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and upgradient position of Building 412 to the subject property, Building 412 is considered a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste

programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

An AST owned by Boreal Aviation Inc. is located closer to the subject property at 199 F Avenue. Details regarding the tank are listed below.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record. Given the history of compliance from Boreal Aviation, Inc. and its gradient relative to the subject property, Boreal Aviation, Inc. is not considered a REC.

Sawyer Fuel Farm

The EDR Radius Map™ Report listed Sawyer Fuel Farm, located at 200 F Avenue, on the AST database. Four aboveground storage tanks were listed at the Sawyer Fuel Farm. Documentation obtained through a FOIA request to LARA regarding tanks onsite indicated all tanks appeared to pass inspection in recent years. Prior minor violations appear to have been quickly remedied. There is no documentation reflecting evidence of spills or releases from the ASTs. The Sawyer Fuel Farm is not a REC.

K.I. Sawyer AFB – SS-17The EDR Radius Map™ Report listed K.I. Sawyer AFB – SS-17 on the Part 201 and Inventory databases. “K.I. Sawyer AFB – SS-17” is listed at 225 Airport Road, although the EDR Radius Map indicates the listing to be located southwest from 225 Airport Road. Documentation regarding “K.I. Sawyer AFB – SS-17” shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, K.I. Sawyer AFB – SS-17 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals

per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants at 225 Airport Road is “K.I. Sawyer AFB – SS-17.”

At the same address, K.I. Sawyer Air Force Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sites (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The RIDE database has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable. Given the distance of 225 Airport Road from the subject property, this is not likely to be a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR’s GeoCheck® option to obtain information regarding the subject property’s physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible on the subject property in the 1964 through 2016 aerial photographs.
North	North of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible north of the subject property from the 1964 through the 2016 aerial photographs.
East	East of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible east of the subject property from the 1964 through the 2016 aerial photographs.
South	South of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible south of the subject property from the 1993 through the 2016 aerial photographs.
West	West of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible southwest of the subject property from the 1964 through the 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure on the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure north of the subject property is depicted. Lands north of the subject property appear developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure northeast of the subject property is depicted along F Avenue. Lands northeast of the subject property appear developed in the topographic maps from 2014 to 2019.

Direction	Description
South	The lands south of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure south of the subject property along H Avenue is depicted. Lands south of the subject property appear developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure southwest of the subject property is depicted along the runway. Lands southwest of the subject property appear developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk’s City Directory) listings for the subject property’s address or addresses in proximity to the subject property. Based on the request, EDR indicated City Directory listings were not available for the subject property and surrounding area.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1961 for Equipment Calibration on K.I. Sawyer Air Force Base. Following the closure of the air force base in 1995, the building was rented for a time by Boreal Aviation, Inc. as the location for the Fixed Base Operator (FBO). Boreal Aviation, Inc. moved to 401 F Avenue sometime thereafter; since then, the subject property has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property. Building 406, the fuels management building northeast of the subject property along 1st Street, was built in 1969. Building 418, a storage building north of the subject property, was built in 1989. Adjacent to the south of the subject property is Building 420. Building 420 was used for explosive ordinance disposal and constructed in 1976. West of the subject property is Building 403. Constructed in 1986, Building 402 was used by the maintenance squadron.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1961 for Equipment Calibration on K.I. Sawyer Air Force Base. Following the closure of the air force base in 1995, the building was rented for a time by Boreal Aviation, Inc. as the location for the Fixed Base Operator (FBO). Boreal Aviation, Inc. moved to 401 F Avenue sometime thereafter; since then, the subject property has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property building was constructed in 1961 for Equipment Calibration for the K.I. Sawyer Air Force Base. Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business center, indicated that since the closure of former air force base in 1995, the building was leased to Boreal Aviation, Inc. as

the location for the Fixed Base Operator (FBO) for a period. No improvements were made to the building during that time.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1961. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 406, the fuels management building northeast of the subject property along 1st Street, was built in 1969. Building 418, a storage building north of the subject property, was built in 1989. Adjacent to the south of the subject property is Building 420. Building 420 was used for explosive ordinance disposal and constructed in 1976. West of the subject property is Building 403. Constructed in 1986, Building 402 was used by the maintenance squadron.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 2,840 feet from the subject property.

5.2.5 General Description of Structures

The former Equipment Calibration building currently exists on the subject property. The building is 12,801 square feet and is constructed of concrete, metal and wood with a slab on grade concrete foundation.

5.2.6 Roads and Utilities

The subject property is located on the southern end of F Avenue. Parking is available south of the structure, accessible from H Avenue.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and an air conditioning unit is located outside Building 404 on the southeast side. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms and a janitorial closet within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

Electrical Transformers/ PCBs

Pad or pole mounted transformers and/or capacitors

Pole-mounted transformers are present at the northwest corner of the subject property and at the adjacent property to the east. The transformers did not indicate signs of leaks or spills.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems and interior floor drains on the subject property. No environmental concerns were observed during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) REC and one (1) CREC associated with the subject property. The identified REC includes:

- A confirmed release (C-0622-89) from USTs at Building 412, upgradient from the subject property, released petroleum products into soil and groundwater. Although the USTs were removed, there is no documentation confirming remediation of impacted soil or groundwater. The potential for impacted groundwater to migrate presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination and a restriction on the use of groundwater which includes the southern portion of the subject property is present to the southeast. The groundwater use restriction and adjacent site of environmental contamination presents a REC to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding the subject property regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 530 F Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 1, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	December 22, 2022	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 414
516 H Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	7
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	13
4.3	Physical Setting Sources.....	14
4.4	Historical Use Information on the Property.....	14
4.4.1	Historical Aerial Photographs.....	14
4.4.2	Historical Topographic Maps	15
4.4.3	Historical City Directories.....	15
4.4.4	Historical Fire Insurance Maps	15
4.5	Historical Use Information on Subject Property.....	15
4.6	Historical Use Information on Adjoining Properties	16
4.7	Records Review Summary	16

5.0	Site Reconnaissance	16
5.1	Methodology and Limiting Conditions.....	16
5.2	General Site Setting	17
5.2.1	Current Uses of the Subject Property	17
5.2.2	Past Uses of the Subject Property	17
5.2.3	Current and Past Uses of Surrounding Properties.....	17
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	17
5.2.5	General Description of Structures.....	17
5.2.6	Roads and Utilities	17
5.3	Site Observations	18
5.4	Site Reconnaissance Summary	19
6.0	Interviews.....	19
6.1	Interview with Owner	19
6.2	Interview with Site Manager	20
6.3	Interview with Occupants	20
6.4	Interviews with Local Government Officials.....	20
6.5	Interviews with Others	20
7.0	Findings	20
8.0	Opinion.....	20
9.0	Conclusions and recommendations	21
10.0	Deviations	21
11.0	Additional Services	21
12.0	References.....	22
13.0	Signatures of Environmental Professionals.....	23
14.0	Qualifications of Environmental Professionals.....	24

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 516 H Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified REC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

The identified CREC includes:

- Building 414 was formerly used for Entomology by the air force with the historical use and storage of pesticides and herbicides on the subject property. The potential release of hazardous chemicals related to the former Entomology activities may have impacted the soil and groundwater on the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 516 H Avenue in Gwinn, Michigan. The subject property consists of Building 414 which is 2,719 square feet and located north of A Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses

(should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.

6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of

services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable. Due to a large amount of debris and pigeon droppings throughout the building's interior and a collapsed roof, a thorough inspection of all areas of the building's interior was limited. No other significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain

constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

<u>Site Name and Location</u>	<u>Estimated Distance/Direction/Gradient</u>	<u>Database Listings</u>
KI Sawyer AFB–ST-04 Avenue A	Approximately 360 feet / East / Side gradient	Inventory, Part 201
Building 412 D Avenue	Approximately 1,230 feet / North / Up gradient	UST, LUST
KI Sawyer AFB–SS-17 Avenue A	Approximately 1.07 miles / North / Up gradient	Inventory, Part 201
225 Airport Road	Approximately 1.08 miles / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

KI Sawyer AFB–ST-04

The EDR Radius Map™ Report listed K.I. Sawyer AFB–ST-04 on the Part 201 and Inventory databases. K.I. Sawyer AFB–ST-04 is located on A Avenue, although an exact street address is not provided. The Remediation Information Data Exchange (RIDE) database is used by EGLE’s Remediation and Redevelopment Division (RRD) to share information related to a variety of contaminated properties. The RIDE entry for K.I. Sawyer AFB-ST-04 indicates contaminants at the site involved petroleum volatile and semi volatile organic compounds. Documentation regarding K.I. Sawyer AFB–ST-04 shows a soil use restriction east of the subject property and a groundwater use restriction including the subject property extending towards Silver Lead Creek. The groundwater use restriction remains active due to contaminant levels. Due to the proximity of the groundwater use restriction and potential of contamination to migrate to the subject property, K.I. Sawyer AFB–ST-04 is considered a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 is physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and upgradient position of Building 412 to the subject property, Building 412 is considered a REC.

KI Sawyer AFB – SS-17

The EDR Radius Map™ Report listed K.I. Sawyer AFB–SS-17 on the Part 201 and Inventory databases. K.I. Sawyer AFB–SS-17 is listed at 225 Airport Road, although the EDR Radius Map indicates the listing to be located southwest from 225 Airport Road. Documentation regarding Site SS-17 shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, K.I. Sawyer AFB–SS-17 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The RCRA-VSQQ designation indicates TSA is a very small quantity generator of hazardous waste. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants is designated as FT-07, located north of the domestic airport terminal.

At the same address, K.I. Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sites (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated "K.I. Sawyer AFB – SS-17" shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from

the EGLE's Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible on the subject property in the 1964 through 2016 aerial photographs.
North	North of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible north of the subject property from the 1964 through the 2016 aerial photographs.
East	East of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. Tanks are visible east of the subject property from the 1964 through the 1993 aerial photographs. The tanks were removed and land appears vacant east of the subject property in the 1998 through 2012 aerial photographs. In the 2016 aerial photograph, land east of the subject property appears to contain a retention pond and construction materials.
South	South of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. The land adjacent to the south of the subject property is partially vegetated from the 1964 through the 2016 aerial photographs.
West	West of the subject property, no structures are visible in the photograph from 1939. The earliest runway is visible in the aerial photograph from 1951. A structure is visible southwest of the subject property from the 1964 through the 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure on the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure north of the subject property is depicted. Lands north of the subject property appear developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, structures east of the subject property (possibly tanks) are depicted. Lands east of the subject property appear developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure south of the subject property, south of A Avenue, is depicted. Lands south of the subject property appear developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped in the 1932 map. In the 1952 topographic map, the original runway is visible. In the 1975 map, a structure west of the subject property is depicted along the runway. Lands southwest of the subject property appear developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Based on the request, EDR indicated City Directory listings were not available for the subject property and surrounding area.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1958 for Entomology on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property. Adjacent to the north of the subject property is Building 420. Building 420 was used for explosive ordinance disposal and constructed in 1976. East of the subject property is Building 405, a supply/equipment shed constructed in 1967. Building 400, the weapons release shop southwest of the subject property on the runway, was built in 1956. Building 407, a vehicle parking building northwest of the subject property along H Avenue, was built in 1983.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1958 for Entomology on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 7, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 35 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1958 for the Entomology on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1958. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 420 was used for explosive ordinance disposal and constructed in 1976. East of the subject property is Building 405, a supply/equipment shed constructed in 1967. Building 400, the weapons release shop southwest of the subject property on the runway, was built in 1956. Building 407, a vehicle parking building northwest of the subject property along H Avenue, was built in 1983.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,150 feet from the subject property.

5.2.5 General Description of Structures

The subject property contains the former Entomology building for the air force base. The building is 2,719 square feet and is constructed of concrete block, wood and metal with a slab on grade foundation. An octagonal shaped heat treatment room with a furnace or oven is located at the northwest corner of the building. A small building used to store pesticides and herbicides is located on the southeast side of the building.

5.2.6 Roads and Utilities

The subject property is located on the eastern side of H Avenue. Parking is available west of the structure, accessible from H Avenue.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
Other processes or equipment	X	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	X
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	

Category	Item or Feature	Observed
<i>Other Notable Site Features</i>	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using of a natural gas furnace. A heated octagonal chamber on the northwest corner of the building may have been used for the captivity and study of insects. The chamber is heated with natural gas. No air conditioning units were observed. No environmental concerns were noted with the heating systems.

Other processes or equipment

The building was formerly used for entomology where the use and storage of pesticides and herbicides was conducted. A small building on the southeast side of the building was used to store the chemicals. The building still contains the signage of the former chemicals stored at the facility.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

A floor drain was observed in a small room of the building. The floor drain is connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 7, 2022. The site reconnaissance identified heating and cooling systems, pesticide and herbicide storage, and interior floor drains on the subject property. The former storage of pesticides and herbicides on the subject property represents an REC.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) REC and one (1) CREC associated with the subject property. The identified REC includes:

- A site of environmental contamination (K.I. Sawyer AFB-ST-04) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

The identified CREC includes:

- Building 414 was formerly used for Entomology by the air force with the historical use and storage of pesticides and herbicides on the subject property. The potential release of hazardous chemicals related to the former Entomology activities may have impacted the soil and groundwater on the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA,

it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 516 H Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 1, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 13, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 426
605 2nd Street
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

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Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	6
3.7	Reasons for Performing Phase I ESA	6
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	16
4.3	Physical Setting Sources.....	16
4.4	Historical Use Information on the Property.....	16
4.4.1	Historical Aerial Photographs.....	16
4.4.2	Historical Topographic Maps	17
4.4.3	Historical City Directories.....	17
4.4.4	Historical Fire Insurance Maps	18
4.5	Historical Use Information on Subject Property.....	18
4.6	Historical Use Information on Adjoining Properties	18
4.7	Records Review Summary	18

5.0	Site Reconnaissance	18
5.1	Methodology and Limiting Conditions.....	18
5.2	General Site Setting	19
5.2.1	Current Uses of the Subject Property	19
5.2.2	Past Uses of the Subject Property	19
5.2.3	Current and Past Uses of Surrounding Properties.....	19
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	19
5.2.5	General Description of Structures.....	20
5.2.6	Roads and Utilities	20
5.3	Site Observations	20
5.4	Site Reconnaissance Summary	22
6.0	Interviews.....	22
6.1	Interview with Owner	22
6.2	Interview with Site Manager	22
6.3	Interview with Occupants	22
6.4	Interviews with Local Government Officials.....	22
6.5	Interviews with Others	22
7.0	Findings	22
8.0	Opinion.....	23
9.0	Conclusions and recommendations	23
10.0	Deviations	23
11.0	Additional Services	23
12.0	References.....	24
13.0	Signatures of Environmental Professionals.....	25
14.0	Qualifications of Environmental Professionals.....	26

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 605 2nd Street in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found no indication of Recognized Environmental Conditions (RECs) associated with the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 605 2nd Street in Gwinn, Michigan. The subject property consists of Building 426 which is 12,506 square feet located southeast of the intersection of F Avenue and 3rd Street in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.

8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.

19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and

analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of the K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of drycleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Boreal Aviation Inc. 530 F Avenue	Approximately 30 feet / North / Up gradient	WDS, FINDS, ECHO, RCRA-VSQG, AST
Building 603 F Avenue and 3 rd Street	Approximately 350 feet / Northeast / Side gradient	UST
Building 412 D Avenue	Approximately 570 feet / South / Down gradient	UST, LUST
Building 610 308 F Avenue	Approximately 610 feet / Northeast / Side gradient	UST, LUST
Princeton Cooperative 502 2 nd Street South	Approximately 620 feet / Southeast / Side gradient	EDR Historical Auto
406 D Avenue	Approximately 700 feet / East / Side gradient	AST, UST, RCRA NonGen/NLR
Building 534 3 rd Street	Approximately 750 feet / East / Side gradient	LUST
Building 530 404 D Avenue	Approximately 800 feet / East / Side gradient	UST, LUST
Building 732 541 9 th Street	Approximately 3,350 feet / North-Northeast / Up gradient	FINDS, US Brownfields
225 Airport Road	Approximately 3,780 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA.

The RCRA-VSQQ designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations with a return to compliance less than one month after the violations were recorded. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

Boreal Aviation, Inc. owns an AST located at 199 F Avenue. The AST is located downgradient from the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia staff submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record. Given the history of compliance from Boreal Aviation, Inc. and the relative gradient of the AST from the subject property, Boreal Aviation, Inc. is not considered a REC.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. The Michigan UST database associates two USTs with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

TriMedia staff submitted FOIA requests to LARA regarding the USTs associated with Building 603. Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 is physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and gradient of Building 412 to the subject property, Building 412 is not considered a REC.

Building 610

The EDR Radius Map™ Report listed Building 610 on the LUST and UST databases. Building 610 is located at 308 F Avenue, although addresses for Building 610 are inconsistent across database records. The Michigan UST database indicates three USTs are associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia staff submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Given the relative distance and gradient of Building 610 from the subject property, Building 610 is unlikely to be a REC.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

The Michigan UST database indicates one UST is associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

TriMedia staff submitted a FOIA request to LARA regarding the tanks at 406 D Avenue. Recent inspection documentation indicates approval of the facility. Although violations had been noted in the past, there was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. The Michigan UST database associates three USTs with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia staff submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. The Michigan UST database associates two USTs with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1000	Other (WATER), Used Oil	01/01/1994	12/19/2001

TriMedia staff submitted a FOIA request to LARA regarding the USTs. Documentation confirms the closure of both tanks. When closing UTK-007037-15, a release (C-0068-02) was detected and reported February 8, 2002. No additional documentation is on file with EGLE or LARA regarding Building 530 or the associated release. Given the relative distance and gradient of Building 530 to the subject property, Building 530 is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazardous materials are indicated in the entry. As asbestos is outside the scope of Phase I ESAs, Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. Land upgradient to the subject property in the declaration of restrictive covenants, designated as FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Air Force Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE’s Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from EGLE Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property. Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. Although records obtained from airport officials indicate the structure was built in 1980, a structure is visible on the subject property in the 1964 and 1975 aerial photographs. The structure currently standing on the subject property is visible from the 1981 through 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. Photographs from 1964 to 2016 show a building on property along 3 rd Street north of the subject property.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. In the 1964 photograph, a building is visible across F Avenue, east of the subject property. The footprint of the property east of the subject property remains unchanged between the 1964 and 2016 aerial photographs.

Direction	Description
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a structure is apparent south of the subject property. The footprint of the adjacent property southeast of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a building southwest of the subject property is visible along the runway. The footprint of the property to the southwest remains unchanged between the 1964 and 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, a structure on the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the north of the subject property along 3 rd Street is visible. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings are present east of the subject property across F Avenue. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the south of the subject property is apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is depicted southwest of the subject property along the runway. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	401 Avenue F: Boreal Aviation Inc. (2005-2017).
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1980 for Security Police on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed prior to the construction of the subject property. Building 428, the life support facility east of the subject property, was built in 1958. Building 427, north of the subject property, was built in 1956. Building 427 was the center for base operations. Adjacent to the southwest of the subject property is Building 425. Building 425 was a hanger constructed in 1958. West of the subject property is the runway.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historic information, the subject property was developed in 1980 for Security Police on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were generally developed prior to the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Staff Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the

time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1980 for the Security Police on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed before the construction of the subject property in 1980. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 428, the life support facility east of the subject property, was built in 1958. Building 427, north of the subject property, was built in 1956. Building 427 was the center for base operations. Adjacent to the southwest of the subject property is Building 425. Building 425 was a hanger constructed in 1958. West of the subject property is the runway.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and

gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 4,680 feet from the subject property.

5.2.5 General Description of Structures

The subject property contains the former Security Police office building for the air force base. The building is a two-story, 12,506 square feet and is constructed of concrete block, wood and metal with a slab on grade foundation. The building is currently vacant.

5.2.6 Roads and Utilities

The subject property is located southwest of the intersection of 3rd Street and F Avenue. Parking is available east of the structure, accessible from 2nd Street and 3rd Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X

Category	Item or Feature	Observed
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using natural gas furnace and an air conditioning unit is located outside the building on the north side. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

Electrical Transformers/ PCBs

Pad or pole mounted transformers and/or capacitors

A nearby electrical transmission line has a pole with three pole-mounted transformers present adjacent to Building 426 to the north. No leaks or spills were evident around or on the ground surface of these transformers.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems, pole mounted transformers and interior floor drains, on the subject property. No environmental concerns were noted during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia staff interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found no indication of Recognized Environmental Conditions (RECs) associated with the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have not revealed evidence suggesting the presence of current environmental concerns regarding the subject property. Further quantitative environmental investigations (i.e., Limited Phase II ESA) are not recommended for the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 605 2nd Street in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of RECs in connection with the subject property. Based on the results of the Phase I ESA, TriMedia does not recommend further environmental investigations to assess the presence of impacts that may be present at the subject property.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 428
509 2nd Street
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues	6
3.6	Owner, Property Manager, and Occupant Information	6
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources	18
4.3	Physical Setting Sources	18
4.4	Historical Use Information on the Property	18
4.4.1	Historical Aerial Photographs	18
4.4.2	Historical Topographic Maps	19
4.4.3	Historical City Directories	19
4.4.4	Historical Fire Insurance Maps	20
4.5	Historical Use Information on Subject Property	20
4.6	Historical Use Information on Adjoining Properties	20
4.7	Records Review Summary	20

5.0	Site Reconnaissance	20
5.1	Methodology and Limiting Conditions.....	20
5.2	General Site Setting	21
5.2.1	Current Uses of the Subject Property	21
5.2.2	Past Uses of the Subject Property	21
5.2.3	Current and Past Uses of Surrounding Properties.....	21
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	21
5.2.5	General Description of Structures.....	21
5.2.6	Roads and Utilities	22
5.3	Site Observations	22
5.4	Site Reconnaissance Summary	23
6.0	Interviews.....	23
6.1	Interview with Owner	23
6.2	Interview with Site Manager	23
6.3	Interview with Occupants	24
6.4	Interviews with Local Government Officials.....	24
6.5	Interviews with Others	24
7.0	Findings	24
8.0	Opinion.....	24
9.0	Conclusions and recommendations	25
10.0	Deviations	25
11.0	Additional Services	25
12.0	References.....	26
13.0	Signatures of Environmental Professionals.....	27
14.0	Qualifications of Environmental Professionals.....	28

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 509 2nd Street in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) associated with the subject property. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992 at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 509 2nd Street in Gwinn, Michigan. The subject property consists of Building 428 which is 3,114 square feet located northeast of the intersection of F Avenue and 2nd Street in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions

determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.

17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report

in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA

was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of the K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast toward Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

<u>Site Name and Location</u>	<u>Estimated Distance/Direction/Gradient</u>	<u>Database Listings</u>
Building 603 F Avenue and 3 rd Street	Approximately 190 feet / Northwest / Up gradient	UST
Princeton Cooperative 502 2 nd Street South	Approximately 330 feet / Southeast / Side gradient	EDR Historical Auto
Boreal Aviation Inc. 530 F Avenue	Approximately 330 feet / West / Side gradient	WDS, FINDS, ECHO, RCRA-VSQQ, AST
Building 534 3 rd Street	Approximately 420 feet / East / Side gradient	LUST
Building 610 308 F Avenue	Approximately 430 feet / North / Up gradient	UST, LUST

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
406 D Avenue	Approximately 470 feet / East / Side gradient	AST, UST, RCRA NonGen/NLR
Building 530 404 D Avenue	Approximately 600 feet / Southeast / Side gradient	UST, LUST
Building 412 D Avenue	Approximately 670 feet / Southwest / Down gradient	UST, LUST
AJ Marklund 502 N. Third Street	Approximately 700 feet / East / Side gradient	EDR Historic Auto
Sawyer Iron & Metal 400 C Avenue	Approximately 800 feet / East / Side gradient	SWRCY
Building 608 C Avenue & 4 th Street	Approximately 730 feet / Northeast / Side gradient	UST
RNFL Acquisition LLC 513 4 th Street	Approximately 1,070 feet / North / Up gradient	RCRA-VSQQ
Building 732 541 9 th Street	Approximately 3,260 feet / North / Up gradient	FINDS, US Brownfields
225 Airport Road	Approximately 3,710 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQQ, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. The Michigan UST database associates two USTs with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

TriMedia staff submitted FOIA requests to LARA regarding the USTs associated with Building 603. Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation, Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

Boreal Aviation, Inc. owns an AST located at 199 F Avenue, downgradient from the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia staff submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record regarding the AST. Given its relative gradient to the subject property, Boreal Aviation, Inc. is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. The Michigan UST database associates three USTs with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia staff submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

Building 610

The EDR Radius Map™ Report listed Building 610 on the LUST and UST databases. Building 610 is located at 308 F Avenue, although addresses for Building 610 are inconsistent across database records. Further examination of the Michigan UST database indicates records of three USTs associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia staff submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Given the relative distance and gradient of Building 610 from the subject property, impacted groundwater could migrate, posing an ongoing risk to the subject property. Building 610 is considered to be a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

Further examination of the Michigan UST database indicates records of one UST associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

TriMedia submitted a FOIA request to LARA regarding the tanks at 406 D Avenue. Recent inspection documentation indicates approval of the facility. Although violations had been noted in the past, there was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. The Michigan UST database associates two USTs with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1,000	Other (WATER), Used Oil	01/01/1994	12/19/2001

TriMedia submitted a FOIA request to LARA regarding the USTs. Documentation confirms the closure of both tanks. When closing UTK-007037-15, a release (C-0068-02) was detected and reported February 8, 2002. No additional documentation is on file with EGLE or LARA regarding Building 530 or the associated release. Given the relative distance and gradient of Building 530 to the subject property, Building 530 is not considered a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 is physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and downgradient position of Building 412 to the subject property, Building 412 is not considered a REC.

AJ Marklund

The EDR Radius Map™ Report listed AJ Marklund located at “502 North Third Street” on the EDR Historical Auto database. This database is a private database kept by EDR. The listing for AJ Marklund appears to be for an address in Princeton, MI. AJ Marklund is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Sawyer Iron & Metal

The EDR Radius Map™ Report listed Sawyer Iron & Metal, located at 400 C Avenue, on the SWRCY database. SWRCY designates recycling facilities in the state of Michigan. Sawyer Iron & Metal was a transfer station for household waste. Sawyer Iron & Metal is not considered a REC.

Building 608

The EDR Radius Map™ Report listed Building 608 at “Ave. C 4th” on the UST database. Further examination of the Michigan UST database indicates one UST is associated with Building 608 (Facility ID: 00006517).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-033052-15	2,000	Other (Waste JP-4)	02/05/1961	05/06/1990

Tank deregistration records from LARA provide no indication of spills or releases. Given the relative distance and gradient of Building 608 from the subject property, Building 608 is unlikely to be a REC.

RNFL Acquisition LLC

The EDR Radius Map™ Report listed RNFL Acquisition, LLC, located at 513 4th Street, on the RCRA-VSQQ database. The ECHO database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. The WDS entry for RNFL Acquisition, LLC contains operator information but otherwise does not list activities, including any history of inspections or violations. RNFL Acquisition, LLC is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazardous materials are indicated in the entry. As asbestos is outside the scope of Phase I Environmental Site Assessments, Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQG, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. Land upgradient to the subject property in the declaration of restrictive covenants, designated as FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE's Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated "K.I. Sawyer AFB – SS-17" shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible with a smaller structure on it. The structure currently standing on the subject property is visible from the 1993 through 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. Photographs from 1964 to 2016 show a building on property along F Avenue north of the subject property.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible east of the subject property in the 1964 aerial photograph. The footprint of the property east of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, structures are apparent southeast of the subject property. The footprint of the adjacent property southeast of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, buildings west of the subject property are visible. The footprint of the property to the west remains unchanged between the 1964 and 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, a structure on the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the north of the subject property along F Avenue is visible. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings are present east of the subject property. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the southeast of the subject property across 2 nd Street is apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings are depicted west of the subject property across F Avenue. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	No records north of the subject property were included in the City Directory.
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	401 Avenue F: Boreal Aviation Inc. (2005-2017).

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1958 for Life Support on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently and following the construction of the subject property. Building 429, the auditor's office east of the subject property, was built in 1987. Building 610, north of the subject property, was built in 1961. Building 610 was the aerospace ground equipment gas station. Adjacent to the southeast of the subject property is Building 431. Building 431 was constructed in 1959 and housed aerospace ground equipment. West of the subject property was Building 426, a structure constructed for security police on base in 1980.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1958 for Life Support on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures

made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;

- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1958 for Life Support on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1958. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 429, the auditor's office east of the subject property, was built in 1987. Building 610, north of the subject property, was built in 1961. Building 610 was the aerospace ground equipment gas station. Adjacent to the southeast of the subject property is Building 431. Building 431 was constructed in 1959 and housed aerospace ground equipment. West of the subject property was Building 426, a structure constructed for security police on base in 1980.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,940 feet from the subject property.

5.2.5 General Description of Structures

The subject property contains the former Life Support building for the air force base. The building is 3,114 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation. The building is currently vacant.

5.2.6 Roads and Utilities

The subject property is located northeast of the intersection of 2nd Street and F Avenue. Parking is available south of the structure, accessible from 2nd Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
Aboveground Chemical or Waste Storage	Other processes or equipment	
	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
Underground Chemical or Waste Storage, Drainage or Collection Systems	SDS	
	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
Electrical Transformers/ PCBs	Interior floor drains	X
	Pad or pole mounted transformers and/or capacitors	
Releases or Potential Releases	Other equipment	
	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
Construction/demolition debris and/or dumped fill dirt		

Category	Item or Feature	Observed
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace. An air conditioning unit may be located on the roof. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms and inside the door at the north entrance. The floor drains are connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems and interior floor drains on the subject property. No environmental concerns were noted during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) REC associated with the subject property. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992 at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 509 2nd Street in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 429
505 2nd Street
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues	6
3.6	Owner, Property Manager, and Occupant Information	6
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources	18
4.3	Physical Setting Sources	18
4.4	Historical Use Information on the Property	18
4.4.1	Historical Aerial Photographs	18
4.4.2	Historical Topographic Maps	19
4.4.3	Historical City Directories	20
4.4.4	Historical Fire Insurance Maps	20
4.5	Historical Use Information on Subject Property	20
4.6	Historical Use Information on Adjoining Properties	20
4.7	Records Review Summary	21

5.0	Site Reconnaissance	21
5.1	Methodology and Limiting Conditions.....	21
5.2	General Site Setting	21
5.2.1	Current Uses of the Subject Property	21
5.2.2	Past Uses of the Subject Property	21
5.2.3	Current and Past Uses of Surrounding Properties.....	22
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	22
5.2.5	General Description of Structures.....	22
5.2.6	Roads and Utilities	22
5.3	Site Observations	22
5.4	Site Reconnaissance Summary	24
6.0	Interviews.....	24
6.1	Interview with Owner	24
6.2	Interview with Site Manager	24
6.3	Interview with Occupants	24
6.4	Interviews with Local Government Officials.....	24
6.5	Interviews with Others	24
7.0	Findings	24
8.0	Opinion.....	25
9.0	Conclusions and recommendations	25
10.0	Deviations	26
11.0	Additional Services.....	26
12.0	References.....	27
13.0	Signatures of Environmental Professionals.....	28
14.0	Qualifications of Environmental Professionals.....	29

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 505 2nd Street in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) associated with the subject property. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992 at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 505 2nd Street in Gwinn, Michigan. The subject property consists of Building 429 which is 2,718 square feet located northwest of the intersection of D Avenue and 2nd Street in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions

determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.

17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report

in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA

was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Princeton Cooperative 502 2 nd Street South	Approximately 230 feet / Southeast / Down gradient	EDR Historical Auto
Building 603 F Avenue and 3 rd Street	Approximately 280 feet / Northwest / Side gradient	UST
Building 534 3 rd Street	Approximately 340 feet / Northeast / Side gradient	LUST
406 D Avenue	Approximately 350 feet / East / Side gradient	AST, UST, RCRA NonGen/NLR
Boreal Aviation Inc. 530 F Avenue	Approximately 440 feet / West-Northwest / Side gradient	WDS, FINDS, ECHO, RCRA-VSQQ, AST

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Building 530 404 D Avenue	Approximately 450 feet / Southeast / Side gradient	UST, LUST
Building 610 308 F Avenue	Approximately 470 feet / North / Up gradient	UST, LUST
AJ Marklund 502 N. Third Street	Approximately 580 feet / East-Northeast / Side gradient	EDR Historic Auto
Sawyer Iron & Metal 400 C Avenue	Approximately 670 feet / East / Side gradient	SWRCY
Building 608 C Avenue & 4 th Street	Approximately 700 feet / Northeast / Side gradient	UST
Building 412 D Avenue	Approximately 710 feet / Southwest / Down gradient	UST, LUST
Envoy Air Inc. 507 4 th Street	Approximately 1,000 feet / Northeast / Side gradient	Manifest, FINDS, ECHO, RCRA-VSQQ
RNFL Acquisition LLC 513 4 th Street	Approximately 1,100 feet / North-Northwest / Up gradient	RCRA-VSQQ
Building 732 541 9 th Street	Approximately 3,300 feet / North / Up gradient	FINDS, US Brownfields
225 Airport Road	Approximately 3,770 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQQ, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map Report.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. Further examination of the Michigan UST database indicates records of two USTs associated with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

TriMedia submitted FOIA requests to LARA regarding the USTs associated with Building 603. Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. Further examination of the Michigan UST database indicates records of three USTs associated with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

Further examination of the Michigan UST database indicates records of one UST associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

TriMedia submitted a FOIA request to LARA regarding the tanks at 406 D Avenue. Recent inspection documentation indicates approval of the facility. Although violations had been noted in the past, there was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

An AST owned by Boreal Aviation Inc. is located at 199 F Avenue, downgradient from the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record. Given the history of compliance from Boreal Aviation, Inc. and its gradient and distance relative to the subject property, Boreal Aviation, Inc. is not considered a REC.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. Further examination of the Michigan UST database indicates records of two USTs associated with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1,000	Other (WATER), Used Oil	01/01/1994	12/19/2001

TriMedia submitted a FOIA request to LARA regarding the USTs. Documentation confirms the closure of both tanks. As part of closing UTK-007037-15 in 2001, soil samples were obtained as part of standard tank closing procedures. Laboratory analysis of the samples

confirmed a release had occurred. The release, C-0068-02, was reported February 8, 2002. No additional documentation is on file with EGLE or LARA regarding Building 530 or the associated release. Given the relative distance and gradient of Building 530 to the subject property, Building 530 is not considered a REC.

Building 610

The EDR Radius Map™ Report listed Building 610, on the LUST and UST databases. Building 610 is located at 308 F Avenue, although listings are inconsistent in database records. Further examination of the Michigan UST database indicates records of three USTs associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Given the relative distance and gradient of Building 610 from the subject property, impacted groundwater could migrate, posing an ongoing risk to the subject property. Building 610 is considered to be a REC.

AJ Marklund

The EDR Radius Map Report listed AJ Marklund located at “502 North Third Street” on the EDR Historical Auto database. This database is a private database kept by EDR. The listing for AJ Marklund appears to be for an address in Princeton, MI. AJ Marklund is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Sawyer Iron & Metal

The EDR Radius Map™ Report listed Sawyer Iron & Metal, located at 400 C Avenue, on the SWRCY database. SWRCY designates recycling facilities in the state of Michigan. Sawyer Iron & Metal was a transfer station for household waste. Sawyer Iron & Metal is not considered a REC.

Building 608

The EDR Radius Map™ Report listed Building 608 at “Ave. C 4th” on the UST database. Further examination of the Michigan UST database indicates records for one UST associated with Building 608 (Facility ID: 00006517).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-033052-15	2,000	Other (Waste JP-4)	02/05/1961	05/06/1990

Tank deregistration records from LARA give no indication of spills or releases. Given the relative distance and gradient of Building 608 from the subject property, Building 608 is unlikely to be a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 was physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and downgradient position of Building 412 to the subject property, Building 412 is not considered a REC.

Envoy Air Inc.

The EDR Radius Map Report listed Envoy Air Inc. located at 507 4th Street on the Manifest, FINDS, ECHO, and RCRA-VSQQ databases. The ECHO database listing indicates the generator has active status with violations noted in each of the previous 12 quarters. One ongoing violation relates to describing the waste being generated and removed from the site and which facilities are permitted to handle the waste. The other violation noted on October 11, 2021 related to the restrictions surrounding very small quality generators of hazardous waste, resulting in a single written informal enforcement action by EGLE on that date. No additional information is available on the ECHO or FINDS databases. The Manifest designation indicates Envoy Air, Inc. is known to transport hazardous waste across State lines.

There is an entry for Envoy Air, Inc. in the WDS database, although this was not listed in the EDR Radius Map™ Report. The WDS entry for Envoy Air, Inc. has records of nine inspections. The most recent entry from 2021 indicates a violation with a return to compliance the same day. Prior to the violation in 2021, the most recent violations were in 2012 and 2009 with returns to compliance within two months. The remaining six entries contain no record of violations at the site. Envoy Air, Inc. is not considered a REC.

RNFL Acquisition LLC

The EDR Radius Map™ Report listed RNFL Acquisition, LLC, located at 513 4th Street, on the RCRA-VSQQ database. The ECHO database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. The WDS entry for RNFL Acquisition, LLC contains operator information, but does not list activities, including any history of inspections or violations. RNFL Acquisition, LLC is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazards are indicated in the entry. Given the absence of hazardous substances and distance of Building 732 from the subject property, Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants, designated as FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Air Force Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE’s Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR’s GeoCheck® option to obtain information regarding the subject property’s physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible with a smaller structure on it. The structure currently standing on the subject property is visible from the 1993 through 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. Photographs from 1964 to 2016 show a building on property along F Avenue north of the subject property.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible east of the subject property in the 1964 aerial photograph. The footprint of the property northeast of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, structures are apparent south of the subject property. The footprint of the adjacent property south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a building west of the subject property is visible. The footprint of the property to the west remains unchanged between the 1964 and 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, a structure on the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the north of the subject property along F Avenue is visible. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is present east of the subject property. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the southeast of the subject property across 2 nd Street is apparent. Land southeast of the subject property appears developed in the topographic maps from 2014 to 2019.

Direction	Description
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is depicted west of the subject property. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	No records north of the subject property were included in the City Directory.
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	401 Avenue F: Boreal Aviation Inc. (2005-2017).

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1987 for Auditors on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed prior to the construction of the subject property. Building 430, the life support facility east of the subject property, was built in 1956. Building 610, northwest of the subject property, was built in 1961. Building 610 was the aerospace ground equipment gas station. Adjacent to the south of the subject property is Building 431. Building 431 was constructed in 1959 and housed aerospace ground

equipment. West of the subject property was Building 428, another life support facility constructed in 1958.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1987 for Auditors on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed prior to the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1987 for Auditors on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed prior to the construction of the subject property in 1987. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 430, the life support facility east of the subject property, was built in 1956. Building 610, northwest of the subject property, was built in 1961. Building 610 was the aerospace ground equipment gas station. Adjacent to the south of the subject property is Building 431. Building 431 was constructed in 1959 and housed aerospace ground equipment. West of the subject property was Building 428, another life support facility constructed in 1958.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,330 feet from the subject property.

5.2.5 General Description of Structures

The subject property contains the former Auditor's building for the air force base. The building is 2,718 square feet and is constructed of concrete block, wood and metal with a slab on grade foundation.

5.2.6 Roads and Utilities

The subject property is located northwest of the intersection of 2nd Street between F Avenue and D Avenue. Parking is available along the southern side of the structure, accessible from 2nd Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers \geq 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using electric heat registers. No air conditioning units were observed. No environmental concerns were noted with the heating and cooling systems.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems on the subject property. No environmental concerns were observed during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) REC associated with the subject property. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three underground storage

tanks (USTs) on September 8, 1992 at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 505 2nd Street in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 20, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 430
403 D Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	6
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	18
4.3	Physical Setting Sources.....	18
4.4	Historical Use Information on the Property.....	18
4.4.1	Historical Aerial Photographs.....	18
4.4.2	Historical Topographic Maps	19
4.4.3	Historical City Directories.....	20
4.4.4	Historical Fire Insurance Maps	20
4.5	Historical Use Information on Subject Property.....	20
4.6	Historical Use Information on Adjoining Properties	20
4.7	Records Review Summary	21

5.0	Site Reconnaissance	21
5.1	Methodology and Limiting Conditions.....	21
5.2	General Site Setting	21
5.2.1	Current Uses of the Subject Property	21
5.2.2	Past Uses of the Subject Property	21
5.2.3	Current and Past Uses of Surrounding Properties.....	22
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	22
5.2.5	General Description of Structures.....	22
5.2.6	Roads and Utilities	22
5.3	Site Observations	22
5.4	Site Reconnaissance Summary	24
6.0	Interviews.....	24
6.1	Interview with Owner	24
6.2	Interview with Site Manager	24
6.3	Interview with Occupants	24
6.4	Interviews with Local Government Officials.....	24
6.5	Interviews with Others	25
7.0	Findings	25
8.0	Opinion.....	25
9.0	Conclusions and recommendations	25
10.0	Deviations	26
11.0	Additional Services.....	26
12.0	References.....	27
13.0	Signatures of Environmental Professionals.....	28
14.0	Qualifications of Environmental Professionals.....	29

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 403 D Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) associated with the subject property. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992 at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity and gradient of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 403 D Avenue in Gwinn, Michigan. The subject property consists of Building 430 which is 6,931 square feet located northwest of the intersection of D Avenue and 2nd Street in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions

determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.

17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report

in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA

was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of the K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Princeton Cooperative 502 2 nd Street South	Approximately 70 feet / Southeast / Down gradient	EDR Historical Auto
Building 534 3 rd Street	Approximately 160 feet / Northeast / Side gradient	LUST
Building 530 404 D Avenue	Approximately 200 feet / East / Side gradient	UST, LUST
406 D Avenue	Approximately 210 feet / East / Side gradient	AST, UST, RCRA NonGen / NLR
AJ Marklund 502 N. Third Street	Approximately 410 feet / East-Northeast / Side gradient	EDR Historic Auto

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Building 603 F Avenue and 3 rd Street	Approximately 430 feet / Northwest / Side gradient	UST
Building 610 308 F Avenue	Approximately 480 feet / North / Up gradient	UST, LUST
Sawyer Iron & Metal 400 C Avenue	Approximately 520 feet / East-Northeast / Side gradient	SWRCY
Boreal Aviation Inc. 530 F Avenue	Approximately 590 feet / West / Side gradient	WDS, FINDS, ECHO, RCRA-VSQG, AST
Building 412 D Avenue	Approximately 720 feet / Southwest / Down gradient	UST, LUST
Envoy Air Inc. 507 4 th Street	Approximately 950 feet / Northeast / Side gradient	Manifest, FINDS, ECHO, RCRA-VSQG
Building 608 C Avenue & 4 th Street	Approximately 950 feet / Northeast / Side gradient	UST
RNFL Acquisition LLC 513 4 th Street	Approximately 1,090 feet / North-Northwest / Up gradient	RCRA-VSQG
Building 732 541 9 th Street	Approximately 3,300 feet / North / Up gradient	FINDS, US Brownfields
225 Airport Road	Approximately 3,780 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. The Michigan UST database associates three USTs with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. The Michigan UST database associates two USTs with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1,000	Other (WATER), Used Oil	01/01/1994	12/19/2001

Documentation obtained from LARA confirms the closure of both tanks. When closing UTK-007037-15, a release (C-0068-02) was detected and reported February 8, 2002. No additional documentation is on file with EGLE or LARA regarding Building 530 or the associated release. Given the relative gradient of Building 530 to the subject property, Building 530 is not considered a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

The Michigan UST database indicates one UST is associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

Documentation from LARA indicates approval of the facility. Although violations had been noted in the past, there was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

AJ Marklund

The EDR Radius Map™ Report listed AJ Marklund located at “502 North Third Street” on the EDR Historical Auto database. This database is a private database kept by EDR. The listing for AJ Marklund appears to be for an address in Princeton, MI. AJ Marklund is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. The Michigan UST database associates two USTs with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Building 610

The EDR Radius Map™ Report listed Building 610 on the LUST and UST databases. Building 610 is located at 308 F Avenue, although addresses for Building 610 are inconsistent across database records. The Michigan UST database indicates three USTs are associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Given the relative distance and gradient of Building 610 from the subject property, impacted groundwater could migrate, posing an ongoing risk to the subject property. Building 610 is considered to be a REC.

Sawyer Iron & Metal

The EDR Radius Map™ Report listed Sawyer Iron & Metal, located at 400 C Avenue, on the SWRCY database. SWRCY designates recycling facilities in the state of Michigan. Sawyer Iron & Metal was a transfer station for household waste. Sawyer Iron & Metal is not considered a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation, Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

Boreal Aviation, Inc. owns an AST located at 199 F Avenue, downgradient from the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record regarding the AST. Given its relative gradient to the subject property, Boreal Aviation, Inc. is not considered a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 was physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and downgradient position of Building 412 to the subject property, Building 412 is not considered a REC.

Envoy Air Inc.

The EDR Radius Map™ Report listed Envoy Air Inc. located at 507 4th Street on the Manifest, FINDS, ECHO, and RCRA-VSQQ databases. The ECHO database listing indicates the generator has active status with violations in each of the previous 12 quarters. One ongoing violation relates to the which describing the waste being generated and removed from the site and which facilities are permitted to handle the waste. The other violation noted on October 11, 2021 related to the restrictions surrounding very small quality generators of hazardous waste, resulting in a single written informal enforcement action by EGLE on that date. No additional information is available on the ECHO or FINDS databases. The Manifest designation indicates Envoy Air, Inc. is known to transport hazardous material across state lines.

There is an entry for Envoy Air, Inc. in the WDS database, although this was not listed in the EDR Radius Map Report. The WDS entry for Envoy Air, Inc. contains records of nine inspections. The most recent entry from 2021 notes a violation, with a return to compliance the same day the violation was noted. Prior to the violation in 2021, the most recent violations were in 2012 and 2009 with returns to compliance within two months. The remaining six entries contain no record of violations at the site. Envoy Air, Inc. is not considered a REC.

Building 608

The EDR Radius Map™ Report listed Building 608 at “Ave. C 4th” on the UST database. The Michigan UST database indicates one UST is associated with Building 608 (Facility ID: 00006517).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-033052-15	2000	Other (Waste JP-4)	02/05/1961	05/06/1990

Tank deregistration records from LARA give no indication of spills or releases. Given the relative distance and gradient of Building 608 from the subject property, Building 608 is unlikely to be a REC.

RNFL Acquisition LLC

The EDR Radius Map™ Report listed RNFL Acquisition, LLC located at 513 4th Street on the RCRA-VSQQ database. The ECHO database listing indicates the generator has active status with no violations in the previous 12 quarters. There was no record of formal enforcement in the listing. The WDS entry for RNFL Acquisition, LLC contains operator information but otherwise does not list activities, including any history of inspections or violations. RNFL Acquisition, LLC is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazardous materials are indicated in the entry. As asbestos is outside the scope of Phase I ESAs, Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. Land upgradient to the subject property in the declaration of restrictive covenants, designated as FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE Remediation and Redevelopment Division, has an entry for “K.I. Sawyer Airport”. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR’s GeoCheck® option to obtain information regarding the subject property’s physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible. The footprint of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. Photographs from 1964 to 2016 show a building on property along F Avenue northwest of the subject property.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible northeast of the subject property in the 1964 aerial photograph. The footprint of the property northeast of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, structures are apparent south of the subject property. The footprint of the adjacent property south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, buildings west of the subject property are visible. A larger structure west of the subject property is apparent in the 1993 photograph. The footprint of the properties to the west remains unchanged between the 1993 and 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the north of the subject property along F Avenue is visible. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is present east of the subject property. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the south of the subject property across 2 nd Street is apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.

Direction	Description
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings are depicted west of the subject property. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	No records north of the subject property were included in the City Directory.
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	401 Avenue F: Boreal Aviation Inc. (2005-2017).

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1956 to house Life Support on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the subject property. Building 530, the heavy equipment maintenance facility east of the subject property, was built in 1956. Building 610, northwest of the subject property, was built in 1961. Building 610 was the aerospace ground equipment gas station. Adjacent to the south of the subject property is Building 431. Building 431 was constructed in 1959 and housed

aerospace ground equipment. West of the subject property was Building 428, a storage facility constructed in 1958.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historic information, the subject property was developed in 1956 for Life Support on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1956 for Life Support on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1956. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 530, the heavy equipment maintenance facility east of the subject property, was built in 1956. Building 610, northwest of the subject property, was built in 1961. Building 610 was the aerospace ground equipment gas station. Adjacent to the south of the subject property is Building 431. Building 431 was constructed in 1959 and housed aerospace ground equipment. West of the subject property was Building 428, a storage facility constructed in 1958.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,150 feet from the subject property.

5.2.5 General Description of Structures

The subject property contains the former Life Support building for the air force base. The building is 6,931 square feet and is constructed of concrete block, wood, and metal with a slab on grade foundation. The building is currently vacant.

5.2.6 Roads and Utilities

The subject property is located northwest of the intersection of D Avenue and 2nd Street. Parking is available along the southern side of the structure, accessible from 2nd Street. Additional parking is available along the northern side of the structure, accessible from 3rd Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers \geq 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and an air conditioning unit is located outside the building on the north side. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms, janitorial closets and the large conference room within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems and interior floor drains on the subject property. No environmental concerns were noted during the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request with Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no

knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, one (1) REC associated with the subject property. The identified REC includes:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992 at the side-gradient property at Building 610. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Given the relative proximity and gradient of Building 610, it is possible for impacted groundwater to migrate, posing an ongoing risk to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 403 D Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 600
603 3rd Street
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues	6
3.6	Owner, Property Manager, and Occupant Information	6
3.7	Reasons for Performing Phase I ESA	6
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources	16
4.3	Physical Setting Sources	17
4.4	Historical Use Information on the Property	17
4.4.1	Historical Aerial Photographs	17
4.4.2	Historical Topographic Maps	18
4.4.3	Historical City Directories	18
4.4.4	Historical Fire Insurance Maps	19
4.5	Historical Use Information on Subject Property	19
4.6	Historical Use Information on Adjoining Properties	19
4.7	Records Review Summary	19

5.0	Site Reconnaissance	19
5.1	Methodology and Limiting Conditions.....	19
5.2	General Site Setting	20
5.2.1	Current Uses of the Subject Property	20
5.2.2	Past Uses of the Subject Property	20
5.2.3	Current and Past Uses of Surrounding Properties.....	20
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	20
5.2.5	General Description of Structures.....	21
5.2.6	Roads and Utilities	21
5.3	Site Observations	21
5.4	Site Reconnaissance Summary	23
6.0	Interviews.....	23
6.1	Interview with Owner	23
6.2	Interview with Site Manager	23
6.3	Interview with Occupants	23
6.4	Interviews with Local Government Officials.....	24
6.5	Interviews with Others	24
7.0	Findings	24
8.0	Opinion.....	24
9.0	Conclusions and recommendations	24
10.0	Deviations	25
11.0	Additional Services.....	25
12.0	References.....	26
13.0	Signatures of Environmental Professionals.....	27
14.0	Qualifications of Environmental Professionals.....	28

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 603 3rd Street in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found no indication of Recognized Environmental Conditions (RECs) associated with the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 603 3rd Street in Gwinn, Michigan. The subject property consists of Building 600 which is 16,276 square feet located northeast of the intersection of 3rd Street and F Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.

8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.

19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and

analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of the K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Boreal Aviation Inc. 530 F Avenue	Approximately 100 feet / South / Down gradient	WDS, FINDS, ECHO, RCRA-VSQG, AST
Building 603 F Avenue and 3 rd Street	Approximately 200 feet / Southeast / Side gradient	UST
Building 610 308 F Avenue	Approximately 360 feet / Northeast / Side gradient	UST, LUST
Building 530 404 D Avenue	Approximately 630 feet / Southeast / Side gradient	UST, LUST
Princeton Cooperative 502 2 nd Street South	Approximately 720 feet / Southeast / Side gradient	EDR Historical Auto
RNFL Acquisition LLC 513 4 th Street	Approximately 730 feet / North-Northeast / Up gradient	RCRA-VSQG
Building 534 3 rd Street	Approximately 750 feet / East-Southeast / Side gradient	LUST
406 D Avenue	Approximately 760 feet / East-Southeast / Side gradient	AST, UST, RCRA NonGen/NLR
Building 608 C Avenue & 4 th Street	Approximately 810 feet / Northeast / Side gradient	UST
Building 412 D Avenue	Approximately 990 feet / South / Down gradient	UST, LUST
Building 732 541 9 th Street	Approximately 2,900 feet / North-Northeast / Up gradient	FINDS, US Brownfields
225 Airport Road	Approximately 3,350 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were recorded. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

Boreal Aviation, Inc. owns an AST located at 199 F Avenue, downgradient from the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record regarding the AST or 199 F Avenue address. Given its gradient and distance relative to the subject property, Boreal Aviation, Inc. is not considered a REC.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. The Michigan UST database associates two USTs with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

TriMedia submitted FOIA requests to LARA regarding the USTs associated with Building 603. Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Building 610

The EDR Radius Map™ Report listed Building 610 on the LUST and UST databases. Building 610 is located at 308 F Avenue, although addresses for Building 610 are inconsistent across database records. Further examination of the Michigan UST database indicates records of three USTs associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Given the relative distance and gradient of Building 610 from the subject property, Building 610 is unlikely to be a REC.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. The Michigan UST database associates two USTs with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1,000	Other (WATER), Used Oil	01/01/1994	12/19/2001

TriMedia submitted a FOIA request to LARA regarding the USTs. Documentation confirms the closure of both tanks. When closing UTK-007037-15, a release (C-0068-02) was detected and reported February 8, 2002. No additional documentation is on file with EGLE or LARA regarding Building 530 or the associated release. Given the relative distance and gradient of Building 530 to the subject property, Building 530 is not considered a REC.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

RNFL Acquisition LLC

The EDR Radius Map™ Report listed RNFL Acquisition, LLC located at 513 4th Street on the RCRA-VSQQ database. The ECHO database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. The WDS entry for RNFL Acquisition, LLC contains operator information but otherwise does not list activities, including history of inspections or violations. RNFL Acquisition, LLC is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. The Michigan UST database associates three USTs with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

The Michigan UST database indicates records of one UST associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

TriMedia submitted a FOIA request to LARA regarding the tanks at 406 D Avenue. Recent inspection documentation indicates approval of the facility. Although violations had been noted in the past, there was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

Building 608

The EDR Radius Map™ Report listed Building 608 at “Ave. C 4th” on the UST database. The Michigan UST database indicates one UST is associated with Building 608 (Facility ID: 00006517).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-033052-15	2,000	Other (Waste JP-4)	02/05/1961	05/06/1990

Tank deregistration records from LARA give no indication of spills or releases. Given the relative distance and gradient of Building 608 from the subject property, Building 608 is unlikely to be a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 was physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and downgradient position of Building 412 to the subject property, Building 412 is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazardous materials are indicated in the entry. Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQG, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals

per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. Land upgradient to the subject property in the declaration of restrictive covenants, designated as FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the subject property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information for the

subject property relates to PFAS investigations. PFAS is outside the scope of Phase I ESAs; as such, this documentation is not included in this report.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible. The footprint of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. In photographs from 1975 through 1998, land north of the subject property contains a parking lot and small buildings. Aerial photographs from 2006 through 2016 show lands to the northwest with long storage buildings, possibly serving as hangers for small planes.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible east of the subject property in the 1964 aerial photograph. The footprint of the property northeast of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, structures are apparent south of the subject property. The footprint of the adjacent property south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, runways west of the subject property are visible. The footprint of the property to the west remains unchanged between the 1964 and 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the north of the subject property is visible. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is present east of the subject property. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings to the south of the subject property across 3 rd Street are apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, runways are depicted west of the subject property. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	No records north of the subject property were included in the City Directory.
East	No records east of the subject property were included in the City Directory.
South	308 Avenue F: Ramrod Industries (2000). 401 Avenue F: Boreal Aviation Inc. (2005-2017).
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1956 to house the Fire Department on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building was used as the airport's maintenance facility and fire station from 1998 to 2006, when the new maintenance and fire station was constructed. Over the years, Boreal Aviation, Inc., SkyWest, and the local Experimental Aircraft Association (EAA) chapter have used limited parts of the building.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the subject property. Building 601, the photo lab east of the subject property, was built in 1958. Buildings 611 and 621, north of the subject property, were built in 1974 and 1987, respectively. Building 611 was the security police building. Building 621 served as a vehicle parking shed. to serve as the wing headquarters. Adjacent to the south of the subject property is Building 427. Building 427 was constructed in 1956 and housed base operations. West of the subject property are airport runways.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1956 for the Fire Department at K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1956 as a Fire Department for K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995 the building was used as airport's maintenance facility and fire station from 1998 to 2006, when the new maintenance and fire station was constructed. Over the years, Boreal Aviation, Inc., SkyWest, and the local EAA chapter have used limited parts of the building.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1961. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 601, the photo lab east of the subject property, was built in 1958. Buildings 611 and 621, north of the subject property, were built in 1974 and 1987, respectively. Building 611 was the security police building. Building 621 served as a vehicle parking shed. to serve as the wing headquarters. Adjacent to the south of the subject property is Building 427. Building 427 was constructed in 1956 and housed base operations. West of the subject property are airport runways.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject

property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,850 feet from the subject property.

5.2.5 General Description of Structures

The subject property contains the former Fire Department for the air force base. The building is 16,276 square feet and is constructed of concrete block, wood and metal with a slab on grade foundation. The building is currently used by Boreal Aviation for vehicle and equipment storage. A concrete storage shed is located on the east side of Building 600. The shed contained office equipment.

5.2.6 Roads and Utilities

The subject property is located northwest of the intersection of F Avenue and 3rd Street. Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	X
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X

Category	Item or Feature	Observed
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and the air conditioning units are believed to be on the roof. No environmental concerns were noted with the heating and cooling systems.

Aboveground Chemical or Waste Storage

Drums, Barrels and/or Containers ≥ 5 Gallons

Two empty 55-gallons drums formerly containing anti-freeze were observed in the south garage bay. Numerous 275-gallon polyethylene totes which contained deicing liquid are located in the north garage bays. Five of the totes have deicing liquid remaining. The drums and totes are in condition with no signs of leaks or spills. TriMedia understands the containers are Boreal Aviation’s responsibility and will be used and/or removed prior to demolition activities.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms, janitorial closets and garages within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

Electrical Transformers/ PCBs

Pad or pole mounted transformers and/or capacitors

Nearby electrical transmission lines have poles with three pole-mounted transformers present adjacent to Building 600. No leaks or spills were evident around or on the ground surface of these transformers.

Other Notable Site Features

Wells

A monitoring well is located in the driveway on the east side of Building 600. The monitoring well is part of PFAS investigations. As PFAS is outside the scope of Phase I ESAs, this is not considered a REC to the subject property.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems, drums and totes, pole mounted transformers, interior floor drains and a well on the subject property.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found no indications of Recognized Environmental Conditions (RECs) associated with the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have not revealed evidence suggesting the presence of current environmental concerns regarding the subject property. Further quantitative environmental investigations (i.e., Limited Phase II ESA) are not recommended for the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 603 3rd Street in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of RECs in connection with the subject property. Based on the results of the Phase I ESA, TriMedia does not recommend further environmental investigations to assess the presence of impacts that may be present at the subject property.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 601
551 3rd Street
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues	6
3.6	Owner, Property Manager, and Occupant Information	6
3.7	Reasons for Performing Phase I ESA	6
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources	18
4.3	Physical Setting Sources	18
4.4	Historical Use Information on the Property	18
4.4.1	Historical Aerial Photographs	19
4.4.2	Historical Topographic Maps	19
4.4.3	Historical City Directories	20
4.4.4	Historical Fire Insurance Maps	20
4.5	Historical Use Information on Subject Property	20
4.6	Historical Use Information on Adjoining Properties	21
4.7	Records Review Summary	21

5.0	Site Reconnaissance	21
5.1	Methodology and Limiting Conditions.....	21
5.2	General Site Setting	22
5.2.1	Current Uses of the Subject Property	22
5.2.2	Past Uses of the Subject Property	22
5.2.3	Current and Past Uses of Surrounding Properties.....	22
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	22
5.2.5	General Description of Structures.....	22
5.2.6	Roads and Utilities	22
5.3	Site Observations	23
5.4	Site Reconnaissance Summary	24
6.0	Interviews.....	25
6.1	Interview with Owner	25
6.2	Interview with Site Manager	25
6.3	Interview with Occupants	25
6.4	Interviews with Local Government Officials.....	25
6.5	Interviews with Others	25
7.0	Findings	25
8.0	Opinion.....	25
9.0	Conclusions and recommendations	26
10.0	Deviations	26
11.0	Additional Services.....	26
12.0	References.....	27
13.0	Signatures of Environmental Professionals.....	28
14.0	Qualifications of Environmental Professionals.....	29

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 551 3rd Street in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found no indication of Recognized Environmental Conditions (RECs) associated with the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 551 3rd Street in Gwinn, Michigan. The subject property consists of Building 601 which is 4,936 square feet located northeast of the intersection of 3rd Street and F Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.

8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.

19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and

analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA was obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of the K.I. Sawyer Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Building 603 F Avenue and 3 rd Street	Approximately 30 feet / South / Side gradient	UST
Building 610 308 F Avenue	Approximately 200 feet / Northeast / Side gradient	UST, LUST
Boreal Aviation Inc. 530 F Avenue	Approximately 210 feet / West-Southwest / Down gradient	WDS, FINDS, ECHO, RCRA-VSQG, AST
406 D Avenue	Approximately 430 feet / East-Southeast / Side gradient	AST, UST, RCRA NonGen/NLR
Princeton Cooperative 502 2 nd Street South	Approximately 500 feet / Southeast / Side gradient	EDR Historical Auto
Building 534 3 rd Street	Approximately 630 feet / East-Southeast / Side gradient	LUST
Building 608 C Avenue & 4 th Street	Approximately 640 feet / Northeast / Side gradient	UST
Building 530 404 D Avenue	Approximately 730 feet / Southeast / Side gradient	UST, LUST
RNFL Acquisition LLC 513 4 th Street	Approximately 740 feet / North-Northeast / Up gradient	RCRA-VSQG
AJ Marklund 502 N. Third Street	Approximately 780 feet / Southeast / Side gradient	EDR Historic Auto
Building 412 D Avenue	Approximately 860 feet / South / Down gradient	UST, LUST
Envoy Air Inc. 507 4 th Street	Approximately 900 feet / Northeast / Side gradient	Manifest, FINDS, ECHO, RCRA-VSQG

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
502 4 th Street	Approximately 950 feet / Northeast / Side gradient	AST, UST
Sawyer Iron & Metal 400 C Avenue	Approximately 970 feet / Southeast / Side gradient	SWRCY
Building 732 541 9 th Street	Approximately 3,000 feet / North-Northeast / Up gradient	US Brownfields, FINDS
225 Airport Road	Approximately 3,420 feet / North / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA

Subject Property

The subject property is not listed on the EDR Radius Map™ Report.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. The Michigan UST database associates two USTs with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

TriMedia staff submitted FOIA requests to LARA regarding the USTs associated with Building 603. Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Building 610

The EDR Radius Map™ Report listed Building 610 on the LUST and UST databases. Building 610 is located at 308 F Avenue, although addresses for Building 610 are inconsistent across database records. The Michigan UST database indicates three USTs are associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia staff submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Given the relative distance and gradient of Building 610 from the subject property, Building 610 is unlikely to be a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation, Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

Boreal Aviation, Inc. owns an AST located at 199 F Avenue, further downgradient from the subject property.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record regarding the AST. Given its relative gradient to the subject property, Boreal Aviation, Inc. is not considered a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

The Michigan UST database indicates one UST is associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

TriMedia submitted a FOIA request to LARA regarding the tanks at 406 D Avenue. Recent inspection documentation indicates approval of the facility. Although violations had been noted in the past, there was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. The Michigan UST database associates three USTs with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

Building 608

The EDR Radius Map™ Report listed Building 608 at “Ave. C 4th” on the UST database. The Michigan UST database indicates one UST is associated with Building 608 (Facility ID: 00006517).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-033052-15	2000	Other (Waste JP-4)	02/05/1961	05/06/1990

Tank deregistration records from LARA give no indication of spills or releases. Given the relative distance and gradient of Building 608 from the subject property, Building 608 is unlikely to be a REC.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. The Michigan UST database associates two USTs with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1,000	Other (WATER), Used Oil	01/01/1994	12/19/2001

TriMedia submitted a FOIA request to LARA regarding the USTs. Documentation confirms the closure of both tanks. When closing UTK-007037-15, a release (C-0068-02) was detected and reported February 8, 2002. No additional documentation is on file with EGLE or LARA regarding Building 530 or the associated release. Given the relative distance and gradient of Building 530 to the subject property, Building 530 is not considered a REC.

RNFL Acquisition LLC

The EDR Radius Map™ Report listed RNFL Acquisition, LLC located at 513 4th Street on the RCRA-VSQQ database. The ECHO database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. The WDS entry for RNFL Acquisition, LLC contains operator information, but otherwise does not list activities, including history of inspections or violations. RNFL Acquisition, LLC is not considered a REC.

AJ Marklund

The EDR Radius Map™ Report listed AJ Marklund located at “502 North Third Street” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for AJ Marklund appears to be for an address in Princeton, MI. AJ Marklund is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

Building 412

The EDR Radius Map™ Report listed Building 412 on D Avenue on the UST and LUST databases. However, Building 412 was physically located on F Avenue between Buildings 421 and 422. The listing uses Building 412 as part of the street address and KI Sawyer AFB is listed as the primary name for the facility. Further examination of the Michigan UST database indicates records of one UST associated with Building 412 (Facility ID: 00006520).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-091127-15	15,000	Gasoline	02/05/1958	01/01/1992

Documentation from LARA confirms a release (C-0622-89) on October 4, 1989 which was detected during a failed tank tightness test. A handwritten note on a release form indicates some soil was removed. The EDR Radius Map™ Report shows the release was closed on January 1, 1993, although no documentation from LARA confirming the closure was available. Electronic correspondence from EGLE indicated no records were on file regarding Building 412 or C-0622-89. Given the relative distance and upgradient position of Building 412 to the subject property, Building 412 is considered a REC.

Envoy Air Inc.

The EDR Radius Map™ Report listed Envoy Air Inc. located at 507 4th Street on the Manifest, FINDS, ECHO, and RCRA-VSQG databases. The RCRA-VSQG designation indicates Envoy Air Inc. is a very small quantity generator of hazardous waste. The ECHO database listing indicates the generator has active status with violations noted in each of the previous 12 quarters. One ongoing violation relates to the which describing the waste being generated and removed from the site and which facilities are permitted to handle the waste. The other violation noted on October 11, 2021 related to restrictions surrounding very small quality generators of hazardous waste resulted in a single written informal enforcement action by EGLE. No additional information is available on the ECHO or FINDS databases. The Manifest designation indicates Envoy Air, Inc. is known to transport hazardous material across state lines.

There is an entry for Envoy Air, Inc. in the WDS database, although this was not listed in the EDR Radius Map Report. The WDS entry for Envoy Air, Inc. has record of nine inspections. The most recent entry from 2021 notes a violation with a return to compliance the same day. Prior to the violation in 2021, the most recent violations were in 2012 and 2009. Both entries indicate a return to compliance within two months of each recorded violation. The remaining six entries contain no record of violations at the site. Envoy Air, Inc. is not considered a REC.

502 4th Street

The EDR Radius Map™ Report listed Building 609 located at 502 4th Street on the UST database. An additional listing on the AST database for Sawyer International Airport is listed at the same address. Further examination of the Michigan UST database indicates records of six USTs associated with Building 609 (Facility ID: 00006516).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-032646-15	10,000	Gasoline	02/05/1957	05/09/1990
UTK-032645-15	5,000	Diesel	02/05/1957	05/01/1990
UTK-047531-15	2,000	Used Oil	01/01/1961	08/29/1991
UTK-108297-15	5,000	Used Oil	10/30/1991	08/16/1996
UTK-012289-15	1,000	Diesel	10/30/1991	08/17/1996
UTK-108290-15	5,000	Used Oil	02/05/1961	08/29/1991

Documentation obtained from LARA indicates two spills reported upon the closure of four tanks in 1990 and 1991. Spills were detected with each removal in 1990 and 1991. According to tank deregistration documentation, site assessments were submitted to LARA, although they were not included with the FOIA records sent to TriMedia staff. Records from LARA indicate the clean removal of two tanks (UTK-108297-15 and UTK-012289-15) in 1996. The EDR Radius Map™ Report indicates one AST with a 1500-gallon capacity is currently in use. Documentation regarding the AST at 502 4th Street was requested, but none was provided by LARA. Given the relative distance and gradient of 502 4th Street to the subject property, 502 4th Street is not considered a REC.

Sawyer Iron & Metal

The EDR Radius Map™ Report listed Sawyer Iron & Metal, located at 400 C Avenue, on the SWRCY database. SWRCY designates recycling facilities in the state of Michigan. Sawyer Iron & Metal was a transfer station for household waste. Sawyer Iron & Metal is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazardous materials are indicated in the entry. As asbestos is outside the scope of Phase I ESAs, Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. Land upgradient to the subject property in the declaration of restrictive covenants, designated as FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE’s Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and

elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated "K.I. Sawyer AFB – SS-17" shows a soil use restriction under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to contaminant levels. Ongoing groundwater monitoring indicates the contamination plume has decreased in size over several years. Given the decreasing size of the plume, the ongoing groundwater monitoring activities, and relative distance of the contamination plume from the subject property, this is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible. The footprint of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. In photographs from 1975 through 1998, land northwest of the subject property contains a parking lot and small buildings. Aerial photographs from 2006 through 2016 show lands to the northwest with long storage buildings, possibly serving as hangars for small planes.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A larger building (Building 610) is visible northeast of the subject property in the 1964 aerial photograph. The footprint of the property northeast of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, structures are apparent southwest of the subject property. The footprint of the adjacent property southwest of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a building west of the subject property is visible. The footprint of the property to the west remains unchanged between the 1964 and 2016 aerial photographs.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building to the northwest of the subject property is visible. Property northwest of the subject property appears developed in the topographic maps from 2014 to 2019.

Direction	Description
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is present northeast of the subject property along F Avenue. Property northeast of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings to the southwest of the subject property across 3 rd Street are apparent. Land southwest of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is depicted west of the subject property. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	No records north of the subject property were included in the City Directory.
East	No records east of the subject property were included in the City Directory.
South	308 Avenue F: Ramrod Industries (2000). 401 Avenue F: Boreal Aviation Inc. (2005-2017).
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1958 to serve as the Photo Lab on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the subject property. Building 604, the transportation warm barn east of the subject property, was built in 1960. Buildings 611 and 621, northwest of the subject property, were built in 1974 and 1987, respectively. Building 611 was the security police building. Building 621 served as a vehicle parking shed. to serve as the wing headquarters. Adjacent to the south of the subject property is a parking lot. West of the subject property was the fire department in Building 600.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1958 for the Photo Lab on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1958 to serve as the Photo Lab on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1961. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Adjacent to the northwest of the subject property previously stood Buildings 611 and 621 (constructed in 1974 and 1987, respectively). Building 611 housed the security police and Building 621 was a vehicle parking shed. Currently, neither building remains, and modern sheds/hangers occupy that space. To the west, Building 600 stands between the subject property and the airport runways. Building 600 was built in 1956 to house the fire department. Land across F Avenue to the east of the subject property is vacant. Beyond the vacant lot is Building 604. Building 604, built in 1960, was the transportation warm barn. Southwest of the subject property is Building 427. Building 427, built in 1960, was the location for hazardous storage.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,670 feet from the subject property.

5.2.5 General Description of Structures

A permanent structure currently exists on the subject property and consists of the former Photo Lab for the air force base. The building is 4,936 square feet and is constructed of concrete block and woods structure with a concrete slab on grade.

5.2.6 Roads and Utilities

The subject property is located northwest of the intersection of F Avenue and 3rd Street. Parking for the subject property, located on the eastern side of the structure, is accessed from 3rd Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	X
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	

Category	Item or Feature	Observed
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	X

Site Operations, Processes, and Equipment

Photo Processing

The building was formerly used for photo processing and includes ventilation hoods in the rooms formerly used for film development. A dark room is present in the building and equipment used to develop negatives was also observed. No chemicals or hazardous materials used for film development were observed on the subject property or within the building.

Heating and/or Cooling Systems

The building is heated using natural gas furnace and the air conditioning units are believed to be on the roof. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms, janitorial closets and garages within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

Other Notable Site Features

Wells

A monitoring well is located in the driveway on the west side of Building 601. The monitoring well is part of PFAS investigations. As PFAS is outside the scope of Phase I ESAs, this is not considered a REC to the subject property.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified heating and cooling systems, interior floor drains, and a monitoring well on the subject property.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found no indications of Recognized Environmental Conditions (RECs) associated with the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have not revealed evidence suggesting the presence of current environmental concerns regarding the subject property. Further quantitative

environmental investigations (i.e., Limited Phase II ESA) are not recommended for the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 551 3rd Street in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of RECs in connection with the subject property. Based on the results of the Phase I ESA, TriMedia does not recommend further environmental investigations to assess the presence of impacts that may be present at the subject property.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 610
308 F Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	6
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	18
4.3	Physical Setting Sources.....	18
4.4	Historical Use Information on the Property.....	18
4.4.1	Historical Aerial Photographs.....	18
4.4.2	Historical Topographic Maps	19
4.4.3	Historical City Directories.....	20
4.4.4	Historical Fire Insurance Maps	20
4.5	Historical Use Information on Subject Property.....	20
4.6	Historical Use Information on Adjoining Properties	21
4.7	Records Review Summary	21

5.0	Site Reconnaissance	21
5.1	Methodology and Limiting Conditions.....	21
5.2	General Site Setting	22
5.2.1	Current Uses of the Subject Property	22
5.2.2	Past Uses of the Subject Property	22
5.2.3	Current and Past Uses of Surrounding Properties.....	22
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	22
5.2.5	General Description of Structures.....	23
5.2.6	Roads and Utilities	23
5.3	Site Observations	23
5.4	Site Reconnaissance Summary	25
6.0	Interviews.....	25
6.1	Interview with Owner	25
6.2	Interview with Site Manager	25
6.3	Interview with Occupants	25
6.4	Interviews with Local Government Officials.....	26
6.5	Interviews with Others	26
7.0	Findings	26
8.0	Opinion.....	26
9.0	Conclusions and recommendations	27
10.0	Deviations	27
11.0	Additional Services.....	27
12.0	References.....	28
13.0	Signatures of Environmental Professionals.....	29
14.0	Qualifications of Environmental Professionals.....	30

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 308 F Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of two (2) Recognized Environmental Conditions (REC) associated with the subject property. The identified RECs include:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Impacted groundwater and soil are likely to be present on the subject property.
- The building has historically been used as a gas station and maintenance facility for military vehicles. The use of Building 610 as a maintenance facility introduces the possibility of hydrocarbons being released into the subsurface environment. The historical use of Building 610 as a gas station and maintenance facility constitutes a REC.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 308 F Avenue in Gwinn, Michigan. The subject property consists of a building of approximately 25,356 square feet located west of the intersection of 3rd Street and F Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.

6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews

with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of an Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	3
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	2
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	1
US BROWNFIELDS	A listing of Brownfield Sites	0.5	3
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	6
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	7
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	4
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	1
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	3
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	5
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	2
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

<u>Site Name and Location</u>	<u>Estimated Distance/Direction/Gradient</u>	<u>Database Listings</u>
Building 610 308 F Avenue	Subject Property	UST, LUST
Building 603 F Avenue and 3 rd Street	Approximately 300 feet / Southeast / Down gradient	UST
Princeton Cooperative 502 2 nd Street South	Approximately 400 feet / South-Southeast / Side gradient	EDR Historical Auto
406 D Avenue	Approximately 430 feet / Southeast / Down gradient	AST, UST, RCRA NonGen/NLR
Building 534 3 rd Street	Approximately 440 feet / South-Southeast / Down gradient	LUST

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Boreal Aviation Inc. 530 F Avenue	Approximately 450 feet / Southwest / Down gradient	WDS, FINDS, ECHO, RCRA-VSQQ, AST
RNFL Acquisition LLC 513 4 th Street	Approximately 460 feet / North / Up gradient	RCRA-VSQQ
Building 664	Approximately 540 feet / Northeast / Side gradient	UST
Building 530 404 D Avenue	Approximately 620 feet / Southeast / Downgradient	UST, LUST
National Pipeline Company	Approximately 620 feet / Northeast / Side gradient	LUST
Building 608 C Avenue & 4 th Street	Approximately 670 feet / Northeast / Side gradient	UST
Envoy Air Inc. 507 4 th Street	Approximately 670 feet / Northeast / Side gradient	Manifest, FINDS, ECHO, RCRA-VSQQ
AJ Marklund 502 N. Third Street	Approximately 780 feet / Southeast / Side gradient	EDR Historic Auto
502 4 th Street	Approximately 700 feet / Northeast / Side gradient	AST, UST
Sawyer Iron & Metal 400 C Avenue	Approximately 780 feet / Southeast / Side gradient	SWRCY
Building 732 541 9 th Street	Approximately 2,680 feet / North / Up gradient	US Brownfields, FINDS

Subject Property

The EDR Radius Map™ Report listed the subject property, Building 610, on the LUST and UST databases. Building 610 is located at 308 F Avenue, although listings are inconsistent in database records. Further examination of the Michigan UST database indicates records of three USTs associated with Building 610 (Facility ID: 00006515).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-096785-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-039452-15	2,000	Used Oil	02/05/1957	01/01/1992
UTK-096782-15	1,000	Other (Waste JP-4)	02/05/1957	01/01/1992

TriMedia submitted FOIA requests to LARA and EGLE regarding the USTs associated with Building 610. Documentation from LARA confirms the removal of the USTs in 1992. A release (C-1521-92) was discovered during the removal of the tanks on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. Impacted groundwater and soil are likely to be present on the subject property. Building 610 is considered a REC.

Building 603

The EDR Radius Map™ Report listed Building 603 as located at “NE Corner Ave. F & 3rd” on the UST database. The Michigan UST database associates two USTs with Building 603 (Facility ID: 00015269).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-102038-15	1,000	Diesel	07/23/1992	07/14/2010
UTK-011693-15	1,000	Diesel	04/07/1981	07/07/1992

TriMedia submitted FOIA requests to LARA regarding the USTs associated with Building 603. Documentation from LARA confirms the clean removal of UTK-011693-15 in 1992 and of UTK-102038-15 in 2010. Given the clean closure of the USTs, Building 603 is not considered a REC.

Princeton Cooperative

The EDR Radius Map™ Report listed Princeton Cooperative located at “502 2nd Street South” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for Princeton Cooperative appears to be for an address in Princeton, MI. Princeton Cooperative is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

406 D Avenue

The EDR Radius Map™ Report listed two related entities (Marquette County and Marquette County Road Commission) located at 406 D Avenue on the UST, AST, and RCRA NonGen/NLR databases. Entities listed in the RCRA NonGen/NLR database do not presently generate hazardous waste.

The Michigan UST database indicates one UST associated with 406 D Avenue (Facility ID: 00039734). The owner on the listing is the Marquette County Road Commission.

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-055521-15	12,000	Diesel	08/27/1998	Currently In Use

TriMedia staff submitted a FOIA request to LARA regarding the tanks at 406 D Avenue. Recent inspection records indicate approval of the facility by tank inspectors. There was no documentation indicating a release. Given its gradient relative to the subject property, 406 D Avenue is not considered a REC.

Building 534

The EDR Radius Map™ Report listed Building 534 located on “Third Street” in the LUST database. Further examination of the Michigan UST database indicates records of three USTs associated with Building 534 (Facility ID: 00006518).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-038226-15	4,000	Gasoline	02/05/1957	01/01/1992
UTK-070771-15	14,000	Diesel	02/05/1957	01/01/1992
UTK-070780-15	5,000	Gasoline	02/05/1957	01/01/1992

TriMedia submitted a FOIA request to LARA regarding the tanks at Building 534. A release, C-1189-92, was confirmed upon removal of the USTs in 1992. Correspondence from EGLE indicates remedial activities have occurred, leading to the closure of the LUST site. Given the gradient of Building 534 to the subject property and clean closure of the site, Building 534 is not considered a REC.

Boreal Aviation Inc.

The EDR Radius Map™ Report listed Boreal Aviation, Inc. located at 530 F Avenue on the AST, WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Boreal Aviation, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Boreal Aviation, Inc. lists two citations. The entries indicate a return to compliance less than one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters.

Boreal Aviation, Inc. owns an AST which is located at 199 F Avenue, downgradient from the subject property. Details regarding the tank are listed below.

Tank ID	Capacity	Contents	Date Installed	Date Removed
ATK-102038-15	12,000	Other	07/08/1997	Currently In Use

TriMedia submitted FOIA requests to LARA and EGLE regarding the AST at 199 F Avenue. Documentation from LARA confirms the installation of the tank with spill prevention measures and secondary containment. Correspondence from EGLE indicated there were no files on record regarding the AST. Given the history of compliance from Boreal Aviation, Inc. and its gradient relative to the subject property, Boreal Aviation, Inc. is not considered a REC.

RNFL Acquisition LLC

The EDR Radius Map™ Report listed RNFL Acquisition, LLC located at 513 4th Street on the RCRA-VSQQ database. The ECHO database indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. The WDS entry for RNFL Acquisition, LLC contains operator information, but otherwise does not list activities. RNFL Acquisition, LLC is not considered a REC.

Building 664

The EDR Radius Map™ Report listed Building 664 located at 407 4th Street (formerly 507 4th Street) on the UST database. The Michigan UST database associates one UST with Building 664 (Facility ID: 00021869).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-019325-15	2,000	Used Oil	06/16/1986	None Listed

Documentation from LARA indicates a change of use for the UST. By June 16, 2011, the UST was being used to store washing water from a nearby hangar. A reinspection of the tank was conducted on July 27, 2011. EGLE/MDEQ staff from the Hazardous Materials Storage Division of the Upper Peninsula District Office acknowledged the change of status for the tank, with site assessment completed indicating no detection of release. The UST at Building 664 is not considered a risk to the subject property.

Building 530

The EDR Radius Map™ Report listed Building 530 located at 404 D Avenue on the UST and LUST databases. The Michigan UST database indicates two USTs are associated with Building 530 (Facility ID: 00035174).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-000840-15	500	None Listed	01/01/1970	05/26/1994
UTK-007037-15	1,000	Other (WATER), Used Oil	01/01/1994	12/19/2001

TriMedia submitted a FOIA request to LARA regarding the USTs. Documentation confirms the closure of both tanks. When closing UTK-007037-15, a release (C-0068-02) was detected and reported on February 8, 2002. No additional documentation is on file with

EGLE or LARA regarding Building 530 or the associated release. Given the relative distance and gradient of Building 530 to the subject property, Building 530 is not considered a REC.

National Pipeline Company

The EDR Radius Map™ Report listed with an address of “KI Sawyer AFB” on the LUST database. Further examination of the Michigan UST database indicates records of a single UST in the listing for National Pipeline Company (Facility ID: 00018101). Documentation from LARA indicates the listing was an error. In correspondence dated February 19, 1999, a Hazardous Materials Storage Inspector in the EGLE Upper Peninsula District Office clarifies there never existed a tank in Gwinn at Facility #18101. The National Pipeline Company did have a registerable tank between Gladstone and Escanaba. National Pipeline Company is not a REC.

Building 608

The EDR Radius Map™ Report listed Building 608 at “Ave. C 4th” on the UST database. The Michigan UST database indicates one UST associated with Building 608 (Facility ID: 00006517).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-033052-15	2000	Other (Waste JP-4)	02/05/1961	05/06/1990

Tank deregistration records from LARA give no indication of spills or releases. Given the relative distance and gradient of Building 608 from the subject property, Building 608 is unlikely to be a REC.

Envoy Air Inc.

The EDR Radius Map™ Report listed Envoy Air, Inc. located at 507 4th Street on the Manifest, FINDS, ECHO, and RCRA-VSQQ databases. The ECHO database listing indicates the generator has active status with violations noted in each of the previous 12 quarters. One ongoing violation relates to the which describing the waste being generated and removed from the site and which facilities are permitted to handle the waste. The other violation noted on October 11, 2021 related to the restrictions surrounding very small quality generators of hazardous waste, resulting in a single written informal enforcement action by EGLE on that date. No additional information is available on the ECHO or FINDS databases. The Manifest designation indicates Envoy Air, Inc. is known to transport hazardous waste across state lines.

There is an entry for Envoy Air, Inc. in the WDS database, although this was not listed in the EDR Radius Map™ Report. The WDS entry for Envoy Air, Inc. has record of nine inspections. The most recent entry from 2021 notes a violation, with a return to compliance the same day the violation was noted. Prior to the violation in 2021, the most recent violations were in 2012 and 2009 with returns to compliance one month and two months following the violations being noted, respectively. The remaining six entries contain no record of violations at the site. Envoy Air, Inc. is not considered a REC.

AJ Marklund

The EDR Radius Map™ Report listed AJ Marklund located at “502 North Third Street” on the EDR Historical Auto database. This database is a private database kept by EDR of historic gas stations. The listing for AJ Marklund appears to be for an address in Princeton, MI. AJ Marklund is listed in error on the EDR Radius Map Report for the Gwinn area and is not considered a REC.

502 4th Street

The EDR Radius Map™ Report listed Building 609 located at 502 4th Street on the UST database. An additional listing on the AST database for Sawyer International Airport is listed at the same address. Further examination of the Michigan UST database indicates records of six USTs associated with Building 609 (Facility ID: 00006516).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-032646-15	10,000	Gasoline	02/05/1957	05/09/1990
UTK-032645-15	5,000	Diesel	02/05/1957	05/01/1990
UTK-047531-15	2,000	Used Oil	01/01/1961	08/29/1991
UTK-108297-15	5,000	Used Oil	10/30/1991	08/16/1996
UTK-012289-15	1,000	Diesel	10/30/1991	08/17/1996
UTK-108290-15	5,000	Used Oil	02/05/1961	08/29/1991

Documentation obtained from LARA indicates two spills reported upon the closure of four tanks in 1990 and 1991. Spills were detected with each removal in 1990 and 1991. According to tank deregistration documentation, site assessments were submitted to LARA, although they were not included with the FOIA records sent to TriMedia staff. Records from LARA indicate the clean removal of two tanks (UTK-108297-15 and UTK-012289-15) in 1996. The EDR Radius Map™ Report indicates one AST with a 1500-gallon capacity is currently in use. Documentation regarding the AST at 502 4th Street was requested, but none was provided by LARA. Given the relative distance and gradient of 502 4th Street to the subject property, 502 4th Street is not considered a REC.

Sawyer Iron & Metal

The EDR Radius Map™ Report listed Sawyer Iron & Metal, located at 400 C Avenue, on the SWRCY database. SWRCY designates recycling facilities in the state of Michigan. Sawyer Iron & Metal was a transfer station for household waste. Sawyer Iron & Metal is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazards are indicated in the entry. As asbestos is outside the scope of Phase I ESAs, Building 732 is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that a release (C-1521-92) was discovered during the removal of the USTs on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from release had yet to be determined. There is no additional file information indicating the remediation of the impacted groundwater and soil on the subject property. Building 610 is considered a REC.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR’s GeoCheck® option to obtain information regarding the subject property’s physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2009, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible. The footprint of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. The land immediately to the north of the subject property appears partially vegetated and undeveloped in the photographs from 1964 to 1981. A building is visible to the north of the subject property in the 1993 photograph. The footprint of the adjacent property north of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A larger building (Building 608) is visible east of the subject property in the 1964 aerial photograph. The footprint of the adjacent property east of the subject property remains unchanged between the 1964 and 1993 aerial photographs. A relatively small building visible to the east of the subject property in the 1993 photograph onwards. The footprint of the properties east of the subject property are unchanged in the photographs from 1993 to 2016.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a relatively small structure is apparent south of the subject property. The footprint of the adjacent property south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, land adjacent to the west of the subject property consists of runways and airplane parking. In the aerial photograph from 1964, the land west of the subject property appears partially vegetated, beyond which is a runway. In photographs from 1975 through 1998, land adjacent to the west of the subject property contain a parking lot and small buildings between the subject property and the runway. Aerial photographs from 2006 through 2016 show lands to the west with long storage buildings, possibly serving as hangers for small planes.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped from the earliest map from 1932. In the 1975 map, the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.

Direction	Description
North	The lands north of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, the property to the north of the subject property across 4 th Street appears developed with buildings present. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings are present to the east of the subject property. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, buildings to the south of the subject property across 3 rd Street are apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from the 1932 through the 1952 topographic maps. In the 1975 map, a building is depicted west of the subject property. Land west of the subject property appears developed in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	No records north of the subject property were included in the City Directory.
East	No records east of the subject property were included in the City Directory.
South	308 Avenue F: Ramrod Industries (2000). 401 Avenue F: Boreal Aviation Inc. (2005-2017).
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1960 to serve as the Aerospace Ground Equipment Gas Station building on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building was used by the Marquette County Road Commission

(MCRC) as a location for their maintenance and staging for that section of the county. Following the MCRC, the Lake Superior Community Partnership (LSCP) lineman school leased the building for storage.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the subject property. Building 627, adjacent to the north of the subject property, was built in 1984. Building 627 held Dock 9 (for aerospace ground equipment). Across F Avenue to the west, Buildings 611 and 621 were previously located between the subject property and the airport runways. Building 611 was built in 1974 to house the security police. Building 621 was constructed in 1987 for vehicle parking. Today, modern storage buildings/hangers have taken their place. East of the subject property are Building 607 and 608, the location of the supply administration and supply warehouse. South of the subject property is vacant, with Building 428 south of 3rd Street. Life support was housed in Building 428, built in 1958.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1961 for the Aerospace Ground Equipment Gas Station on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building was leased as a maintenance and staging area and storage facility. The use of Building 610 as a maintenance facility introduces the possibility of hydrocarbons being released into the soil. The historical use of Building 610 as a maintenance facility constitutes a REC.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 4, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 37 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures

made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;

- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1961 to serve as the Aerospace Ground Equipment Gas Station on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building was used by the MCRC as a location for their maintenance and staging for that section of the county. Following the MCRC, the LSCP lineman school leased the building for storage.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject property in 1961. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 627, adjacent to the north of the subject property, was built in 1984. Building 627 held Dock 9 (for aerospace ground equipment). Across F Avenue to the west, Buildings 611 and 621 were previously located between the subject property and the airport runways. Building 611 was built in 1974 to house the security police. Building 621 was constructed in 1987 for vehicle parking. Today, modern storage buildings/hangers have taken their place. East of the subject property are Building 607 and 608, the location of the supply administration and supply warehouse. South of the subject property is vacant, with Building 428 south of 3rd Street. Life support was housed in Building 428, built in 1958.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 3,700 feet from the subject property.

5.2.5 General Description of Structures

A permanent structure currently on the subject property consists of the former Aerospace Ground Equipment Gas Station. The building is 25,356 square feet and is constructed of concrete block, metal, and wood with a slab on grade foundation. The building was used by the air force as a gas station, then after the air force base closed was leased by MCRC and the LSCP lineman school for staging and storage of equipment.

5.2.6 Roads and Utilities

The subject property is located northeast of the intersection of F Avenue and 3rd Street. Parking for the subject property, located on the southern side of the structure, is accessed from F Avenue and 3rd Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	X
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	X
Aboveground Chemical or Waste Storage	Aboveground storage tanks	X
	Drums, barrels and/or containers ≥ 5 gallons	X
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X

Category	Item or Feature	Observed
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Air Compressors

An air compressor is evident in the mechanical room on the east side of the building. No leaks or spills from compressor oil were observed near or around the air compressor.

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and no air conditioning units were observed. No environmental concerns were noted with the heating and cooling systems.

Other Processes and Equipment

A jet washer degreaser, hydraulic power shear, and parts washer are located on the east side of the building garages. The equipment is no longer in use and no spills or leaks were observed. The equipment should be removed for reuse, properly disposed of, or recycled prior to demolition activities.

Aboveground Chemical or Waste Storage

Aboveground Storage Tanks

Remnants of former ASTs are evident on the adjacent property to the north. Two circular concrete foundations and two concrete aprons are located outside of Building 627 at the southeast corner. The former ASTs may have been used at the gas station at Building 610

which formerly used a 30,000-gallon diesel, 6,000-gallon jet fuel and 238-barrel Mogas storage tanks.

Drums, barrels and/or containers \geq 5 gallons

An empty 55-gallon drum of yellow traffic paint was observed in the garage, a full 5-gallon bucket of hydraulic fluid and a flammable liquid cabinet containing small amounts (less than 5-gallons) of various paints, stains and oils, lighter fluid and degreasers. The small amounts of flammable liquids, petroleum products and empty 55-gallon drum are no considered RECs to the subject property.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms, janitorial closets and garages within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 4, 2022. The site reconnaissance identified air compressors, heating and cooling systems, parts washer, degreaser machine, metal shearing machine, ancillary UST equipment, and interior floor drains on the subject property. The former USTs and ancillary equipment located to the northeast of Building 610 have been decommissioned and testing completed indicated a release from the UST system. The former UST system is considered a REC to the subject property.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of two (2) Recognized Environmental Conditions (REC) associated with the subject property. The identified RECs include:

- A release (C-1521-92) was discovered during the removal of three underground storage tanks (USTs) on September 8, 1992. A Finding of Suitability to Lease (FOSL) on file with EGLE from 1995 indicates the extent of contamination from the release had yet to be determined. No additional file information detailing remediation at Building 610 was available. Impacted groundwater and soil are likely to be present on the subject property.
- The building has historically been used as a gas station and maintenance facility for military vehicles. The use of Building 610 as a maintenance facility introduces the possibility of hydrocarbons being released into the subsurface environment. The historical use of Building 610 as a gas station and maintenance facility constitutes a REC.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 308 F Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of two RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 5, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 10, 2023	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 725
230 D Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues	6
3.6	Owner, Property Manager, and Occupant Information	7
3.7	Reasons for Performing Phase I ESA	7
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources	16
4.3	Physical Setting Sources	16
4.4	Historical Use Information on the Property	16
4.4.1	Historical Aerial Photographs	16
4.4.2	Historical Topographic Maps	17
4.4.3	Historical City Directories	17
4.4.4	Historical Fire Insurance Maps	18
4.5	Historical Use Information on Subject Property	18
4.6	Historical Use Information on Adjoining Properties	18
4.7	Records Review Summary	18

5.0	Site Reconnaissance	19
5.1	Methodology and Limiting Conditions.....	19
5.2	General Site Setting	19
5.2.1	Current Uses of the Subject Property	19
5.2.2	Past Uses of the Subject Property	19
5.2.3	Current and Past Uses of Surrounding Properties.....	19
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	20
5.2.5	General Description of Structures.....	20
5.2.6	Roads and Utilities	20
5.3	Site Observations	20
5.4	Site Reconnaissance Summary	22
6.0	Interviews.....	23
6.1	Interview with Owner	23
6.2	Interview with Site Manager	23
6.3	Interview with Occupants	23
6.4	Interviews with Local Government Officials.....	23
6.5	Interviews with Others	23
7.0	Findings	23
8.0	Opinion.....	24
9.0	Conclusions and recommendations	24
10.0	Deviations	25
11.0	Additional Services	25
12.0	References.....	26
13.0	Signatures of Environmental Professionals.....	27
14.0	Qualifications of Environmental Professionals.....	28

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 230 D Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified REC includes:

- Documentation from the United States Air Force indicates the presence of a trichloroethylene (TCE) contamination plume impacting groundwater beneath the subject property. Records indicating the completion of remedial activities associated with the TCE impacts were not available; this presents a REC to the subject property.

The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 230 D Avenue in Gwinn, Michigan. The subject property consists of Building 725 Which is 108,161 square feet, located west of the intersection of 6th Street and E Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses

(should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.

6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerry Corkin, Chairman of the Marquette County Board of Commissioners, on October 27, 2022. The scope of

services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable. Due to significant quantities of debris and fallen ceiling tiles throughout the building's interior and a locked door labeled "Flammable Storage Area" on the south side, a thorough inspection of all areas of the building's interior was limited. No other significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain

constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously used as part of an Air Force Base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	5
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	0
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	0
US BROWNFIELDS	A listing of Brownfield Sites	0.5	4
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	5
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	0
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	0
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0
AUL	Sites with institutional and/or engineering controls in place.	0.5	2
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	4
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	7
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	0
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

<u>Site Name and Location</u>	<u>Estimated Distance/Direction/Gradient</u>	<u>Database Listings</u>
Building 726 249 E Avenue	Approximately 80 feet / North / Up gradient	UST
Argonics Inc. 520 9 th Street	Approximately 100 feet / East / Side gradient	WDS, FINDS, ECHO, RCRA-VSQQ
Building 708 0 Parallel Taxiway	Approximately 520 feet / East / Side gradient	UST
Building 732 541 9 th Street	Approximately 580 feet / North / Up gradient	FINDS, US Brownfields
Building 709 211 7 th Street	Approximately 810 feet / East / Side gradient	UST, LUST, Inventory

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
225 Airport Road	Approximately 1,120 feet / North-Northwest / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA
125 G Avenue	Approximately 1,120 feet / North-Northwest / Up gradient	AST, AIRS, WDS, RCRA-VSQG
Superior Extrusion Inc. 118 G Avenue	Approximately 2,100 feet / North-northeast / Up gradient	BEA, Inventory
Building 741 114 G Avenue	Approximately 2,940 feet / North-northeast / Up gradient	US Brownfields, FINDS, AUL, Part 201, WDS

Subject Property

The subject property is not listed in the EDR Radius Map™ Report.

Building 726

The EDR Radius Map™ Report listed Building 726 as located at “249 East Avenue G (formerly 8th Street)” on the UST database. Further examination of the Michigan UST database indicates two USTs associated with Building 726 (Facility ID: 00015270).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-057675-15	275	Diesel	04/07/1981	07/09/1992
UTK-019028-15	550	Diesel	07/20/1992	07/22/1996

TriMedia submitted a FOIA request to LARA. Correspondence dated January 13, 1994 indicates the clean closure of UTK-057675-15. A site assessment review report dated September 4, 1996 confirms the clean removal of UTK-019028-15.

Although the EDR Radius Map™ Report does not list Building 726 on the US Brownfields database, additional research indicated an entry for Building 726 (ACRES ID: 236201). Assessments were conducted in 2013 with an additional assessment conducted in 2018. The entry indicates asbestos was found in the building materials at the property. According to the entry, the contaminants were not cleaned up, but cleanup was not deemed necessary until “prior to the razing of the structure”. As asbestos is outside the scope of this Phase I ESA, Building 726 is not considered a REC.

Argonics Inc.

The EDR Radius Map™ Report listed Argonics Inc. located at 520 9th Street on the WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-

VSQG designation indicates Argonics Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Argonics, Inc. lists two compliance violations. Both violation entries (one from 2012 and the other from 2017) indicate a return to compliance approximately one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. Argonics Inc. is not considered a REC.

Building 708

The EDR Radius Map™ Report listed Building 708 on the UST database. Further examination of the Michigan UST database indicates records for one UST associated with Building 708 (Facility ID: 00019951).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-048028-15	2,000	Other (JP-4)	02/21/1983	08/28/1991

TriMedia submitted a FOIA request with LARA. Documentation regarding Facility #19951 relates to Building 7083 (located on Parallel Taxiway), not Building 708 (located at 240 D Avenue). The listing of Building 708 on the EDR Radius Map™ Report was an error. Building 708 is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” A separate hazardous materials assessment report addresses asbestos in Building 732. No additional hazards are indicated in the entry. Building 732 is not considered a REC.

Building 709

The EDR Radius Map™ Report listed Building 709 located at 211 7th Street (formerly D Street) on the UST, LUST, and Inventory databases. The Michigan UST database indicates eight USTs are associated with Building 709 (Facility ID: 00006513).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-004433-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-076729-15	15,000	Diesel	10/29/1991	07/20/1996
UTK-047531-15	1,000	Used Oil	10/29/1991	07/20/1995
UTK-076725-15	15,000	Diesel	10/29/1991	07/19/1996
UTK-000947-15	12,000	Diesel	02/06/1959	10/16/1991
UTK-038433-15	200	Used Oil	02/06/1959	10/16/1991

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-076717-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-013293-15	30,000	Diesel	02/06/1959	10/16/1991

TriMedia submitted a FOIA request to LARA. Correspondence dated January 30, 1992 indicates the removal of five USTs in 1991. Additional documentation confirms the installation of three replacement tanks at Building 709. The discovery of release C-2007-91, reported September 26, 1991, is noted on the LARA documentation. Electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information does not exist for Building 709 or release C-2007-91. Given the relative gradient and distance of Building 709 to the subject property, Building 709 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQG, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants, designated FT-07, is located north of the domestic airport terminal.

At the same address, K.I Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” includes soil use restrictions under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to impacted groundwater plumes within the restriction area. This is considered a REC.

125 Avenue G

The EDR Radius Map™ Report listed a service building, part of the airport facilities, located at 125 Avenue G on the AST, AIRS, WDS, and RCRA-VSQG databases. The AIRS listing refers to a database of point sources of air pollution across the United States. The WDS entry for Sawyer International Airport listed at 125 Avenue G has record of four inspections. The most recent entry from 2022 notes a violation, with a return to compliance one week after the violation was noted. The other three entries contain no record of violation at the site. Documentation obtained from LARA indicates the ASTs located at 125 G Avenue are inspected on a triennial basis. The tanks were installed in 2005 and 2020 with overflow and spill protections compliant with state standards. There is no entry in RIDE for 125 G Avenue. The service center at 125 G Avenue is unlikely to be a REC.

Superior Extrusion Inc.

The EDR Radius Map™ Report listed Superior Extrusion Inc. located at 118 G Avenue on the Inventory and BEA databases. Given the distance of the Superior Extrusion, Inc. from the subject property, Superior Extrusion, Inc. is not considered a REC.

Building 741

The EDR Radius Map™ Report listed Building 741 on the US Brownfields and FINDS databases. Building 741 was listed in the Brownfield database (ACRES ID: 235322). Assessments were conducted in 2013 with supplemental assessments conducted in 2017. The entry indicates asbestos was found in the building materials at the property. According to the entry, the contaminants were not cleaned up, but cleanup was not deemed necessary until “prior to demolition and renovation activities”. As asbestos is out of scope for Phase I ESAs, Building 741 is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information does exist for the subject property. The information on file related to the finding of suitability to lease (FOSL) the subject property. Documentation from the United States Air Force prepared in 1994 acknowledged the presence of asbestos, lead-based paint, and groundwater contamination plumes of benzene and trichloroethylene (TCE). The benzene contamination plume is likely related to the aforementioned land use restriction ("SS-17"), which impacts the groundwater beneath the subject property. The draft FOSL also indicated a TCE plume was being treated beneath Building 725. No additional documentation indicating remedial actions had been completed was available. The groundwater contaminant plumes are considered a REC.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible. The footprint of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible to the north of the subject property in the 1964 photograph. The footprint of the adjacent property north of the subject property remains unchanged between the 1964 and 2016 aerial photographs.

Direction	Description
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible to the east of the subject property in the 1964 photograph. The footprint of the adjacent property east of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a parking lot is apparent south of the subject property. The footprint of the adjacent property south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, land adjacent to the west of the subject property consists of runways and airplane parking. Aerial photographs from 1964 through 2016 show lands to the west used for air traffic operations.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. A trail appears to go through the subject property in the 1952 topographic map. In the 1975 map, the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, the property adjacent to the north of the subject property appears developed with a building present. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings are present to the east of the subject property. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings to the south of the subject property across 5 th Street are apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from 1932 through the 1952 topographic map. In the 1975 map, runways for the air force base are depicted west of the subject property. Land west of the subject property appears developed, remaining as runways for Sawyer International Airport in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the

subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	118 Avenue G: Superior Extrusion (2005-2017). 125 Avenue G: Sawyer International Airport (2010-2017). 232 Avenue G: Easy Ice and USA Safety Gear (2014-2017).
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1960 to serve as the Logistics Group building on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, sections of the building have been leased.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the subject property. Building 727, adjacent to the east of the subject property, was built in 1960. Building 727 housed the supply administration and supply warehouse. Building 726, north of the subject property, was built in 1960 to serve as the wing headquarters. Adjacent to the south of the subject property is a parking lot.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1960 for the Logistics Group for K.I. Sawyer Air Force Base. Documentation prepared by the United States Air Force in 1994 indicates the presence of groundwater contamination plumes impacted with benzene and TCE. Since the closure of the air force base in 1995, portions of the building have been leased. Although the subject property was deemed suitable for

lease, the impacted groundwater and land use restrictions impacting the subject property constitute a REC.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 7, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 35 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

Sections of the subject property are currently being leased. Sections of the subject property slated for demolition are currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1960 to serve as the Logistics Group building on K.I. Sawyer Air Force Base. Since the closure of former air force base in 1995, portions of the building have been leased. Sections currently being leased are not slated for demolition.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject

property in 1960. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 726, adjacent to the north of the subject property, was built in 1960. Building 726 housed the wing headquarters. Across G Avenue to the west, runways have operated prior to the construction of the subject property. East of the subject property is Building 727, the location of the supply administration and supply warehouse. South of the subject property is a parking lot.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 1.0 miles from the subject property.

5.2.5 General Description of Structures

The former Logistics Group building currently exists on the subject property. The building is 108,161 square feet and is constructed of concrete, metal, and wood with a slab on grade concrete foundation. The building formerly contained a dining facility, hot and cold serving room, offices and training rooms, barber shop, warehouse rea, demineralization water plant, 15 kilowatt generator and a 275-gallon diesel tank. No evidence of the generator or diesel tank was observed at the time of the site reconnaissance. A large quantity of debris and fallen ceiling tiles prevented a thorough inspection of the interior of the building.

5.2.6 Roads and Utilities

The subject property is located west of the intersection of E Avenue and 6th Street. Parking for the subject property is accessed from G Avenue and E Avenue.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers \geq 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and air conditioning units are believed to be located on the roof of Building 725. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathrooms, janitorial closets and garage within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

The garage bay located on the southeast side of the building contained a metal cover which could not be removed and piping and / or drain on the floor of the garage. The covers and drains do not appear to be associated with USTs.

Electrical Transformers/ PCBs

Pad or pole mounted transformers and/or capacitors

Three pad-mounted transformers are present along the east side of Building 725. The southernmost transformer shows evidence of leakage around it and onto the concrete pad. The transformer is labeled "NO PCBs" on the west side of the transformer. The remaining transformers did not indicate signs of leaks or spills. The leakage is most likely mineral oil related is not considered an REC to the subject property. In addition, three dry cell transformers were evident inside the east side of the building in the electrical room. No leaks or spills were evident around these transformers. The leaking transformer and remaining transformers should be properly disposed of at the time of the decommissioning activities.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 7, 2022. The site reconnaissance identified heating and cooling systems, interior floor drains and pole and pad mounted transformers on the subject property. No RECs were identified at the time of the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Recognized Environmental Condition (REC) and one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified REC includes:

- Documentation from the United States Air Force indicates the presence of a trichloroethylene (TCE) contamination plume impacting groundwater beneath the subject property. Records indicating the completion of remedial activities associated with the TCE impacts were not available; this presents a REC to the subject property.

The identifies CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 230 D Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of two (2) RECs in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 5, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	January 5, 2022	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 726
249 E Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	6
3.7	Reasons for Performing Phase I ESA	6
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	15
4.3	Physical Setting Sources.....	15
4.4	Historical Use Information on the Property.....	15
4.4.1	Historical Aerial Photographs.....	15
4.4.2	Historical Topographic Maps	16
4.4.3	Historical City Directories.....	17
4.4.4	Historical Fire Insurance Maps	17
4.5	Historical Use Information on Subject Property.....	17
4.6	Historical Use Information on Adjoining Properties	17
4.7	Records Review Summary	17

5.0	Site Reconnaissance	18
5.1	Methodology and Limiting Conditions.....	18
5.2	General Site Setting	18
5.2.1	Current Uses of the Subject Property	18
5.2.2	Past Uses of the Subject Property	18
5.2.3	Current and Past Uses of Surrounding Properties.....	18
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	19
5.2.5	General Description of Structures.....	19
5.2.6	Roads and Utilities	19
5.3	Site Observations	19
5.4	Site Reconnaissance Summary	21
6.0	Interviews.....	21
6.1	Interview with Owner	21
6.2	Interview with Site Manager	21
6.3	Interview with Occupants	21
6.4	Interviews with Local Government Officials.....	21
6.5	Interviews with Others	21
7.0	Findings	22
8.0	Opinion.....	22
9.0	Conclusions and recommendations	22
10.0	Deviations	23
11.0	Additional Services	23
12.0	References.....	24
13.0	Signatures of Environmental Professionals.....	25
14.0	Qualifications of Environmental Professionals.....	26

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 249 E Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 249 E Avenue in Gwinn, Michigan. The subject property consists of Building 726 which is 31,439 square feet located southeast of the intersection of 9th Street and G Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.
8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.

18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.
19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously part of an air force base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends the use of personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	5
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	0
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	0
US BROWNFIELDS	A listing of Brownfield Sites	0.5	4
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	5
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	0
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	0
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
AUL	Sites with institutional and/or engineering controls in place.	0.5	2
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	4
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	7
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	0
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Building 726 249 E Avenue	Subject Property	UST
Argonics Inc. 520 9 th Street	Approximately 120 feet / East / Side gradient	WDS, FINDS, ECHO, RCRA-VSQG
Building 732 541 9 th Street	Approximately 330 feet / North / Up gradient	FINDS, US Brownfields
Building 708 0 Parallel Taxiway	Approximately 530 feet / East / Side gradient	UST
Building 709 211 7 th Street	Approximately 730 feet / East / Side gradient	UST, LUST, Inventory
225 Airport Road	Approximately 1,040 feet / Northwest / Up gradient	PFAS, AUL, WDS, RCRA- VSQG, FUDS, Inventory, Part 201, BEA
125 G Avenue	Approximately 1,040 feet / Northwest / Up gradient	AST, AIRS, WDS, RCRA- VSQG
Superior Extrusion 118 G Avenue	Approximately 2,000 feet / North- Northeast / Up gradient	BEA, Inventory
Building 741 114 G Avenue	Approximately 2,720 feet / North- Northeast / Up gradient	US Brownfields, FINDS

Subject Property

The EDR Radius Map™ Report listed the subject property, Building 726, on the UST database. Further examination of the Michigan UST database indicates two USTs associated with Building 726 (Facility ID: 00015270).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-057675-15	275	Diesel	04/07/1981	07/09/1992
UTK-019028-15	550	Diesel	07/20/1992	07/22/1996

TriMedia submitted a FOIA request to LARA. Correspondence dated January 13, 1994 indicates the clean closure of UTK-057675-15. A site assessment review report dated September 4, 1996 confirms the clean removal of UTK-019028-15.

Although the EDR Radius Map™ Report does not list Building 726 on the US Brownfields database, additional research indicated an entry for Building 726 (ACRES ID: 236201). Assessments were conducted in 2013 with an additional assessment conducted in 2018. The entry indicates asbestos was found in the building materials at the property. According to the entry, the contaminants were not cleaned up, but cleanup was not deemed necessary until “prior to the razing of the structure”. Asbestos is outside the scope of Phase I ESAs. Building 726 is not considered a REC.

Argonics Inc.

The EDR Radius Map™ Report listed Argonics, Inc. located at 520 9th Street on the WDS, FINDS, ECHO, and RCRA-VSQG databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. The RCRA-VSQG designation indicates Argonics, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Argonics, Inc. lists two compliance violations. Both violation entries (one from 2012 and the other from 2017) indicate a return to compliance approximately one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. Argonics, Inc. is not considered a REC.

Building 732

The EDR Radius Map™ Report listed Building 732, located at 541 9th Street, on the US Brownfields and FINDS databases. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazards are indicated in the entry. As asbestos is outside the scope of Phase I ESAs, Building 732 is not considered a REC.

Building 708

The EDR Radius Map™ Report listed Building 708 on the UST database. Further examination of the Michigan UST database indicates one UST associated with Building 708 (Facility ID: 00019951).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-048028-15	2,000	Other (JP-4)	02/21/1983	08/28/1991

TriMedia submitted a FOIA request with LARA. Documentation regarding Facility 19951 relates to Building 7083 (located on Parallel Taxiway), not Building 708 (located at 240 D Avenue). The listing of Building 708 on the EDR Radius Map™ Report was an error. Building 708 is not considered a REC.

Building 709

The EDR Radius Map™ Report listed Building 709 located at 211 7th Street (formerly D Street) on the UST, LUST, and Inventory databases. The Michigan UST database associates eight USTs with Building 709 (Facility ID: 00006513).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-004433-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-076729-15	15,000	Diesel	10/29/1991	07/20/1996
UTK-047531-15	1,000	Used Oil	10/29/1991	07/20/1995
UTK-076725-15	15,000	Diesel	10/29/1991	07/19/1996
UTK-000947-15	12,000	Diesel	02/06/1959	10/16/1991
UTK-038433-15	200	Used Oil	02/06/1959	10/16/1991
UTK-076717-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-013293-15	30,000	Diesel	02/06/1959	10/16/1991

TriMedia submitted FOIA requests to LARA and EGLE. Correspondence dated January 30, 1992 indicates the removal of five USTs in 1991 and the installation of three replacement tanks at Building 709. The discovery of release C-2007-91, reported September 26, 1991, is recorded in the LARA documentation. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for Building 709 or release C-2007-91. Given the relative gradient and distance of Building 709 to the subject property, Building 709 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQQ, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants, designated FT-07, is located north of the domestic airport terminal.

At the same address, K.I. Sawyer Airforce Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The

entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” includes soil use restrictions under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to impacted groundwater plumes within the restriction area. This is considered a REC.

125 G Avenue

The EDR Radius Map™ Report listed a service building, part of the airport facilities, located at 125 Avenue G on the AST, AIRS, WDS, and RCRA-VSQG databases. The AIRS listing refers to a database of point sources of air pollution across the United States. The WDS entry for Sawyer International Airport at “125 Avenue G” has record of four inspections. The most recent entry from 2022 notes a violation, with a return to compliance one week after the violation was noted. The other three entries contain no record of violation at the site. Documentation obtained from LARA indicates the ASTs located at 125 G Avenue are inspected on a triennial basis. The tanks were installed in 2005 and 2020 with overfill and spill protections compliant with state standards. There is no entry in RIDE for 125 G Avenue. The service center at 125 G Avenue is unlikely to be a REC.

Superior Extrusion Inc.

The EDR Radius Map™ Report listed Superior Extrusion Inc. located at 118 G Avenue on the Inventory and BEA databases. The entry for Superior Extrusion, Inc. on RIDE does not list any contaminants. Superior Extrusion, Inc. is not considered a REC.

Building 741

The EDR Radius Map™ Report listed Building 741 on the US Brownfields and FINDS databases. Building 741 was listed in the Brownfield database (ACRES ID: 235322). Assessments were conducted in 2013 with supplemental assessments conducted in 2017. The entry indicates asbestos was found in the building materials at the property. According to the entry, the contaminants were not cleaned up, but cleanup was not deemed necessary until “prior to demolition and renovation activities”. No additional contaminants were listed. As asbestos is outside the scope for Phase I ESAs, Building 741 is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR's GeoCheck® option to obtain information regarding the subject property's physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1951. In the 1964 photograph, the subject property is visible. The footprint of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A parking lot is visible to the north of the subject property in the 1964 photograph. Buildings north of the parking lot are apparent in the 1993 aerial photograph. The footprint of the adjacent property north of the subject property remains unchanged between the 1993 and 2016 aerial photographs.

Direction	Description
East	East of the subject property, the land appears undeveloped and vegetated from the 1939 through 1951 aerial photographs. A building is visible to the east of the subject property in the 1964 photograph. The footprint of the adjacent property east of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, Building 725 is apparent south of the parking lot. The footprint of the adjacent property south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, land adjacent to the west of the subject property consists of runways and airplane parking. Aerial photographs from 1964 through 2016 show lands to the west used for air traffic operations.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. A trail appears to go through the subject property in the 1952 topographic map. In the 1975 map, the subject property is depicted. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, although much of the air force base appears developed, the lands north of the subject property do not appear developed. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings to the east of the subject property are visible. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings to the south of the subject property are apparent. Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from 1932 through the 1952 topographic map. In the 1975 map, runways for the air force base are depicted west of the subject property. Land west of the subject property appears developed, remaining as runways for Sawyer International Airport in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	118 Avenue G: Superior Extrusion (2005-2017). 125 Avenue G: Sawyer International Airport (2010-2017). 232 Avenue G: Easy Ice and USA Safety Gear (2014-2017).
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1960 to serve as the Wing Headquarters on K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed concurrently or following the subject property. Building 727, adjacent to the east of the subject property, was built in 1960. Building 727 housed the supply administration and supply warehouse. Building 732, north of the subject property, was built in 1988 for the bomb squadron department. Building 725, south of the subject property, was built in 1960 to house the logistics group.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historical information, the subject property was developed in 1960 for the Wing Headquarters for K.I. Sawyer Air Force Base. Since the closure of the air force

base in 1995, the building has been vacant. Other sections of the former air force base were developed at the same time or following the construction of the subject property. Land use controls impact soil usage on lands to the west. Groundwater use restrictions impact the subject property. This constitutes a REC.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 7, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 35 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1960 to serve as the Wing Headquarters on K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed concurrently or following the construction of the subject

property in 1960. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 725, adjacent to the south of the subject property, was built in 1960. Building 725 housed the logistics group. Building 732, north of the subject property, was built in 1988 to house the bomb squadron. Across G Avenue to the west, runways operated prior to the construction of the subject property. East of the subject property is Building 727, the location of the supply administration and supply warehouse.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 1.1 miles from the subject property.

5.2.5 General Description of Structures

The former Wing Headquarters building is currently on the subject property. The building is 31,438 square feet and is constructed of concrete block, metal and wood with a slab on grade concrete foundation. The building contains numerous offices and conference rooms.

5.2.6 Roads and Utilities

The subject property is located southeast of the corner of Avenue G and 9th Street. Parking for the subject property is accessed from 9th Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	

Category	Item or Feature	Observed
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and air conditioning units are located at the south side and roof of Building 726. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathroom and a janitorial closet within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 7, 2022. The site reconnaissance identified heating and cooling systems and interior floor drains on the subject property. No RECs were identified at the time of the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 249 E Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	November 29, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	December 22, 2022	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 731
232 G Avenue
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	6
3.7	Reasons for Performing Phase I ESA	6
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	15
4.3	Physical Setting Sources.....	15
4.4	Historical Use Information on the Property.....	15
4.4.1	Historical Aerial Photographs.....	15
4.4.2	Historical Topographic Maps	16
4.4.3	Historical City Directories.....	17
4.4.4	Historical Fire Insurance Maps	17
4.5	Historical Use Information on Subject Property.....	17
4.6	Historical Use Information on Adjoining Properties	18
4.7	Records Review Summary	18

5.0	Site Reconnaissance	18
5.1	Methodology and Limiting Conditions.....	18
5.2	General Site Setting	19
5.2.1	Current Uses of the Subject Property	19
5.2.2	Past Uses of the Subject Property	19
5.2.3	Current and Past Uses of Surrounding Properties.....	19
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	19
5.2.5	General Description of Structures.....	19
5.2.6	Roads and Utilities	19
5.3	Site Observations	20
5.4	Site Reconnaissance Summary	21
6.0	Interviews.....	21
6.1	Interview with Owner	21
6.2	Interview with Site Manager	21
6.3	Interview with Occupants	21
6.4	Interviews with Local Government Officials.....	22
6.5	Interviews with Others	22
7.0	Findings	22
8.0	Opinion.....	22
9.0	Conclusions and recommendations	22
10.0	Deviations	23
11.0	Additional Services	23
12.0	References.....	24
13.0	Signatures of Environmental Professionals.....	25
14.0	Qualifications of Environmental Professionals.....	26

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 232 G Avenue in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 232 G Avenue in Gwinn, Michigan. The subject property consists of a building of approximately 4,088 square feet located at the intersection of 10th Street and G Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.

8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.

19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and

analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. He reported the property was previously part of an air force base and various hazardous materials may have been stored or used. Mr. DuRay reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends the use of PPE when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of Sawyer International Airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	5
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	0
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	0
US BROWNFIELDS	A listing of Brownfield Sites	0.5	4
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	5
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	0
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	0
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
AUL	Sites with institutional and/or engineering controls in place.	0.5	2
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	4
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	7
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	0
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Building 732 541 9 th Street	Approximately 30 feet / Southeast / Down gradient	FINDS, US Brownfields
225 Airport Road	Approximately 350 feet / Northwest / Up gradient	PFAS, AUL, WDS, RCRA-VSQG, FUDS, Inventory, Part 201, BEA
125 G Avenue	Approximately 360 feet / North / Up gradient	AST, AIRS, WDS, RCRA-VSQG
Building 726 249 E Avenue	Approximately 418 feet / South / Down gradient	UST
Argonics Inc. 520 9 th Street	Approximately 541 feet / Southeast / Side gradient	WDS, FINDS, ECHO, RCRA-VSQG
Building 709 211 7 th Street	Approximately 1,150 feet / Southeast / Side gradient	UST, LUST, Inventory
Building 708 0 Parallel Taxiway	Approximately 1,150 feet / Southeast / Side gradient	UST
Superior Extrusion Inc. 118 G Avenue	Approximately 1,400 feet / North-Northeast / Up gradient	Inventory, BEA
Building 741 114 G Avenue	Approximately 2,230 feet / North-Northeast / Up gradient	US Brownfields, FINDS

Subject Property

The EDR Radius Map™ Report does not list the subject property in its databases. However, additional research in the EPA Brownfield database indicated an entry for Building 731 (ACRES ID: 236202). Assessments were conducted in 2013 with an additional assessment conducted in 2018. The entry indicates asbestos was found in the building materials at the property. Asbestos is outside the scope Phase I ESAs; as such, the subject property is not a REC.

Building 732

The EDR Radius Map™ Report listed Building 732 located at 541 9th Street on the US Brownfields and FINDS databases. Building 732 is adjacent to the south of the subject property. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazards are indicated in the entry. Building 732 is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQG, AUL, and WDS databases. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for TSA contains operator information but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject property in the declaration of restrictive covenants is FT-07, located north of the domestic airport terminal.

At the same address, K.I. Sawyer Air Force Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated “K.I. Sawyer AFB – SS-17” includes soil use restrictions under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to impacted groundwater plumes within the restriction area. This is considered a REC.

125 Avenue G

The EDR Radius Map™ Report listed a service building, part of the airport facilities, located at 125 Avenue G on the AST, AIRS, WDS, and RCRA-VSQQ databases. The AIRS listing refers to a database of point sources of air pollution across the United States. The WDS entry for Sawyer International Airport at “125 Avenue G” has record of four inspections. The most recent entry from 2022 notes a violation with a return to compliance within one week. The other three entries contain no record of violation at the site. Documentation obtained from the Michigan Department of Licensing and Regulatory Affairs (LARA) indicates the ASTs located at 125 G Avenue are inspected on a triennial basis. The tanks were installed in 2005 and 2020 with overfill and spill protections compliant with relevant standards. There is no entry in RIDE for 125 G Avenue. The service center at 125 G Avenue is unlikely to be a REC.

Building 726

The EDR Radius Map™ Report listed Building 726 located at 249 East Avenue G (formerly 8th Street) on the UST database. The Michigan UST database indicates two USTs are associated with Building 726 (Facility ID: 00015270).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-057675-15	275	Diesel	04/07/1981	07/09/1992
UTK-019028-15	550	Diesel	07/20/1992	07/22/1996

TriMedia submitted a FOIA request to LARA. Correspondence dated January 13, 1994 indicates clean closure of UTK-057675-15. A site assessment review report dated September 4, 1996 confirms the clean removal of UTK-019028-15.

Although the EDR Radius Map™ Report does not list Building 726 on the US Brownfields database, additional research yielded an entry for Building 726 (ACRES ID: 236201). Assessments were conducted in 2013 with an additional assessment conducted in 2018. The entry indicates asbestos was found in the building materials at the property. Asbestos is outside the scope of Phase I ESAs. Building 726 is not considered a REC.

Argonics Inc.

The EDR Radius Map™ Report listed Argonics, Inc. located at 520 9th Street on the WDS, FINDS, ECHO, and RCRA-VSQQ databases. The WDS entry for Argonics, Inc. lists two compliance violations. Both violation entries (one from 2012 and the other from 2017) indicate a return to compliance approximately one month after the violations were recorded. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. Argonics, Inc. is not considered a REC.

Building 709

The EDR Radius Map™ Report listed Building 709 located at 211 7th Street (formerly D Street) on the UST, LUST, and Inventory databases. Eight USTs are associated with Building 709 (Facility ID: 00006513).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-004433-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-076729-15	15,000	Diesel	10/29/1991	07/20/1996
UTK-047531-15	1,000	Used Oil	10/29/1991	07/20/1995
UTK-076725-15	15,000	Diesel	10/29/1991	07/19/1996
UTK-000947-15	12,000	Diesel	02/06/1959	10/16/1991
UTK-038433-15	200	Used Oil	02/06/1959	10/16/1991
UTK-076717-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-013293-15	30,000	Diesel	02/06/1959	10/16/1991

TriMedia submitted a FOIA requests to LARA and EGLE. Correspondence dated January 30, 1992 confirms the removal of five USTs in 1991 and the installation of three replacement tanks at Building 709. The discovery of release C-2007-91, reported September 26, 1991, is recorded in documentation provided by LARA. Electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information does not exist for Building 709 or release C-2007-91. Given the relative gradient and distance of Building 709 to the subject property, Building 709 is not considered a REC.

Building 708

The EDR Radius Map™ Report listed Building 708 on the UST database. The Michigan UST database indicates one UST associated with Building 708 (Facility ID: 00019951).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-048028-15	2,000	Other (JP-4)	02/21/1983	08/28/1991

TriMedia submitted a FOIA request with LARA. Documentation regarding Facility 19951 relates to Building 7083 (located on Parallel Taxiway), not Building 708 (located at 240 D Avenue). The listing of Building 708 on the EDR Radius Map™ Report was an error. Building 708 is not considered a REC.

Superior Extrusion Inc.

The EDR Radius Map™ Report listed Superior Extrusion Inc. located at 118 G Avenue on the Inventory and BEA databases. No contaminants were listed in the RIDE entry for Superior Extrusion, Inc. Superior Extrusion, Inc. is not considered a REC.

Building 741

The EDR Radius Map™ Report listed Building 741 on the US Brownfields and FINDS databases. Building 741 was listed in the Brownfield database (ACRES ID: 235322). Assessments were conducted in 2013 with supplemental assessments conducted in 2017. The entry indicates asbestos was found in the building materials at the property. According to the entry, the contaminants were not cleaned up, but cleanup was not deemed necessary until “prior to demolition and renovation activities”. No additional contaminants were listed. As asbestos is outside the scope for Phase I ESAs, Building 741 is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR’s GeoCheck® option to obtain information regarding the subject property’s physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1981. In the 1993 photograph, the subject property is visible with building 732 to the south. The footprint of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1998 aerial photographs. In the 2006 photograph, the modern-day domestic airline passenger terminal and parking lots are visible. The footprint of the adjacent land north of the subject property remains unchanged between the 2006 and 2016 aerial photographs.
East	East of the subject property is a patch of land undeveloped from 1939 through 1981. From the 1993 through 2016 aerial photographs, the patch has been paved and serves as a parking lot. Further east along 10 th Street, a structure and parking lot are visible from the 1964 through 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a parking lot is visible in the land adjacent to the south of the subject property. Building 732 is visible to the south of the subject property in the 1993 photograph. The footprint of the adjacent property south of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, land adjacent to the west of the subject property consists of runways and airplane parking. Aerial photographs from 1964 through 2016 show lands to the west used for air traffic operations.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. A trail appears to go through the subject property in the 1952 topographic map. In the 1975 map, various buildings are depicted as part of the Sawyer Air Force base, yet the subject property remains without a structure and 10 th Street (running east-west) does not intersect Avenue G. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, although much of the air force base appears developed, the lands immediately north of the subject property do not appear developed. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.

Direction	Description
East	The lands east of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings are present to the east of the subject property are visible. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings to the south of the subject property are visible (across what is now 9 th Street). Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from 1932 through the 1952 topographic map. In the 1975 map, runways for the air force base are depicted west of the subject property. Land west of the subject property appears developed, remaining as runways for Sawyer International Airport in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	232 Avenue G: Easy Ice and USA Safety Gear (2014-2017).
North	118 Avenue G: Superior Extrusion (2005-2017). 125 Avenue G: Sawyer International Airport (2010-2017).
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1986 for the standardization and evaluation administrative department for the former K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been leased intermittently to retailers. The building is currently vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed prior to the subject property. Building 730, adjacent to the east of the subject property, was built in 1962. Building 730 housed the air refueling squadron. Building 732, south of the subject property, was built in 1988 for the bomb squadron.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historic information, the subject property was developed in 1986 for the standardization and evaluation administrative department for the former K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been leased intermittently to retailers. The building is currently vacant. Many sections of the former air force base were developed prior to the construction of subject property. Land use controls impact soil usage on lands to the west. Groundwater use restrictions impact the subject property. This constitutes a REC.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 7, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 35 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1986 to serve as the administrative building for the Standardization and Evaluation Department of K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been intermittently rented by retailers.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed prior to the construction of the subject property in 1986. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 730, adjacent to the east of the subject property, was built in 1962. Building 730 housed the air refueling squadron. Other buildings were constructed later than the subject property. Building 732, south of the subject property, was built in 1988 to house offices for the bomb squadron. Across G Avenue to the west, airport runways operated prior to the construction of the subject property. North of the subject property is the passenger terminal and parking area.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 1.1 miles from the subject property.

5.2.5 General Description of Structures

A former administrative office building for the air force base currently exists on the subject property. The building is 4,088 square feet and is constructed of wood with a slab on grade concrete foundation. A concrete storage shed is located east of Building 731.

5.2.6 Roads and Utilities

The subject property is located at the corner of Avenue G and 10th Street. Parking for the subject property is accessed from 9th Street. Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and air conditioning units are located at the north and south sides of Building 731. No environmental concerns were noted with the heating and cooling systems.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathroom and a janitorial closet within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

Electrical Transformers/ PCBs

Pad or pole mounted transformers and/or capacitors

A pad-mounted transformer is present near the west side of Building 731. No indications of leaks or spills were evident near the transformer.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 7, 2022. The site reconnaissance identified heating and cooling systems, pole and pad mounted transformers and interior floor drains on the subject property. No RECs were identified at the time of the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) CREC associated with the subject property. The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 232 G Avenue in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required

at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 5, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	December 22, 2022	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Phase I Environmental Site Assessment

Building 732
541 9th Street
Gwinn, Michigan 49841

Prepared for:
Sawyer International Airport and Business Center
125 G Avenue
Gwinn, Michigan, 49841

Date: February 7, 2023

TriMedia Project Number 2021-2800

Phase I Environmental Site Assessment

Table of Contents

1.0	Summary	1
2.0	Introduction	1
2.1	Location and Legal Description	1
2.2	Purpose	1
2.3	Detailed Scope of Services	4
2.4	Significant Assumptions	5
2.5	Limitations and Exceptions	5
2.6	Special Terms and Conditions.....	5
2.7	User Reliance	5
3.0	User Provided Information	6
3.1	Title Records	6
3.2	Environmental Liens or Activity and Use Limitations.....	6
3.3	Specialized Knowledge or Experience	6
3.4	Commonly Known or Reasonably Ascertainable Information	6
3.5	Valuation Reduction for Environmental Issues.....	6
3.6	Owner, Property Manager, and Occupant Information.....	6
3.7	Reasons for Performing Phase I ESA	6
4.0	Records Review	7
4.1	Standard Environmental Record Sources	7
4.2	Additional Environmental Record Sources.....	15
4.3	Physical Setting Sources.....	15
4.4	Historical Use Information on the Property.....	15
4.4.1	Historical Aerial Photographs.....	15
4.4.2	Historical Topographic Maps	16
4.4.3	Historical City Directories.....	16
4.4.4	Historical Fire Insurance Maps	17
4.5	Historical Use Information on Subject Property.....	17
4.6	Historical Use Information on Adjoining Properties	17
4.7	Records Review Summary	17

5.0	Site Reconnaissance	18
5.1	Methodology and Limiting Conditions.....	18
5.2	General Site Setting	18
5.2.1	Current Uses of the Subject Property	18
5.2.2	Past Uses of the Subject Property	18
5.2.3	Current and Past Uses of Surrounding Properties.....	18
5.2.4	Geologic, Hydrogeologic, and Topographic Conditions.....	19
5.2.5	General Description of Structures.....	19
5.2.6	Roads and Utilities	19
5.3	Site Observations	19
5.4	Site Reconnaissance Summary	20
6.0	Interviews.....	21
6.1	Interview with Owner	21
6.2	Interview with Site Manager	21
6.3	Interview with Occupants	21
6.4	Interviews with Local Government Officials.....	21
6.5	Interviews with Others	21
7.0	Findings	21
8.0	Opinion.....	22
9.0	Conclusions and recommendations	22
10.0	Deviations	22
11.0	Additional Services	23
12.0	References.....	24
13.0	Signatures of Environmental Professionals.....	25
14.0	Qualifications of Environmental Professionals.....	26

APPENDICES

- APPENDIX A Figures
- APPENDIX B General Property Information
- APPENDIX C Photographic Documentation
- APPENDIX D Regulatory Documentation
- APPENDIX E Historical Documentation

1.0 SUMMARY

TriMedia Environmental & Engineering Services, LLC (TriMedia) was retained by Sawyer International Airport and Business Center to complete a Phase I Environmental Site Assessment (Phase I ESA) of a property located at 541 9th Street in Gwinn, Michigan (“subject property”). The Phase I ESA was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13).

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) Controlled Recognized Environmental Condition (CREC) associated with the subject property. The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

2.0 INTRODUCTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 541 9th Street in Gwinn, Michigan. The subject property consists of Building 732 which is 3,683 square feet located northeast of the intersection of 9th Street and G Avenue in Gwinn, Michigan. A legal description is contained in Appendix B.

The location of the subject property is presented in Figure 1 and Figure 2, located in Appendix A. Please refer to Appendix C for photographs of the subject property and surrounding properties.

2.2 PURPOSE

The purpose of the Phase I ESA was to evaluate the subject property for the presence of RECs (as defined by ASTM E1527-13). This investigative effort was conducted to provide the prospective owner with a basis for asserting landowner liability protections and defenses (should landowner liability protections and defenses become necessary) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. et seq.) and applicable state law.

This evaluation was conducted in general accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding environmental matters, while recognizing reasonable limits of time and cost.

The following terms and acronyms may appear in this report:

1. Aboveground Storage Tank (AST) – any tank that currently is or has in the past been used to contain hazardous substances or petroleum products, and which is located at least 90% above surface grade.
2. Activity and Use Limitations (AULs) – legal (institutional controls) or physical (engineering controls) restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.
3. Adjoining Property – any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.
4. Conditionally Exempt Small Quantity Generator (CESQG) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.
5. Controlled Recognized Environmental Condition (CREC) – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A CREC is to be listed in the findings section of the Phase I ESA report, and as a REC in the conclusions section of the Phase I ESA.
6. De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.
7. EGLE – Michigan Department of Environment, Great Lakes, and Energy, formerly the Michigan Department of Environmental Quality (MDEQ) prior to April 22, 2019.

8. Environmental Lien - a charge, security, or encumbrance upon title to a property to secure payment of a cost, damage, debt, obligation, or duty arising out of response actions, clean-up, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC 9607(1) & 9607(r) and similar state or local laws.
9. Fire Insurance Maps - maps produced for private fire insurance companies (i.e., Sanborn Maps) that indicate historical uses of properties at specific dates.
10. Hazardous Substance - a substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14) as interpreted by EPA regulations and the courts.
11. Historical Recognized Environmental Condition (HREC) – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use restrictions, institutional controls, or engineering controls).
12. Large Quantity Generator (LQG) – handler generates, transports, stores, or treats over one thousand (1000) kilograms of hazardous waste or over one kilogram of acutely hazardous waste per calendar month.
13. LUST – an underground storage tank on the State of Michigan list of leaking underground storage tank sites.
14. Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that is threatening and may result in a negative impact to public health or the environment.
15. Migrate/migration – for purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substance or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.
16. PCB - Polychlorinated Biphenyl.
17. Petroleum Products - petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under CERCLA 42 USC, including natural gas, natural gas liquids, and synthetic gas usable for fuel.
18. Physical Setting Sources - sources that provide information about the geologic, hydrogeologic, or topographical characteristics of the site.

19. Reasonably Ascertainable - information that is (1) publicly available, (2) obtainable from a source within reasonable time and cost constraints, and (3) practically reviewable.
20. Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
21. Small Quantity Generator (SQG) – handler generates, transports, stores, or treats more than one hundred (100) and less than one thousand (1,000) kilograms of hazardous waste during any calendar month and accumulates less than six thousand (6,000) kilograms of hazardous waste at any time.
22. Underground Storage Tank (UST) - any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath surface grade.
23. Vapor Encroachment Condition (VEC) – the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property as identified by Tier 1 or Tier 2 procedures outlined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-10).
24. Very Small Quantity Generators (VSQG) (formerly Conditionally Exempt Small Quantity Generator (CESQG)) – handler generates, transports, stores, or treats one hundred (100) kilograms or less of hazardous waste per calendar month and accumulates one thousand (1000) kilograms or less of hazardous waste at any time.

2.3 DETAILED SCOPE OF SERVICES

This Phase I ESA is based on the scope of services defined in the TriMedia Technical and Cost Proposal dated September 26, 2022, and accepted by Mr. Gerald Corkin, Chairperson of the Marquette County Board of Commissioners, on October 27, 2022. The scope of services included a site reconnaissance, regulatory and historical records review, interviews with individuals knowledgeable about the subject property, and development of this report in accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The following are not typically part of an ASTM E1527-13 Phase I ESA and were not included in the scope of services provided by TriMedia: asbestos and radon sampling, groundwater sampling and analysis, mold assessment, lead-based paint inspection and

analysis, lead in drinking water analysis, wetland delineation, regulatory compliance (includes health and safety), indoor air quality analysis, and Endangered Species Act.

2.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made in this Phase I ESA.

2.5 LIMITATIONS AND EXCEPTIONS

Other than the usual time and budgetary constraints established by the Technical and Cost Proposal accepted by Sawyer International Airport and Business Center for this Phase I ESA, and the usual circumstance that not all historical sources listed in the ASTM Standard were reasonably ascertainable, no significant limitations were encountered during the development of this Phase I ESA.

No warranty, either expressed or implied, can be made that conditions observed at the site are representative of all areas of the subject property. Data collected for this Phase I ESA were obtained for the purpose stated and should not be used for reasons other than those intended. The conditions reported herein apply only to those specific locations and times at which the work was completed. Conclusions made in this Phase I ESA are based on reasonably ascertainable information and data and represent the professional judgment and interpretations of TriMedia.

2.6 SPECIAL TERMS AND CONDITIONS

No special terms or conditions apply to this report.

2.7 USER RELIANCE

This Phase I ESA is prepared for the exclusive use and reliance of Sawyer International Airport and Business Center. Use or reliance by any other party is prohibited without the written authorization of Sawyer International Airport and Business Center and TriMedia.

Environmental conditions and regulations are continually evolving and are subject to change and interpretation. Do not assume current conditions and/or regulatory positions will remain constant. Furthermore, because the data contained within this Phase I ESA are subject to professional interpretation, other professionals may reach differing conclusions.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.7. If the Phase I ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

3.0 USER PROVIDED INFORMATION

Mr. Duane DuRay, Director of Operations/Airport Manager of Sawyer International Airport and Business Center, completed the User Questionnaire on November 29, 2022. Mr. DuRay provided the following information on the subject property.

3.1 TITLE RECORDS

A title search and search of judicial records for environmental liens and activity and use limitations (AULs) were not provided by Sawyer International Airport. TriMedia assumes the client is evaluating this information outside the context of this report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. DuRay indicated the presence of an environmental liens or AULs in connection with the site. Navigational precautions must be adhered to as per Part 77 of the Federal Aviation Administration (FAA) regulations.

3.3 SPECIALIZED KNOWLEDGE OR EXPERIENCE

Mr. DuRay does not have specialized knowledge of the subject property.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. DuRay does have knowledge of commonly known or reasonably ascertainable information regarding the subject property or adjoining properties. Mr. DuRay reported the property was previously part of an air force base and various hazardous materials may have been stored or used. He reports that currently the structure is in various levels of deterioration and may contain asbestos, lead-based paints, mold, and other hazardous materials.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. DuRay the structure is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommends personal protective equipment (PPE) when entering the structure.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Mr. DuRay oversees operations of the airport and surrounding properties. The subject property is currently vacant.

3.7 REASONS FOR PERFORMING PHASE I ESA

This Phase I ESA was commissioned by Sawyer International Airport and Business Center in connection with demolishing structures on the subject property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

TriMedia conducted a review of regulatory agency files to determine if the subject property and/or adjacent properties are, or were, known sites of environmental contamination. Reasonably ascertainable environmental record sources were investigated, and standard sources were reviewed by TriMedia. A summary report of the review, provided by Environmental Data Resources, Inc. (EDR) as the EDR Radius Map™ Report with GeoCheck® (EDR Radius Map Report), is included in Appendix D: Regulatory Documentation. A number of environmental data sources were reviewed, and documented sites were found within the ASTM E1527-13 search radius around the subject property. The following data sources were investigated:

Federal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
NPL	The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Proposed)	Proposed National Priority List Sites	1.0	0
NPL (Delisted)	The NPL Delisted refers to facilities that have been removed from the NPL.	1.0	0
NPL LIENS	Federal Superfund Liens	Site	0
SEMS	The Superfund Enterprise Management System (SEMS) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and site which are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0
SEMS - ARCHIVE	The Superfund Enterprise Management System - Archive tracks sites that have no further interest under the Federal Superfund Program. The list was formerly known as the CERCLIS-NFRAP, renamed by EPA in 2015. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as large, small, or conditionally exempt. LQGs produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQGs produce 100-1000 kg/month of non-acutely hazardous waste. VSQGs are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	5
RCRA NonGen / NLR	The RCRA-NonGen database, maintained by the USEPA, lists facilities that were previously listed in the RCRA Generators database but no longer generate hazardous waste as part of their normal business practices (No Longer Regulated).	0.25	0
ERNS	The ERNS is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Subject Property	0
HMIRS	Hazardous Materials Information Reporting System	Subject Property	0
IC / EC	A listing of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	0.5	0
DOD	Department of Defense Sites	1.0	0
FUDS	Formerly Used Defense Sites	1.0	0
US BROWNFIELDS	A listing of Brownfield Sites	0.5	4
CONSENT	Superfund (CERCLA) Consent Decrees	1.0	0
ROD	Records of Decision	1.0	0
UMTRA	Uranium Mill Tailings Sites	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Sites</u>
ODI	Open Dump Inventory	0.5	0
TRIS	Toxic Chemical Release Inventory System	Subject Property	0
TSCA	Toxic Substances Control Act	Subject Property	0
FTTS	FIFRA/TSCA Tracking System	Subject Property	0
SSTS	Section 7 Tracking Systems	Subject Property	0
ICIS	Integrated Compliance Information System	Subject Property	0
LUCIS	Land Use Control Information System	0.5	0
RADINFO	Radiation Information Database	Subject Property	0
CDL	Clandestine Drug Labs	Subject Property	0
PADS	PCB Activity Database System	Subject Property	0
MLTS	Material Licensing Tracking System	Subject Property	0
MINES	Mines Master Index File	0.25	0
ECHO	Enforcement and Compliance History Information	Subject Property	0
FINDS	Facility Index System/Facility Registry System	Subject Property	0
RAATS	RCRA Administrative Action Tracking System	Subject Property	0
2020 COR Action	The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action.	0.25	0

State Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
State Hazardous Waste	EGLE maintains a database of state equivalent CERCLIS facilities in the State of Michigan.	1.0	0
SWF/LF	EGLE maintains a database of solid waste disposal facilities and landfills in the State of Michigan.	0.5	0
LUST	EGLE has compiled a database of Leaking Underground Storage Tank in the State of Michigan.	0.5	5
UST	EGLE has compiled a database of registered Underground Storage Tanks in the State of Michigan.	0.25	0
AST	EGLE has compiled a database of registered Aboveground Storage Tanks in the State of Michigan.	0.25	0
BEA	EGLE maintains a listing of properties in which a Baseline Environmental Assessment (BEA) has been conducted.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
AUL	Sites with institutional and/or engineering controls in place.	0.5	2
AIRS	Permit and Emissions Inventory Data	0.001	0
DRYCLEANERS	EGLE maintains a list of dry cleaning facilities in the State of Michigan.	0.25	0
LIENS	EGLE maintains a list of liens placed on a property due to an environmental condition.	Subject Property	0
BROWNFIELDS	Brownfields Site Location Listing	0.5	0
SPILLS	The State of Michigan maintains a list of spills	Subject Property	0
Inventory	Inventory of Facilities	0.5	4
Part 201	EGLE maintains a database of "facilities" as defined by Part 201	1.0	7
WDS	Waste Data System	Subject Property	0

Tribal Databases

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
INDIAN RESERVE	Indian Reservations	1.0	0
INDIAN LUST	Leaking Underground Storage Tanks on Indian land	0.5	0
INDIAN UST	EGLE has compiled a database of registered Underground Storage Tanks on Indian land in the State of Michigan.	0.25	0

EDR Proprietary Records

<u>Database</u>	<u>Description</u>	<u>Radius (miles)</u>	<u>Facilities</u>
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0	0
Historical Auto Stations	EDR Exclusive Historic Gas Stations	0.25	0
Historical Dry Cleaners	EDR Exclusive Historic Dry Cleaners	0.25	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Sites are listed in order of proximity to the subject property. Distances of most of the sites were adjusted to field observed and/or mapped distances and should be considered approximate. In addition to the cited site-specific information, EDR provides a generalized approximate groundwater flow direction based on surface topography (EDR Radius Map, Groundwater Flow Direction Information). According to EDR, the groundwater flow direction is to the southwest. Prior professional knowledge indicates groundwater flow is locally to the southeast towards Silver Lead Creek. Local groundwater depth is estimated to be greater than 60 feet below grade based on static water level data obtained from a 2020 Annual Groundwater Report for the United States Air Force Civil Engineer Center.

Additional discussion for selected sites may follow the summary table.

Listed Sites

Site Name and Location	Estimated Distance/Direction/Gradient	Database Listings
Building 732 541 9 th Street	Subject Property	FINDS, US Brownfields
Building 726 249 E Avenue	Approximately 360 feet / South / Down gradient	UST
Argonics Inc. 520 9 th Street	Approximately 430 feet / Southeast / Side gradient	WDS, FINDS, ECHO, RCRA-VSQQ
225 Airport Road	Approximately 510 feet / Northwest / Up gradient	PFAS, AUL, WDS, RCRA-VSQQ, FUDS, Inventory, Part 201, BEA
125 G Avenue	Approximately 510 feet / North / Up gradient	AST, AIRS, WDS, RCRA-VSQQ
Building 708 0 Parallel Taxiway	Approximately 688 feet / Southeast / Side gradient	UST
Building 709 211 7 th Street	Approximately 850 feet / Southeast / Side gradient	UST, LUST, Inventory
Superior Extrusion Inc. 118 G Avenue	Approximately 1,540 feet / Northeast / Up gradient	Inventory, BEA
Building 741 114 G Avenue	Approximately 2,180 feet / Northeast / Up gradient	FINDS, US Brownfields

Subject Property

The EDR Radius Map™ Report listed the subject property on the US Brownfields and FINDS databases. The EPA Facility Index System (FINDS) is a central and common inventory of facilities monitored or regulated by the EPA. Building 732 was listed in the Brownfield database (ACRES ID: 236203). The entry indicated assessments were conducted in 2013 and 2018. According to the entry, “no asbestos-containing building materials were found during the asbestos survey.” No additional hazards are indicated in the entry. Building 732 is not considered a REC.

Building 726

The EDR Radius Map™ Report listed Building 726 located at 249 East Avenue G (formerly 8th Street) on the UST database. The Michigan UST database indicates two USTs are associated with Building 726 (Facility ID: 00015270).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-057675-15	275	Diesel	04/07/1981	07/09/1992
UTK-019028-15	550	Diesel	07/20/1992	07/22/1996

TriMedia submitted a FOIA request to the Michigan Department of Licensing and Regulatory Affairs (LARA). Correspondence dated January 13, 1994 indicates the clean closure of UTK-057675-15. A site assessment review report dated September 4, 1996 confirms the clean removal of UTK-019028-15.

Although the EDR Radius Map™ Report does not list Building 726 on the US Brownfields database, additional research indicated an entry for Building 726 (ACRES ID: 236201). Assessments were conducted in 2013 with an additional assessment conducted in 2018. The entry indicates asbestos was found in the building materials at the property. As asbestos is outside the scope of Phase I ESAs and there is documentation of clean removal of the USTs, Building 726 is not considered a REC.

Argonics Inc.

The EDR Radius Map™ Report listed Argonics, Inc. located at 520 9th Street on the WDS, FINDS, ECHO, and RCRA-VSQG databases. The RCRA-VSQG designation indicates Argonics, Inc. is a very small quantity generator of hazardous waste. The Waste Data System (WDS) tracks activities at sites regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs. The WDS entry for Argonics, Inc. lists two compliance violations. Both violation entries (one from 2012 and the other from 2017) indicate a return to compliance approximately one month after the violations were initially noted. Neither entry was listed as a “high priority” in the database. The Enforcement and Compliance History Online (ECHO) database listing indicates the generator has active status with no violations noted in the previous 12 quarters. There was no record of formal enforcement in the listing. Argonics, Inc. is not considered a REC.

225 Airport Road

The EDR Radius Map™ Report listed the US Transportation Security Administration (TSA) located at 225 Airport Road on the PFAS, RCRA-VSQG, AUL, and WDS databases. The WDS entry for TSA contains operator information, but otherwise does not list activities, including any history of inspections or violations. The PFAS listing refers to the chemicals per- and polyfluoroalkyl substances (PFAS) which are a class of compounds not currently in scope for Phase I ESAs. A land use restriction is detailed in a declaration of restrictive covenants, which primarily restricts the use of groundwater. The land closest to the subject

property in the declaration of restrictive covenants is FT-07, located north of the domestic airport terminal.

At the same address, K.I. Sawyer Air Force Base is listed on the FUDS, Inventory, Part 201, and BEA databases. The Federal Used Defense Sits (FUDS) listing showed a preliminary assessment had been performed at K.I. Sawyer Air Force Base and no projects were planned for that location. The Remediation Information Data Exchange (RIDE), operated by EGLE's Remediation and Redevelopment Division, has an entry for K.I. Sawyer Airport. The entry lists multiple contaminants impacting the location including petroleum volatile and semi volatile organic compounds, chlorinated volatile and semi volatile organic compounds, and elements, metals, or other inorganics. The BEA entry indicates a Baseline Environmental Assessment was performed to document existing contamination. Two BEAs are on file for 225 Airport Road, however, electronic mail correspondence from the EGLE's Remediation and Redevelopment Division indicates that file information has been misplaced and is unavailable.

Documentation regarding long term groundwater monitoring, obtained through EGLE, indicates multiple areas impacted by contamination throughout the former Air Force Base. The site designated "K.I. Sawyer AFB – SS-17" includes soil use restrictions under the operations apron at Sawyer International Airport and a groundwater use restriction extending from the operations apron east beyond Kelly Johnson Memorial Highway. The groundwater use restriction remains active due to impacted groundwater plumes within the restriction area. This is considered a REC.

125 G Avenue

The EDR Radius Map™ Report listed a service building, part of the airport facilities, located at 125 Avenue G on the AST, AIRS, WDS, and RCRA-VSQG databases. The AIRS listing refers to a database of point sources of air pollution across the United States. The WDS entry for Sawyer International Airport at "125 Avenue G" has record of four inspections. The most recent entry from 2022 notes a violation with a return to compliance within one week. The other three entries contain no record of violation at the site. Documentation obtained from LARA indicates the ASTs located at 125 G Avenue are inspected on a triennial basis. The tanks were installed in 2005 and 2020 with overfill and spill protection compliant with relevant standards. There is no entry in RIDE for 125 G Avenue. The service center at 125 G Avenue is unlikely to be a REC.

Building 708

The EDR Radius Map™ Report listed Building 708 on the UST database. The Michigan UST database indicates one UST associated with Building 708 (Facility ID: 00019951).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-048028-15	2,000	Other (JP-4)	02/21/1983	08/28/1991

TriMedia submitted a FOIA request to LARA. Documentation regarding Facility 19951 relates to Building 7083 (located on Parallel Taxiway), not Building 708 (located at 240 D Avenue). The listing of Building 708 on the EDR Radius Map™ Report was an error. Building 708 is not considered a REC.

Building 709

The EDR Radius Map™ Report listed Building 709 located at 211 7th Street (formerly D Street) on the UST, LUST, and Inventory databases. Eight USTs are associated with Building 709 (Facility ID: 00006513).

Tank ID	Capacity	Contents	Date Installed	Date Removed
UTK-004433-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-076729-15	15,000	Diesel	10/29/1991	07/20/1996
UTK-047531-15	1,000	Used Oil	10/29/1991	07/20/1995
UTK-076725-15	15,000	Diesel	10/29/1991	07/19/1996
UTK-000947-15	12,000	Diesel	02/06/1959	10/16/1991
UTK-038433-15	200	Used Oil	02/06/1959	10/16/1991
UTK-076717-15	30,000	Diesel	02/06/1959	10/16/1991
UTK-013293-15	30,000	Diesel	02/06/1959	10/16/1991

TriMedia submitted a FOIA requests to LARA and EGLE. Correspondence dated January 30, 1992 indicates the removal of five USTs in 1991 and the installation of three replacement tanks at Building 709. Release C-2007-91 was confirmed on September 26, 1991 in LARA documentation. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for Building 709 or release C-2007-91. Given the relative gradient and distance of Building 709 to the subject property, Building 709 is not considered a REC.

Superior Extrusion Inc.

The EDR Radius Map™ Report listed Superior Extrusion Inc. located at 118 G Avenue on the Inventory and BEA databases. The entry for Superior Extrusion, Inc. on RIDE does not list any contaminants. Superior Extrusion, Inc. is not considered a REC.

Building 741

The EDR Radius Map™ Report listed Building 741 on the US Brownfields and FINDS databases. Building 741 was listed in the Brownfield database (ACRES ID: 235322). Assessments were conducted in 2013 with supplemental assessments conducted in 2017. The entry indicates asbestos was found in the building materials at the property. As asbestos is outside the scope for Phase I ESAs, Building 741 is not considered a REC.

Other Sites

The remaining sites listed on the EDR Radius Map™ Report do not represent environmental concerns to the subject property based upon regulatory status, presumed groundwater flow direction, and/or relative distance from the property.

Please refer to Appendix D for a copy of the EDR Radius Map Report.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

TriMedia submitted a FOIA request to the FOIA Coordinator for EGLE located in Lansing, Michigan for file information for the subject property. Electronic mail correspondence from the EGLE’s Remediation and Redevelopment Division indicates that file information does not exist for the subject property.

4.3 PHYSICAL SETTING SOURCES

TriMedia used a United States Geological Survey (USGS) Topographic Map and EDR’s GeoCheck® option to obtain information regarding the subject property’s physical setting (i.e., soils, geology, hydrology, etc.). A discussion of the physical setting features is included in Section 5.2.4.

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY

TriMedia reviewed standard historical sources, as identified in E1527-13, to identify potential RECs associated with historical use of the property. TriMedia subcontracted EDR to provide the following standard historical sources:

4.4.1 Historical Aerial Photographs

The EDR Aerial Photo Decade Package provided TriMedia with historical aerial photographs from 1939, 1951, 1964, 1975, 1981, 1993, 1998, 2006, 2012, and 2016. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Subject Property	No structures are visible on the subject property in the photographs from 1939 through 1981. In the 1993 photograph, the subject property is visible with building 731 to the north. The footprint of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
North	North of the subject property, the land appears undeveloped and vegetated from the 1939 through 1998 aerial photographs. Building 731 is visible to the north of the subject property in the 1993 photograph. The footprint of the adjacent property north of the subject property remains unchanged between the 1993 and 2016 aerial photographs.
East	East of the subject property is a patch of land undeveloped from 1939 through 1981. From the 1993 through 2016 aerial photographs, the patch has been paved and serves as a parking lot. Further east along 10 th Street, a structure and parking lot are visible from the 1964 through 2016 aerial photographs.
South	Lands south of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, a parking lot is visible in the land adjacent to the south of the subject property with Building 726 apparent south of the parking lot. The footprint of the adjacent properties south of the subject property remains unchanged between the 1964 and 2016 aerial photographs.

Direction	Description
West	Lands west of the subject property appear undeveloped in the photographs from 1939 through 1951. In the 1964 photograph, land adjacent to the west of the subject property consists of runways and airplane parking. Aerial photographs from 1964 through 2016 show lands to the west used for air traffic operations.

4.4.2 Historical Topographic Maps

The EDR Historical Topographic Map Report provided TriMedia with historical USGS topographic maps from 1932, 1952, 1975, 1985, 2014, 2017, and 2019. Note that the 2014, 2017 and 2019 maps only depict topography, roads and streets, and land cover.

Historical Topographic Maps

Direction	Description
Subject Property	The subject property appears undeveloped in the earliest map from 1932. A trail appears to go through the subject property in the 1952 topographic map. In the 1975 map, various buildings are depicted as part of the Sawyer Air Force base, yet the subject property remains without a structure. The subject property appears developed in the topographic maps from 2014 to 2019.
North	The lands north of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, although much of the air force base appears developed, the lands immediately north of the subject property do not appear developed. Property north of the subject property appears developed in the topographic maps from 2014 to 2019.
East	The lands east of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings are present to the east of the subject property are visible. Property east of the subject property appears developed in the topographic maps from 2014 to 2019.
South	The lands south of the subject property appear undeveloped from 1932 through the 1952 topographic map. In the 1975 map, buildings to the south of the subject property are apparent (across what is now 9 th Street). Land south of the subject property appears developed in the topographic maps from 2014 to 2019.
West	The land west of the subject property appears undeveloped from 1932 through the 1952 topographic map. In the 1975 map, runways for the air force base are depicted west of the subject property. Land west of the subject property appears developed, remaining as runways for Sawyer International Airport in the topographic maps from 2014 to 2019.

4.4.3 Historical City Directories

The EDR City Directory Abstract provided TriMedia with historical business directory (Polk's City Directory) listings for the subject property's address or addresses in proximity to the subject property. Listings (if listed) were provided from 1992 to 2017 at approximate five-year intervals. The following table highlights findings, please refer to Appendix E for a full listing of addresses.

Historical City Directories

Direction	Description
Subject Property	No records for the subject property were included in the City Directory.
North	118 Avenue G: Superior Extrusion (2005-2017). 125 Avenue G: Sawyer International Airport (2010-2017). 232 Avenue G: Easy Ice and USA Safety Gear (2014-2017).
East	No records east of the subject property were included in the City Directory.
South	No records south of the subject property were included in the City Directory.
West	No records west of the subject property were included in the City Directory.

4.4.4 Historical Fire Insurance Maps

Historical fire insurance maps (Sanborn Maps) were requested from EDR to evaluate past uses of the subject property and surrounding properties. Based on the request, EDR indicated Sanborn Maps were not available for the subject property and surrounding area.

4.5 HISTORICAL USE INFORMATION ON SUBJECT PROPERTY

Based on the previously described environmental records and historical sources, the current structure on the subject property first appeared in 1988 to house offices for the Bomb Squadron for K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant.

Please refer to Appendix E for copies of the aerial photographs, topographic maps, and City Directories.

4.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Based on the previously described environmental records and historical sources, the area surrounding the subject property was generally developed prior to the subject property. Building 730, adjacent to the east of the subject property, was built in 1962. Building 730 housed the air refueling squadron. Building 731, north of the subject property, was built in 1986 for the standardization and evaluation administrative department.

4.7 RECORDS REVIEW SUMMARY

Based on a review of historic information, the subject property was developed in 1988 to house offices for the Bomb Squadron for K.I. Sawyer Air Force Base. Since the closure of the air force base in 1995, the building has been vacant. Many other sections of the former air force base were developed prior to the construction of subject property. Land use controls impact soil usage on lands to the west. Groundwater use restrictions impact the subject property. This constitutes a REC.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

TriMedia, represented by Mr. Lance Lindberg, Senior Scientist, conducted a site reconnaissance of the subject property on November 7, 2022. Weather conditions at the time of site reconnaissance were overcast with a temperature of approximately 35 degrees Fahrenheit (°F).

The site reconnaissance included the following:

- Observation of the subject property, the subject property interior areas, and adjacent properties for indications of RECs;
- Visual and physical observation of the periphery of the subject property and structures made by walking the perimeter of the subject property, and crisscrossing the site to identify points of interest;
- Observation of, surrounding properties, and,
- Interviews with individuals, as available, familiar with the subject property's history and potential environmental liabilities.

5.2 GENERAL SITE SETTING

5.2.1 Current Uses of the Subject Property

The subject property is currently vacant.

5.2.2 Past Uses of the Subject Property

Based on historical sources, the subject property was built in 1988 to serve as the administrative office building for the Bomb Squadron of K.I. Sawyer Air Force Base. Since the closure of the former air force base in 1995, the building has been vacant.

5.2.3 Current and Past Uses of Surrounding Properties

Based on the review of previously described environmental records and historical sources, and the completion of site reconnaissance activities, the area surrounding the subject property was generally developed prior to the construction of the subject property in 1988. The official opening of K.I. Sawyer Air Force Base occurred on May 8, 1959. Building 730, adjacent to the east of the subject property, was built in 1962. Building 730 housed the air refueling squadron. Building 731, north of the subject property, was built in 1986 to house offices for the standardization and evaluation department. Across G Avenue to the west, airport runways have operated prior to the construction of the subject property. South of the subject property is a parking area.

5.2.4 Geologic, Hydrogeologic, and Topographic Conditions

The subject property is situated approximately 1,185 feet above mean sea level. The surrounding area topography is relatively flat, generally sloping to the south. The geology of the area consists of Cambrian stratified rock. The naturally occurring soil type on the subject property is Udipsamments, characterized as well drained to excessively drained sands and gravels. Local groundwater flow is estimated to be to the southeast in the direction of Silver Lead Creek. Silver Lead Creek is located approximately 1.1 miles from the subject property

5.2.5 General Description of Structures

A former office building for the former air force base currently exists on the subject property. The building is 3,683 square feet and is constructed of wood with a slab on grade concrete foundation.

5.2.6 Roads and Utilities

The subject property is located northeast of the corner of Avenue G and 9th Street. Parking for the subject property is accessed from 9th Street.

Utilities available to the subject property consist of gas, electrical, cable/internet, and telephone service. A municipal water supply and wastewater treatment facilities serve the subject property.

5.3 SITE OBSERVATIONS

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table. Photographs of select items observed at the subject property are included in Appendix C.

Site Features

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	SDS	
Underground Chemical or Waste	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	

Category	Item or Feature	Observed
Storage, Drainage or Collection Systems	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or Cooling Systems

The building is heated using a natural gas furnace and no air conditioners were observed.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Interior Floor Drains

Floor drains are located in the men's and women's bathroom and a janitorial closet within the building. The floor drains are connected to the wastewater treatment system located on the former air force base.

5.4 SITE RECONNAISSANCE SUMMARY

The site reconnaissance was conducted on November 7, 2022. The site reconnaissance identified heating and cooling systems and interior floor drains on the subject property. No RECs were identified at the time of the site reconnaissance.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

TriMedia interviewed Mr. Duane DuRay, Director of Operations at Sawyer International Airport and Business Center. He became the manager of the airport in 2012 and assumed the role of Director of Operations in 2019. Mr. DuRay indicated the subject property is believed to contain lead-based paint, asbestos, mold, and possibly other hazardous materials. He recommended the use of PPE when entering the structure.

6.2 INTERVIEW WITH SITE MANAGER

TriMedia interviewed Mr. Duane DuRay, as noted.

6.3 INTERVIEW WITH OCCUPANTS

TriMedia interviewed Mr. Duane DuRay, as noted.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

TriMedia completed a FOIA request Marquette County Health Department for environmental records (i.e., spills, releases, fires) regarding the subject property. The Marquette County Health Department indicated that there were no records on file associated with the subject property. TriMedia interviewed Mr. Ron Lauren, an officer of Forsyth Township Fire Department and Clerk for Forsyth Township. Mr. Lauren indicated no knowledge of fire at the subject property since the closure of the air force base in 1995. Records prior to base closure were unavailable.

6.5 INTERVIEWS WITH OTHERS

TriMedia did not interview others regarding the subject property.

7.0 FINDINGS

After a review of environmental records, site reconnaissance, review of historical data, and select interviews, TriMedia found indication of one (1) CREC associated with the subject property. The identified CREC includes:

- A site of environmental contamination (K.I. Sawyer AFB-SS-17) with documented soil and groundwater contamination has active land use controls, including a restriction on the use of groundwater. The subject property is located within the groundwater use restriction area. The groundwater use restriction presents a REC to the subject property.

8.0 OPINION

Based on reasonably ascertainable information compiled by TriMedia, as well as information and data provided by other select individuals and/or agencies during the completion of this Phase I ESA, it is our professional opinion the results of the Phase I ESA have revealed evidence suggesting the presence of current environmental concerns regarding potential groundwater contaminant migration onto the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

TriMedia has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for property located at 541 9th Street in Gwinn, Michigan. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed evidence of one (1) REC in connection with the subject property. Based on the results of the Phase I ESA, the depth of groundwater in the vicinity (>60 feet), and the intended demolition activities proposed for the subject property, no further evaluation of the identified RECs is required at this time. TriMedia does recommend the following mitigation procedures during demolition activities:

- If suspect contaminated soil and/or groundwater is encountered during demolition activities, characterization and/or monitoring of the material should be conducted during excavation and earth moving activities.
- Demolition contractors and personnel who may encounter contaminated soil and/or groundwater should wear appropriate personal protective equipment (PPE) as required with state and/or federal requirements for worker safety.
- A site-specific Health and Safety Plan (HASP) shall be the responsibility of the demolition contractor to address the RECs identified.

10.0 DEVIATIONS

TriMedia has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13. TriMedia relied on the information and data provided by other organizations specifically denoted herein. TriMedia used its education, experience, and professional judgment to conduct this Phase I ESA.

11.0 ADDITIONAL SERVICES

No additional services were included as part of this Phase I ESA.

12.0 REFERENCES

Name of Data Source	Date of Initial Inquiry	Date of Most Recently Provided Information	Supporting Documentation
Duane DuRay Director of Operations Sawyer International Airport and Business Center 125 G Avenue Gwinn, Michigan 49841 (906) 346-3308	November 22, 2022	December 5, 2022	User Questionnaire, interview information as noted in this report
Marquette County Health Department Environmental Health 184 U.S. 41 East Marquette, Michigan 49855 (906) 475-4195 ehadmin@mqgtco.org	November 23, 2022	December 7, 2022	FOIA Request and file information as noted in this report
EGLE – FOIA Coordinator Department of Environmental, Great Lakes, and Energy P.O. Box 30473 Lansing, MI 48909-7973 800-662-9278 EGLE-FOIA@michigan.gov	November 22, 2022	December 22, 2022	FOIA Request and file information as noted in this report
LARA – FOIA Coordinator Department of Licensing and Regulatory Affairs Ottawa Building 611 W. Ottawa P.O. Box 30004 Lansing, MI 48909-7973 517-335-3327 LARAFOIAInfo@michigan.gov	November 25, 2022	December 21, 2022	FOIA Request and file information as noted in this report
Ron Lauren - Officer Forsyth Township Fire Department 186 West Flint Street Gwinn, Michigan 49841 (906) 346-9217	December 5, 2022	January 5, 2023	FOIA Request and file information as noted in this report
Environmental Data Resources Inc. 6 Armstrong Road, 4 th Floor Shelton, CT 06484 1-800-352-6802	November 7, 2022	November 8, 2022	Sanborn maps, topographic maps, environmental database records, aerial photographs

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



2/7/2023

Lance Lindberg
Project Manager / Senior Scientist

Date



2/7/2023

Helen Amiri
Staff Engineer

Date



2/7/2023

Ryan J. Whaley
Environmental Manager

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Lance Lindberg

Project Manager/Senior Scientist

llindberg@trimediaee.com

Summary of Professional Experience

Mr. Lindberg is an environmental scientist with over 30 years of experience with a strong background in environmental due diligence. His areas of specialty include Phase I/II environmental site assessments and baseline environmental assessments; asbestos surveys and lead-based paint inspections, CERCLA and RCRA facility investigations; and soil and groundwater contamination and remediation. Mr. Lindberg has conducted site investigations and closures associated with Part 201 of Michigan's Public Act 451 and underground storage tank (UST) regulations of Michigan's Part 213 of Public Act 451. Mr. Lindberg's experience also includes direct involvement with on-site activities associated with environmental investigation and remediation projects.

Mr. Lindberg is responsible for project management, regulatory and client contact, evaluation and assessment of contaminated sites, field activities and preparation of reports. He has coordinated and conducted environmental investigations, groundwater monitoring, free product monitoring and removal, soil disposal, and remediation system installation and operation. He has conducted site inspections to meet the requirements of SWPPs, SPCCs and PIPPs at industrial sites. Mr. Lindberg is also experienced in preparing bid specifications, work plans, supervising field operations and remediation activities, coordinating and conducting sampling activities and permitting. He has coordinated the sampling and disposal/recycling of nonhazardous and hazardous materials for clients.

Certifications

- Licensed Asbestos Inspector, State of Michigan (A35442)
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Management Operator - Construction Site (C-12598)
- State of Michigan Storm Water Management Operator - Industrial Site (I-08446)
- American Red Cross First Aid and CPR

Education

- B.S. – Industrial Technology, Northern Michigan University, Marquette, Michigan

Professional Affiliations

- Marquette County Brownfield Redevelopment Authority Board Member, 2010 to Present

Helen Amiri, EIT

Staff Engineer

hamiri@trimediaee.com

Summary of Professional Experience

Ms. Helen Amiri is an environmental engineer with an educational background centered on practical application. As part of her master's program, she served in the South Pacific as a Peace Corps Water and Sanitation Hygiene Specialist, working with rural island communities, government agencies, and international nongovernmental organizations to improve water and sanitation infrastructure.

Ms. Amiri has experience which includes consulting with industry for stormwater compliance, wastewater treatment and hazardous material disposal. She has experience writing Phase I Environmental Site Assessments and has assisted with air quality compliance reporting. She has written environmental baselines to establish conservation easements and has experience performing conservation compliance monitoring.

Ms. Amiri has years of experience in drilling environments, supporting domestic well water and geotechnical drilling teams in isolated settings. Prior to joining TriMedia, she was co-owner of a drilling company in Vanuatu, where she coordinated with diverse teams on a variety of development projects.

Certifications

- E.I.T., State of Michigan
- OSHA 40-Hour Hazardous Waste Operations and Emergency Response
- Mine Safety and Health Administration 24-Hour Training
- State of Michigan Storm Water Operator – Construction Sites (#23518)
- State of Michigan Storm Water Operator – Industrial Sites (#18931)
- American Heart Association CPR and First Aid

Education

- M.S. – Environmental Engineering, Michigan Technological University, Houghton, Michigan.
- Graduate Certificate – Sustainable Water Resource Systems, Michigan Technological University, Houghton, Michigan.
- M.A. (Hons.) – International Relations and Film Studies, University of St. Andrews, St. Andrews, United Kingdom.

Professional Affiliations

- Marquette County Solid Waste Management Authority Board Member, 2022 to Present

Ryan Whaley, CHMM, REHS

Environmental Manager

rwhaley@trimediaee.com

Summary of Professional Experience

Mr. Whaley lends his expertise on projects involving subsurface soil and water characterization, environmental site assessments, and regulatory compliance.

Mr. Whaley has considerable experience in the environmental and regulatory compliance industry. Areas of expertise include underground storage tank management, site characterization and investigation, remediation, environmental monitoring and permitting, waste management, brownfield redevelopment, environmental drilling and the investigation and cleanup of accidental spills.

Additionally, Mr. Whaley supports client communication through development of written reports and correspondence, dissemination and compilation of technical data, project planning and scheduling, and familiarity with environmental regulations.

Mr. Whaley completed his Bachelor of Science degree from Ball State University in Natural Resources and Environmental Management with an emphasis on Land Management.

Certifications

- CHMM – Certified Hazardous Material Manager – Institute of Hazardous Materials Managers (IHMM)
- REHS/RS – Registered Environmental Health Specialist/Registered Sanitarian - National Environmental Health Association (NEHA)
- OSHA 40-Hour Hazardous Waste Operation and Emergency Response

Education

- BS – Natural Resources and Environmental Management, Ball State University, Muncie, Indiana

Professional Affiliations

- National Ground Water Association
- Certified Hazardous Materials Managers of Michigan
- Former Executive Board Member for the Michigan Environmental Health Association (MEHA)

Appendix E – Historic Resources

**MEMORANDUM OF AGREEMENT
BETWEEN THE
FEDERAL AVIATION ADMINISTRATION,
THE MICHIGAN STRATEGIC FUND,
AND THE
MICHIGAN STATE HISTORIC PRESERVATION OFFICER
REGARDING
MARQUETTE SAWYER REGIONAL AIRPORT BUILDING DEMOLITIONS PROJECT**

WHEREAS, the Federal Aviation Administration (the "FAA") plans to approve the Marquette Sawyer Regional Airport's (the "Airport") plan to demolish 14 buildings at the Airport (the "Project") pursuant to the to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136; and the National Environmental Policy Act (NEPA) [42 U.S.C. 4321 et seq.], as amended; and

WHEREAS, the Airport, formerly K.I. Sawyer Air Force Base, comprises 5,759 acres and is located in Gwinn and Forsyth Township, Marquette County; and

WHEREAS, the FAA has determined that the Project is an undertaking (the "Undertaking") since it will have an adverse effect on the former K.I. Sawyer Air Force Base, which is eligible for listing in the National Register of Historic Places; and

WHEREAS, the FAA has defined the Undertaking's Area of Potential Effect (the "APE") as the entirety of the Airport to account for any effects to the larger complex; and

WHEREAS, the FAA has consulted with the Michigan State Historic Preservation Officer (the "SHPO") pursuant to 36 C.F.R. Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 470f); and

WHEREAS, the SHPO is part of the State Historic Preservation Office (the "SHPO"); and

WHEREAS, the SHPO was transferred to the Michigan Strategic Fund (the "MSF") pursuant to Executive Order 2019-13; and

WHEREAS, the FAA has consulted with the Airport regarding the effects of the Undertaking on historic properties and has invited them to sign this Memorandum of Agreement (the "MOA") as an invited signatory; and

WHEREAS, as used in the MOA, the FAA, the SHPO, the MSF, and the Airport are sometimes referred to individually as a "Signatory" and collectively as the "Signatories"; and

WHEREAS, in accordance with 36 C.F.R. §800.6(a)(1), the FAA has notified the Advisory Council on Historic Preservation (the "ACHP") of its adverse effect determination with specified documentation and the ACHP has chosen *not* to participate in the consultation pursuant to 36 CFR §800.6(a)(1)(iii); and

NOW, THEREFORE, the FAA and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

STIPULATIONS

The FAA shall ensure that the following measures are carried out:

I. CULTURAL RESOURCES SURVEY AND HISTORIC PROPERTY MANAGEMENT PLAN

The Airport or its agent will conduct a cultural resources survey (the "Survey") to document resources within the area of the former K.I. Sawyer Air Force Base to ascertain the contributing and noncontributing status of resources. The Airport or its agent will also develop a Historic Property Management Plan (the "HPMP") to identify future planning needs and recommendations for the areas that are subject to FAA oversight. The Survey and the HPMP will be developed in accordance with the Survey and HPMP Guidelines attached hereto as Appendix A.

Survey and development of the HPMP shall be completed by individuals who meet the Secretary of the Interior's Standards for history and/or architectural history as set forth in Appendix A of 36 C.F.R. Part 61. All work will follow the guidelines from SHPO in the *Michigan Above-Ground Survey Manual* (2018) (the "Manual").

II. ARCHIVAL PHOTOGRAPHY AND NARRATIVE

Prior to the execution of the MOA, the 14 buildings identified for demolition were documented in large-format, black and white archival photographs (the "Photographs"). The Photographs will be supplemented with a brief narrative (the "Narrative") that will synthesize information from previous documentation, specifically the 1995 *Historic Building Inventory and Evaluation: K.I. Sawyer Air Force Base, Marquette County, Michigan*, the 2021 *Cultural Resources Review for the Marquette County Airport Building Demolitions Project, Marquette County, Michigan* report and site forms, in addition to information gathered as a result of Stipulation I. The Narrative will be completed by the Airport or its agent in accordance with the following requirements:

- A. The SHPO will review and approve the Photographs prior to any demolition. If additional photographs are required, these photographs will be required to meet SHPO Survey photography standards outlined in the Manual.
- B. A draft of the Narrative will be completed within eight (8) months of the date of execution of the MOA and be submitted to the FAA.
- C. The FAA will review the draft Narrative within thirty (30) days of its receipt and forward a copy to the SHPO. The SHPO will have thirty (30) days to review and comment on the draft Narrative. The FAA will provide combined written comments to the Airport or its agent.
- D. Within thirty (30) days of its receipt of the draft comments, the Airport or its agent will provide a revised draft Narrative to the FAA.

- E. The FAA will review the revised draft Narrative within thirty (30) days of its receipt and forward a copy to the SHPO. The SHPO will have thirty (30) days to review and comment on the revised draft Narrative. The FAA will provide combined written comments to the Airport or its agent. Any comments will be addressed in consultation with the FAA and SHPO before the Narrative context is finalized.
- F. Within thirty (30) days of Airport's receipt of comments to the revised draft Narrative, it shall distribute archival photos to the SHPO.
- G. The Airport shall provide a final copy of the Narrative to the FAA and the SHPO prior to the expiration of the MOA.
- H. A digital copy of the Narrative and Photographs will be offered to a local repository by the Airport for local use. The FAA will provide the SHPO a copy of the transmittal correspondence to show this has been completed.
- I. Development of the Narrative shall be completed by individuals who meet the Secretary of the Interior's Standards for history and/or architectural history.

III. DURATION

The MOA will expire if its terms are not carried out within five (5) years from the date of its execution by all of the Signatories. Prior to such time, the FAA may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VI below.

IV. MONITORING AND REPORTING

In January of each year following the execution of the MOA until it expires or is terminated, the FAA shall provide all Signatories with a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the FAA's efforts to carry out the terms of the MOA. If the FAA or SHPO are unable to satisfy the terms, the parties will follow the process described in Stipulation VII.

V. DISPUTE RESOLUTION

Should any Signatory to the MOA object (the "Objection") at any time to any actions proposed or the manner in which the terms of the MOA are implemented, the FAA shall consult with such Signatory to resolve the Objection. If the FAA determines that such Objection cannot be resolved, the FAA shall:

- A. Forward all documentation relevant to the Objection, including the FAA's proposed resolution, to the ACHP. The ACHP will provide the FAA with its advice on the resolution of the Objection within thirty (30) calendar days of receiving adequate documentation. Prior to reaching a final decision on the Objection, the FAA shall prepare a written response that takes into account any timely advice or comments regarding the Objection from the ACHP and the Signatories, and provide them with a copy of this written response. The FAA will then proceed according to its final decision.

- B. If the ACHP does not provide its advice regarding the Objection within the thirty (30) calendar days, the FAA may make a final decision on the Objection and proceed accordingly. Prior to reaching such a final decision, the FAA shall prepare a written response that takes into account any timely comments regarding the Objection from the Signatories and provide them and the ACHP with a copy of such written response.
- C. The FAA's responsibility to carry out all other actions subject to the terms of the MOA that are not the subject of the Objection remain unchanged.

VI. AMENDMENTS

The MOA may be amended when such an amendment is agreed to in writing by all Signatories. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP.

VII. TERMINATION

If any Signatory to the MOA determines that terms of the MOA will not or cannot be carried out, that Signatory shall immediately consult with the other Signatories to attempt to develop an amendment pursuant to Stipulation VI. If within thirty (30) calendar days (or another time period agreed to by all Signatories) an amendment cannot be reached, any Signatory may terminate the MOA upon written notification to the other Signatories. The Signatory that terminates the MOA shall request that the ACHP comment pursuant to paragraph 36 C.F.R. §800.9(c).

Once the MOA is terminated, and prior to work continuing on the Undertaking, the FAA must either (a) execute a new MOA pursuant to 36 C.F.R. §800.6 or (b) request, take into account, and respond to comments of the ACHP in accordance with 36 C.F.R. § 800.7. The FAA shall notify the Signatories as to the course of action it will pursue.

Execution of the MOA by the FAA and SHPO and implementation of its terms evidence that the FAA has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment.

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**MEMORANDUM OF AGREEMENT
BETWEEN THE
FEDERAL AVIATION ADMINISTRATION,
THE MICHIGAN STRATEGIC FUND,
AND THE
MICHIGAN STATE HISTORIC PRESERVATION OFFICER
REGARDING
MARQUETTE SAWYER REGIONAL AIRPORT BUILDING DEMOLITIONS PROJECT**

REQUIRED SIGNATORIES:

FEDERAL AVIATION ADMINISTRATION

Stephanie R. Swann

Date August 17, 2023

By: Stephanie R. Swann.

Its: Deputy Manager

**MEMORANDUM OF AGREEMENT
BETWEEN THE
FEDERAL AVIATION ADMINISTRATION,
THE MICHIGAN STRATEGIC FUND,
AND THE
MICHIGAN STATE HISTORIC PRESERVATION OFFICER
REGARDING
MARQUETTE SAWYER REGIONAL AIRPORT BUILDING DEMOLITIONS PROJECT**

REQUIRED SIGNATORIES:

MICHIGAN STATE HISTORIC PRESERVATION OFFICER

DocuSigned by:
Martha MacFarlane-Faes _____ Date 8/18/2023
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By: Martha MacFarlane-Faes
Its: Deputy State Historic Preservation Officer

MICHIGAN STRATEGIC FUND

DocuSigned by:

Matthew Casby

384CDD4A6BCD4FB...

Date: 8/18/2023


By: **Matthew Casby**

Its: **Associate Fund Manager**

**MEMORANDUM OF AGREEMENT
BETWEEN THE
FEDERAL AVIATION ADMINISTRATION,
THE MICHIGAN STRATEGIC FUND,
AND THE
MICHIGAN STATE HISTORIC PRESERVATION OFFICER
REGARDING
MARQUETTE SAWYER REGIONAL AIRPORT BUILDING DEMOLITIONS PROJECT**

INVITED SIGNATORIES:

MARQUETTE SAWYER REGIONAL AIRPORT


_____ Date August 29, 2023
By: Gerry Corkin
Its: County Board Chairperson

APPENDIX A

SURVEY AND HPMP GUIDELINES

[Follows under this cover]

SURVEY AND HPMP GUIDELINES

A cultural resources survey will be completed to determine the contributing and noncontributing resources within the APE. The exact area to be surveyed and subject to the HPMP will be determined through consultation between the Airport, the FAA, and the SHPO. The HPMP will be developed to provide guidance for future undertakings at the portions of the Airport that are subject to FAA oversight.

The Airport or its agent will proceed as follows:

1. Within six (6) months of the MOA execution, the Airport or its agent shall schedule a stakeholder meeting with the Airport, the FAA, and the SHPO to confirm the following:
 - A. Boundaries for the Survey and HPMP
 - B. Survey report content, including historic context development and survey results
 - C. Identification form format and level of detail
 - D. HPMP content
 - E. Schedule for completion of Survey and HPMP
2. Within thirty (30) days of the stakeholder meeting, the Airport or its agent will provide a meeting summary to the FAA and the SHPO for review and approval prior to commencing survey activities.
3. Within eight (8) months of the stakeholder meeting, the Airport's agent will complete field survey and local research efforts. The Airport shall provide a summary memo to the FAA and the SHPO.
4. Within six (6) months of completion of field survey and research, the Airport or its agent shall provide the FAA with a draft survey report and identification forms that meet the standards of the Manual and adhere to the decisions made in the stakeholder meeting. The draft survey report shall include at a minimum:
 - A. Cover or Title Page
 - B. Executive Summary
 - C. Table of Contents
 - D. Credits and Credentials
 - E. Project Objectives and Methodology
 - F. Data Location
 - G. Evaluation Results
 - H. Survey Maps
 - I. Descriptive Overview
 - J. Historical Context
 - K. Bibliography
 - L. Index List of Surveyed Properties
 - M. Survey Photos
5. The FAA will review the draft survey report and identification forms within thirty (30) days of its receipt and forward a copy to the SHPO. The SHPO will have thirty (30) days to review and comment on the draft survey report and identification forms. The FAA will provide combined written comments to the Airport or its agent.

6. Within three (3) months of its receipt of comments to the draft survey report and identification forms, the Airport or its agent will provide a revised draft survey report and inventory forms to the FAA.
7. The FAA will review the revised draft survey report and identification forms within thirty (30) days of its receipt and forward a copy to the SHPO. The SHPO will have thirty (30) days to review and comment on the revised draft survey report and identification forms. The FAA will provide combined written comments to the Airport or its agent. Any comments will need to be addressed in consultation with the FAA and the SHPO before the survey report and identification forms are finalized.
8. Within two (2) months of its receipt of comments to the revised draft survey report and identification forms, the Airport or its agent will submit the final survey report and identification forms to the FAA and the SHPO.
9. Within nine (9) months of completion of the Survey, the Airport or its agent shall provide the FAA with a draft HPMP that adheres to the decisions made in the stakeholder meeting. The draft HPMP shall include the following:
 - A. Background and Purpose
 - B. Brief History of the Former K.I. Sawyer Air Force Base
 - C. Area/Resources Subject to HPMP
 - D. Regulatory Framework for Projects
 - E. Principals for Management
 - F. Preferred Treatments
10. The FAA will review the draft HPMP within thirty (30) days of its receipt and forward a copy to the SHPO. The SHPO will have thirty (30) days to review and comment on the draft HPMP. The FAA will provide combined written comments to the Airport or its agent.
11. Within three (3) months of its receipt of comments to the draft HPMP, the Airport or its agent will provide a revised HPMP to the FAA.
12. The FAA will review the revised HPMP within thirty (30) days of its receipt and forward a copy to the SHPO. The SHPO will have thirty (30) days to review and comment on the revised HPMP. The FAA will provide combined written comments to the Airport or its agent. Any comments will be addressed in consultation with the FAA and the SHPO before the HPMP is finalized.
13. Within two (2) months of its receipt of comments to the revised HPMP, the Airport or its agents will submit the final HPMP to the FAA and the SHPO.

SHPO Adverse Effects Determination



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

January 5, 2023

MISTY PEAVLER
FEDERAL AVIATION ADMINISTRATION
DETROIT AIRPORTS DISTRICT OFFICE
11677 SOUTH WAYNE ROAD SUITE 107
ROMULUS MI 48174

RE: ER22-654 Marquette County Airport Building Demolitions Project, Sec. 25, 26, 35, 36, T46N,
R25W, Sands and Forsyth Townships, K.I. Sawyer, Marquette County (FAA)

Dear Ms. Peavler:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the effects assessment for the proposed undertaking at the above-noted locations. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of the FAA that the proposed undertaking will have an **adverse effect** on K. I. Sawyer Air Force Base Historic District, which appears to meet the criteria for listing in the National Register of Historic Places.

This undertaking meets the criteria of adverse effect because: *the undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association*, 36 CFR § 800.5(a)(1). Specifically, the undertaking will result in physical destruction of or damage to all or part of the property by demolishing contributing resources to the eligible historic district.

Federal agencies are required to avoid, minimize, or mitigate adverse effects. Please note that if the federal agency and the SHPO concur that the adverse effect cannot be avoided, the Section 106 process will not conclude until the consultation process is complete, an MOA is developed, executed, and implemented, and, if applicable, the formal comments of the Advisory Council have been received, 36 CFR § 800.6. For more information on federal agencies' responsibilities to resolve the adverse effect pursuant to 36 CFR § 800.6 for undertakings that will have an adverse effect on historic properties under 36 CFR § 800.6, please review the enclosed materials.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Additionally, your finding letter dated December 22, 2022 states that SHPO staff concurred with the consultant, Commonwealth Heritage Group (Commonwealth), that the K. I. Sawyer Air Force Base Historic District is eligible under Criterion A for Military, Politics, and Government. We would like to clarify that we concurred with this recommendation but stated that historic significance is likely at the state level rather than national level as recommended by Commonwealth. We also stated that in our opinion the district is also eligible under Criterion A for Community Planning and Development.



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840

The opinion of the SHPO is based on the materials provided for our review. If you believe that there is material that we should consider that might affect our finding, or if you have questions, please contact Scott Slagor,, Cultural Resource Protection Manager, at (517)285-5120 or by email at slagors2@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,



Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:AK:SES

Enclosures: Adverse Effect Guidance Documents

copy: Rachel Magnum, Advisory Council on Historic Preservation
Duane DuRay, Sawyer International Airport
Emily Pettis, Mead and Hunt



U.S. Department
of Transportation
**Federal Aviation
Administration**

**Detroit Airports District Office
11677 S. Wayne Road, Ste. 107
Romulus, MI 48174**

December 22, 2022

Mr. Scott Slagor
Michigan State Historic Preservation Office
300 N. Washington Sq.
Lansing, MI 48913

Section 106 Consultation
Marquette County Airport Building Demolitions Project
Marquette County, Michigan

Dear Mr. Slagor:

The Sawyer International Airport (SAW) has identified a need to remove 14 buildings located within the airport's property in Gwinn, Michigan. The 14 buildings are in poor condition and pose a risk to aircraft. Due to the location of the buildings, project implementation will require approval from the Federal Aviation Administration (FAA). The FAA will be the lead Federal agency and will consult with the Michigan State Historic Preservation Office (SHPO) through project completion.

SAW retained Commonwealth Heritage Group Inc. to complete a historic resource review to assess the buildings' eligibility for listing in National Register of Historic Places (NRHP). The Sawyer International Airport, formally known as the K.I Sawyer Air force Base is recommended as eligible for listing in the NRHP under Criterion A by Commonwealth for their integrity of feeling and association with the Cold War. The 14 associated buildings are recommended as contributing to the potential K.I Sawyer Air Force Base.

The FAA originally disagreed with Commonwealth's determination based on the Historic Building Inventory and Evaluation completed in August 1995 by Alexandra C. Cole and Terri Caruso Wessel, and requested SHPO's concurrence with our determination of no adverse effect on historic properties. The SHPO determined they cannot concur with FAA's determination of no adverse effect on historic properties and suggested FAA conduct additional survey by Title 36 CFR qualified professionals.

The SHPO conducted a site visit at SAW and additional research on the site and community via historic newspapers. The SHPO provided their findings to the FAA in the form of Identification Forms and a 36 CFR 16 letter. The letter stated SHPO staff concurs with Commonwealth's determination that the base is eligible for Military, Politics, and Government under Criterion A. SHPO also stated the buildings proposed for demolition would likely be determined contributing during a formal survey of the district.

A full analysis of the base and community will be completed at a later date to fully assess the district's significance. Based on the additional information provided by SHPO, FAA is determining historic properties will be affected and the project will have an Adverse Effect on one or more historic properties within the APE. FAA will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

The FAA respectfully requests SHPO's written concurrence with the determination of NRHP eligibility of the K.I Sawyer Air Force Base.

If you have questions or require additional information, please do not hesitate to contact me at misty.peavler@faa.gov .

Sincerely,

A handwritten signature in cursive script that reads "Misty Peavler".

Misty Peavler
Environmental Protection Specialist
Detroit Airports District Office
Federal Aviation Administration
(734) 229-2906
Misty.Peavler@faa.gov

Cc. Mr. Duane DuRay, Sawyer International Airport (SAW)

Section 106 Report



U.S. Department
of Transportation
**Federal Aviation
Administration**

Detroit Airports District Office
Metro Airport Center
11677 S. Wayne Road, Ste. 107
Romulus, MI 48174

April 13, 2022

Mr. Brian Grennell
Michigan State Historic Preservation Office
300 N. Washington Sq.
Lansing, MI 48913

Section 106 Consultation
Marquette County Airport Building Demolitions Project
Marquette County, Michigan

Dear Mr. Grennell:

The attached report is being submitted in accordance with 36 CFR 800 which governs Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106), for the Marquette County Airport Building Demolitions Project in Marquette County, Michigan. Mead & Hunt, Inc. (Mead & Hunt) has completed this Section 106 compliance report on behalf of the Federal Aviation Administration (FAA). Commonwealth Heritage Group, Inc. (Commonwealth) was retained by Mead & Hunt to complete the archaeological survey. The Section 106 report and supplemental materials are attached.

The architecture/history Area of Potential Effects (APE) was defined to include the entire airport property boundary, which includes 13 airport buildings proposed for demolition (diagram on page 9 of application). Commonwealth surveyed the 13 historic-age properties within the APE and found that the proposed project will not affect any previously recorded archaeological sites. They also found that project activities are unlikely to encounter undisturbed or significant archaeological deposits.

The archaeology APE was defined to include the area of direct impacts. A literature review and visual reconnaissance were completed as part of the archaeological survey. The literature review did not result in findings of previously identified archaeological sites, and the visual reconnaissance did not identify any indications of archaeological sites within the archeology APE. No additional archaeological studies are recommended for this project.

However, Commonwealth recommends that the K.I Sawyer Air Force Base as eligible for listing in the National Register of Historic Places (NRHP) under Criterion A for its associations with changing political policies during the Cold War that focused on air defense and detection. Commonwealth is proposing that all 13 buildings proposed for demolition be listed as historic as well (pending State Historic Preservation Office (SHPO) concurrence).

The FAA disagrees with Commonwealth's determination of the K.I Sawyer Air Force Base eligibility for listing in the NRHP and the 13 buildings being recognized as historic. Commonwealth's report did not consider the Historic Building Inventory and Evaluation completed in August 1995 by Alexandra C. Cole and Terri Caruso Wessel (Cole and Caruso Wessel 1995), which is on file at the Michigan SHPO.

For example, in commonwealth's letter to TriMedia Environmental & Engineering (TriMedia), Commonwealth stated:

“Review of SHPO survey files revealed that there was one survey conducted at the base in 1995 (Cole and Caruso Wessel 1995). The survey evaluated the K. I. Sawyer Air Force Base’s eligibility for listing in the NRHP. The resulting report recommended that the base was not eligible for listing in the NRHP, and Michigan SHPO concurred with the findings (SHPO file number P27512). However, at the time of survey, none of the buildings that were affiliated with the base had reached 50 years of age, the benchmark that is generally required for historic resources to be evaluated for listing in the NRHP. Therefore, Commonwealth reevaluated the entire base, as defined by its historical boundaries, for this report.” (Page 12 of application).

However, the 1995 Historic Building Inventory and Evaluation accounts for the fact that the base had not yet reached 50 years of age and evaluated the K.I Sawyer Air Force Base as such. The report states:

“The district concept applies to properties that are integral parts of a grouping of properties that meet the criteria of exceptional significance. [National Park Service] guidance recognizes the potential for districts of properties less than 50 years old, when the district’s historic associations and/or design characteristics have exceptional significance (National Park Service 1991:7-8). Given the historic importance and potential for outstanding design present in many Cold War-era military facilities, consideration must be given to the possibility that a base contains one or more historic districts. An early goal of the research and assessments at K.I Sawyer AFB was to evaluate the potential for historic districts in order to establish a basis for assessing individual properties. As a result of the preliminary review, general administrative buildings, housing, recreational facilities, and many utility structures were eliminated from further consideration.” (Cole and Caruso Wessel 1995, p. 2-9).

Commonwealth’s report also omits the fact that general administrative buildings were eliminated from further consideration in the 1995 Historic Building Inventory and Evaluation, as mentioned in the quote above. This would eliminate the justification for historic significance of 9 of the 13 buildings, specifically 403, 404, 426, 429, 601, 725, 726, 731, and 732 because they were administrative buildings. Which leaves buildings 428, 430, and 600.

The Historic Building Inventory and Evaluation also mentions,

“Historic properties associated with the Cold War must demonstrate **exceptional significance**. The importance of the Cold War lies in events that occurred on a national scale.

The primary factor in determining a building’s significance lies in whether or not it was critical to the operation of a Cold War mission. For example, under this reasoning, administrative and support facilities would not be considered potentially eligible.

Due to the expansive time period encompassing the Cold War and overwhelming number of buildings constructed during this era, one goal of the historic building inventory is to narrow the research focus to those resources with the greatest potential to demonstrate exceptional national significance. In an attempt to prioritize these buildings, the following characteristics are believed to be associated with the greatest potential to demonstrate exceptional significance: (Cole and Caruso Wessel 1995, p. 2-3)

- **Operational facilities or complexes**
- **Properties that epitomize a response to or preparation for and actual or perceived threat to national security**
- **Association with programs or activities that were relatively unique in the nation”**

Considering the above information, buildings 428 (Shop), 430 (Shop), 600 (Fire Station), and 610 (Unknown) would be eliminated from further consideration since they do not demonstrate exceptional significance. In addition, the 1995 Historic Building Inventory and Evaluation did not evaluate buildings 428, 430, 600, or 610 because they did not meet the exceptional significance criteria.

SHPO concurred (SHPO file number P27512) with the 1995 Historic Building Inventory and Evaluation and the K.I Sawyer Air Force Base was determined **Not Eligible for Listing in the National Register of Historic Places.**

As stated above, the FAA does not concur with Commonwealth's findings. For the reasons stated herein, the FAA recommends the K.I Sawyer Air Force Base remains listed as Not Eligible for Listing in the National Register of Historic Places and concludes that there are no historic properties present within the APE.

Sincerely,

A handwritten signature in cursive script that reads "Misty Peavler".

Misty Peavler
Environmental Protection Specialist
Detroit Airports District Office
Federal Aviation Administration
(734) 229-2906
Misty.Peavler@faa.gov



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

March 09, 2022

Mr. Brian G. Grennell
Cultural Resource Management Coordinator
State Historic Preservation Office
300 N. Washington Square
Lansing, MI 48913

Re: Marquette County Airport Building Demolitions Project
Marquette County, Michigan

As the Sawyer International Airport (Airport) Director, I have carefully reviewed Commonwealth Heritage Group's (Commonwealth) cultural resources report prepared for the subject project. We would like to inform the Federal Aviation Administration (FAA) and State Historic Preservation Office (SHPO) that Marquette County/ Sawyer International Airport does not agree with the National Register of Historic Places (National Register) eligibility recommendation for the former K.I. Sawyer Air Force Base (Base) put forth in the report.

In August 1995 a Historic Building Inventory and Evaluation was prepared for the Base in support of the Environmental Impact Statement for its disposal. This report recommended the Base was not eligible for listing in the National Register. It is our understanding that SHPO would concurred with this recommendation.

The Commonwealth report does not reference this 1995 study or provide any additional information that would reverse the previous recommendation of not eligible for the National Register. Marquette County respectfully requests that you consider this in your review of the Section 106 application.

Respectfully,

Duane DuRay
Sawyer International Airport Director



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

May 26, 2022

MISTY PEAVLER
FEDERAL AVIATION ADMINISTRATION
DETROIT AIRPORTS DISTRICT OFFICE
11677 SOUTH WAYNE ROAD SUITE 107
ROMULUS MI 48174

RE: ER22-654 Marquette County Airport Building Demolitions Project, Sec. 25, 26, 35, 36, T46N,
R25W, Sands and Forsyth Townships, K.I. Sawyer, Marquette County (FAA)

Dear Ms. Peavler:

We have received your request for review of the above-cited undertaking until under Section 106 of the NHPA. The State Historic Preservation Officer (SHPO) cannot concur with your determination of that the undertaking will not have an adverse effect on historic properties.

In the application and cover letter, you state that the FAA disagrees with the findings made by Commonwealth Heritage Group that the K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places under Criterion A in the areas of Military and Politics/Government. Rather, you reference a 1995 EIS and Historic Building Inventory and Evaluation whereby it was determined that at that time that the base was not eligible.

Please be aware that the previous determination of eligibility was conducted in 1995/1996, more than 25 years ago, and the Michigan SHPO believes that this must be reassessed to determine whether this site is eligible under any of the National Register Criterion. Furthermore, we cannot adequately make a current determination of eligibility based on the information provided. While the national military history and context is important and valid given the use of the property during the Cold War Period, that limited assessment is leaving out a significant portion of the history of the site, the community development impact that the construction, operation, and closure that this base had on the local community, region, and state. Limiting the context and history to only national-level military history and significance does not provide a full analysis of the history and significance of the base and indicates to a reader that this site existed in a vacuum and did not have a significant impact on the community, region, or state.

Given the scope of the proposed demolitions, we respectfully request that the FAA conduct additional assessment by 36cfr qualified professionals, of this under appropriate additional criteria, areas of significance, periods of significance, and levels of significance in order to provide us a fuller picture of the significance of the property and enable us to provide an accurate eligibility decision.

Specifically, we would like information on the following:

1. The development of housing and other infrastructure related to the base's presence in the community and region
2. Community planning efforts that went into the location of the base near Gwinn and the construction of the base and its associated community
3. Information on the impact that the presence of this base had on the local community and region

Evaluation of the former KI Sawyer Air Force Base should also evaluate the property's significance under Criterion A in the area of Military significance at the state level. The base was part of larger SAGE air defense system in the



Cold War era. Bases such as KI Sawyer provided air defense in the event of enemy air attack. KI Sawyer and the 473rd Fighter Group appears to have had a specific regional mission – protection of the upper Midwest (or portions thereof). Though part of a larger system and operating under the Eastern Air Defense Command, the fighter group’s mission was not national in scope and a national framework for evaluation does not appear to be an appropriate for this property. We respectfully request reevaluation at the state level of significance under National Register Criterion A in the area of Military significance.

Without this information, we feel that we do not have adequate documentation to make an eligibility determination, and subsequently, a finding of effects for this undertaking.

Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at (517) 335-2721 or by email at grennellb@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink that reads "Brian G. Grennell". The signature is written in a cursive style with a large, looped "G" and "n" in "Grennell".

Brian G. Grennell
Cultural Resource Management Specialist

for Mark A. Rodman
State Historic Preservation Officer



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for SHPO Section 106 Consultation Form* when completing this application.

Mail form, all attachments, and check list to: Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48913

I. GENERAL INFORMATION New submittal

More information relating to SHPO ER# [SHPO Project #](#)

Submitted under a Programmatic Agreement (PA)

PA Name/Date: [PA name/date, if applicable](#)

- a. **Project Name:** **Marquette County Airport Building Demolitions Project**
- b. **Project Municipality:** Sands and Forsyth Townships; K.I. Sawyer
- c. **Project Address (if applicable):** 603 3rd Street, 503 H Avenue, 530 F Avenue, 605 2nd Street, 509 2nd Street, 505 2nd Street, 403 D Avenue, 551 3rd Street, 520 8th Street, 249 D Avenue, 232 G Avenue, 541 9th Street, and NVA – 500 block of F Avenue.
- d. **County:** Marquette

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

- a. **Federal Agency:** Federal Aviation Administration
Contact Name: Misty Peavler
Contact Address: 11677 S. Wayne Road, Ste 107 **City:** Romulus **State:** MI **Zip:** 48174-1412
Email: misty.peavler@faa.gov
Specify the federal agency involvement in the project: Lead federal agency responsible for project review and approval.

- b. **If HUD is the Federal Agency: 24 CFR Part 50** **or Part 58**
Responsible Entity (RE): [Name of the entity that is acting as the Responsible Entity](#)
Contact Name: [RE Contact name](#)
Contact Address: [RE mailing address](#) **City:** [RE city](#) **State:** [RE State](#) **Zip:** [RE zip code](#)
RE Email: [RE contact's email](#) **Phone:** [RE contact's phone #](#)

- c. **State Agency Contact (if applicable):** [Name of state agency](#)
Contact Name: [Name of state agency contact](#)
Contact Address: [State agency contact's mailing address](#) **City:** [State contact's city](#) **Zip:** [State contact's zip code](#)
Email: [State contact's email](#) **Phone:** [State contact's phone #](#)

- d. **Applicant (if different than federal agency):** [Name of Applicant's agency/firm](#)
Contact Name: [Applicant contact's name](#)



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Contact Address: Applicant contact’s mailing address **City:** Applicant’s city **State:** Applicant contact’s state
Zip: Applicant contact’s zip code
Email: Applicant contact’s email **Phone:** Applicant contact’s phone #

- e. **Consulting Firm (if applicable):** Mead & Hunt
 Contact Name: Emily Pettis
 Contact Address: 2440 Deming Way **City:** Middleton **State:** WI **Zip:** 53562
Email: Emily.Pettis@meadhunt.com **Phone:** 608-443-0406

III. PROJECT INFORMATION

a. Project Location and Area of Potential Effect (APE)

i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.

- Street map, clearly displaying the direct and indirect APE boundaries
- Site map
- USGS topographic map Name(s) of topo map(s): Gwinn (1975) and Little Lake (1985)
- Aerial map
- Map of photographs
- Other: Soils Map

ii. **Site Photographs**

iii. **Describe the APE:**

The APE is in the Marquette County Airport, which is also the former K.I. Sawyer Air Force Base. The Archaeology APE is the 13 footprints of the buildings planned to be demolished. The footprints total 2.1 ha (5.3 ac), and are in an area 1,500.0 m (4,921.0 ft) in length by approximately 236.5 m (776.0 ft) wide. The depth to which the proposed grading will disturb the ground is unknown.

The Above-Ground APE includes the entirety of the former K. I. Sawyer Air Force Base to account for any effects on this complex. The Above-Ground APE is roughly 2,330.0 ha (5,758.0 ac).

iv. **Describe the steps taken to define the boundaries of the APE:**

The Archaeology APE is defined to include all areas that may be impacted by ground disturbing activities related to the Project undertaking. The boundaries of the Archaeology APE were defined by the Project Area itself (the limits of the Project as described by the Applicant/TriMedia to Commonwealth Heritage Group). This is the area where ground disturbance may occur.

Because the proposed building demolitions will occur in the former K. I. Sawyer Air Force Base, the Above-Ground APE accounts for any effects on the base, as defined by its historical boundaries, as a whole. This allowed for the evaluation of the entire base as a historic property.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

b. Project Work Description

Describe all work to be undertaken as part of the project:

The proposed Project activities involve the demolition of 13 buildings in the west of the current airport/former base complex, removal of the building materials, filling in of any remaining foundation excavations, and grading of former building areas.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. Scope of Effort Applied

- i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

Commonwealth conducted a literature review at the Michigan SHPO, compiling information regarding previously identified archaeological sites and surveys in the Archaeology APE and in the surrounding 1.6-km (1.0-mi) Archaeology Study Area. In addition, Commonwealth compiled information derived from a review of the National and State Registers of Historic Places, historic aerials and maps, and online soils data for understanding archaeological potential in the Project Area.

Commonwealth conducted a literature review at the Michigan SHPO for the Above-Ground Study Area, which extends 0.5 mi (0.8 km) beyond the project location, to identify any previously recorded above-ground resources or previously conducted above-ground surveys. Commonwealth also compiled information derived from a review of the National and State Registers of Historic Places, historic aerials and maps, and online repositories.

- ii. Provide documentation of previously identified sites as attachments.
- iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.
- iv. Have you reviewed existing site information at the SHPO: Yes No
- v. Have you reviewed information from non-SHPO sources: Yes No

b. Identification Results

i. Above-ground Properties

- A. Attach the appropriate Michigan SHPO Architectural Identification Form for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.
- B. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Name Sarah Reyes **Agency/Consulting Firm:** Commonwealth Heritage Group

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian Yes No

Are their credentials currently on file with the SHPO? Yes No

If NO attach this individual's qualifications form and resume.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

- ii. **Archaeology** (complete this section if the project involves temporary or permanent ground disturbance)

Submit the following information using attachments, as necessary.

A. **Attach Archaeological Sensitivity Map.**

B. **Summary of previously reported archaeological sites and surveys:**

Please see letter report

C. **Town/Range/Section or Private Claim numbers:** Sections 25, 26, 35, and 36, T46N R25W

D. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** Length: 1.5 km (4,922.0 ft); Width: 236.5 m (776.0 ft); The depth to which the proposed grading will disturb the ground is unknown.

E. **Will work potentially impact previously undisturbed soils?** Yes No

If YES, summarize new ground disturbance:

[Summary of new ground disturbance](#)

F. **Summarize past and present land use:**

Please see letter report

G. **Potential to adversely affect significant archaeological resources:**

Low Moderate High

For moderate and high potential, is fieldwork recommended? Yes No

Briefly justify the recommendation:

H. **Has fieldwork already been conducted?** Yes No

If YES:

Previously surveyed; refer to A. and B. above.

Newly surveyed; attach report copies and provide full report reference here:

[Full report reference](#)

I. **Provide the name and qualifications of the person who provided the information for the Archaeology section:**

Name: Sarah L. Posin **Agency/Firm:** Commonwealth Heritage Group, Inc.

Is the person a 36CFR Part 61 Qualified Archaeologist? Yes No

Are their credentials currently on file with the SHPO? Yes No

If NO, attach this individual's qualifications form and resume.

Archaeological site locations are legally protected.

This application may not be made public without first redacting sensitive archaeological information.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

V. IDENTIFICATION OF CONSULTING PARTIES

- a. **Provide a list of all consulting parties**, including Native American tribes, local governments, applicants for federal assistance/permits/licenses, parties with a demonstrated interest in the undertaking, and public comment:

Identify consulting parties, mailing addresses, and email addresses.

- b. **Provide a summary of consultation with consultation parties:**

Summary of consultation with parties other than the SHPO

- c. **Provide summaries of public comment and the method by which that comment was sought:**

Public comment summary

VI. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.

- a. **Basis for determination of effect:**

The proposed project includes demolishing 13 buildings at the Marquette County Airport, formerly the K.I Sawyer Air Force Base. This will include grading of the building areas following demolition and filling of their foundations.

Commonwealth stated, according to the Michigan SHPO, no previously recorded archaeological sites or investigations overlap the Archaeology APE. Therefore, the Project, as proposed, will not affect previously recorded archaeological sites. The Archaeology APE is in areas where soils were previously disturbed during the construction of the streets and buildings associated with the K. I. Sawyer Air Force Base. Therefore, Commonwealth concludes the proposed Project activities are unlikely to encounter undisturbed or significant archaeological deposits.

Commonwealth also recommended that the K. I. Sawyer Air Force Base is eligible for listing in the NRHP. Commonwealth believes it is eligible under Criterion A in the areas of Military and Politics/Government for its associations with Cold War era military efforts and the expansion of the United States Air Force into northern Michigan, and for its associations with changing political policies during the Cold War that increasingly focused on air defense and detection during the Cold War. Commonwealth also believes that all 13 buildings proposed for demolition contributes to the potential K. I. Sawyer Air Force Base. This means Commonwealth believes the demolition of the 13 buildings will have an adverse effect on historic properties.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

As stated in the FAA cover letter, the FAA disagrees with Commonwealth’s findings. Previously, in 1995, the airport underwent an EIS as well as a Historic Building Inventory and Evaluation to determine whether the K.I Sawyer Air Force Base was eligible for listing in the NRHP. It was determined then the K.I Sawyer Air Force Base was not eligible for listing in the NRHP (SHPO file number P27512). The Historic Building Inventory and Evaluation mentions that “historic properties associated with the Cold War must demonstrate exceptional significance” and took several factors under consideration when evaluating the K.I Sawyer Air Force base. Based on the criteria set forth in the Historic Building Inventory, none of the 13 buildings would be considered exceptionally significant. Commonwealth’s report mentions the 1995 Historic Building Inventory and Evaluation and stated the report was completed before the buildings had reached 50 years of age. The report explicitly mentions the fact that the buildings have not reached 50 years of age however, they evaluated the buildings as such.

For the reasons stated herein, the FAA recommends the K.I Sawyer Air Force Base remains listed as Not Eligible for Listing in the National Register of Historic Places and concludes that no historic properties will be affected.

b. Determination of effect

No historic properties will be affected or

Historic properties will be affected and the project will (check one):

have **No Adverse Effect** on historic properties within the APE.

have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

More Information Needed: We are initiating early consultation. A determination of effect will be submitted to the SHPO at a later date, pending results of survey.

Federally Authorized Signature: Misty Peavler Date: 4/13/2022

Type or Print Name: Misty Peavler

Title: Environmental Protection Specialist



APPLICATION FOR SHPO SECTION 106 CONSULTATION

ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

- Additional federal, state, local government, applicant, consultant contacts
- Maps of project location
 - Number of maps attached: 6
- Site Photographs
 - Map of photographs
- Plans and specifications
- Other information pertinent to the work description: [Identify the type of materials attached](#)
- Documentation of previously identified historic properties
- Architectural Properties Identification Forms
- Map showing the relationship between the previously identified properties, your project footprint, and project APE
- Above-ground qualified person's qualification form and resume
- Archaeological sensitivity map
- Survey report
- Archaeologist qualifications and resume
- Other: Soils Map

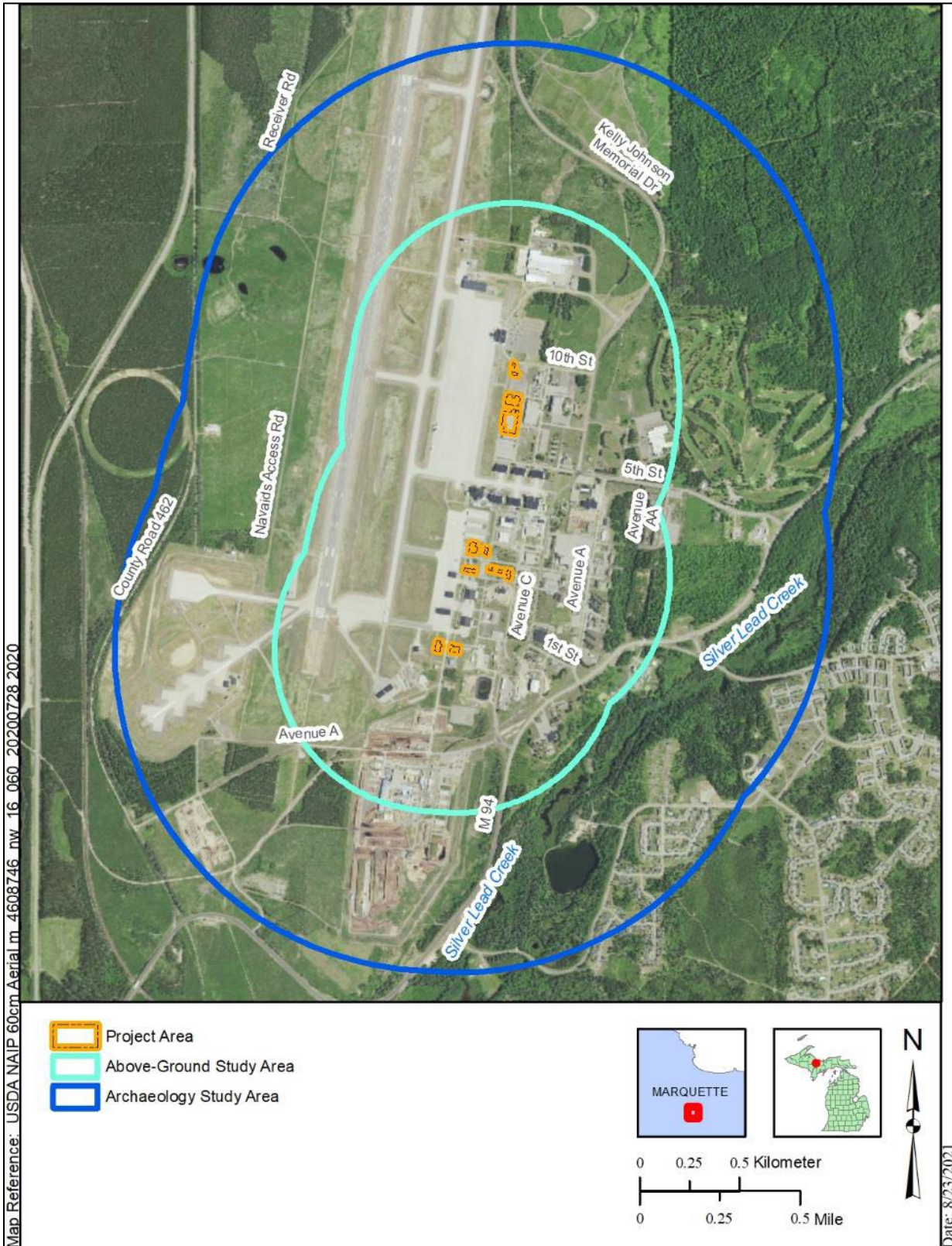


Figure 1. Project location

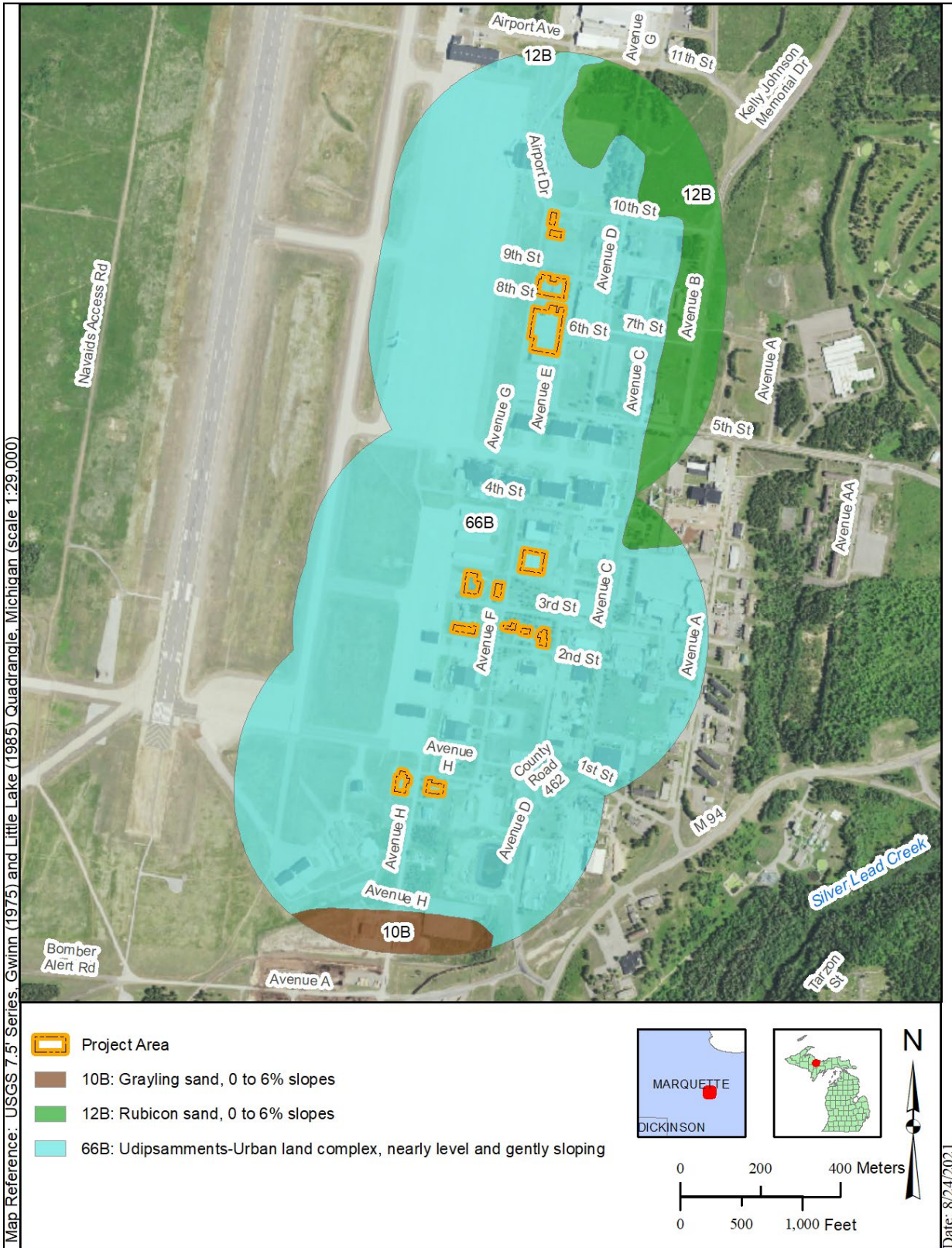


Figure 2. Soils charted by the NCRS in and near the Archaeology APE

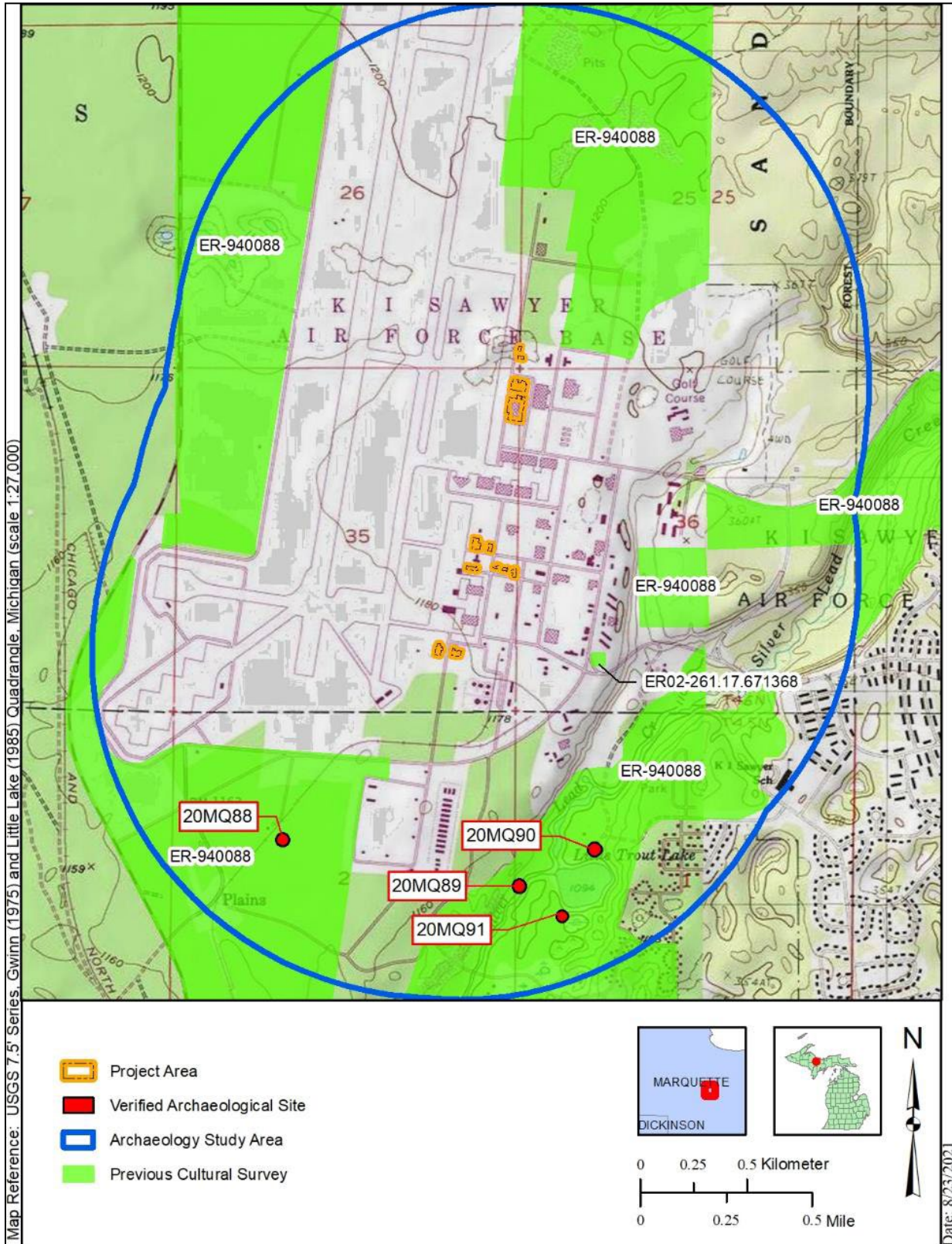


Figure 3. Previously identified archaeological sites and investigations within 1.6 km (1.0 mi) of the Project Area

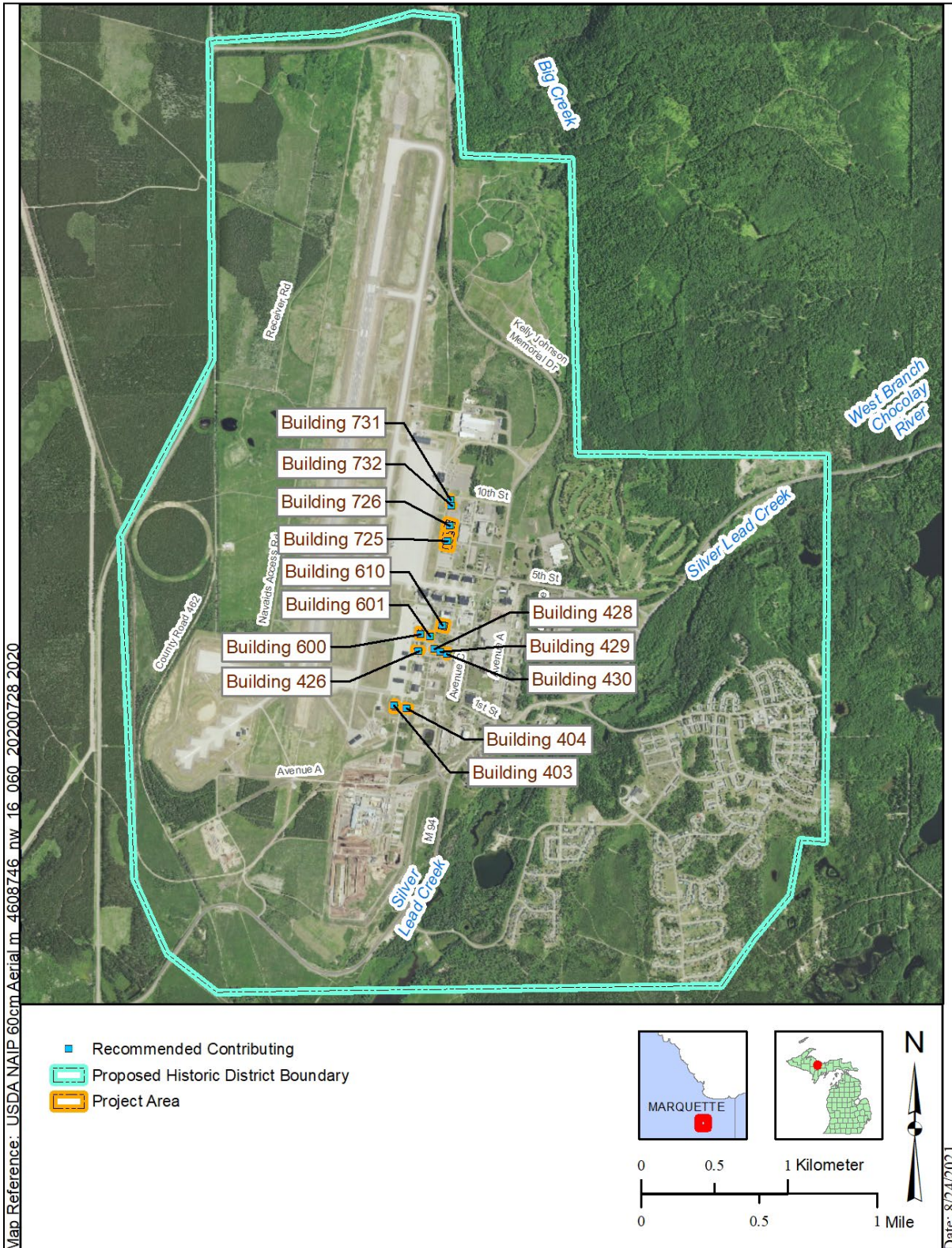


Figure 4. Boundaries of the potential K. I. Sawyer Air Force Base Historic District and locations of the 13 buildings scheduled for demolition

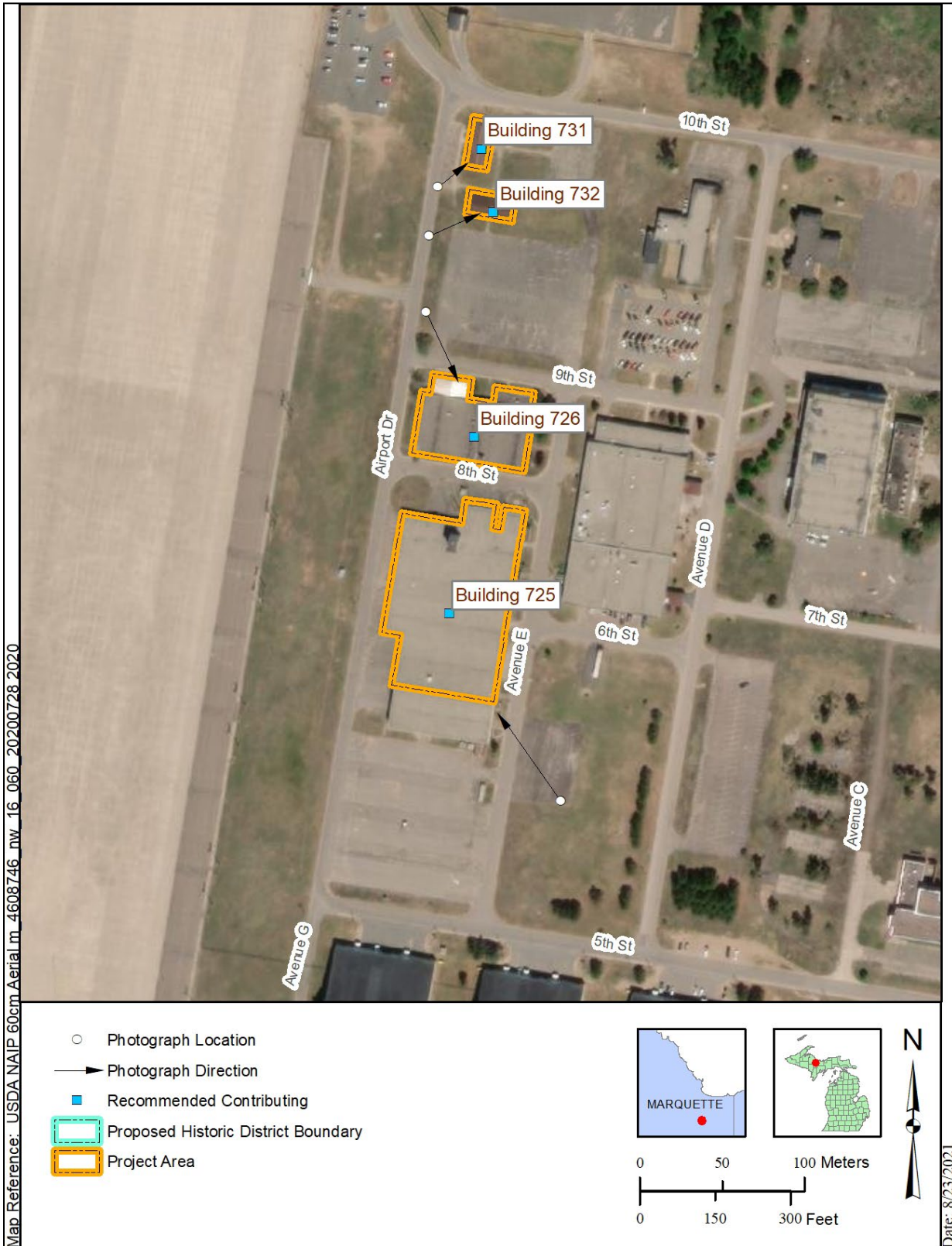


Figure 5. Buildings 725, 726, 731, and 732 and photo directions

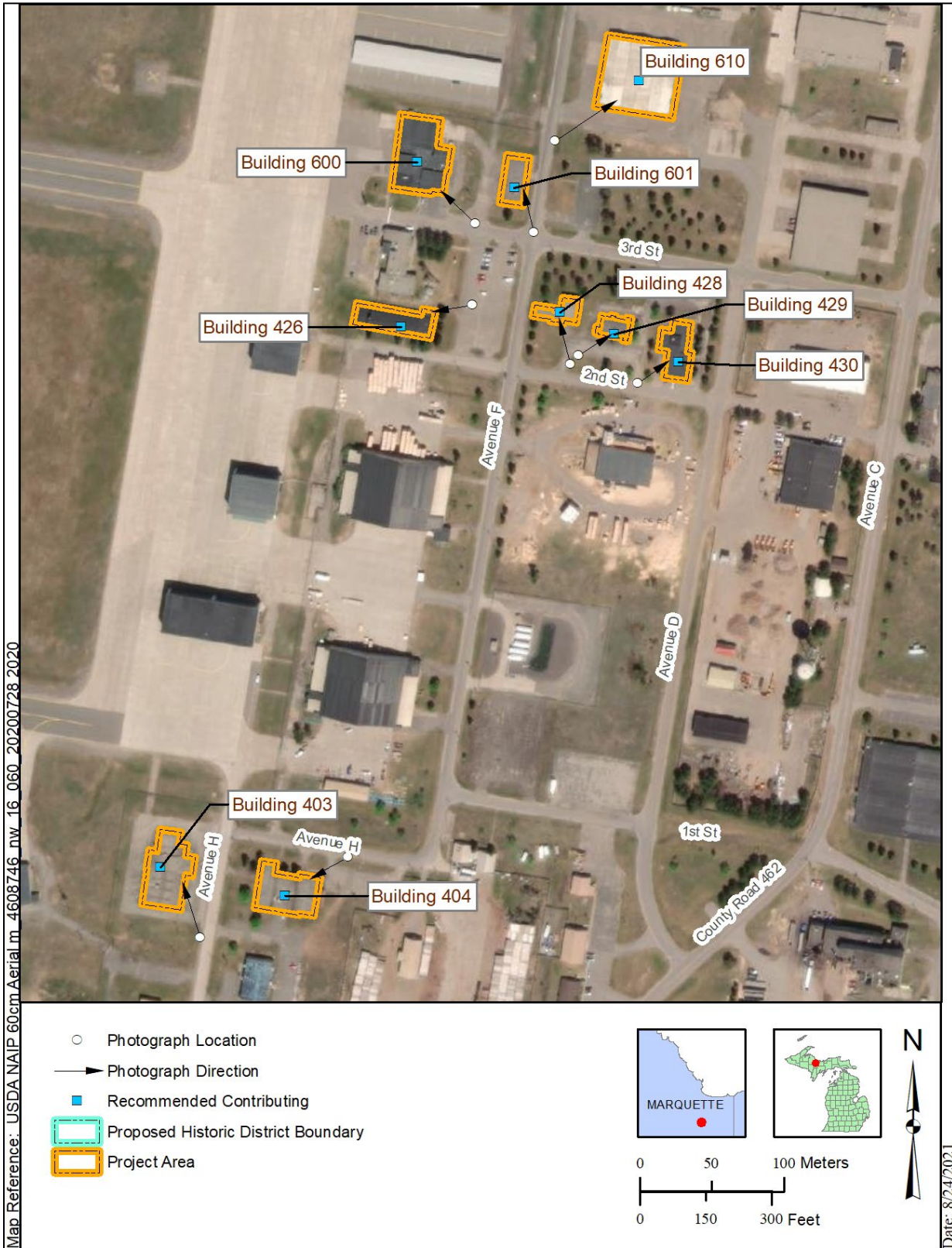


Figure 6. Buildings 403, 404, 426, 428, 429, 430, 600, 601, and 610 and photo directions

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	K. I. Sawyer Air Force Base		
Current/Common Name	Sawyer International Airport		
Roughly bounded by streets	The boundary encompasses the historic boundary of the base. There are very few roads in the area to define the boundaries. Roughly bound by Kelly Johnson Memorial Drive, Taylor Road, and the golf course to the north; Highway 553/462 to the west; and former base housing to the east and south.		
City, State, Zip Code(s)	Gwinn, Michigan, 49843		
County	Marquette		
Total Acres in the District	5,758		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/>

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial <input type="checkbox"/>	Rural/Farm Complex <input type="checkbox"/>
Residential <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
Industrial <input type="checkbox"/>	



District/Complex Information

Total Number of Resources	
Contributing Resources	
Non-Contributing Resources	
Significant Dates	1955–1995
For complexes provide a list of resources:	

National Register Eligibility

Is the district listed in the National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, provide:	Date Listed:	NRIS #:
<i>If not already listed, complete the information below:</i>					
Eligible Under:	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input checked="" type="checkbox"/>
Not Eligible <input type="checkbox"/>					
Area(s) of Significance	Military, Politics/Government				
Period(s) Significance	1955–1995				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
Condition of District?	Good <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>		
Threats to Resource?	Demolitions, private development				

Survey Date	June 17, 2021	Recorded By	TriMedia/Commonwealth Heritage Group
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The K.I. Sawyer Air Force Base is in Michigan's Upper Peninsula approximately 21 miles (34 km) of Marquette and 7 miles (11km) northeast of Gwinn (United States Air Force Air Combat Command, 1997). The runway and aprons run north-northeast to south-southwest. The buildings are east of the runways with mission-related buildings nearest to the runway, followed by headquarters, industrial, base support, community, and unaccompanied housing buildings further away from the runway. A large, open space divides the base from the housing area at the southeast corner of the base. A golf course is at the north end of the open space area. The housing area includes an elementary school and a chapel.

The base follows the standard layout for Strategic Air Command (SAC) bases with a few modifications. The control tower at the base is located at the northern end of the runway instead of the center of the mission area. The entrance gate is in the desolate, southwest corner of the base as opposed to near the family housing area. The tanker alert area has a separate facility and apron, whereas standard bases are located along the runway. The weapon storage area is immediately adjacent to the base, in contrast to standard plans that located it away from the main base development. A fighter alert area was added to this base, which is not typical for SAC bases. Finally, headquarters buildings are within the mission area, whereas standard plans located them further from the runway near the middle of the base. Sawyer has a single-family house area, and standard plans show two distinct family housing areas (United States Air Combat Command, 1999).

History of the District/Complex

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and recommended for other identification efforts.

The K.I. Sawyer County Airport was established in 1949 as Marquette County's municipal airport. It was named after Kenneth Ingalls Sawyer, a former County Highway Department employee (Air Force Civil Engineer Center 2021). Between 1951–1954 the Air Defense Command (ADC) surveyed multiple municipal airports and Air Force locations for placement or relocation of fighter-interceptor squadrons to counter Soviet threats and to detect incoming attacks. In June 1954, ADC presented arguments for "perimeter defense of the United States" along the northern border and Sawyer Airport was chosen as one of six brand new Air Force installations to support this objective. The other bases included Glasgow, Montana; Minot and Grand Forks, North Dakota; Klamath Falls, Oregon; and Kinross, Michigan (United States Air Combat Command 1999). In 1955 the United States Government signed a 99-year lease to establish the K.I. Sawyer Air Force Base with the agreement of joint military and public use. Total control of the site was transferred to the Air Force in 1956 and non-military operations ended in 1957.

The Cold War between the United States, the Soviet Union, and their allies lasted from 1946–1989. During this time, the United States Army had two Cold War objectives: to deter and defeat communist growth without using strategic nuclear warfare and to support the defense of the United States through anti-aircraft missiles and antiballistic missiles. Cold War fears pressured the United States to be prepared to enter combat on short notice. There was a renewed emphasis on the nation's air defense and the Army worked to maintain an active force that was prepared to quickly deploy to combat zones (U.S. Army Environmental Center 1998). In 1947 the U.S. armed forces were unified under the oversight of the Department of Defense by the National Security Act. This Act also created the United States Air Force, independent from the Army (U.S. Army Environmental Center, 1998). In 1954 the Killian Report was presented to the National Security Council and indicated that the country was vulnerable to surprise attack because of poor air defense, lack of early warning signals, and increasing Soviet long-range bomber force. This inspired a defense network of early warning signals and interceptor aircraft at six locations along the northern U.S. border. Sawyer Air Force Base was one of these bases designed as an interceptor base to counter Soviet trans-polar bomber threats and to improve the U.S. capability to detect incoming attack and defend the country (United States Air Combat Command 1995).

In 1956 the base was activated as part of the Eastern Air Defense Force of the Air Defense Command (ADC) and the 473rd Fighter Group was activated under this command. Twenty-five F-102 *Delta Dagger* aircraft were placed on duty in 1958. The 473rd became the 56th Fighter Group in 1959 with the 62nd Fighter Interceptor Squadron (FIS) serving under it (United States Air Combat Command, 1995). The 62nd FIS was equipped with F-101 Voodoo supersonic interceptors. They were responsible for the patrol and defense of Sault Ste. Marie Defense Sector,

which was one of many north-south corridors along the United States-Canada border. The Sault Ste. Marie sector included a Semi-Automatic Ground Environment (SAGE) system that cycled early warning data of elevation, speed, and distance of incoming targets and calculated the most efficient interception route. The information was then relayed to fighters to eliminate the threat. The SAGE system consisted of a blast-resistant, windowless SAGE building that housed two, large IBM computers, as well as radar and communications equipment (United States Air Combat Command, 1995).

The role of Sawyer Air Force Base solely as an interceptor base was short-lived. In 1957 the Gaither Report recommended that strategic aircraft be dispersed to numerous bases as a safeguard in the event of a Soviet strike. The 4042nd Strategic Wing (SW; redesignated 410 Bombardment Wing [BMW] in 1963) was activated at the base in 1958. Their mission was to operate KC-135 tankers for the 923rd Air Refueling Squadron (AREFS; redesignated 46th ARWFS in 1961) and B-52H bombers of the 644th Bombardment Squadron (BMS; redesignated 526th BMS in 1963; United States Air Combat Command 1995).

The SAGE facility was deactivated in 1963 and the base was reassigned from the ADC to the Strategic Air Command (SAC). The SAC mission was to maintain “a capability of conducting long-range bombardment operations....and to sustain the capability to engage in effective air refueling operations.” The 410th BMW became the base host and were on constant alert to respond to any threat situation. The 56th FG was deactivated and the 62nd FIS remained as a tenant of the base.

Throughout the 1960s, the 410th BMW participated in several of high-profile operations. In 1961, KC-135 crews were part of Project Quick Step, where a B-58 bomber set a record flying from New York to Paris with in-flight fueling. Tankers from Sawyer Air Force Base were part of Operation Greased Lighting in 1963, setting a B-58 speed record flying from Tokyo to London. Beginning in 1965, the KC-135s participated in Operation Young Tiger, an air refueling operation over Southeast Asia. The 410th BMW aircraft and crews participated in Operation Arc Light, a bombing campaign over Vietnam in 1968 (United States Air Combat Command, 1995).

In 1971, the 62nd FIS was reassigned and the 87th FIS along with F-106 *Delta Darts* were transferred to the base. In 1979, control of the 87th FIS was shifted from ADC to Tactical Air Command (TAC), but the interceptor mission continued. In 1985, the 87th FIS and the F-106s were removed from the base along with their interceptor mission, marking the first time the base did not have an interceptor mission (United States Air Combat Command, 1995).

The 526th BMS and their B-52s were removed from alert in 1991. In 1992, the base and the 410th BMW (renamed 410th BW) were reassigned from SAC to ACC and the 46th AREFTS was transferred to Air Mobility Command. The Defense Base Closure and Realignment Commission announced the base was closing in 1993. The 46th AREFTS was deactivated that year, followed by the reassignment of the 526th BS in 1994 (United States Air Combat Command, 1995). In 1995, the base officially closed (Air Force Civil Engineer Center, 2021). Today, the base operates as the Sawyer International Airport. Many of the buildings are used as private residences, businesses, churches, and medical offices, as well as the K.I. Sawyer Heritage Air Museum.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

K. I. Sawyer Air Force Base is recommended eligible for listing in the NRHP under Criterion A for significance in the areas of Military and Politics/Government for its association with Cold War era efforts to defend the United States and the Great Lakes from possible attacks from the Soviet Union. It is recommended eligible as a historic district that encompasses the historic boundaries of the base, but a full survey will need to be conducted to determine contributing and non-contributing resources. The base's period of significance is 1955–1995, which begins with the establishment of the military base and ends at the conclusion of military use. It is recommended eligible at the national level because it represents one of six bases along of the country's northern border that were purposefully developed for the United States Air Force during the early years of the Cold War. The base continues to retain integrity of location, design, setting, feeling, and association as it relates to the period of significance.

K. I. Sawyer Air Force Base is significant under Criterion A for its associations with Cold War era military efforts and the expansion of the United States Air Force into northern Michigan. Although the airfield was extant before government purchase, the build-up of the properties around it were in accordance with the standard layout for Strategic Air Command (SAC) bases with few modifications. The location was prime for detecting incoming attacks and for housing fighter-interceptor squadrons to counter Soviet threat along the northern border. The base is also

significant under Criterion A in the area of Politics/Government for its associations with changing political policies during the Cold War that increasingly focused on air defense and detection during the Cold War. During the military's use, the base was designed as a fighter-inceptor base and evolved into a bomber and tanker base.

The period of significance of the K.I. Sawyer Air Force Base's is recommended from 1955–1995, the entire period the property was operated by the United States Air Force. As a property that is under 50 years old, Criteria Consideration G is applicable to the base.

The base was constructed for the express purpose of defending the United States from communist threats and retains many features. K.I. Sawyer Air Force Base retains integrity of location, setting, design, feeling, and association. Many components of the base are extant and continue to be used for similar purposes by private owners and tenants, while others have been repurposed. The integrity of materials and workmanship have been diminished due to replacement materials and alterations. Further survey is warranted to determine individual integrity of each resource, and to determine the number of contributing and non-contributing buildings.

References

List references used to research and evaluate the district/complex.

Air Force Civil Engineer Center

- 2021 Former K.I. Sawyer Air Force Base. Electronic document, <https://www.afcec.af.mil/Home/BRAC/K-I-Sawyer/>. Accessed August 18, 2021.

United States Air Force Air Combat Command

- 1995 A Systemic Study of Air Combat Command Cold War Material Culture. Volume I: Historic Context and Methodology for Assessment. Lewis, Karen, Katherine J. Roxlau, Lori E. Rhodes, Paul Boyer, and Joseph S. Murphey. Mariah Associates, Inc. United States Army Corps of Engineers, Fort Worth District. Electronic document, <https://www.scribd.com/document/75087106/Air-Combat-Command-Cold-War-Inventory>, accessed August 20, 2021.
- 1997 A Systemic Study of Air Combat Command Cold War Material Culture. Volume II-13: A Baseline Inventory of Cold War Material Culture at K.I. Sawyer Air Force Base. Roxlau, R. Blake, Karen Lewis, Karen, and Katherine J. Roxlau. Mariah Associates, Inc. Albuquerque, New Mexico. United States Army Corps of Engineers, Fort Worth District. Electronic document, <https://www.scribd.com/document/75087106/Air-Combat-Command-Cold-War-Inventory>, accessed August 20, 2021.
- 1999 Cold War Infrastructure for Air Defense: The Fighter and Command Missions. Langley Air Force Base, Virginia. Electronic document, <http://www.mobileradar.org/Documents/1999-11-02132.pdf>, accessed August 20, 2021.

United States Army Environmental Center

- 1998 Thematic Study and Guidelines: Identification and Evaluation of U.S. Army Cold War Era Military-Industrial Historic Properties. Aberdeen Proving Ground, Maryland. <https://aec.army.mil/application/files/1214/9505/0216/ADA353034.pdf>, accessed August 20, 2021.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING? (YES OR NO)

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 403; 503 H Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	1986
Architectural Style	
Building Form	Irregular
Roof Form	Flat
Roof Materials	
Exterior Wall Materials	Concrete
Foundation Materials	Concrete slab
Window Materials	Metal
Window Type	Fixed, single-hung
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 403 is directly east of the south end of the runway and taxiway. It rests in the middle of a paved lot that is in poor condition with significant vegetation growing from the cracks. Grass surrounds the paved lot and access is gained along H Avenue and a paved drive from the hangar apron.

The single-story concrete block building has an irregular footprint. The entire building is painted with a contrasting color below the water table, along the parapets, as well as the doors. The paint in poor shape and is peeling away from the structure. The main block of the building is rectilinear with a shallow ell at the north end of the east elevation. A small rectangle addition abuts the south elevation of the ell and connects to the main block. This addition is covered by a shed roof and features a set of double, glass doors with sidelights on the south elevation. The east elevation has a single glass door on the small shed-roof addition, followed by four windows on the ell. Three of the windows are one-over-one lights aligned with one another. The fourth window is located higher on the wall, between the northern two windows. The two outer windows have metal security bars. The east elevation of the main block includes a double, steel door and a fixed, triple window. There is evidence of fenestration changes to the east elevation where four large bays appear to be filled in by square concrete blocks down to grade. The north elevation of the ell includes a double door and one-over-one window at the east corner of the building. Two rectilinear structures abut the main block and each other on the north elevation. The eastern structure lacks windows and doors. The larger structure rests near the center of the main block and has two sets of steel doors on the east elevation. The north elevation extends slightly above the roofline and is window- and doorless. The south elevation of the main block includes a center section that rises above the roofline and is slightly recessed between two, concrete block structures. The western end of the elevation contains a single steel door.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was built in 1986. It originally served as an administration building and was used for the maintenance orderly room and small shops.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 403 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of design as a result of infilling two large door openings on the southern end of the façade (east elevation).

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 404; 530 F Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	1961
Architectural Style	
Building Form	Irregular
Roof Form	Gable
Roof Materials	Standing seam metal
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Fixed
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 404 is south of the hangars, east of H Avenue, and west of F Avenue. It rests on grassy lot with access drives along the north, south, and west elevations. Five deciduous trees grow along the west elevation. Two coniferous trees are planted very close to the building at the center of the north elevation. A third coniferous tree is located at the northwest corner of the lot.

The single-story, concrete block building has an irregular plan. The entire building is painted and has a contrasting color below the water table and on the doors. The paint is peeling away from the structure in many areas. The building consists of two adjacent, low-pitch gable roof units that align along the south elevation. The western block projects north past the main block creating an ell. The ell does not have any fenestration on the north elevation. A shed roof addition is located at the junction of the main block and ell. The addition includes a single door, capped by a transom window near the ell along the north elevation. The addition has two plate glass windows east of the door that rest on bulkheads. The north elevation of the main block has a series of windows on bulkheads near the addition and ell. A set of double steel doors and two metal, quarter-round vent hoods/awnings are located near the center of the block. The east elevation of the main block has a set of double, steel doors adjacent to a metal addition with a low-pitch gable roof. The addition has two two-bay overhead doors spanning the east elevation. The south elevation is windowless. It has a two sets of steel doors at the center of the elevation covered by a flat hood. Three vent hoods/awnings are at the west end of the building.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was built in 1961. It originally served as an administration building and was used for calibrations.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 404 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built early in the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of design as a result of infilling a door opening on the north elevation.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 426; 605 Second Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	Ca. 1960
Architectural Style	
Building Form	Irregular
Roof Form	Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Fixed, hopper
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 426 is north of Second Street, east of the airfield apron, and west of F Avenue. It is surrounded by grass and has mature trees growing along the south elevation and near the southeast and northeast corners of the building. A parking lot is located east of the building.

The concrete block building has a central main block that is two stories tall and is covered by a front-gable roof. It is sandwiched between a one-and-one-half-story block along the east elevation and a one-story block along the west elevation. The eastern block is covered by a front-gable roof. The building's gable peaks are clad in T1-11. Two vestibules project away from the east elevation and are covered by flat roofs. Each vestibule includes a glazed, steel door with transom. The side walls are comprised of plate glass windows resting on bulkheads. A single-story, shed roof extension projects north from the east end of the north elevation. It contains a double, steel door on the east elevation and two windows on the north elevation. The north elevation of the main block is nine bays wide. Each bay has metal, paired, fixed lights over hopper windows on the second story, except for the fourth bay from the west, which is windowless. The two easternmost first story bays have windows matching the second story windows. The next bay has a small, concrete block structure with shed roof protruding from the elevation. The remainder of the block has six, single, fixed lights over hopper windows. The south elevation of the main block has nine bays of double windows on the second story. The first story's two easternmost bays are windowless and are followed by a single pedestrian door. Paired windows are in the second, fourth, fifth, and sixth bay from the west end of the building. The west block is covered by a flat roof. The north elevation is windowless and the south elevation includes a single door near the main block.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was built ca. 1960 and originally served as an administration/office building for base security and police.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 426 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of materials as a result of replacement windows on the façade (north elevation).

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 428; 509 Second Street				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	Ca. 1960
Architectural Style	Modern Movement
Building Form	Irregular
Roof Form	Flat
Roof Materials	Synthetic vapor barrier
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	
Window Type	Casement
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 428 is east of F Avenue between Second and Third Streets. It is on a grassy lot with trees planted along the west and north elevations. A paved parking lot is southeast of the building.

The painted, concrete block building consists of two main blocks that create an L-shaped footprint. The east block is two stories tall and is covered by nearly flat roof with an east-west ridgeline. The south elevation includes double, steel entrance doors at the center of the block. The north and east elevations are window- and doorless. The west block projects slightly south of the eastern block and is a single story tall. The south elevation is seven bays wide with double, steel doors covered by a flat hood in the center bay. The westernmost bay has a single door, followed by two paired casement windows. A set of paired casement windows followed by two sets of four casement windows are located east of the main door. The west elevation has a single entrance door located at the north end of the elevation. The north elevation is windowless.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Building 428 was built ca. 1960 and originally served as a shop facility.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 428 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of materials from what appear to be replacement windows on the façade (south elevation).

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 429; 505 Second Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	Ca. 1960
Architectural Style	Modern Movement
Building Form	Irregular
Roof Form	Flat
Roof Materials	
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	
Window Type	Fixed, hopper
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 429 is at the center of the block bound by Second and Third Streets to the south and north, and D and F Avenues to the east and west. It rests between Building 428 and 430. A parking lot is south of the building and paved drives are to the north, east, and west of the building.

The painted concrete block building is rectilinear in plan, with a projecting entrance vestibule at the southwest corner of the building. The building is covered by a flat roof. The metal windows consist of a fixed upper sash above a hopper window. The north elevation is seven bays wide. The third bay from the west and easternmost bay each have a flat overhang sheltering the door below. The easternmost bay has a single door, and the third bay from the west has a double door. The east elevation has a central door covered by flat overhang flanked by windows. The south elevation is nine bays wide with windows in the eight eastern bays. The western bay includes the entrance vestibule and has a single entrance door. The west elevation of the vestibule has no windows, whereas the north elevation includes one window. The west elevation of the main block has a single window.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was built ca. 1960 and originally served as an administration building for the Air Force Auditor General.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 429 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of materials from what appear to be replacement windows on the façade (south elevation).

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 430; 403 D Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	Ca. 1960
Architectural Style	Modern Movement
Building Form	Irregular
Roof Form	Flat
Roof Materials	
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Single-hung
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 430 is at the northwest corner of Second Street and D Avenue. The building is surrounded by grass, paved drives, and paths. Parking lots are north, south, and west of the building. Rows of trees line the north and east.

The painted, concrete block building has an irregular footprint. The structure can be simplified into three rectilinear blocks; the north, central, and south blocks. The building is a single story tall with a two-story unit projecting from the center block along the north elevation. The south block is covered by a flat roof. The south elevation includes a steel door and single-light windows with upper metal spandrels at each end of the elevation. The east elevation has three sets of the same windows and a double, steel door covered by flat hood. The west elevation has five sets of the paired windows.

The south block abuts the central block which projects past the west elevation. The south elevation of the central block contains a double, steel door flanked by a window on each side. The west elevation has two sets of paired windows. The north elevation has a double steel door covered by a flat hood and abuts the north block. Near the juncture, a two-story gable roof structure rises above the flat roof of the north and central blocks. The north block is windowless along the north elevation and has two windows and a single steel door on the west elevation and two windows and a double steel door with flat hood on the east elevation. The central block has several near-square windows along the east elevation.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Building 430 was built ca. 1960 and originally served as a shop facility.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 430 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and appears to retain all of its historic integrity.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 600; 603 Third Street				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	1956
Architectural Style	
Building Form	Irregular
Roof Form	Flat
Roof Materials	
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	
Window Type	Single-hung, fixed
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 600 is north of Third Street, east of F Avenue, and west of the airport apron. It is surrounded by pavement along the east elevation and the southeast corner of the building. Grass islands are at the southwest corner of the building, east of the east drive, and a grass strip lines the north elevation. The building has access to the airfield along the north and west elevations.

The painted, concrete block building is irregularly shaped and features one- and two-story blocks. The southeast block is two stories tall. It is covered by a near flat roof with an east-west ridgeline. The block's east elevation features two, narrow, tripartite, awning windows near the roofline. Two single, steel doors with glazing are located at each ends of the elevation. A channel letter sign located at the south end of the elevation under the window reads, "Fire Station." The south elevation of the block features three nearly roof to ground overhead doors. West of this block is a single-story block that includes a single entrance door at the center of the south elevation and a tripartite window at the west end. Rising from this block near the west elevation of the building is a two-story structure. It is windowless along the east elevation and has narrow windows along the roofline on the north elevation. North of the southeast block is a single-story block. It has two paired, one-over-one light windows and a single entrance door along the east elevation. North and west of this block is a second, two-story block. It features two nearly roof to ground overhead doors, and a single pedestrian door along the east elevation. The north elevation of this block features four narrow, horizontal windows along the roofline.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was constructed in 1956 and originally served as a fire station.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 600 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built early in the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of materials as a result of replacement windows on the south elevation, and possibly the other elevations as well.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 601; 551 Third Street				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	1993		
Architectural Style			
Building Form	Rectilinear		
Roof Form	Flat		
Roof Materials			
Exterior Wall Materials	Concrete block		
Foundation Materials	Concrete		
Window Materials	Vinyl		
Window Type	Casement		
Outbuildings	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Number/Type:			

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 601 is at the northwest corner of Third Street and F Avenue. It rests on a grassy lot with paved parking along the west elevation. Sidewalks are present north and south of the building. Unkempt shrubs are sporadically planted along the foundation.

The painted, concrete block building has a rectilinear plan. It is covered by a flat roof with moderate eaves. The north elevation features a single steel door with glazing just east of center. It is covered by a flat hood supported by square posts. A paired casement window with spandrel transom is located near the east corner of the building. The east elevation is four bays wide. It has three bays of four casement windows with spandrel transoms. The second bay from the north elevation includes a pair of steel doors. The south elevation has an off-center steel door. The west elevation is windowless. The southwest corner of the building is truncated, and a single door is located on the west elevation.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was constructed in 1993 and served as an administration building.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 601 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and appears to retain all of its historic integrity.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 610; NVA, 500 block of Eighth Street				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	Ca. 1960
Architectural Style	
Building Form	Rectilinear
Roof Form	Gabled
Roof Materials	Standing seam metal
Exterior Wall Materials	Standing seam metal
Foundation Materials	
Window Materials	Vinyl
Window Type	Sliding
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 610 is west of F Avenue in the middle of the block between Third and Fourth Streets. It is surrounded by a paved parking lot. A small strip of grass lines the west elevation. Two trees are growing at the south end of the west elevation.

The building has a rectilinear footprint. It is clad in standing seam metal with three parallel gable roofs clad in the same material. Each gable section along the south elevation features a centered overhead door and single, steel pedestrian door with glazing. The center unit also has three one-over-one windows. The west elevation has a gabled vestibule with single door projecting from the center of the building. A small, sliding window is north of the vestibule. The north elevation repeats the south elevation's overhead and pedestrian door pattern and does not include windows.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Building 610 was constructed ca. 1960. Its original function is unknown.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 610 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains most of its historic integrity. It has lost some integrity of materials as a result of replacement vinyl windows.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 725; 520 Eighth Street				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other <input checked="" type="checkbox"/>	Structure <input type="checkbox"/> Object <input type="checkbox"/>
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Architectural Information

Construction Date	Ca. 1955
Architectural Style	
Building Form	Irregular
Roof Form	Flat
Roof Materials	
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete slab
Window Materials	
Window Type	Fixed
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 725 is south of Eighth Street between E and G Avenues. It rests on a paved lot with several small grass islands.

The painted, concrete block building has an irregular footprint. The south elevation is a half-story taller than the rest of the building. It has three evenly spaced vents along the roofline and an overhead door, and two single and one double steel pedestrian doors. Two near-cube-shape structures with double doors and a steel structure are near the east end of the elevation. The east elevation of the one-and-one-half-story structure has an overhead door, a single pedestrian door, and a vent. The elevation steps down to single-story height and has a series of overhead, double, and single doors and vents. At the north end of the elevation, several small flat and shed roof additions abut the building. The north elevation has two ells projecting north from the elevation at the east end of the building. These ells are window- and doorless. The recessed wall between the ells contains an overhead and pedestrian door. West of the ells a tall, square, concrete block structure extends above the roof. Two overhead doors and a single and double steel door complete the fenestration on the north elevation. The west elevation has evidence of several blocked-in overhead door openings at the north end of the building. Further south are two single pedestrian doors, a double door, and an overhead door. The building steps back in the west elevation to reveal three overhead doors and a single pedestrian door along the south elevation.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was constructed ca. 1955. It originally served as administration and shop facilities, including a machine shop, welding shop, parachute shop, barber, gun room, and training and conference rooms.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 725 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built early in the base's period of significance, 1955–1995, and is possibly one of the first buildings to be constructed at the base. It appears to retain most of its historic integrity.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 726; 249 D Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	Ca. 1955
Architectural Style	
Building Form	Irregular
Roof Form	Flat
Roof Materials	
Exterior Wall Materials	Concrete block
Foundation Materials	Concrete
Window Materials	
Window Type	
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 726 fills the entire block between Eighth and Ninth Streets and E and G Avenues. The building is surrounded by grass bound by sidewalks. Sporadic trees and shrubs dot the property.

The painted, concrete block building has a rectilinear plan with two additions to the north elevation. The building is covered by a flat roof. The north elevation of the main block is windowless and has a single steel door located between the two additions and a double steel door at the west end of the elevation. The eastern addition is covered by a flat roof. A smaller, rectilinear addition abuts the north elevation of the addition. This addition is shorter than the main addition and is covered by a flat roof. It has entrance doors on both the north and east elevations. The west addition is covered by a gable roof. The gable extends east creating a covered walk to a double, glass door. The west elevation of the addition has a single steel door near the north end. Two single steel doors are located along the main block's west elevation. The south elevation has two concrete block structures abutting the building near the center of the elevation. The western structure has a door along the east elevation and the narrower eastern structures has three vent grates along the top of the structure. A double glass door and two, double vents are west of the center of the building. A ladder to the roof and three steel doors are along the east half of the elevation. The east elevation has a double glass door near south of the center of the building. It is covered by a steeply pitched, metal, standing seam hood.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

This building was constructed ca. 1955. It originally served as an administration building.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 726 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built early in the base's period of significance, 1955–1995, and is possibly one of the first buildings to be constructed at the base. It appears to retain all of its historic integrity.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 731; 232 G Avenue				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	1986
Architectural Style	
Building Form	Rectilinear
Roof Form	Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	T1-11 siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Casement, sliding
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 731 is south of Tenth Street and east of G Avenue. It rests on a grassy lot surrounded by sidewalks.

The single-story building has a rectilinear footprint. It is clad in T1-11 siding and is covered by an asphalt shingled, side-gable roof. Small cross-gables are along the east and west slopes at the center of the building. The west gable shelters two steel doors along the west elevation. A third steel door is south of the center of the building. The south elevation has a centrally placed vinyl sliding window. It is flanked by a tripartite casement window to the west and a paired casement window to the east. The north elevation has a vinyl sliding window and a casement window. The east elevation features a double-door vestibule under the gablet at the center of the building. Two paired casement windows flank the central bay.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Building 731 was constructed in 1986. It served as an administration building.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 731 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains historic integrity.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	Building 732; 541 Ninth Street				
City/Township, State, Zip Code	Gwinn, MI, 49843				
County	Marquette				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:				Long:
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



Architectural Information

Construction Date	1991	
Architectural Style		
Building Form	Rectilinear	
Roof Form	Side gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	T1-11 siding	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Casement, sliding	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	K. I. Sawyer Air Force Base
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	7/21/2021	Recorded By	Commonwealth Heritage Group	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Building 732 is south of Tenth Street and Building 731 and east of G Avenue. The building is surrounded by grass. Sidewalks lead to adjacent building 731 and the paved parking lot south of the building.

The single-story building has a rectilinear plan and is clad in T1-11 siding. The building is covered by an asphalt shingled, side-gable roof with moderate eaves. The eaves are interrupted by two gablets near the center of the south elevation and a projecting vestibule with cross gable roof on the north elevation. The south elevation has three doors near the center of the building flanked by two sliding windows at the east and west ends of the building. The north elevation vestibule has double doors and is flanked by two vinyl sliding windows. The east and west elevations have two vinyl sliding windows.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Building 732 was built in 1991 and served as an administration building.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Building 732 is recommended as contributing to the recommended eligible K. I. Sawyer Air Force Base. It was built during the base's period of significance, 1955–1995, and retains historic integrity.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

ER-940088-1

1995

Historic Building Inventory and Eval.,
K.I. Sawyer Air Force Base
Sands Township, Marquette County, MI

ER-940088-1

HISTORIC BUILDING INVENTORY AND EVALUATION



**K. I. SAWYER AIR FORCE BASE,
MARQUETTE COUNTY, MICHIGAN
AUGUST 1995**

HISTORIC BUILDING INVENTORY AND EVALUATION

**K. I. SAWYER AIR FORCE BASE
MARQUETTE COUNTY, MICHIGAN**

p27512

August 1995

Prepared under Contract #F04704-92-C-0001

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ABSTRACT

A historic building inventory and evaluation was conducted at K. I. Sawyer Air Force Base in Marquette County, Michigan. The purpose of this study was to provide the information necessary to develop determinations of eligibility for potentially significant Cold War-era buildings and structures. A field survey and background research resulted in the identification of no eligible historic buildings or structures. This determination is considered preliminary until concurrence is received from the Michigan State Historic Preservation Officer.

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TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1-1
1.1 BACKGROUND	1-1
1.2 LEGISLATIVE REQUIREMENTS	1-2
1.2.1 Cold War Building and Structure Requirements	1-3
1.3 PROJECT DESCRIPTION	1-4
1.4 PROJECT ORGANIZATION	1-6
2.0 METHODS	2-1
2.1 COLD WAR SCIENTIFIC/TECHNOLOGICAL PROPERTIES	2-5
2.2 HISTORICAL RESEARCH	2-6
2.3 ON-SITE EVALUATIONS	2-8
3.0 HISTORICAL BACKGROUND	3-1
3.1 THE COLD WAR	3-1
3.1.1 Stalin and the Beginning of the Cold War: 1945 to 1953	3-2
3.1.2 The Rise of the Soviet Nuclear Threat and the Cuban Missile Crisis: 1953-1963	3-6
3.1.3 Strategic Parity: 1963-1981	3-7
3.1.4 The Reagan Years: 1981-1989	3-8
3.1.5 The End of the Cold War: 1989-1991	3-10
3.2 STRATEGIC AIR POWER	3-11
3.2.1 Development of the U.S. Air Force	3-11
3.3 STRATEGIC AIR COMMAND (1946-1992)	3-13
3.3.1 Strategic Aircraft	3-18
3.3.2 Offensive Aircraft Weapons	3-22
3.3.3 SAC Alert	3-23
3.3.4 Defensive Aircraft	3-24
3.4 A STRATEGIC BUILDING PROGRAM	3-25
3.5 HISTORY OF K. I. SAWYER AIR FORCE BASE	3-30
3.5.1 Air Defense Command	3-30
3.5.2 Air Defense Command Facilities	3-31
3.5.3 Strategic Air Command	3-31
3.5.4 Strategic Air Command Facilities	3-32
3.5.5 Base Closure	3-33
4.0 RESULTS	4-1
4.1 COLD WAR-ERA BUILDINGS AND STRUCTURES	4-1
5.0 CONCLUSIONS AND RECOMMENDATIONS	5-1
5.1 RESULTS	5-1
5.2 MANAGEMENT CONSIDERATIONS	5-1
6.0 BIBLIOGRAPHY	6-1
7.0 LIST OF PREPARERS AND REVIEWERS	7-1

Appendices

A - Architectural Descriptions and Photographs

LIST OF TABLES

<u>Table</u>	<u>Page</u>
4-1 Cold War-Era Buildings and Structures	4-2

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1-1 Regional Map	1-5
1-2 K. I. Sawyer AFB and Vicinity	1-6
3-1 Strategic Air Command Assigned Units: 1992	3-19

1.0 INTRODUCTION

1.1 BACKGROUND

K. I. Sawyer Air Force Base (AFB), located in Marquette County, was one of the bases recommended for closure by the 1993 Defense Base Closure and Realignment Commission (Commission). The Commission's recommendations were accepted by the President and submitted to Congress on July 2, 1993. As Congress did not disapprove the recommendations in the time given under the Defense Base Closure and Realignment Act (DBCRA) of 1990 (Public Law [P.L.] 101-510, Title XXIX), the recommendations have become law. K. I. Sawyer AFB is scheduled to close in September 1995.

In support of the disposal of K. I. Sawyer AFB property, the Air Force is developing an environmental impact statement (EIS) to assess the environmental consequences of these actions. The analysis of impacts that could result from the implementation of the Proposed Action and four alternatives, including effects on cultural resources, will be contained in the *Final Environmental Impact Statement for the Disposal of K. I. Sawyer Air Force Base, Michigan*. The draft EIS is expected to be published in September 1995.

Prior to and concurrent with the preparation of the EIS, cultural resources investigations were implemented to fulfill the identification requirements under Section 106 of the National Historic Preservation Act (NHPA). A report detailing the results of the archaeological investigation of K. I. Sawyer AFB has been prepared as a separate effort (U.S. Air Force 1995). SHPO concurrence with the archaeological investigation is pending. The present investigation focuses on evaluating the "exceptional importance" of the Cold War-era buildings and structures at K. I. Sawyer AFB, as stated in the *Interim Guidance: Treatment of Cold War Historic Properties on Air Force Installations* (Interim Guidance) (U.S. Air Force 1993). The Cold War historical context is defined in the Department of Defense (DOD) Legacy Resource Management Program *Coming in From the Cold* as follows:

The Cold War, a series of international, military, diplomatic, and political events that occurred over a forty-five year period, shaped the lives and domestic and international expectations of millions of Americans alive today. Beginning in 1945, its hallmarks included events and developments as disparate as Winston Churchill's "Iron Curtain" speech, the Marshal Plan, the Chinese Revolution, the Soviet Union's development of the atomic bomb, McCarthyism, the Berlin Airlift, the space race, the Cuban Missile Crisis, the division

of the world into perceived "spheres of influence," the cult of governmental secrecy and superpower politics and the Strategic Defense Initiative. It influenced foreign policy decisions in countless locations, from Iran to the Dominican Republic to Vietnam. It added sites, structures, and cultural landscapes such as the Berlin Wall, the Defense [Distant] Early Warning (DEW) line, and the Demilitarized Zone (DMZ) to a common cultural resource vocabulary. The American military had a good deal to do with many of those developments and places. DOD "relics," including textual and non-textual documents and sites, structures, landscapes, and artifacts, reflect elements of that larger history (Department of Defense 1991).

This report presents the results of an inventory and evaluation of Cold War-era buildings and historic structures on K. I. Sawyer AFB. Chapter 1.0, Introduction, provides an overview of the project and its scope. Chapter 2.0, Methods, details the methodological approach used to evaluate the buildings and structures at K. I. Sawyer AFB. Chapter 3.0, Historical Background, provides a contextual history of the Cold War and an overview of the specific themes that are relevant to the role of K. I. Sawyer AFB in the Cold War. Chapter 4.0, Results, details the results of the historic inventory and evaluation. Chapter 5.0, Conclusion and Recommendations, offers the conclusion of the study and recommendations regarding the treatment of historic properties on K. I. Sawyer AFB. Chapter 6.0, Bibliography, provides a bibliographic reference of cited and uncited works used in the preparation of the technical report. Chapter 7.0, List of Preparers and Reviewers, details the persons involved in the preparation and review of the technical report.

1.2 LEGISLATIVE REQUIREMENTS

Numerous laws and regulations require federal agencies to consider the effects of a proposed project on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the federal agency proposing the action, and prescribe the relationships among other involved agencies (e.g., State Office of Historic Preservation, the Advisory Council on Historic Preservation [Council]).

Compliance with requirements of cultural resources laws and regulations pursuant to the disposal and reuse of K. I. Sawyer AFB ideally involves five steps: (1) identification of cultural resources that could be affected by the implementation of the proposed action or its alternatives, (2) determination of significance of potential historic properties within a region of influence, (3) assessment of the impacts or effects of these actions, (4) Council comment; and (5) development and implementation of measures to eliminate or reduce impacts to a non-adverse level. The primary law governing the

treatment of cultural resources is the NHPA, which addresses the protection of historic properties.

Significant cultural resources, either prehistoric or historic in age, are referred to as "historic properties." Historic properties, under 36 Code of Federal Regulations (CFR) Part 800 are defined as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places (National Register). This term includes, for the purposes of these regulations, artifacts, records, and remains that are related to and located within such properties. The term 'eligible for inclusion in the National Register' includes both properties formally determined as such by the Secretary of the Interior and all other properties that meet National Register listing criteria." Only historic properties determined to be significant under cultural resources legislation are subject to protection or consideration by a federal agency. Significance criteria and integrity definition are provided in Chapter 2.0, Methods.

National Park Service (NPS) guidelines regarding the definition of buildings, as distinguished from structures, has been used for this study. Buildings are created to shelter human activity (e.g., administration buildings, hangars, garages); structures are designed for purposes other than human shelter (e.g., aircraft, launch pads, runways). Within this report, the term "facility" is synonymous with both buildings and structures.

1.2.1 Cold War Building and Structure Requirements

DOD's Legacy Resource Management Program was required by Congress, under the Defense Appropriations Act of 1991, to begin reviewing Cold War-era resources. By 1993, as part of the Cold War History Project, DOD, in coordination with other federal agencies and departments, began to develop a program to inventory resources associated with the Cold War.

In response to the above mandate, the Air Force released the *Interim Guidance* in June 1993. The guidelines used in the analysis of facilities at K. I. Sawyer AFB followed the *Interim Guidance* as an initial framework in identifying and evaluating Cold War facilities. Primary guidance has been Section 106 of the NHPA, as well as associated regulations and guidelines. The application of the methods derived from the services cited above, specifically in assessing the significance of facilities at K. I. Sawyer AFB, is presented in Chapter 2.0, Methods.

1.3 PROJECT DESCRIPTION

K. I. Sawyer AFB is located in a rural area in the Upper Peninsula of Michigan, approximately 20 miles south of Marquette and 5 miles north-northeast of Gwinn. Set within the Escanaba River State Forest, the area consists of flatland and gently rolling hills of sandy soil dotted with jack

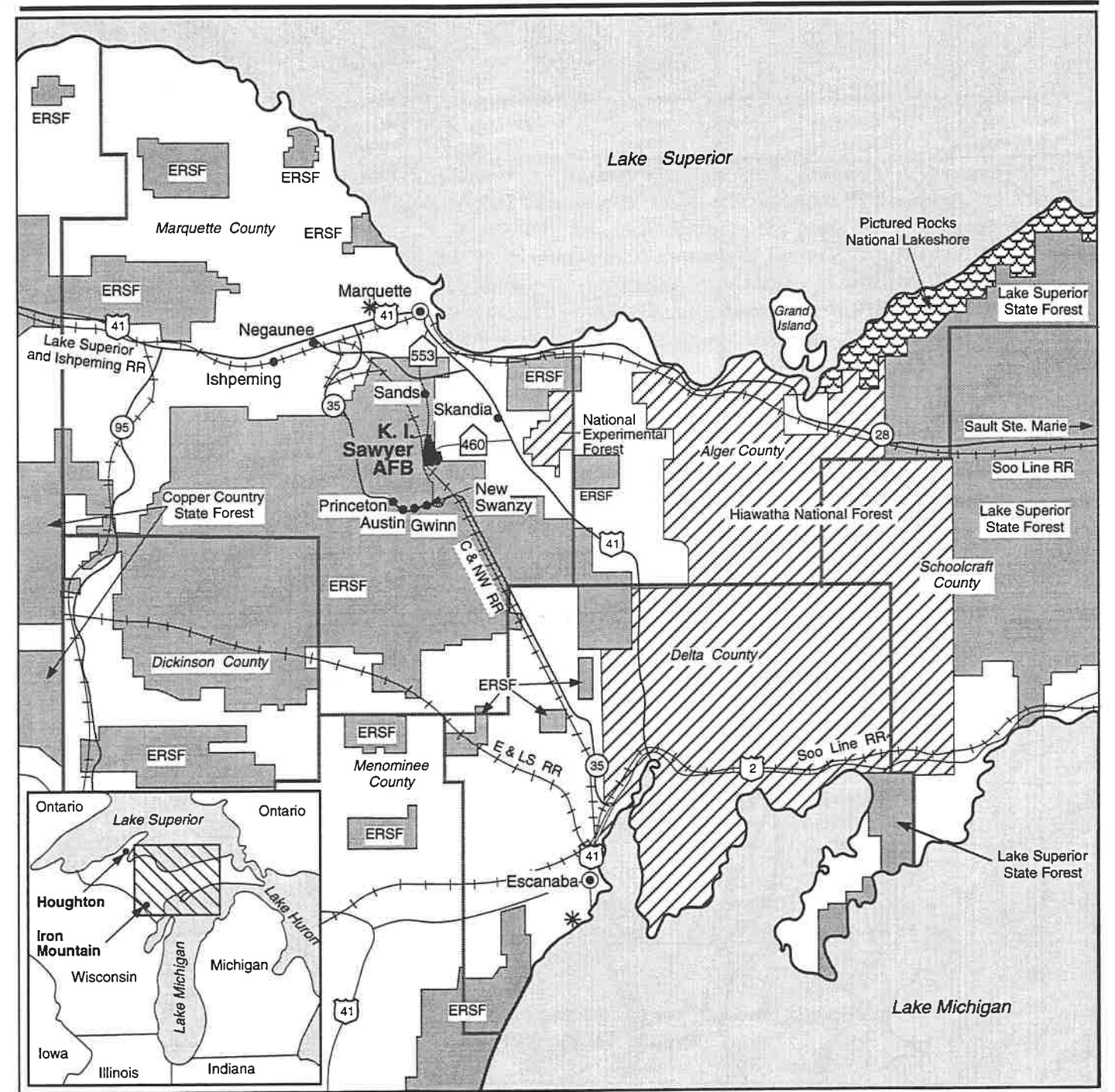
pinus (Figure 1-1). The base covers 4,923 acres and is depicted on a southeastern portion of the Sands U.S. Geological Survey (USGS) 7.5-minute series quadrangle, a northwestern portion of the Little Lake USGS 7.5-minute series quadrangle, and a northeastern portion of the Gwinn USGS 7.5-minute series quadrangle. It is located within Sections 1, 2, and 3 of Township 45N, Range 25W; Sections 13, 14, 23, 24, 25, 34, 35, and 36 of Township 46N, Range 25W; Section 6 of Township 45N, Range 24W; and Sections 30 and 31 of Township 46N, Range 24W. The Area of Potential Effect (APE) relevant to this study consists of all buildings and structures within the base boundary (Figure 1-2).

The primary goal of this investigation was to determine the significance of identified historic resources in order to assess potential effects of base disposal and reuse. Recommendations regarding National Register eligibility have been developed and are included herein to allow the Air Force to submit a formal determination of significance to the Michigan State Historic Preservation Officer (SHPO) for review and concurrence. Impact analysis provided is based on the preliminary determinations until such time that SHPO concurrence is received.

1.4 PROJECT ORGANIZATION

This inventory and evaluation of historic properties at K. I. Sawyer AFB was conducted by The Earth Technology Corporation (EARTH TECH) and its subcontractor, Science Applications International Corporation (SAIC), in support of an EIS for disposal and reuse under contract to the U. S. Air Force. EARTH TECH administered the contract, conducted project oversight and management responsibilities, completed project planning, coordinated the development of the historic context, and prepared the technical report. SAIC performed the base-specific historic research, fieldwork, data gathering, and provided initial assessments. Final conclusions and recommendations were developed by EARTH TECH.

A complete listing of EARTH TECH and SAIC personnel, and their roles in this evaluation can be found in Chapter 7.0, List of Preparers and Reviewers.



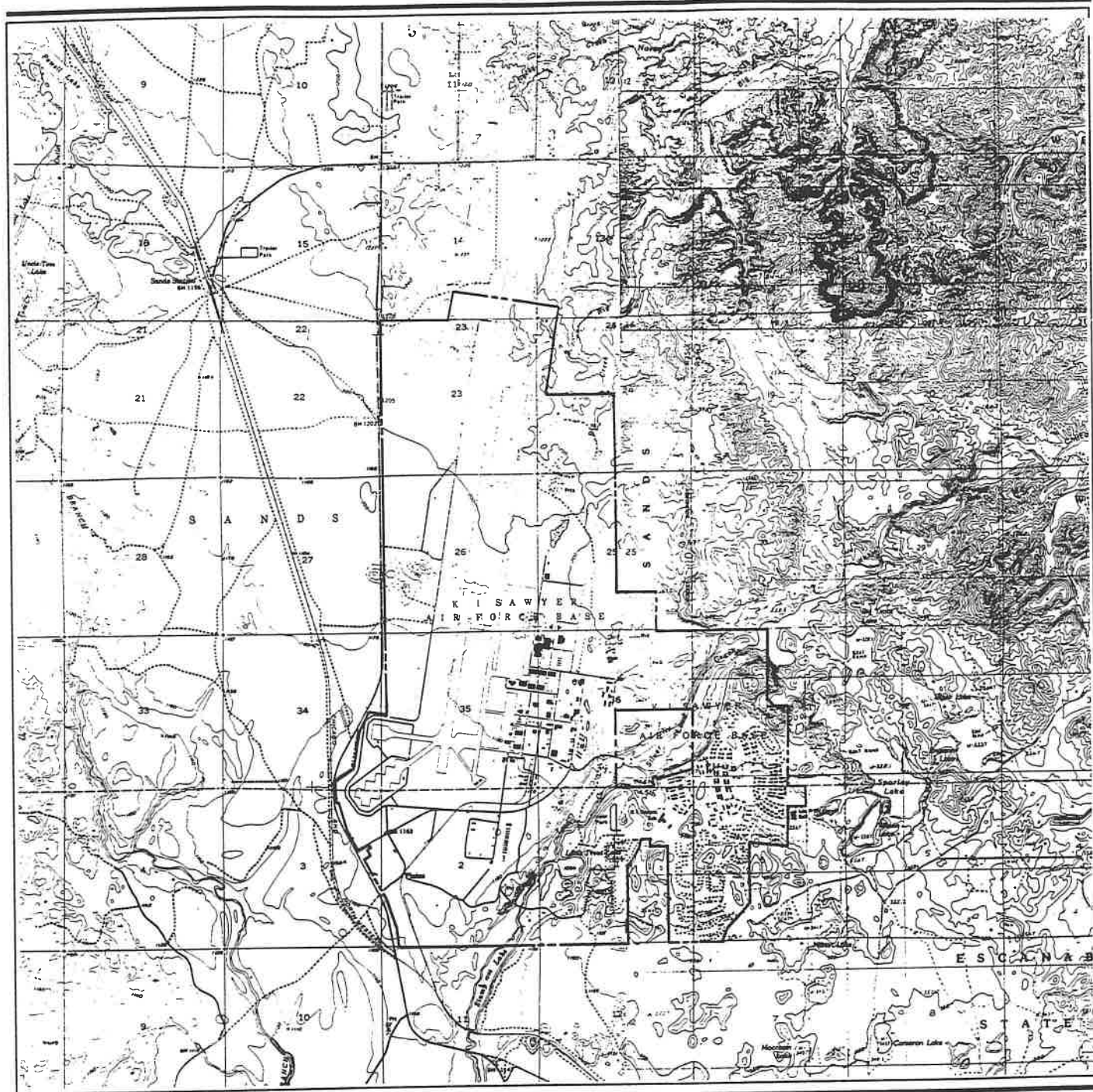
EXPLANATION

- | | |
|---------------|-----------------------------------|
| * Airport | National Forest |
| U.S. Highway | State Forest |
| State Highway | ERSF Escanaba River State Forest |
| County Road | E & LS Escanaba and Lake Superior |
| | C & NW Chicago and Northwestern |



Regional Map

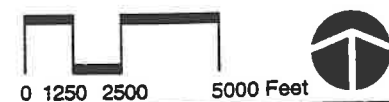
Figure 1-1



EXPLANATION

--- Base Boundary

K. I. Sawyer AFB and Vicinity



Source: U.S.G.S. 7.5 min.
Harvey, MI 1985, Little Lake, MI 1985,
Sands, MI 1975, Gwinn, MI 1975

Figure 1-2

2.0 METHODS

The evaluation of National Register eligibility for K. I. Sawyer AFB employed archival research, oral history, and on-site examinations to develop contextual and site-specific histories. Broadly, the goals of the research were to establish an overview understanding of each facility and its relationship to important themes of Cold War history in order to assess its significance in accordance with National Register criteria (36 CFR 60.4) and the criteria set forth in the Air Force *Interim Guidance* (U.S. Air Force 1993).

In 1991, Congress directed DOD to "inventory, protect, and conserve the physical and literary property and relics . . . connected with the origins and development of the Cold War." As a result, the Cold War History Study was created within the Legacy Resource Management Program. In December 1991, a preliminary report of the study was released. Entitled *Coming In From The Cold*, the study is a first attempt to outline the scope and overall goals of the project (Department of Defense 1991). Importantly, the authors acknowledge the need to define methods of evaluating Cold War properties, since standard National Register criteria are primarily oriented to properties at least 50 years old (Department of Defense 1991).

For reference, the National Register criteria (36 CFR 60.4) are cited here.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion Consideration G of the NPS guidance for applying the National Register criteria indicates that properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register, unless the property is of *exceptional* importance (National Park Service 1991).

In 1993, a *Draft Cold War History Study Report to Congress* was issued. This document outlines a history of the Cold War using Wright-Patterson AFB as a case study. Additionally, this report recommends that DOD prepare a context and theme study of the Cold War to facilitate evaluations of significance for all DOD Cold War properties.

The Air Force issued its own guidelines in *Interim Guidance: Treatment of Cold War Historic Properties for U.S. Air Force Installations* (1993). The Air Force *Interim Guidance* includes a set of evaluation criteria for Cold War properties. The Air Force guidelines define exceptionally significant Cold War properties as follows:

Buildings, structures, objects, sites, or districts that possess *exceptional* value or quality in illustrating the Cold War heritage of the United States; that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association; and:

- a. That are directly associated with events that have made a significant contribution to, or are identified with, or that outstandingly represent the broad national pattern of United States Cold War history and from which an understanding of those patterns may be gained; or
- b. That are associated directly and importantly with the lives of persons *nationally significant* in the Cold War history of the United States; or
- c. That represent some great idea or ideal of the American people (e.g., "Peace through Strength"); or
- d. That embody the distinguishing characteristics of an architectural, engineering, technological, or scientific-type specimen *exceptionally valuable* for a study of a period, style, method, or technique of construction; or that represent a significant, distinctive, and *exceptional* entity whose components may lack individual distinction (U.S. Air Force 1993:7.1-7.1.4).

The *Interim Guidance* for Cold War-era properties was initially used to develop preliminary determinations of significance for the facilities at K. I.

Sawyer AFB. This document provides more detailed direction than is otherwise available for the evaluation of potential historic properties less than 50 years old.

To support assessments of integrity and significance, in-depth discussions were held with the Air Force and U.S. Army Corps of Engineers representatives responsible for the implementation of the interim and Section 106 guidelines for the treatment of Cold War-era properties. Those discussions resulted in the development of the strategy used to apply the criteria to the Cold War-era portion of the built environment at K. I. Sawyer AFB. Key elements of this strategy are as follows:

- **Historic properties associated with the Cold War must demonstrate exceptional significance.** The importance of the Cold War lies in events that occurred on a national scale. Therefore, national significance is the primary focus. It is recognized that in certain circumstances, state or local significance could satisfy the requirement for exceptional significance, and be considered sufficient to justify eligibility in the National Register. Attention is, therefore, also directed toward recognizing potential state or local importance.
- **The primary factor in determining a building's significance lies in whether or not it was critical to the operation of a Cold War mission.** For example, under this reasoning, administrative buildings and support facilities would not be considered potentially eligible.
- **Due to the expansive time period involved within the Cold War and the overwhelming number of buildings constructed during this era,** one goal of the historic building inventories is to narrow the research focus to those resources with the greatest potential to demonstrate exceptional national significance. In an attempt to prioritize these buildings, the following characteristics are believed to be associated with the greatest potential to demonstrate exceptional significance:
 - Operational facilities or complexes
 - Properties that epitomize a response to or preparation for an actual or perceived threat to national security
 - Association with programs or activities that were relatively unique in the nation.
- If a program or activity appears to fulfill the level of importance necessary to justify eligibility under the Cold War context, the associated resources must be judged by their ability to demonstrate that importance. The evolution of Cold War technology was generally manifested more directly in facilities constructed in

support of new programs during the early phases. By the later phases of the Cold War, the significance of many programs is conveyed less by the facility that supported it and more by the documentation of the research and development that led to mission implementation.

Events of the Cold War are relatively recent and critical documents concerning Cold War activities remain classified and unavailable to investigators. Because of this, the Air Force recognized that at this time the historic context of the Cold War is incomplete. Consequently, some determinations of exceptional significance cannot be supported by explicit data that justify a property's nomination to the National Register. As information becomes declassified, future research documenting the Cold War will provide further details to help determine if facilities meet the specific criteria for historic significance, as evidenced by their critical contribution to the Cold War effort.

An Air Force-wide inventory of Cold War assets, although considered valuable, has yet to be initiated. Such an investigation would identify relevant building and structure types, allowing for the development of a typology to identify comparable or superior examples of a particular resource being assessed (e.g., hangars). The ultimate strategy implemented during the present study was to evaluate buildings and structures at K. I. Sawyer AFB within two categories: (1) those that clearly meet all the above criteria, and (2) those that appeared to be significant in the absence of other data. This approach assumes that upon the completion of an inventory, determinations previously identifying potential significant properties may need to be reevaluated and possibly reversed. In time, this will enable a more stringent application of the exceptional significance criterion on which determinations are based.

In the interim, using the information available to make determinations of eligibility, possible adverse impacts to potential historic properties can be avoided if the properties are treated as significant. The goal of the Air Force is to preserve, in place, historic properties through avoidance. If the nature of the undertaking makes this impossible, then consultation with the SHPO is necessary to develop and implement mitigation measures to reduce adverse impacts to a non-adverse level; for example, using deed restrictions to protect a historic property through preservation covenants. However, if preservation of property is not feasible, then mitigation through data recovery, (e.g., documentation) could be implemented. The Air Force feels confident that this encompassing method of a two-category evaluation will avoid potential impacts to the integrity of historic properties.

2.1 COLD WAR SCIENTIFIC/TECHNOLOGICAL PROPERTIES

This subsection is adapted from the *Historic Context and Methodology for Assessment of the Air Combat Command Cold War Material Culture (Draft)*, by Mariah Associates, Inc. (1994). This discussion summarizes guidance apropos of the present study.

In studying and evaluating Cold War scientific/technological resources or other highly scientific and technological properties, a primary concern is to balance two very different, but not necessarily opposing, interests:

- The need to preserve the physical reminders of United States scientific legacy
- The continual need to upgrade scientific and technical research facilities that are still in operation.

Certainly for active scientific/technological facilities, the continual upgrading of out-of-date equipment is necessary to maintain the effectiveness of the mission. These modifications, over time, can compromise the historical integrity of the resource. It is necessary that members of both the historic preservation community and the scientific/technological community continually assist each other to achieve historic preservation concurrently with facility operation and successful promulgation of the facility mission(s) (Advisory Council on Historic Preservation 1991:61). Inactive facilities present a different set of challenges, such as the need to guard against the neglect or vandalism of historic resources.

The Council notes that it is difficult to judge the universe of historic facilities that are extant, have had relatively few modifications to historic features, and are worthy of study and recognition (1991:28). Several key issues are identified that must be considered in evaluating the significance of scientific/technological properties. They include age, representativeness versus uniqueness, integrity, and the qualifications of the evaluator and persons consulted to assist in the evaluation.

The age of a facility or its equipment must be considered, although, as previously discussed, the exceptional significance rule for National Register eligibility is applicable to many Cold War resources. A key factor/consideration mentioned by the Council is whether or not properties are recognized by "consensus" to be significant (1991:31).

When compared to other similar properties, the representativeness of a facility, structure, or object will be considered in the decision-making process. Still, it is important to remember that the Section 106 review process addresses this factor after an initial eligibility assessment has been made. The property is thus considered as an individual, stand-alone entity.

In theory, the number and condition of similar properties should not enter into decisions about whether or not a resource is significant, but should, instead, come into play during consultation regarding what is to be done with the resource (Advisory Council on Historic Preservation 1991:32). This is a complex issue; some properties are preserved because they are the "best" example of their kind, while others are "one-of-a-kind." The general rule for National Historic Landmarks has been to favor uniqueness as the most critical factor, whereas National Register properties often are selected for preservation due to their representativeness and not necessarily their uniqueness. Of course, these concepts are not necessarily mutually exclusive. In fact, the Council states that virtually all pieces of scientific equipment in "historic" facilities are both representative and unique in some ways (1991:32).

A third consideration suggested by the Council is the integrity exhibited by a property in light of continuing alterations that may have taken place at scientific and technological facilities (1991:32-33). There is a convincing case made that continuity in function leads to continuity of integrity, whether intentional or not. This is based on the rationale that if a facility is utilized for a similar function through the years, it is more likely to retain original operating parts than if its function has been substantially changed. The amount of original historic fabric, including material and equipment, that is extant determines integrity.

The qualifications of persons making the evaluations for highly scientific/ technological resources is problematic, because often those persons specializing in historic preservation have limited knowledge of the scientific pursuits behind the physical properties being evaluated, and vice versa. The Council places a high priority on including technical personnel and scientists in all phases of resource identification, evaluation, and prioritization (1991:33). There may be persons who are familiar with the role a certain resource may have played in the Cold War and can knowledgeably comment on its significance. The Council particularly encourages consultation with those persons who have worked in the industry for a number of years and who may be on the verge of retirement, because they represent a valuable, yet disappearing, resource. Such consultations will be treated as oral histories. When the process of historic preservation is explained to scientists and facility managers, and their views are solicited, our understanding of the historic context of the property and the scientific contributions it made can both be enhanced.

2.2 HISTORICAL RESEARCH

Archival research conducted for the project involved reviewing a range of primary and secondary materials. Personnel from various K. I. Sawyer AFB offices provided important primary materials such as annual histories, official correspondence, architectural plans, photographs, oral history transcripts,

The Aerie, clippings from regional newspapers, and technical publications and papers.

On the political history of the Cold War, David Holloway's *Stalin and the Bomb* (1994), Martin Walker's *The Cold War* (1994), Alex De Jonge's *Stalin and the Shaping of the Soviet Union* (1986), and the fifth edition of Walter LaFeber's *America, Russia, and the Cold War 1945-1984* (1985) provided valuable background. Other sources contributing to the contextual information are *Inventing Accuracy: A Historical Sociology of Nuclear Missile Guidance*, by Donald MacKenzie (1990); *ICBM, The Making of the Weapon That Changed the World*, by G.H. Stine (1991); *Closing Pandora's Box*, by Patrick Glynn (1992); *The Cold War and American Science*, by Stuart W. Leslie (1993); and *The Missile and Space Race* by Alan J. Levine (1994). Finally, Jerold E. Brown's *Where Eagles Land: Planning and Development of U.S. Army Airfields, 1910-1941* (1990) and Robert F. Futrell's "The Development of Base Facilities," which appears in Volume Six of *The Army Air Forces In World War II* (Craven and Cate 1955), contributed heavily to the contextual history of U.S. Army Air Corps (USAAC)/U.S. Army Air Forces (USAAF) base construction practices prior to and during World War II.

As noted earlier, this study could not have been completed at this level without substantial assistance from individuals familiar with important aspects of the organization, technologies, and workloads that have comprised K. I. Sawyer AFB. Grateful acknowledgment is due many present and former staff members of K. I. Sawyer AFB, as well as numerous individuals outside the installation, for their generous contributions to this study. Following is a listing of persons consulted:

At K. I. Sawyer AFB

SSgt Robert Babicki, Chief, Drafting Office, Civil Engineering
SSgt Robert A. Foster, Hazardous Materials Manager, Weapons Storage Area
Mr. Preston A. King, Real Estate Management Section
SSgt Tim Kraus, CARE office
Mr. Mel McCracken, Real Estate Management Section
SSgt Tami Jo Miller, Base Historian
Capt Paul Nardi, 410th Bomb Wing Executive Officer
SMSgt Lee Nelist, Sr., (Ret.), formerly Chief, Maintenance Staff, Air Defense Command (1972-1977)
Lt Col Edwin H. Salisbury, Jr., Director, CARE Office
SMSgt Robert Vick, (Ret.)
Mr. L. Alan Wood, Real Estate Management Section

Outside K. I. Sawyer AFB

MSgt Dale Andres (Ret.), formerly Maintenance staff, Air Defense Command (1979-1984)

Mr. Frances Porter, Director, Marquette County Historical Society, Marquette, Michigan

2.3 ON-SITE EVALUATIONS

All Cold War-era buildings and structures at K. I. Sawyer AFB were initially considered for potential eligibility in accordance with the criteria set forth above. Real property records were reviewed to ensure that each building with a possible association with the Cold War thematic context was examined. The site was toured, and observations of the architectural and engineering qualities of Cold War-era facilities were recorded. General views and individual buildings and structures were photographed using 35-millimeter black-and-white film. Current appearances were compared with as-built architectural plans.

The results of on-site observations were integrated with information about the historic and current functions of each building to assess the probability that they could demonstrate exceptional significance. The inventory of facilities subject to further investigation was thereby narrowed further. The key considerations for this selection for a complete evaluation were:

1. Is the property closely associated with events or patterns of events that have outstanding importance to the history of the Cold War?
2. Does the property reflect engineering or architectural qualities of exceptional importance?
3. Did the property serve an operational or mission-critical role in the Cold War?
4. Could the property be considered eligible as part of a historic district that itself has exceptional importance?
5. Does the property retain sufficient integrity to convey its exceptional importance?

At K. I. Sawyer AFB, the themes of primary Cold War historic significance are related to its roles supporting an Air Defense Command (ADC) mission from 1956 to 1985 and a Strategic Air Command (SAC) mission from 1958 to 1992. Buildings associated with mission-critical aspects of these major themes were considered potentially eligible. Similarly, properties with the potential for important engineering or architecture were categorized as potentially eligible.

The application of historic district criteria to Cold War properties required analyses of the broad historic and engineering qualities at K. I. Sawyer AFB, in an effort to identify themes or associations that could result in findings of eligibility for properties that would not be considered individually eligible.

The district concept applies to properties that are integral parts of a grouping of properties that meet the criteria of exceptional significance. NPS guidance recognizes the potential for districts of properties less than 50 years old, when the district's historic associations and/or design characteristics have exceptional significance (National Park Service 1991:7-8). Given the historic importance and potential for outstanding design present in many Cold War-era military facilities, consideration must be given to the possibility that a base contains one or more historic districts. An early goal of the research and assessments at K. I. Sawyer AFB was to evaluate the potential for historic districts in order to establish a basis for assessing individual properties.

As a result of the preliminary review, general administrative buildings, housing, recreational facilities, nonoperational maintenance facilities, and many utility structures were eliminated from further consideration. These properties were not found to have any potential eligibility individually or as contributors to an exceptionally significance district of properties.

Buildings and structures still judged to demonstrate potential significance as a result of the preliminary review included the main buildings of the flightline (e.g., hangars, specialized maintenance docks, control tower), weapons storage area (WSA), and the alert facility. Analyses of these buildings were oriented to assessing in greater detail their historic associations and architecture or engineering.

Finally, properties judged potentially eligible were assessed in relation to other known SAC and Air Defense Command (ADC) installations. Consistent with the guidelines, geographic limits of the context of evaluation were considered in order to assess the properties' relative significance (National Park Service 1991:6). In general, the geographic boundaries for Cold War-era facilities, such as those at K. I. Sawyer AFB, are nationwide, since SAC and ADC bases were built throughout the country, generally as part of massive, multibase construction appropriations. Section 3.0, Historical Background, documents the national scope of SAC. The national scale of design and construction for SAC facilities, as well as the national and international scale of their functions when operational, require comparisons with other SAC bomber facilities.

Although no comprehensive national overview of SAC resources is available, several Cold War studies provide a preliminary basis for comparative evaluations. Draft inventories of Cold War properties at Castle AFB and March AFB, California, and Loring AFB, Maine, show certain commonalities

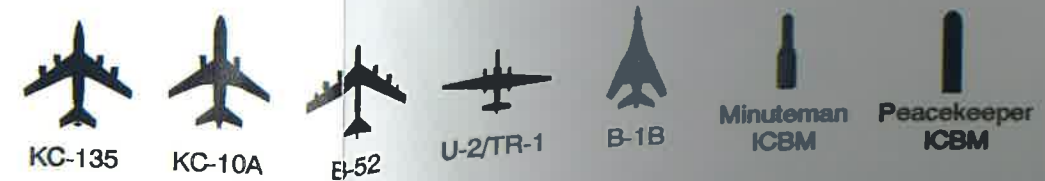
Figure 3-1 Strategic Air Command Assigned Units: 1992



EXPLANATION

- AFB - Air Force Base
 - WG - Wing
 - ARW - Air Refueling Wing
 - MW - Missile Wing
 - TTW - Training and Test Wing
 - ARG - Air Refueling Group
 - ANGB - Air National Guard Base
-
- U.S. Air Force, Strategic Air Command
 - U.S. Air Force Reserve, Assigned to Strategic Air Command
 - Air National Guard, Assigned to Strategic Air Command

Source: 1992 USAF Almanac, Air Force Magazine, Vol. 75, No. 5 May.



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In-flight refueling techniques, however, were still in the developmental stage, and aerial tankers did not appear in large numbers until 1948. The SAC B-29/B-50 fleet peaked at 641 in 1952. By 1955, the last of these aircraft were retired from SAC duty (U.S. Air Force 1991:79).

With the advent of the Convair B-36, known as the "Peacemaker," in 1948, the United States had an aircraft capable of conducting intercontinental atomic strikes. One of the largest aircraft ever built, the B-36 had six propeller-driven engines and four jet engines, a maximum speed of 435 miles per hour, and a range of up to 10,000 miles. The B-36 was capable of striking targets deep in the Soviet Union from bases in the northeastern portion of the United States. The SAC B-36 fleet peaked at 247 in 1956, and the last B-36s were retired in 1959 (U.S. Air Force 1991:79).

The first all-jet, swept-wing bomber, the B-47 Stratojet, entered service in 1951. With a maximum speed in excess of 600 miles per hour at an altitude of up to 39,000 feet, the B-47 was capable of flying faster and higher than most of the interceptors of its day. The B-47 carried nuclear or conventional bombs, had a range of 3,500 miles, and was capable of being refueled from aerial tankers. The SAC B-47 fleet peaked in 1958 at 1,367. Following development of the Atlas, Titan, and Minuteman land-based ICBMs, the B-47 was placed on an accelerated retirement schedule. The last SAC B-47s were retired in 1966 (U.S. Air Force 1991:79).

The first purpose-built aerial tanker, the Boeing KC-97 Stratofreighter, entered SAC service in 1951. Essentially a modified version of the C-97 (itself a modified cargo version of the B-29), the KC-97 had a top speed of 400 miles per hour and a service ceiling of 30,000 feet. The KC-97 was powered by four propeller-driven engines and two jet engines. Its low top speed and limited ceiling created problems when refueling SAC's newer, all jet-engined bombers. While the KC-97 was flying at full speed, the B-47s and B-52s were idling along barely above stall speed. SAC's KC-97 fleet peaked at 780 in 1958, and the last KC-97 was retired from SAC service in 1965.

The Boeing B-52 Stratofortress, introduced in 1955, was an all-jet, heavy bomber that carried a crew of six. It had a prodigious bomb-carrying capacity, an unrefueled range in excess of 8,000 miles, a maximum speed of over 600 miles per hour, air-to-air refueling capability, and was considered the "most powerful military weapon in the history of the world" (Wolf 1987:15). When coupled with the KC-135 Stratotanker, operational in 1957, the B-52 gave SAC a truly global reach and the ability to strike at targets anywhere in the world. The SAC B-52 fleet peaked at 639 in 1962. Earlier models, such as the B-52B, were retired in the early 1960s as the ICBM fleet was brought into alert status. In many ways, the B-52 can be considered the ultimate and most successful strategic bomber of all time. It was operational from 1956 to the disestablishment of SAC in 1992. The

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Crew Readiness Alert Facility USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
 Common Name: Building 104
 District Name:
 Street and Number: 705 A Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.1:6
 Date 1994
 View north and east facades/facing south
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular, two-story, concrete block building with metal clapboard siding sits on a concrete foundation and has a shallow-pitch gable roof. The 78-foot by 108-foot main block has several offsets to the south. Built half underground, its lower walls are protected by an earthen berm. Twelve corrugated metal tunnels, or personnel tubes, one on the east side, two on the south side, six on the west side, and three on the north side, with double metal doors with single-glass panes, provide emergency exits, as well as quick response exits to the aircraft during an alert. Eight of these personnel tubes slope downward to the basement bedrooms and four of them ramp up to the upper floor that contains the command post, briefing room, dining room, and recreation areas. Three picture windows light the dining room on the north side.

An underground addition of bedrooms to the south doubled the size of the original alert facility and the interior was remodeled (1986).

Significance:

Date of Construction: 1960, remodel 1986

Architect/Builder: Leo A. Daly Co., Omaha, Nebraska, for the Corps of Engineers, U.S. Army, Office of the District Engineer, Omaha District.

Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union.

Bibliographic Reference: Real Property forms, As-built drawings



Building 104; Negative No. 1:6; Date 1994; View north and east facades/facing south

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Crew Readiness Alert Facility USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan K. I. Sawyer AFB, Marquette

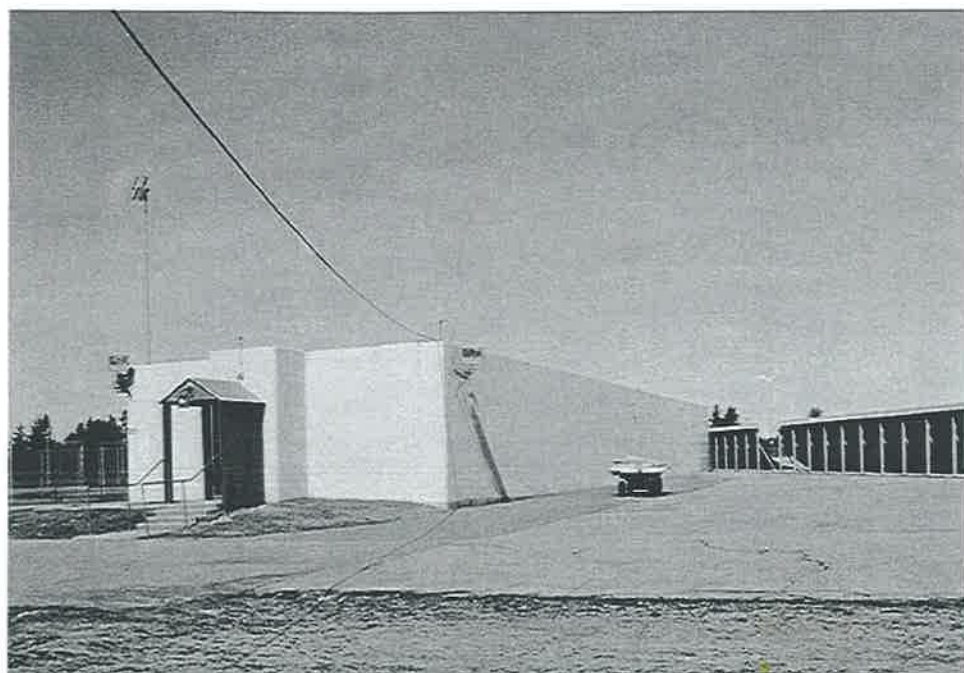
Common Name: Building 108
 District Name:
 Street and Number: 705 B Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 1:9
 Date 1994
 View north and east facades/facing south
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular, one-story, reinforced concrete building with vertical form boards sits on a concrete foundation and has a flat concrete roof. The 32-foot by 125-foot main block has shallow entrance bays at the east and west ends. The single metal entrance door at the east, up five concrete steps, is sheltered by a corrugated metal gable-roof porch. Two blast shields of corrugated metal lie to the north adjacent to the alert apron. A parking lot to the south.

Significance:
 Date of Construction: 1973
 Architect/Builder: O. Germany. Corps of Engineers, U.S. Army, Office of the District Engineer, Omaha District.

Context: Associated as a satellite alert facility for F-111s from Plattsburgh AFB, New York, in 1973, with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union.

Bibliographic Reference: Real Property forms, As-built drawings



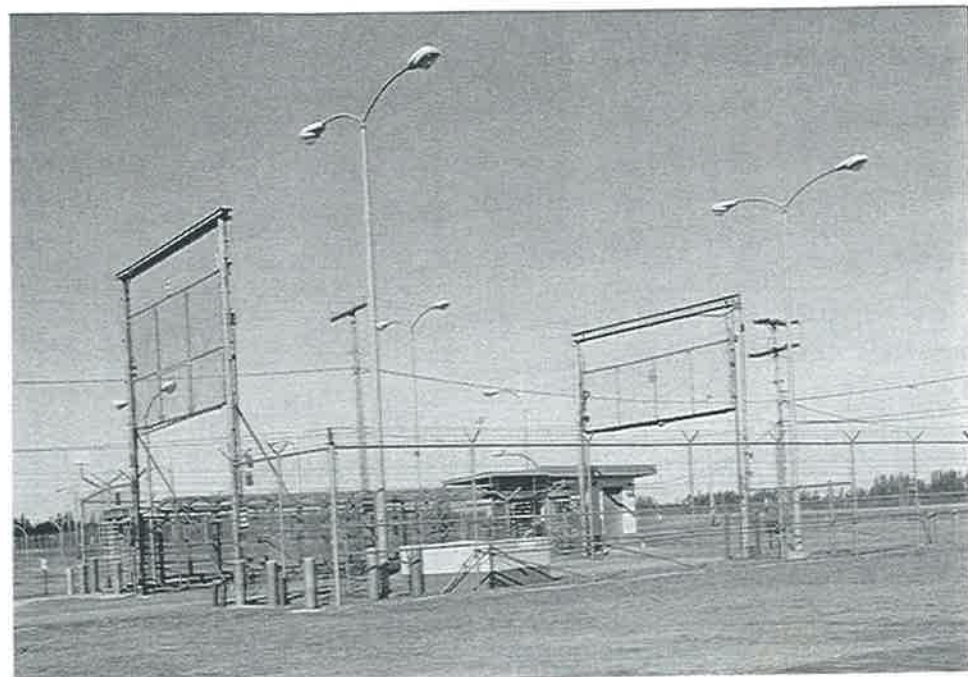
Building 108; Negative No. 1:9; Date 1994; View north and east facades/facing south

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Traffic Check House USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 109
 District Name:
 Street and Number: 300 feet north of Bomber Alert Road, south of Strategic Air Command Alert Apron
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.1:1
 Date 1994
 View south and east facades/facing northwest
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This 12-foot by 14-foot concrete block building sits on a concrete foundation and has a flat built-up roof with a wide overhang. The entrance to this check-in building, on the south, consists of a long passageway enclosed by a chain-link security fence that ends at a turnstile. Adjacent to this pedestrian access is a sally port, enclosed by chain-link fencing, that provides an area for checking vehicles upon entry to the alert area.

Significance:
 Date of Construction: 1979; replaced an earlier security house
 Architect/Builder: Unknown
 Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union.
 Bibliographic Reference: Real Property forms, As-built drawings



Building 109; Negative No. 1:1; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Strategic Air Command Alert Family Visitation Center
 USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 118
 District Name:
 Street and Number: 720 A Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.1:22
 Date 1994
 View south and east facades/facing northwest
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular log cabin, on a raised concrete foundation, has a steeply pitched gable roof with an oversize cross gable. A shed roof porch shelters the front entrance. The double-hung windows have aluminum sashes. Adjacent to the house is a round, wood-frame gazebo.

Significance:

Date of Construction: 1988

Architect/Builder: Unknown

Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. This house was used as a center where families could meet with the pilots on alert duty.

Bibliographic Reference: Real Property forms, As-built drawings



Building 118; Negative No. 1:22; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____

Historic Name: Multicubicle Storage
Magazines - Air
Defense Command

USGS Map Title: Gwinn, Michigan

Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Buildings 305-309

District Name:

Street and Number: Parallel to H Avenue, 300 feet east of the road

Block Number:

Sub-unit:

Municipal Unit: Forsyth Township (Photograph on opposite page)

County: Marquette

Original Usage: Public/institutional

Present Usage: Public/institutional

Ownership: Federal

Photography: Neg No.2:5

Date 1994

View south and east facades/facing north

36 CFR 61 Y__Y/FV__N__

Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994

Survey or Recorder/Date: Cole, U.S. Air Force, 1994

NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: There are five multicubicle magazines in a row with earthen berms in between to serve as blast deflectors. Each magazine consists of a central reinforced concrete wall with 30 reinforced concrete, flat-roof cubicles extending from it, 15 to a side. These cubicles, measuring 8-1/2 feet by 17 feet, have steel overhead blast doors. The flat roofs are constructed of precast concrete with built-up roofing. A number of lightning rods extend from the roof at intervals along the doors.

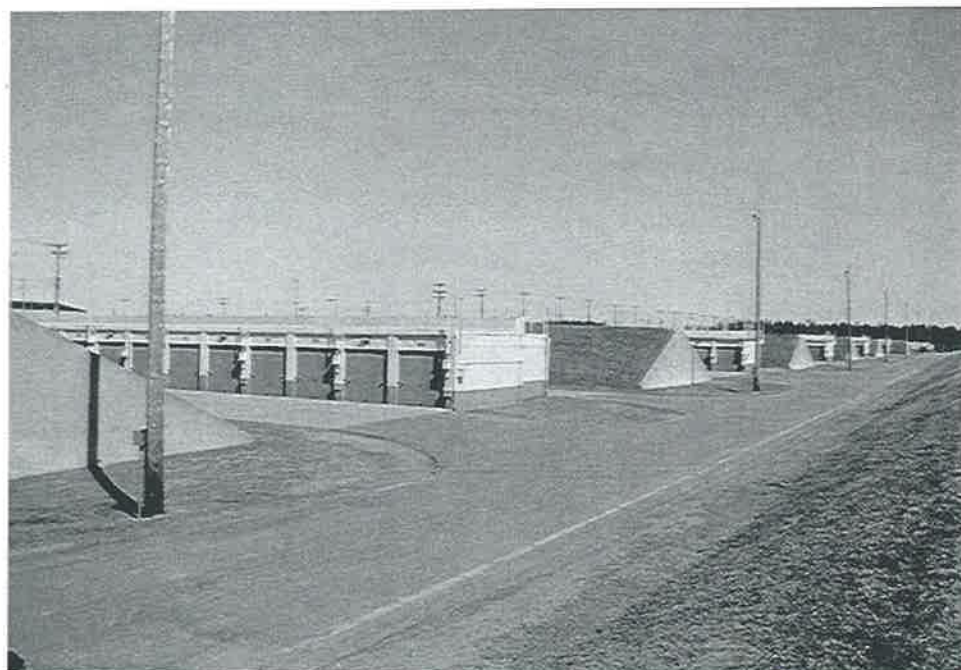
Significance:

Date of Construction: 1957; 1968 blast doors

Architect/Builder: Department of the Air Force, Department of the Army, Office of the District Engineer, Tulsa, Oklahoma.

Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used as storage for Genie missiles.

Bibliographic Reference: Real Property forms, As-built drawings



Buildings 305-309; Negative No. 2:5; Date 1994; View south and east facades/facing north

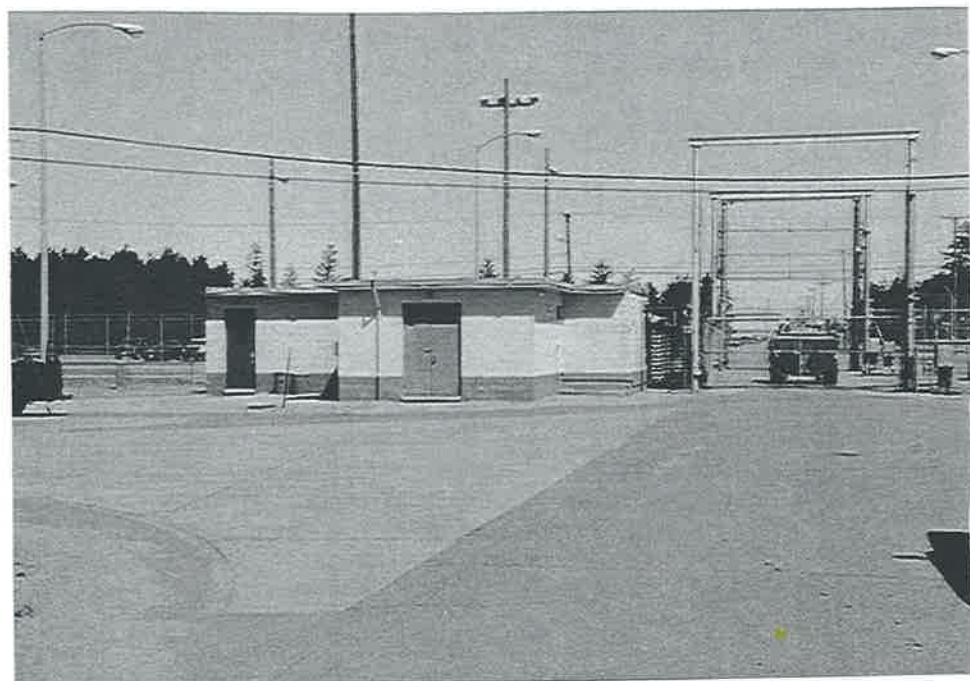
NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Security Guardhouse, Weapons Storage Area USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 310
 District Name:
 Street and Number: 600 A Avenue, Suite 100
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.2:29
 Date 1994
 View south facade/facing north
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This one-story, concrete block, entry control building on a concrete foundation measures 22 feet by 44 feet, with an 18-foot by 18-foot wing to the rear (south). Its flat concrete roof has wide overhangs. The multi-paned windows have steel security sashes. The entrance to this building, on the north, consists of a long passageway enclosed by a chain-link security fence that ends at a turnstile. Adjacent to this pedestrian access is a sally port, enclosed by chain-link fencing, that provides an area for checking vehicles upon entry to the Weapons Storage Area. The entire area is surrounded by two chain-link fences topped by barbed wire.

Significance:
 Date of Construction: 1960
 Architect/Builder: Norman Krecke, Detroit, Michigan, for Corps of Engineers, U.S. Army, Office of the District Engineer, Detroit District
 Context: Associated with Air Defense Command and Strategic Air Command alert operations from 1956-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. It was and is used for entry control into the Weapons Storage Area.

Bibliographic Reference: Real Property forms, As-built drawings



Building 310; Negative No. 2:29; Date 1994; View south facade/facing north

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Strategic Air Command Multicubicle Magazines USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
 Common Name: Buildings 313-314
 District Name:
 Street and Number: 400 feet (Building 313) and 600 feet (Building 314) south of A Avenue, 700 feet west of H Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.2:15
 Date 1994
 View south and east facades/facing northwest
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: There are two multicubicle magazines with an earthen berm in between to serve as a blast protector. Each magazine, 54 feet by 121 feet, consists of a reinforced concrete wall with 20 reinforced concrete flat-roof cubicles extending from it, 10 to a side. These cubicles, measuring 12 feet by 25-1/2 feet, have steel overhead doors.

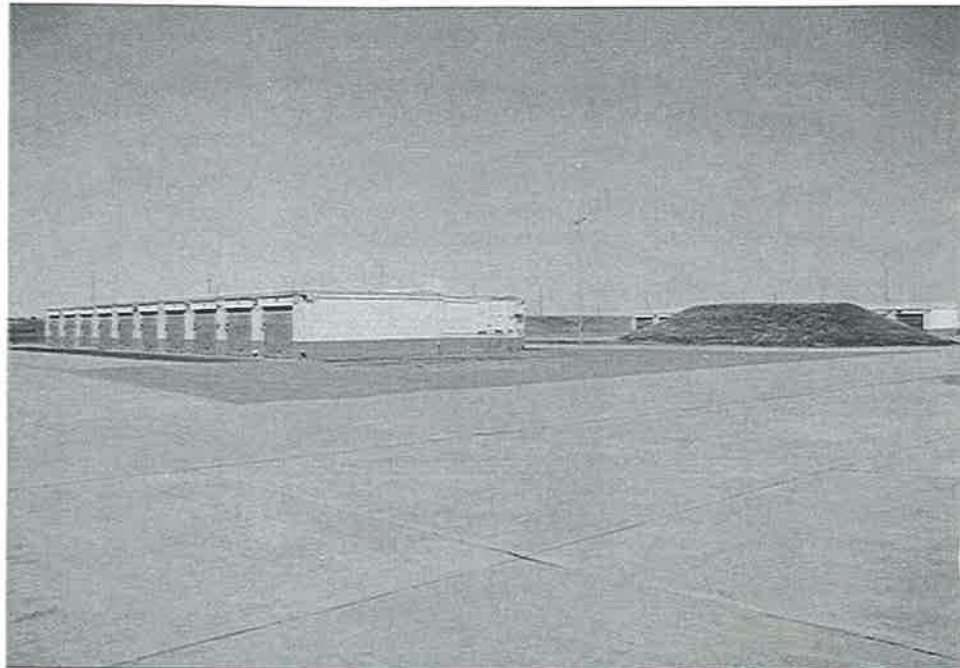
Significance:

Date of Construction: 1960

Architect/Builder: Harley, Ellington & Day, Inc., adapted these for the Corps of Engineers, U.S. Army, Office of the District Engineer, Huntington, West Virginia.

Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union.

Bibliographic Reference: Real Property forms, As-built drawings



Buildings 313-314; Negative No. 2:15; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: _____ Missile Assembly Shop (Short Range Attack Missile) USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
 Common Name: Building 323
 District Name: _____
 Street and Number: 800 feet south of A Avenue, 1,300 feet west of Freedom Boulevard
 Block Number: _____
 Sub-unit: _____
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.2:24
 Date 1994
 View south and east facades/facing northwest
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This building consists of a rectangular high bay with lower wings to the south and north. Constructed of concrete piers and lintels with concrete block infill walls, the building sits on a concrete foundation and has a flat built-up asphalt roof. The administrative wing to the north has multi-paned windows with steel security sashes. The windowless high bay has two roll-up steel doors with hoods at both the east and west sides. The wing to the south, also windowless, has a several solid doors.

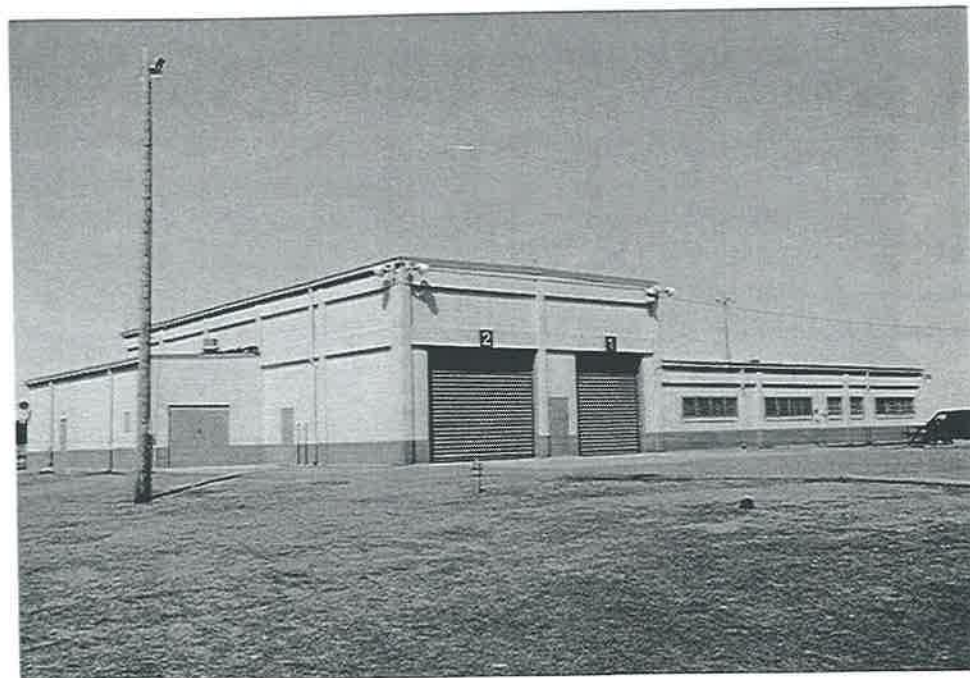
Significance:

Date of Construction: 1972; 1982 addition of 1,449 square feet for maintenance bay and equipment room

Architect/Builder: Strategic Air Command Civil Engineering

Context: Associated with Strategic Air Command alert operations from 1972-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. Used to assemble short range attack missiles.

Bibliographic Reference: Real Property forms, As-built drawings



Building 323; Negative No. 2:24; Date 1994; View south and east facades/facing northwest

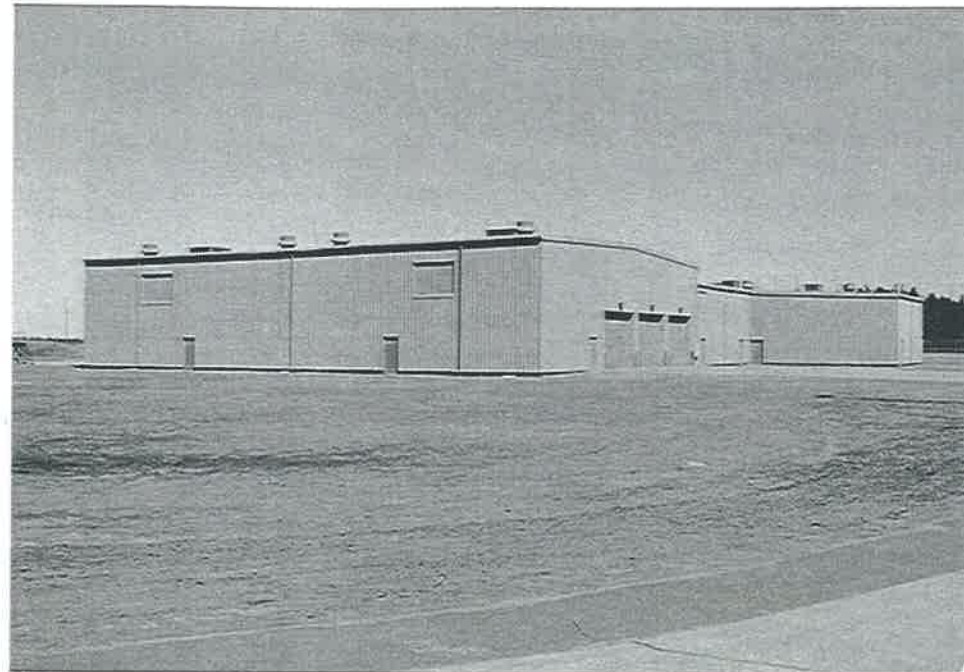
NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Missile Assembly Shop (Advanced Cruise Missile) USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 331
 District Name:
 Street and Number: 300 feet south of A Avenue, 400 feet west of H Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal, county government
 Photography: Neg No.2:13
 Date 1994
 View south and east facades/facing northwest

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This windowless, rectangular building consists of three multi-height bays with shallow-pitched gable roofs running north/south. A rectangular high-maintenance bay, with a shallow-pitched gable roof running east/west, is attached at the south. A one-story shed roof ell extends from the northeast corner. This building sits on a concrete foundation and is clad in prefinished, corrugated, sheet metal siding. Seven large steel overhead security doors, as well as a number of single and double metal doors, provide access. Louvered vents, some with weather hoods, provide air circulation.

Significance:
 Date of Construction: 1987
 Architect/Builder: Department of the Army, Corps of Engineers, Omaha, Nebraska
 Context: Associated with Strategic Air Command alert operations from 1987-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. It was built, and is currently being used for assembly and maintenance of the Advanced Cruise Missile, as well as for short range attack missile check-out and testing.
 Bibliographic Reference: Real Property forms, As-built drawings



Building 331; Negative No. 2:13; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Storage Igloos- Advanced Cruise Missiles USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
 Common Name: Buildings 350-359
 District Name:
 Street and Number: 1,800 feet south of A Avenue, 2000 feet west of Freedom Boulevard
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.2:2
 Date 1994
 View east facade/facing southwest
 36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This series of ten storage igloos are built of reinforced concrete. Each igloo contains 4,800 square feet with sliding double blast doors of steel protected by corrugated metal hoods at both ends. The entire group of igloos is covered with earth rising between concrete wing walls at either end.

Significance:
 Date of Construction: 1988: Buildings 351; 1989: Buildings 352-359
 Architect/Builder: Department of the Army, Corps of Engineers, Omaha, Nebraska
 Context: Associated with Strategic Air Command alert operations from 1972-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. Used to store Advanced Cruise Missiles.
 Bibliographic Reference: Real Property forms, As-built drawings



Buildings 350-359; Negative No. 2:2; Date 1994; View east facade/facing southwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Alert Hangar for Fighter Aircraft USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 400
 District Name:
 Street and Number: 527 H Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.2:31
 Date 1994
 View south and east facades/facing northwest

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular two-story hangar, 303 feet by 69 feet, sits on a concrete foundation and has a flat roof and corrugated metal siding on a steel superstructure. It is built in two high-bay sections connected in the middle by a one-story office section that rises to two stories on the flightline side, with a glass control room bay. Eight large, corrugated aluminum doors on either side of the hangar lift upwards by pulleys. Smaller pilot doors within each of the large ones provide access to the building. Additionally the two outer bays have large metal roll-up doors. The two inner bays have wind trusses and nose bubbles on the flightline side, as well as tail bubbles on the rear (south) side. On the ground floor was the airmen's day room with a bunk area on the second floor by the control room was the pilot's alert room with bunk area and kitchen. In 1958, the inner bay doors were modified with bubbles to accommodate the larger F-101 B and F-102 B aircraft. In 1980, the interior was changed with the addition of a dining room and study. In 1988, its security fence and guard shack were removed.

Significance:
 Date of Construction: 1956; alterations 1958, 1980, 1988
 Architect/Builder: Adapted by Giffels & Vallet, Inc., from a 1951 design by Strobel & Salzman, Engineers, New York City, for the Department of the Army, Office of the Chief of Engineers, Military Construction Engineering Division, Washington, DC
 Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union.

Bibliographic Reference: Real Property forms, As-built drawings



Building 400; Negative No. 2:31; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Rocket Assembly and Storage USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 403
 District Name:
 Street and Number: 503 H Street
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.3:2
 Date 1994
 View south and east facades/facing northwest

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular, one-story building, constructed of reinforced concrete with an explosion-proof roof, was designed in this manner as a rocket assembly and storage building. The main block measures 38-feet by 103-feet, with one wing approximately 84-feet by 49-feet extending from the east side, and a second wing, 47-feet by 49-feet, extending from the west side. Two 15-foot by 85-foot loading platforms extend along the east and west sides of the building, south of the wings. These two docks were enclosed with concrete block in 1961. There are a pair of heavy metal double doors on the northeast and northwest sides of the building.

Significance:
 Date of Construction: 1956; alterations in 1961
 Architect/Builder: Unknown
 Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used to store rockets carried on the interceptor fighter aircraft.
 Bibliographic Reference: Real Property forms, As-built drawings



Building 403; Negative No. 3:2; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Ready Hangar USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 422
 District Name:
 Street and Number: 421 F Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.3:7
 Date 1994
 View south and west facades/facing northeast

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular building, measuring 144 feet by 172 feet, has two 33-foot by 144-foot wings extending from the north and south sides. It sits on a concrete foundation, has concrete block lower walls topped by corrugated galvanized steel, and a flat steel roof. The hangar doors on the east and west sides consist of four pairs of corrugated metal doors, each on a different track, that can slide back into tall, corrugated metal receptacles at either end. It contained offices, a locker room, class room, and alert quarters.

Significance:
 Date of Construction: 1956
 Architect/Builder: Unknown
 Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used as a back-up alert hangar to Building 400.
 Bibliographic Reference: Real Property forms, As-built drawings



Building 422; Negative No. 3:7; Date 1994; View south and west facades/facing northeast

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Ready Shelter - Fighter Aircraft USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 423
 District Name:
 Street and Number: 400 feet west of H Avenue, 200 feet south of Building 424
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 1:30
 Date 1994
 View south and east facades/facing north

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This two-pocket rectangular shelter, measuring 89 feet 6 inches by 212 feet, sits on a raised concrete block foundation with corrugated steel walls and roof on a steel superstructure. Four large, corrugated aluminum doors with wind trusses on either side of the hangar lift upwards by pulleys. Smaller pilot doors within each of the larger ones provide access to the building.

Significance:

Date of Construction: 1958

Architect/Builder: Strobel & Salzman Engineers, New York City, for the Department of the Air Force, Department of the Army, Office of the Chief of Engineers, Washington, DC

Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used as a back-up alert hangar to Building 400.

Bibliographic Reference: Real Property forms, As-built drawings



NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Ready Shelter - Fighter Aircraft USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Buildings 424-425
 District Name:
 Street and Number: 400 feet west of H Avenue, on Transient Apron
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 2:35
 Date 1994
 View south and east facades/facing northwest

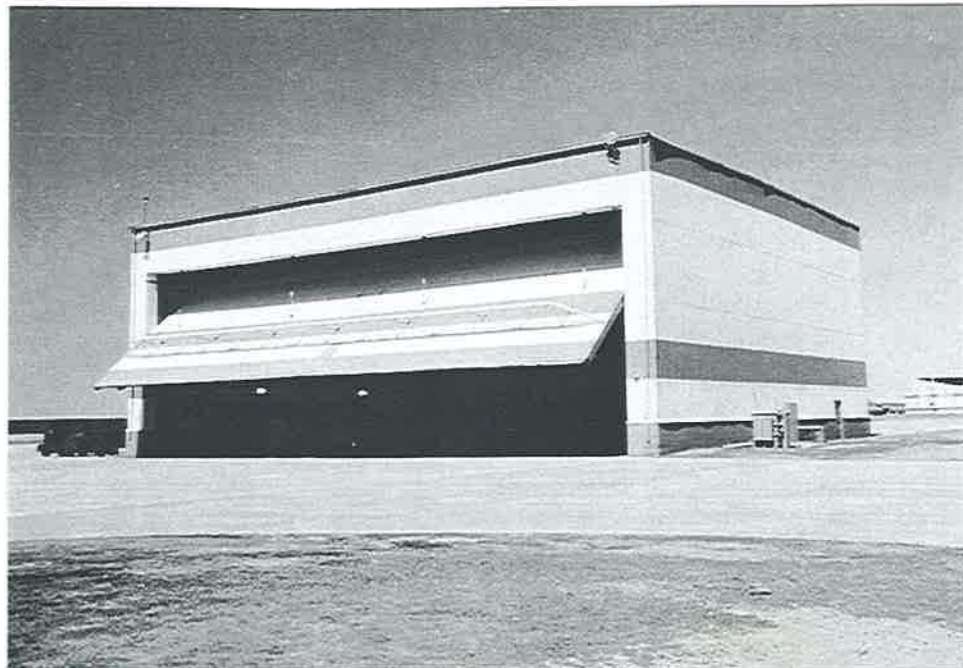
36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: These identical one-pocket rectangular hangars, measuring 89 feet 6 inches by 107 feet, sit on raised concrete block foundations, with corrugated steel walls, and roofs on a steel superstructure. Two large corrugated aluminum doors with wind trusses on either side of the hangar lift upwards by pulleys. Smaller pilot doors within each of the larger ones provide access to the building.

Significance:
 Date of Construction: 1958
 Architect/Builder: U.S. Army Engineer District, Corps of Engineers, Omaha, Nebraska
 Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used as back-up alert shelters to Building 400.

Bibliographic Reference: Real Property forms, As-built drawings

Building 423; Negative No. 1:30; Date 1994; View south and east facades/facing north



Buildings 424-425; Negative No. 2:35; Date 1994; View south and east facades/facing northwest

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Crew Readiness Quarters USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 426
 District Name:
 Street and Number: 506 2nd Street
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 2:33
 Date 1994
 View south and west facades/facing northeast

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This rectangular building, measuring approximately 41 feet by 172 feet, has a two-story, gable-roofed, main block with one-story gable-roofed ells at the east and west ends. It sits on a concrete foundation and has concrete block walls. The paired and single windows have anodized aluminum frames. Two small entrance porches jut from the east side. It housed forms and records, weather and communications offices, an equipment room, ground crew ready room, a utility room, and briefing room on the ground floor. On the second floor were 14 bedrooms and 2 communal bathrooms for officers and airmen. A number of alterations have been made to this facility: in 1958, a 169-square-foot addition was added at the northeast corner; in 1963, a 1,674-square-foot addition was added at the west end; at some point the original windows were replaced and the original flat roofs were changed to medium-pitch gable roofs.

Significance:
 Date of Construction: 1956; alterations 1958, 1963, 1980s?
 Architect/Builder: Giffels & Vallet, Inc., L. Rossetti, Detroit, Michigan, for the U.S. Army Corps of Engineers, Detroit District.
 Context: Associated with Air Defense Command alert operations from 1956-1985 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used as a crew readiness building with support facilities for the fighter alert system.
 Bibliographic Reference: Real Property forms, As-built drawings



Building 426; Negative No. 2:33; Date 1994; View south and west facades/facing northeast

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Semi-Automated Ground Environment building and Electric Power Station
 USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Buildings 708-709
 District Name:
 Street and Number: 240 D Avenue (Building 708) 211 7th Street (Building 709)
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 1:26
 Date 1994
 View south and west facades/facing northeast

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This large, three-story, windowless building, measuring approximately 152 feet by 272 feet, is built of reinforced concrete with 8-foot by 8-foot concrete panel walls. A radar antenna rises from the flat roof, which is edged by a pipe rail fence. A small entrance bay on the west side leads to the glass front doors. Two solid doors, reached by concrete steps, provide access to the south side. Large concrete columns at the basement and first floor levels support the first and second floors. Building 709, the one-story electric station immediately to the east, provides power to Building 708. Measuring 53 feet by 183 feet, it also is constructed of reinforced concrete with concrete panel walls.

Significance:
 Date of Construction: 1958; many interior alterations
 Architect/Builder: Adapted for the site by Burns & Roe, New York City, for Department of the Air Force, Headquarters Air Materiel Command, Office of Installations Division. Prime contractor: Western Electric, Defense Projects Division
 Context: Associated with Air Defense Command alert operations from 1956-1963 as part of the Cold War strategy of fighter aircraft interception against nuclear air attack by the Soviet Union. Used as a direction center, its radar system detected unidentified aircraft in the area and guided base fighter/interceptor to them.

Bibliographic Reference: Real Property forms, As-built drawings



Buildings 708-709; Negative No. 1:26; Date 1994; View south and west facades/facing northeast

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Ground to Air Missile Run-up Shop USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Building 741
 District Name:
 Street and Number: 114 G Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 1:34
 Date 1994
 View south and west facades/facing northeast

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: This high, one-story, concrete block building sits on a concrete foundation and has concrete block walls clad in large concrete panels. The 42-foot by 72-foot main block, where Hound Dog missiles were assembled, has a shed roof and a large wooden overhead door. A 20-foot by 75-foot wing, with an additional open bay extends to the south and an 18-foot by 36-foot garage wing with a wooden overhead door extends to the north. A bank of concrete deflector panels on concrete supports lies to the rear (east).

Significance:
 Date of Construction: 1962; addition in 1970
 Architect/Builder: Ganteaume & McMullen, Boston, Massachusetts, for the Corps of Engineers, U.S. Army Engineering Division, New England
 Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. Missiles used by the B-52 bombers on alert were assembled in this building.
 Bibliographic Reference: Real Property forms, As-built drawings



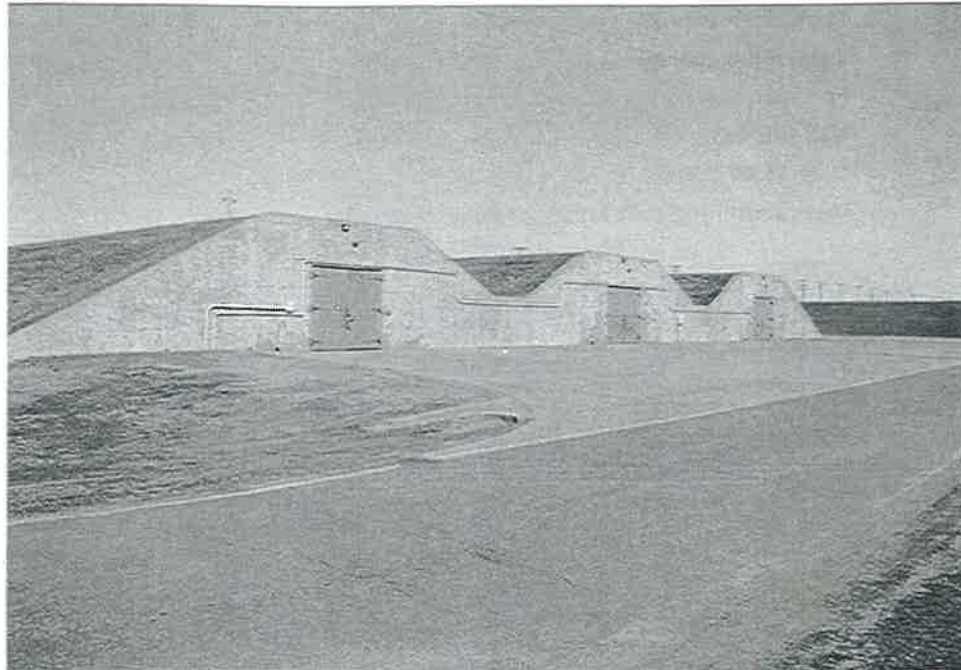
Building 741; Negative No. 1:34; Date 1994; View south and west facades/facing northeast

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Storage Igloo - SAC USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
 Common Name: Building 5014-15-16
 District Name:
 Street and Number: 1,600 feet south of A Avenue, 400 feet west of H Avenue in paralleline
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 2:3
 Date 1994
 View south and east facades/facing northwest

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: These three storage igloos consist of corrugated steel arches under earthen mounds. The concrete portals have steel double doors, measuring 11 feet high by 12 feet wide, with metal strap hinges.

Significance:
 Date of Construction: 1970
 Architect/Builder: Gourdie, Miller, Fraser & Asso., Inc., adaptation of 1963 design for K. I. Sawyer AFB, for the Air Force, Office of the Chief of Engineers, Washington, DC
 Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. Used to store missiles such as Genie.
 Bibliographic Reference: Real Property forms, As-built drawings



Buildings 5014-15-16; Negative No. 2:3; Date 1994; View south and east facades/facing northwest

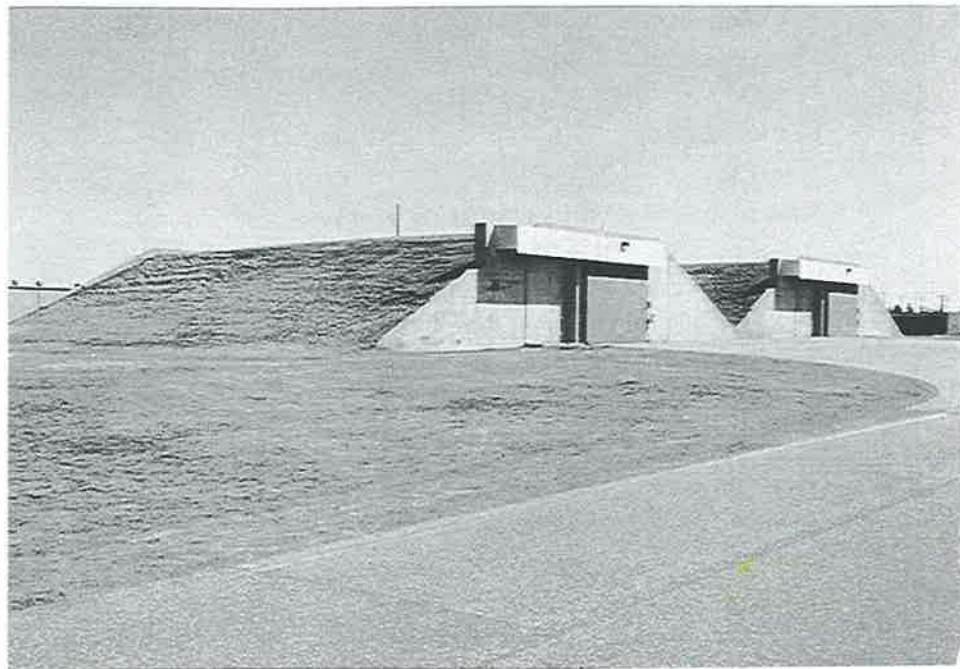
NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Munitions Storage Igloos USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
 Common Name: Buildings 5017-5018
 District Name:
 Street and Number: 1,000 feet south of A Avenue, 600 feet west of H Avenue
 Block Number:
 Sub-unit:
 Municipal Unit: Forsyth Township (Photograph on opposite page)
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No. 2:19
 Date 1994
 View south and west facades/facing northeast

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: These two Stradley-type storage igloos, measuring 28 feet by 91 feet, consist of reinforced concrete arches under earthen mounds. The concrete wing walls have large door openings measuring 12 feet high by 18 feet wide, with two sliding steel blast doors sheltered by corrugated metal overhangs.

Significance:
 Date of Construction: 1983
 Architect/Builder: Black & Veatch, Kansas City, Missouri, adapted the design for K. I. Sawyer AFB for the U.S. Army, Engineering District, Corps of Engineers, Omaha, Nebraska.
 Context: Associated with Strategic Air Command alert operations from 1960-1991 as part of the Cold War strategy of deterrence and retaliation against nuclear air attack by the Soviet Union. Used to store short range attack missiles.

Bibliographic Reference: Real Property forms, As-built drawings



NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
 Historic Name: Taxiway A USGS Map Title: Gwinn, Michigan
 Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Facility 6071
 District Name:
 Street and Number: 1,200 feet north of Bomber Alert Road west of south end of main runway
 Block Number:
 Sub-unit:
 Municipal Unit: Sands Township
 County: Marquette
 Original Usage: Public/institutional
 Present Usage: Public/institutional
 Ownership: Federal
 Photography: Neg No.
 Date
 View

36 CFR 61 Y__Y/FV__N__
 Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
 Survey or Recorder/Date: Cole, U.S. Air Force, 1994
 NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: To the northeast of the alert facility (Building 104) is a concrete taxiway that connects the Strategic Air Command alert apron to the runway.

Significance:
 Date of Construction: 1958
 Architect/Builder: Not applicable
 Context: Part of the Strategic Air Command alert facilities, this taxiway was designed to provide quick access for the aircraft on the alert apron to the runway.

Bibliographic Reference: Real Property forms

Buildings 5017-5018; Negative No. 2:19; Date 1994; View south and west facades/facing northeast

Not Applicable

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
Historic Name: Taxiway B USGS Map Title: Gwinn, Michigan

Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Facility 6072
District Name:
Street and Number: 1,400 feet north of A Avenue 1,200 feet west of H Avenue
Block Number:
Sub-unit:
Municipal Unit: Sands Township
County: Marquette
Original Usage: Public/institutional
Present Usage: Public/institutional
Ownership: Federal
Photography: Neg No.
Date
View

36 CFR 61 Y__Y/FV__N__
Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
Survey or Recorder/Date: Cole, U.S. Air Force, 1994
NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: To the northwest of Alert Hangar 400 is a taxiway that connects the hangar apron to the runway.

Significance:

Date of Construction: 1955; alterations not known

Architect/Builder: Not applicable

Context: Part of Air Defense Command alert facilities, this taxiway was designed to provide quick access for the fighter aircraft in Alert Hangar 400 to the runway.

Bibliographic Reference: Real Property forms

Negative No. Date , View

Not Applicable

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
Historic Name: Taxiway S USGS Map Title: Gwinn, Michigan
Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Facility 6079
District Name:
Street and Number: 2,400 feet north of Bomber Alert Road west of south end of main runway
Block Number:
Sub-unit:
Municipal Unit: Sands Township
County: Marquette
Original Usage: Public/institutional
Present Usage: Public/institutional
Ownership: Federal
Photography: Neg No.
Date
View

36 CFR 61 Y__Y/FV__N__
Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
Survey or Recorder/Date: Cole, U.S. Air Force, 1994
NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: A concrete taxiway that connects this apron to the runway to the east of the tanker alert apron.

Significance:

Date of Construction: 1959; alterations not known

Architect/Builder: Not applicable

Context: Part of Strategic Air Command alert facilities, this taxiway was designed to provide quick access for the aircraft on alert at the tanker apron to the runway.

Bibliographic Reference: Real Property forms

Negative No. Date , View

Not Applicable

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
Historic Name: Strategic Air Command alert apron USGS Map Title: Gwinn, Michigan
Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette

Common Name: Facility 6093
District Name:
Street and Number: 1,400 feet north of A Avenue 1,600 feet east of CR 553
Block Number:
Sub-unit:
Municipal Unit: Forsyth and Sands Townships
County: Marquette
Original Usage: Public/institutional
Present Usage: Public/institutional
Ownership: Federal
Photography: Neg No.
Date
View

36 CFR 61 Y__Y/FV__N__
Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
Survey or Recorder/Date: Cole, U.S. Air Force, 1994
NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: Part of the Strategic Air Command Alert Facilities, Bomber Apron.

Significance:

Date of Construction: 1955, alterations not known

Architect/Builder: Not applicable

Context: Part of the Strategic Air Command Alert Facilities. The configuration of the "Christmas tree" apron allowed nine alert bombers (B-52 aircraft) to taxi to the runway and take off in rapid succession, if necessary.

Bibliographic Reference: Real Property forms

Negative No. Date , View

Not Applicable

NR Listed: _____ NR Eligible: _____ Not NR Elig: _____ More Info. Needed: _____
Historic Name: SAC Tanker Alert Apron USGS Map Title: Gwinn, Michigan
Area Map Title: Base Plan, K. I. Sawyer AFB, Marquette
Common Name: Facility 6095
District Name:
Street and Number:
Block Number:
Sub-unit:
Municipal Unit: Sands Townships
County: Marquette
Original Usage: Public/institutional
Present Usage: Public/institutional
Ownership: Federal
Photography: Neg No.
Date
View
36 CFR 61 Y__Y/FV__N__
Survey/Date: U.S. Air Force, K. I. Sawyer AFB Survey, 1994
Survey or Recorder/Date: Cole, U.S. Air Force, 1994
NR__ SR__ NHL__ CF__ G__ TR__ ER__ WF__ SF__

Description: Part of Strategic Air Command Alert facilities, Tanker Apron.
Significance:
Date of Construction: 1959; alterations not known
Architect/Builder: Not applicable
Context: Part of the Strategic Air Command Alert Facilities. This apron allowed tanker aircraft to taxi to the runway and take off in rapid succession, if necessary.
Bibliographic Reference: Real property forms

Negative No. Date , View

Not Applicable

Negative No.	Date	View
--------------	------	------

Above-Ground Site Report - Buildings

Filter Summary

Site ID	Name	Current NR Status	NR Listed Date	Narrative Description	Statement of Significance
P23672	Shakespeare, Andrew J., Jr., House				
	Andrew J. Shakespeare Jr. House				
	Eligible for Listing in the National Register of Historic Places			The Andrew J. Shakespeare House is a two-and-one-half-story, asymmetrically-shaped, cross-gabled, clapboard building with an attached first-story open porch and resting on a raised, stone foundation. The hipped-roof open portico is supported by spindlework porch supports and lace-like brackets. Raised pediments surmount the one-over-one light windows. Triangular gabled pediments with boxed eaves highlight upper elevation facades. The building is topped by a square brick chimney and asphalt shingled roofing.	The Andrew J. Shakespeare House has historical significance as the home of a successful Kalamazoo businessman and commercial fruit grower. Andrew J. Shakespeare, Jr. (1868-1945), a Kalamazoo native, was the elder son of William Shakespeare (1844-1907) who, among other achievements, was a founder of the Central Bank of Kalamazoo with which Andrew J. Shakespeare was also associated. Andrew Shakespeare Jr. held a variety of increasingly important positions in the commercial life of Kalamazoo: superintendent of the Kalamazoo Pulley Company; a trimmer at the Kalamazoo Wagon Company; secretary of the Kalamazoo Building and Loan; and a money order clerk and bookkeeper at the Kalamazoo Post Office. On March 7, 1901, Shakespeare purchased twenty-two and one-half acres of land in Section thirty-five, Kalamazoo Township, in the rapidly growing southeastern section of the city. He constructed the present residence in 1902 for his wife Grace and their two daughters. Shakespeare then embarked upon a twenty-year career as an orchard owner, a fruit grower, and horticulturist. In 1925 Shakespeare subdivided his property, creating ninety-five lots known today as Milwood Park.
P27512	K. I. Sawyer Air Force Base				
	Not specified				
	Not Eligible for Listing in the National Register of Historic Places				

Section 106 Case Study

Marquette County Airport/Sawyer International Airport Building Demolitions Project

ER22-654

Gwinn, Sands and Forsyth Townships,
Marquette County, Michigan

Report prepared for

Federal Aviation Administration

Report prepared by

**Mead
& Hunt**

www.meadhunt.com

May 2023

1. Introduction

The Marquette County Airport/Sawyer International Airport (Airport) is proposing a project to demolish 14 buildings that have been determined to be in poor condition and do not meet the strategic planning goals of the airport (Project). As part of Federal Aviation Administration (FAA) responsibilities to comply with Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106), Project activities were analyzed for potential impacts to historic properties. The Section 106 report was submitted to the Michigan State Historic Preservation Office (SHPO) on December 22, 2022. In a letter dated January 5, 2023, SHPO concurred with the Section 106 report findings that the Project would result in an adverse effect to one historic property: the K.I. Sawyer Air Force Base Historic District. This Section 106 Case Study document outlines the identified adverse effect to the K.I. Sawyer Air Force Base property and provides a history of consultation with SHPO, the Advisory Council on Historic Preservation (ACHP), and Project stakeholders to participate in development of alternatives to avoid adverse effects and identify mitigation measures to include in a Memorandum of Agreement (MOA) if an adverse effect cannot be avoided.

2. Summary of Project Activities

Proposed Project activities involve the demolition of 14 buildings at the current Marquette County Airport that together define the Project Area. The buildings were formerly part of the K.I. Sawyer Air Force Base but have been converted to use by the Airport. All buildings are currently vacant and in poor condition requiring demolition.

The Airport operates under license of the FAA. The FAA is responsible for complying with the policies and procedures of Section 106, the National Environmental Policy Act (NEPA) of 1969, and other related environmental laws, regulations, and orders applicable to FAA actions. This requires the FAA to identify potential alternatives that are available to achieve the purpose and need for a given project and present the basis used to make an informed decision regarding the selection of a preferred alternative.

The proposed action is needed because the buildings do not meet the Airport's long-term economic development goals. In their place, the Airport seeks to attract private development consisting of new businesses, facilities, and green spaces that would generate Airport revenue, on- and off-airport jobs, regional economic activity, and further investment at the Airport. Prospective tenants are currently waiting for the Airport to remove the subject buildings and prepare the sites for redevelopment.

Proposed project activities consist of demolishing the buildings, backfilling the foundations, and grading the footprint of each building. The buildings proposed for demolition are:

- Building 403
- Building 404
- Building 414
- Building 426
- Building 428
- Building 429
- Building 430
- Building 600
- Building 601
- Building 610
- Building 725
- Building 726
- Building 731
- Building 732

The Area of Potential Effect (APE) for the Project comprises the entirety of the former K.I. Sawyer Air Force Base in order to account for any effects on this overall complex, of which buildings proposed for demolition are historically associated and supported the operation of the historic property during its period of significance. The APE, as defined by the historic extent of the former K.I. Sawyer Air Force Base, covers approximately 5,759 acres.

3. Description of Historic Property

The former K.I. Sawyer Air Force Base (current Marquette County Airport/Sawyer International Airport) was recommended as eligible for the National Register of Historic Places (National Register) under *Criterion A* in the areas of Military and Politics/Government. The base is significant under *Criterion A* under Military for its associations with Cold War-era military efforts and the expansion of the United States Air Force into northern Michigan. Although the airfield was extant before government purchase, the build-up of the properties around it was in accordance with the standard layout for Strategic Air Command (SAC) bases with some modifications. The location was prime for detecting incoming attacks and for housing fighter-interceptor squadrons to counter Soviet threats along the northern border of the United States. The base is also significant under *Criterion A* in the area of Politics/Government for its associations with changing political policies during the Cold War that increasingly focused on air defense and detection. During the military's use the base was designed as a fighter-interceptor base and evolved into a bomber and tanker base.

K.I. Sawyer County Airport was established in 1949 as Marquette County's municipal airport. It was named after Kenneth Ingalls Sawyer, a former County Highway Department employee. Between 1951–1954 the Air Defense Command (ADC) surveyed multiple municipal airports and Air Force locations for placement or relocation of fighter-interceptor squadrons to counter Soviet threats and to detect incoming attacks. In June 1954 the ADC presented arguments for “perimeter defense of the United States” along the northern border, and Sawyer Airport was chosen as one of six brand new Air Force installations to support this objective. The other bases included Glasgow, Montana; Minot and Grand Forks, North Dakota; Klamath Falls, Oregon; and Kinross, Michigan. In 1955 the United States government signed a 99-year lease to establish the K.I. Sawyer Air Force Base with the agreement of joint military and public use. Total control of the site was transferred to the Air Force in 1956 and non-military operations ended in 1957.

During the Cold War between the United States, the Soviet Union, and their allies, the United States Army had two Cold War objectives: to deter and defeat communist growth without using strategic nuclear warfare, and to support the defense of the United States through anti-aircraft missiles and antiballistic missiles. Cold War fears pressured the United States to be prepared to enter combat on short notice. There was a renewed emphasis on the nation's air defense, and the Army worked to maintain an active force that was prepared to quickly deploy to combat zones.

The base was constructed for the express purpose of defending the United States from communist threats and retains many of its original features. The K.I. Sawyer Air Force Base retains integrity of location, setting, design, feeling, and association as it relates to the period of significance. Many components of the base are extant and continue to be used for similar purposes by private owners and

tenants, while others have been repurposed. The integrity of materials and workmanship have been diminished due to replacement materials and alterations.

The K.I. Sawyer Air Force Base is recommended eligible for the National Register as a historic district that encompasses the historic boundaries of the base. SHPO concurred with this recommendation on January 5, 2023, but noted a full survey will need to be conducted to determine all contributing and noncontributing resources. The period of significance of the K.I. Sawyer Air Force Base Historic District is 1955-1995, the entire period the property was operated by the United States Air Force.

4. Impacts to Historic Property

An analysis of the project activities under the Criteria of Adverse Effects (36 CFR 800.5) identified that the proposed demolition of historic-age buildings within the K.I. Sawyer Airforce Base would alter and negatively impact the integrity of the historic district. The applicable example of adverse effect is *Example (i): Physical destruction of or damage to all or part of the property* and *Example (iv): Change of the character of the property's use or physical features within the property's setting that contribute to its historic significance.*

The removal of multiple contributing buildings from the property's period of significance will lead to physical destruction to some of the property and change physical features within the property's setting that contribute to its historic significance, resulting in an Adverse Effect to the historic property.

On January 5, 2023, SHPO concurred with the FAA's findings that the proposed project activities would result in an Adverse Effect to the K.I Sawyer Airforce Base (see Appendices A and B).

5. Consultation

In addition to public involvement efforts, the ACHP, Native American Tribes, and six potentially interested parties were notified of the Adverse Effect and invited to consult on mitigation. The FAA submitted a letter to the ACHP on January 19, 2023. In a letter dated February 2, 2023, the ACHP declined to participate in consultation. On February 1, 2023, the Airport sent out consultation letters on behalf of the FAA inviting parties to participate in the drafting of an MOA and to sign as a concurring party. In consultation with the FAA and SHPO, it was determined that targeted outreach would be completed in place of a public meeting. Parties contacted included the Marquette County Board of Commissioners, Sawyer Operating Authority, Sawyer Community Alliance, Sawyer Village (as operated by the Sault Ste. Marie Tribe of Chippewa Indians), Marquette Regional History Center, and the K.I. Sawyer Heritage Air Museum. Parties were provided thirty (30) days to respond above receiving the letter. Follow-up by phone and email was conducted both preceding and after the thirty-day comment period. Public notice was provided in *The Mining Journal*, the predominant daily newspaper of Marquette County, and responses were requested by March 20, 2023, regarding any questions, concerns, or suggested mitigation items. No party expressed interest in participating in the development of the MOA. Consultation is ongoing with SHPO per the draft MOA and proposed stipulations. Most recent discussion between the Airport, FAA, and SHPO occurred April 5, 2023 (see Appendix C for consultation correspondence).

6. Alternatives Case Study

This section describes consultation undertaken to collaborate with interested parties on potential alternatives to avoid, minimize, and mitigate the Adverse Effect to the K.I. Sawyer Air Force Base, and describes the alternatives identified through this process.

A. Alternatives

No Action Alternative

The No Action Alternative assumes that no action would be taken to demolish the 14 buildings. Under this alternative the Airport would remain in its current state with no plans to remove the buildings and prepare the sites for redevelopment. The buildings and support infrastructure would remain in their current locations and continue to decline in condition. Some ongoing maintenance and repair would take place, but no attempt would be made to meaningfully improve any facilities or infrastructure. This alternative would not meet the needs of prospective tenants, who would continue to seek development opportunities elsewhere. As such, the No Action Alternative does not meet the project's purpose and need of removing the deteriorating subject buildings in order to meet the Airport's long-term economic development goals of attracting private development consisting of new businesses, facilities, and green spaces that would generate Airport revenue, on- and off-airport jobs, regional economic activity, and further investment at the Airport.

Alternative 2 – Demolition of Existing Buildings

Alternative 2 proposes to demolish the 14 buildings, followed by backfilling the foundations and grading the footprint of each building. Future facilities and green spaces constructed at the former building sites would be funded privately by individual developers as demand increases. As such, this alternative would meet the proposed project's purpose and need of removing the deteriorating subject buildings in order to meet the Airport's long-term economic development goals.

Implementation of this alternative would involve the same environmental considerations as Alternative 1. The previously described building components discovered in most buildings during the Hazardous Materials Assessment (HMA) in 2021 would need to be addressed under this alternative. Also, the buildings' history as part of K.I. Sawyer Air Force Base presents Section 106 challenges. In the case of Alternative 2, the FAA and SHPO have determined that demolition of the buildings would constitute an Adverse Effect under Section 106 requiring mitigation of adverse effects to the proposed historic district.

7. Mitigation

The preferred alternative would ultimately cause an Adverse Effect to the historic district. As such, the project team developed potential mitigation measures, taking into consideration feedback from project stakeholders and other interested parties, to mitigate impacts to the historic property. As described below, the project team considered the following mitigation measures. More specifics regarding the mitigation measures will be incorporated into the forthcoming MOA.

A. Historic property survey and Historic Property Management Plan

The Airport or its agent will conduct a survey of the former base subject to FAA oversight and develop a Historic Property Management Plan (HPMP) to guide future undertakings.

B. Public interpretation

The Airport or its agent will develop up to two interpretive panels that highlight the history and significance of the former base. Future meeting(s) will determine the number of panels, content focus, location, and duration panel(s) shall be left in place.

C. Archival photographic documentation and report

During initial survey and consultation, the 14 buildings identified for demolition were documented in large-format, black and white archival photographs. These photographs will be supplemented with a narrative historic report.

8. Summary of Preferred Alternative and Mitigation Measures

The preferred alternative involves removing the 14 buildings and preparing the sites for redevelopment by private developers. As the preferred alternative would not avoid adverse effects to the K.I. Sawyer Air Force Base Historic District, four mitigation measures were developed to offset these impacts: (1) historic property survey and HPMP, (2) public interpretation, (3) and archival photographic documentation and report. As a result of this case study, these components will serve as the basis for an MOA.

Appendix A. Section 106 Consultation with Michigan SHPO

DRAFT



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

March 09, 2022

Mr. Brian G. Grennell
Cultural Resource Management Coordinator
State Historic Preservation Office
300 N. Washington Square
Lansing, MI 48913

Re: Marquette County Airport Building Demolitions Project
Marquette County, Michigan

As the Sawyer International Airport (Airport) Director, I have carefully reviewed Commonwealth Heritage Group's (Commonwealth) cultural resources report prepared for the subject project. We would like to inform the Federal Aviation Administration (FAA) and State Historic Preservation Office (SHPO) that Marquette County/ Sawyer International Airport does not agree with the National Register of Historic Places (National Register) eligibility recommendation for the former K.I. Sawyer Air Force Base (Base) put forth in the report.

In August 1995 a Historic Building Inventory and Evaluation was prepared for the Base in support of the Environmental Impact Statement for its disposal. This report recommended the Base was not eligible for listing in the National Register. It is our understanding that SHPO would concurred with this recommendation.

The Commonwealth report does not reference this 1995 study or provide any additional information that would reverse the previous recommendation of not eligible for the National Register. Marquette County respectfully requests that you consider this in your review of the Section 106 application.

Respectfully,

Duane DuRay
Sawyer International Airport Director



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

May 26, 2022

MISTY PEAVLER
FEDERAL AVIATION ADMINISTRATION
DETROIT AIRPORTS DISTRICT OFFICE
11677 SOUTH WAYNE ROAD SUITE 107
ROMULUS MI 48174

RE: ER22-654 Marquette County Airport Building Demolitions Project, Sec. 25, 26, 35, 36, T46N,
R25W, Sands and Forsyth Townships, K.I. Sawyer, Marquette County (FAA)

Dear Ms. Peavler:

We have received your request for review of the above-cited undertaking until under Section 106 of the NHPA. The State Historic Preservation Officer (SHPO) cannot concur with your determination of that the undertaking will not have an adverse effect on historic properties.

In the application and cover letter, you state that the FAA disagrees with the findings made by Commonwealth Heritage Group that the K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places under Criterion A in the areas of Military and Politics/Government. Rather, you reference a 1995 EIS and Historic Building Inventory and Evaluation whereby it was determined that at that time that the base was not eligible.

Please be aware that the previous determination of eligibility was conducted in 1995/1996, more than 25 years ago, and the Michigan SHPO believes that this must be reassessed to determine whether this site is eligible under any of the National Register Criterion. Furthermore, we cannot adequately make a current determination of eligibility based on the information provided. While the national military history and context is important and valid given the use of the property during the Cold War Period, that limited assessment is leaving out a significant portion of the history of the site, the community development impact that the construction, operation, and closure that this base had on the local community, region, and state. Limiting the context and history to only national-level military history and significance does not provide a full analysis of the history and significance of the base and indicates to a reader that this site existed in a vacuum and did not have a significant impact on the community, region, or state.

Given the scope of the proposed demolitions, we respectfully request that the FAA conduct additional assessment by 36cfr qualified professionals, of this under appropriate additional criteria, areas of significance, periods of significance, and levels of significance in order to provide us a fuller picture of the significance of the property and enable us to provide an accurate eligibility decision.

Specifically, we would like information on the following:

1. The development of housing and other infrastructure related to the base's presence in the community and region
2. Community planning efforts that went into the location of the base near Gwinn and the construction of the base and its associated community
3. Information on the impact that the presence of this base had on the local community and region

Evaluation of the former KI Sawyer Air Force Base should also evaluate the property's significance under Criterion A in the area of Military significance at the state level. The base was part of larger SAGE air defense system in the



Cold War era. Bases such as KI Sawyer provided air defense in the event of enemy air attack. KI Sawyer and the 473rd Fighter Group appears to have had a specific regional mission – protection of the upper Midwest (or portions thereof). Though part of a larger system and operating under the Eastern Air Defense Command, the fighter group's mission was not national in scope and a national framework for evaluation does not appear to be an appropriate for this property. We respectfully request reevaluation at the state level of significance under National Register Criterion A in the area of Military significance.

Without this information, we feel that we do not have adequate documentation to make an eligibility determination, and subsequently, a finding of effects for this undertaking.

Please note that the Section 106 review process cannot proceed until we are able to consider the information requested above. If you have any questions, please contact Brian Grennell, Cultural Resource Management Coordinator, at (517) 335-2721 or by email at grennellb@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.** Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink that reads "Brian G. Grennell". The signature is written in a cursive style with a large, stylized "G" and "B".

Brian G. Grennell
Cultural Resource Management Specialist

for Mark A. Rodman
State Historic Preservation Officer



U.S. Department
of Transportation
**Federal Aviation
Administration**

**Detroit Airports District Office
11677 S. Wayne Road, Ste. 107
Romulus, MI 48174**

December 22, 2022

Mr. Scott Slagor
Michigan State Historic Preservation Office
300 N. Washington Sq.
Lansing, MI 48913

Section 106 Consultation
Marquette County Airport Building Demolitions Project
Marquette County, Michigan

Dear Mr. Slagor:

The Sawyer International Airport (SAW) has identified a need to remove 14 buildings located within the airport's property in Gwinn, Michigan. The 14 buildings are in poor condition and pose a risk to aircraft. Due to the location of the buildings, project implementation will require approval from the Federal Aviation Administration (FAA). The FAA will be the lead Federal agency and will consult with the Michigan State Historic Preservation Office (SHPO) through project completion.

SAW retained Commonwealth Heritage Group Inc. to complete a historic resource review to assess the buildings' eligibility for listing in National Register of Historic Places (NRHP). The Sawyer International Airport, formally known as the K.I Sawyer Air force Base is recommended as eligible for listing in the NRHP under Criterion A by Commonwealth for their integrity of feeling and association with the Cold War. The 14 associated buildings are recommended as contributing to the potential K.I Sawyer Air Force Base.

The FAA originally disagreed with Commonwealth's determination based on the Historic Building Inventory and Evaluation completed in August 1995 by Alexandra C. Cole and Terri Caruso Wessel, and requested SHPO's concurrence with our determination of no adverse effect on historic properties. The SHPO determined they cannot concur with FAA's determination of no adverse effect on historic properties and suggested FAA conduct additional survey by Title 36 CFR qualified professionals.

The SHPO conducted a site visit at SAW and additional research on the site and community via historic newspapers. The SHPO provided their findings to the FAA in the form of Identification Forms and a 36 CFR 16 letter. The letter stated SHPO staff concurs with Commonwealth's determination that the base is eligible for Military, Politics, and Government under Criterion A. SHPO also stated the buildings proposed for demolition would likely be determined contributing during a formal survey of the district.

A full analysis of the base and community will be completed at a later date to fully assess the district's significance. Based on the additional information provided by SHPO, FAA is determining historic properties will be affected and the project will have an Adverse Effect on one or more historic properties within the APE. FAA will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

The FAA respectfully requests SHPO's written concurrence with the determination of NRHP eligibility of the K.I Sawyer Air Force Base.

If you have questions or require additional information, please do not hesitate to contact me at misty.peavler@faa.gov .

Sincerely,

A handwritten signature in cursive script that reads "Misty Peavler".

Misty Peavler
Environmental Protection Specialist
Detroit Airports District Office
Federal Aviation Administration
(734) 229-2906
Misty.Peavler@faa.gov

Cc. Mr. Duane DuRay, Sawyer International Airport (SAW)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

January 5, 2023

MISTY PEAVLER
FEDERAL AVIATION ADMINISTRATION
DETROIT AIRPORTS DISTRICT OFFICE
11677 SOUTH WAYNE ROAD SUITE 107
ROMULUS MI 48174

RE: ER22-654 Marquette County Airport Building Demolitions Project, Sec. 25, 26, 35, 36, T46N,
R25W, Sands and Forsyth Townships, K.I. Sawyer, Marquette County (FAA)

Dear Ms. Peavler:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the effects assessment for the proposed undertaking at the above-noted locations. Based on the information provided for our review, the State Historic Preservation Officer (SHPO) concurs with the determination of the FAA that the proposed undertaking will have an **adverse effect** on K. I. Sawyer Air Force Base Historic District, which appears to meet the criteria for listing in the National Register of Historic Places.

This undertaking meets the criteria of adverse effect because: *the undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association*, 36 CFR § 800.5(a)(1). Specifically, the undertaking will result in physical destruction of or damage to all or part of the property by demolishing contributing resources to the eligible historic district.

Federal agencies are required to avoid, minimize, or mitigate adverse effects. Please note that if the federal agency and the SHPO concur that the adverse effect cannot be avoided, the Section 106 process will not conclude until the consultation process is complete, an MOA is developed, executed, and implemented, and, if applicable, the formal comments of the Advisory Council have been received, 36 CFR § 800.6. For more information on federal agencies' responsibilities to resolve the adverse effect pursuant to 36 CFR § 800.6 for undertakings that will have an adverse effect on historic properties under 36 CFR § 800.6, please review the enclosed materials.

We remind you that federal agency officials or their delegated authorities are required to involve the public in a manner that reflects the nature and complexity of the undertaking and its effects on historic properties per 36 CFR § 800.2(d). The National Historic Preservation Act also requires that federal agencies consult with any Indian tribe and/or Tribal Historic Preservation Officer (THPO) that attach religious and cultural significance to historic properties that may be affected by the agency's undertakings per 36 CFR § 800.2(c)(2)(ii).

Additionally, your finding letter dated December 22, 2022 states that SHPO staff concurred with the consultant, Commonwealth Heritage Group (Commonwealth), that the K. I. Sawyer Air Force Base Historic District is eligible under Criterion A for Military, Politics, and Government. We would like to clarify that we concurred with this recommendation but stated that historic significance is likely at the state level rather than national level as recommended by Commonwealth. We also stated that in our opinion the district is also eligible under Criterion A for Community Planning and Development.



The opinion of the SHPO is based on the materials provided for our review. If you believe that there is material that we should consider that might affect our finding, or if you have questions, please contact Scott Slagor,, Cultural Resource Protection Manager, at (517)285-5120 or by email at slagors2@michigan.gov. **Please reference our project number in all communication with this office regarding this undertaking.**

Finally, the State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,



Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:AK:SES

Enclosures: Adverse Effect Guidance Documents

copy: Rachel Magnum, Advisory Council on Historic Preservation
Duane DuRay, Sawyer International Airport
Emily Pettis, Mead and Hunt

Appendix B. ACHP e106 Application

DRAFT



**Advisory Council on Historic Preservation
Electronic Section 106 Documentation Submittal System (e106) Form
MS Word format**

Send to: e106@achp.gov

Please review the instructions at www.achp.gov/e106-email-form prior to completing this form. Questions about whether to use the e106 form should be directed to the assigned ACHP staff member in the Office of Federal Agency Programs.

I. Basic information

1. Purpose of notification. Indicate whether this documentation is to:

- Notify the ACHP of a finding that an undertaking may adversely affect historic properties
- Invite the ACHP to participate in Section 106 consultation
- Propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings in accordance with 36 C.F.R. 800.14(b)(3)
- Supply additional documentation for a case already entered into the ACHP record system
- File an executed MOA or PA with the ACHP in accordance with 800.6(b)(iv) (where the ACHP did not participate in consultation)
- Other, please describe
[Click here to enter text.](#)

2. ACHP Project Number (If the ACHP was previously notified of the undertaking and an ACHP Project Number has been provided, enter project number here and skip to Item 7 below): [Click here to enter text.](#)

3. Name of federal agency (If multiple agencies, list them all and indicate whether one is the lead agency):

Federal Aviation Administration (FAA)

4. Name of undertaking/project (Include project/permit/application number if applicable):

Marquette County Airport Building Demolitions Project

5. Location of undertaking (Indicate city(s), county(s), state(s), land ownership, and whether it would occur on or affect historic properties located on tribal lands):

Township 46N, Range 25W, Sands and Forsyth Townships, Marquette County, Michigan

6. Name and title of federal agency official and contact person for this undertaking, including email address and phone number:

Misty Peavler
 Environmental Protection Specialist
 Federal Aviation Administration
 Detroit Airports District Office
 11677 S. Wayne Road, Ste 107
 Romulus, MI 48174
 misty.peavler@faa.gov
 (734) 229-2906

II. Information on the Undertaking*

7. Describe the undertaking and nature of federal involvement (if multiple federal agencies are involved, specify involvement of each):

Proposed project activities involve the demolition of 14 buildings at the current Marquette County Airport that together define the Project Area. The buildings were formerly part of the K.I. Sawyer Air Force Base but have been converted to use by Marquette County Airport/Sawyer International Airport. All buildings are currently vacant and in poor condition, requiring demolition.

8. Describe the Area of Potential Effects (APE):

The APE was defined to include all areas planned to be impacted by ground-disturbing activities related to the proposed undertaking, which consists of demolishing the buildings, backfilling the foundations, and grading the footprint of each building. The APE comprises the entirety of the former K.I. Sawyer Air Force Base in order to account for any effects on this complex, of which buildings proposed for demolition are historically associated with and supported the operation of the historic property during its period of significance. The APE, as defined by the historic extent of the former base, covers approximately 5,758 acres.

9. Describe steps taken to identify historic properties:

Commonwealth Heritage Group, under contract with Tri Media for the project proponent, documented and evaluated the historic property and the specific buildings slated for demolition in 2021 as part of a draft Categorical Exclusion (CATEX). This included the completion of documentation for Section 106 of the National Historic Preservation Act of 1966 and its implementing regulations under 36 CFR 800. Commonwealth Heritage Group evaluated the 14 buildings slated for demolition for their contributing or noncontributing status to a potential historic district comprising the former K.I. Sawyer Air Force Base.

10. Describe the historic property (or properties) and any National Historic Landmarks within the APE (or attach documentation or provide specific link to this information):

The former K.I. Sawyer Air Force Base (current Marquette County Airport/Sawyer International Airport) was recommended by Commonwealth Heritage Group as eligible for the National Register of Historic Places (National Register) under Criterion A in the areas of Military and Politics/Government. The base is significant under Criterion A under Military for its associations with Cold War-era military efforts and the expansion of the United States Air Force into northern

Michigan. Although the airfield was extant before government purchase, the build-up of the properties around it was in accordance with the standard layout for Strategic Air Command (SAC) bases with some modifications. The location was prime for detecting incoming attacks and for housing fighter-interceptor squadrons to counter Soviet threats along the northern border of the United States. The base is also significant under Criterion A in the area of Politics/Government for its associations with changing political policies during the Cold War that increasingly focused on air defense and detection. During the military's use, the base was designed as a fighter-interceptor base and evolved into a bomber and tanker base.

The base is recommended eligible for the National Register as a historic district that encompasses the historic boundaries of the base, but a full survey was not conducted to determine all contributing and noncontributing resources. The period of significance of the K.I. Sawyer Air Force Base is recommended from 1955 to 1995, the entire period the property was operated by the United States Air Force.

In ongoing conversations between FAA, Marquette County Airport/Sawyer International Airport (project proponent), and the Michigan State Historic Preservation Office (SHPO), it was decided to treat K.I. Sawyer Air Force Base as eligible for the purposes of Section 106 and move to the finding of effects. It was recommended that K.I. Sawyer Air Force Base is eligible at the state level under Criterion A for Military and Politics/Government. SHPO also recommended the district possesses significance under Community Planning and Development.

See Appendix A for full historic property information, including inventory forms for each building, maps, and recommendations.

The Michigan SHPO concurred with these recommendations in a letter dated January 5, 2023 (see Appendix B).

11. Describe the undertaking's effects on historic properties:

The project proposes to remove 14 buildings at the former K.I. Sawyer Air Force Base. These buildings date to the proposed period of significance and are assumed contributing to the historic district. As explained below in #12, this would result as an adverse effect to the K.I. Sawyer Air Force Base.

12. Explain how this undertaking would adversely affect historic properties (include information on any conditions or future actions known to date to avoid, minimize, or mitigate adverse effects):

An analysis of the project activities under 36 CFR 800.5 identifies the removal of buildings as an adverse effect, 800.5(a)(2)(I): "Physical destruction of or damage to all or part of the property." Demolition of contributing buildings within the district will diminish the property's design, setting, and materials.

On January 5, 2023, the Michigan SHPO concurred with FAA's finding that project activities would cause an adverse effect to the historic property (see Appendix B).

13. Provide copies or summaries of the views provided to date by any consulting parties, Indian tribes or Native Hawai'ian organizations, or the public, including any correspondence from the SHPO and/or THPO.

A copy of the early agency and tribal coordination letter and distribution list is provided in Appendix A. Two responses were received from Native American tribal representatives: including from the Sault Ste. Marie Tribe of Chippewa Indians Repatriation & Historic Preservation Office and the Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians Tribal Historic Preservation Officer (THPO). They each noted there are no known cultural properties within the APE and they wish to be notified if the APE or project scope changes or in the event of a discovery of cultural materials.

The owner of the historic property is also the project proponent, and therefore has been in project discussions and consultation throughout.

III. Additional Information

14. Please indicate the status of any consultation that has occurred to date, including whether there are any unresolved concerns or issues the ACHP should know about in deciding whether to participate in consultation. Providing a list of consulting parties, including email addresses and phone numbers if known, can facilitate the ACHP's review response.

Per 36 CFR 800.6, consultation is ongoing in order to resolve adverse effects to the historic property.

Property Owner Representative:

Duane DuRay
 Director of Operations/Airport Manager
 Sawyer International Airport
 (906) 346-3308
 dduray@mqtco.org

K.I. Sawyer Heritage Air Museum

Rich Fairway
 President
 402 3rd Avenue
 Gwinn, MI 49841
 (906) 236-3502

Marquette County Board of County Commissioners

Scott Erbisch (County Administrator)
 serbisch@mqtco.org
 234 W. Baraga Avenue
 Marquette, MI 49855

15 Does your agency have a website or website link where the interested public can find out about this project and/or provide comments? Please provide relevant links:

No.

16. Is this undertaking considered a “major” or “covered” project listed on the Federal Infrastructure Projects Permitting Dashboard? If so, please provide the link:

No.

The following are attached to this form (check all that apply):

- Section 106 consultation correspondence
- Maps, photographs, drawings, and/or plans
- Additional historic property information
- Consulting party list with known contact information
- Other: [Click here to enter text.](#)



February 2, 2023

Misty Peavler
Environmental Protection Specialist
Federal Aviation Administration
Detroit Airports District Office
11677 S. Wayne Road, Suite 107
Romulus, MI 48174

Ref: *Marquette County Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County, Michigan
ACHP Project Number: 019147*

Dear Ms. Peavler:

On January 19, 2023, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the Michigan State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to 36 CFR § 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the Michigan SHPO and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the NHPA.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact Ms. Rachael Mangum at (202) 517-0214 or by e-mail at rmangum@achp.gov and reference the ACHP Project Number above.

Sincerely,

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs

Appendix C. Documentation of Consultation with Interested Parties

DRAFT

Native American Coordination

Salutation line	Contact Name	Title	Organization	Address	City, State, Zip	Phone
Chairperson			Bay Mills Indian Community of Michigan	12140 West Lakeshore Drive	Brimley, MI 49175	
Chairperson			Grand Traverse Band of Ottawa and Chippewa Indians of Michigan	2605 NW Bayshore Drive	Suttons Bay, MI 49682	
Chairperson			Hannahville Indian Community of Michigan	N14911 Hannahville B1 Road	Wilson, MI 49896-9728	
Chairperson			Huron Potawatomi, Inc	2221 1-1/2 Mile Road	Fulton, MI 49052	
Chairperson			Keweenaw Bay Indian Community of Michigan	Keweenaw Bay Tribal Center, 107 Beartown Road	Baraga, MI 49908	
Chairperson			Lac Vieux Desert Band of Lake Superior Chippewa of Michigan	PO Box 249 - Choate Road	Watersmeet, MI 49969	
Chairperson			Little River Band of Ottawa Indians	375 River Street	Manistee, MI 49660	
Chairperson			Little Traverse Bay Bands of Odawa Indians	7500 Odawa Circle	Harbor Springs, MI 49740-9692	
Chairperson			Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians	PO Box 218, 1743 142nd Avenue	Dorr, MI 48323	
Chairperson			Pokagon Band of Potawatomi Indians of Michigan	PO Box 180, 901 Spruce Street	Dowagiac, MI 49047	
Chairperson			Saginaw Chippewa Indian Tribe of Michigan	7070 East Broadway	Mt. Pleasant, MI 48858	
Chairperson			Sault-Ste. Marie Tribe of Chippewa Indians of Michigan	523 Ashman Street	Sault Ste. Marie, MI 49783	
Chairperson			Burt Lake Band of Ottawa and Chippewa Indians	6461 Brutus Road, Box 206	Brutus, MI 49716	
Chairperson	Fred Jacko, Jr.	Culture Department Manager	Nottawaseppi Huron Band of Potawatomi	1485 Mno-Bmadzewen Way	Fulton, MI 49052	269.704.8307
Chairperson			Grand River Band of Ottawa Indians	1316 Front Ave NW	Grand Rapids, MI 49504	



U.S. Department
of Transportation
**Federal Aviation
Administration**

Detroit Airports District Office
Metro Airport Center
11677 S. Wayne Road, Ste. 107
Romulus, MI 48174

December 17, 2021

Chairperson
Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians
PO Box 218, 1743 142nd Avenue
Dorr, MI 48323

Re: Early Coordination Review of Proposed Improvements
KI Sawyer International Airport, Gwinn, Michigan

Dear Chairperson:

Marquette County International Airport (Airport) is proposing to demolish 13 buildings located at the former KI Sawyer Air Force Base (KI Sawyer). The proposed action is needed to remove buildings that are in poor condition and provide the opportunity for furthering the development of KI Sawyer.

Marquette County has been revitalizing KI Sawyer as an industrial work area and bringing in new business over the past 25 years. As part of the ongoing effort to rebuild the area, demolition of buildings that are no longer suitable for use and creating new developable land is essential to continuing to attract new companies and business to the area.

The Airport is subject to federal and state environmental review because it is a federally obligated airport and must meet its federal grant assurance requirements. To proceed with the proposed action, a Categorical Exclusion (CATEX) is necessary to define and analyze potential impacts of the proposed action and evaluate any reasonable alternatives. The FAA is the lead federal agency and as such, the CATEX will be prepared in accordance with NEPA, FAA Order 1050.1F, Environmental Impacts: Policies and Procedures, and FAA Order 5050.4B. National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions.

A summary of the proposed action includes:

- Hazardous Materials Abatement of 13 buildings and associated outbuildings, utility vaults, and pumpstations.
- Demolition of 13 buildings and associated outbuildings, utility vaults, and pumpstations.
- Developing the land after demolition for potential new construction.
- Grading and seeding will be performed at the end of land development to match the areas existing conditions.

The FAA would be pleased to receive your comments regarding this project, any information you wish to share pertaining to archaeological or historical resources located in the project area, or notification that you would like to become an interested party under Section 106 of the National Historic Preservation Act. In order to sufficiently address key project issues and maintain the project schedule, your comments are requested by January 21, 2022.

Your response should be addressed to:

Misty Peavler
Federal Aviation Administration
Detroit Airports District Office
11677 South Wayne Road, Suite 107
Romulus, Michigan 48174
734-229-2900 / misty.peavler@faa.gov

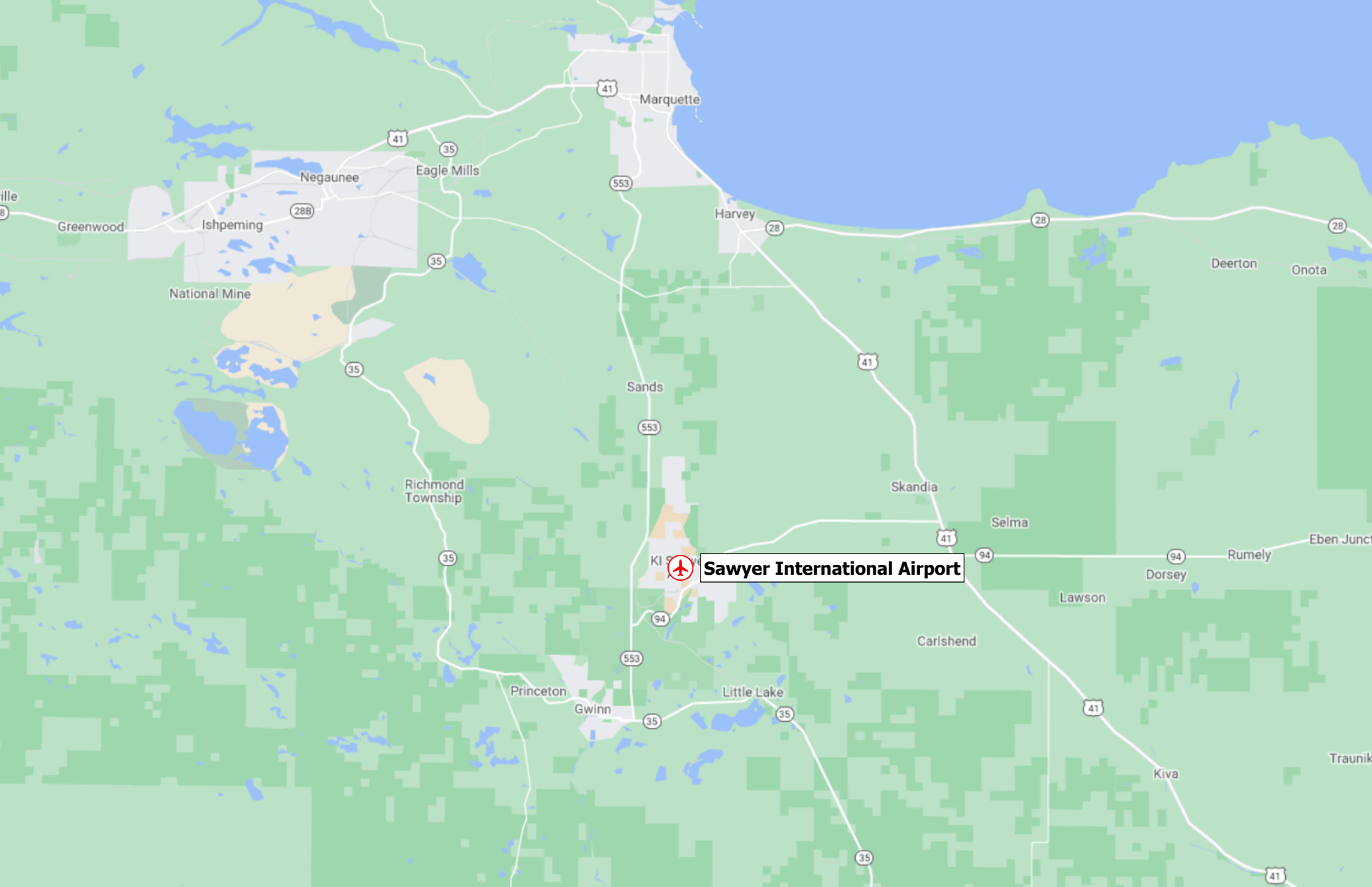
Sincerely,




Misty Peavler
Environmental Protection Specialist

Enclosures: Figure 1 KI Sawyer Vicinity Map
Figure 2 KI Sawyer Location Map
Figure 3 KI Sawyer Project Area Map

cc: Duane Duray, Airport Manager
Tim Sorensen, TriMedia Environmental & Engineering
William Ballard, Mead & Hunt




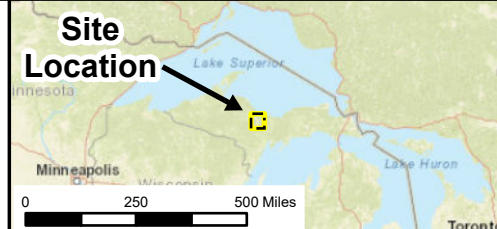
	
PROJECT: 2021-2800	CHK'D: TRS
DGN: DJF	APP'D: TRS
DWN: DJF	Date: 12/16/2021

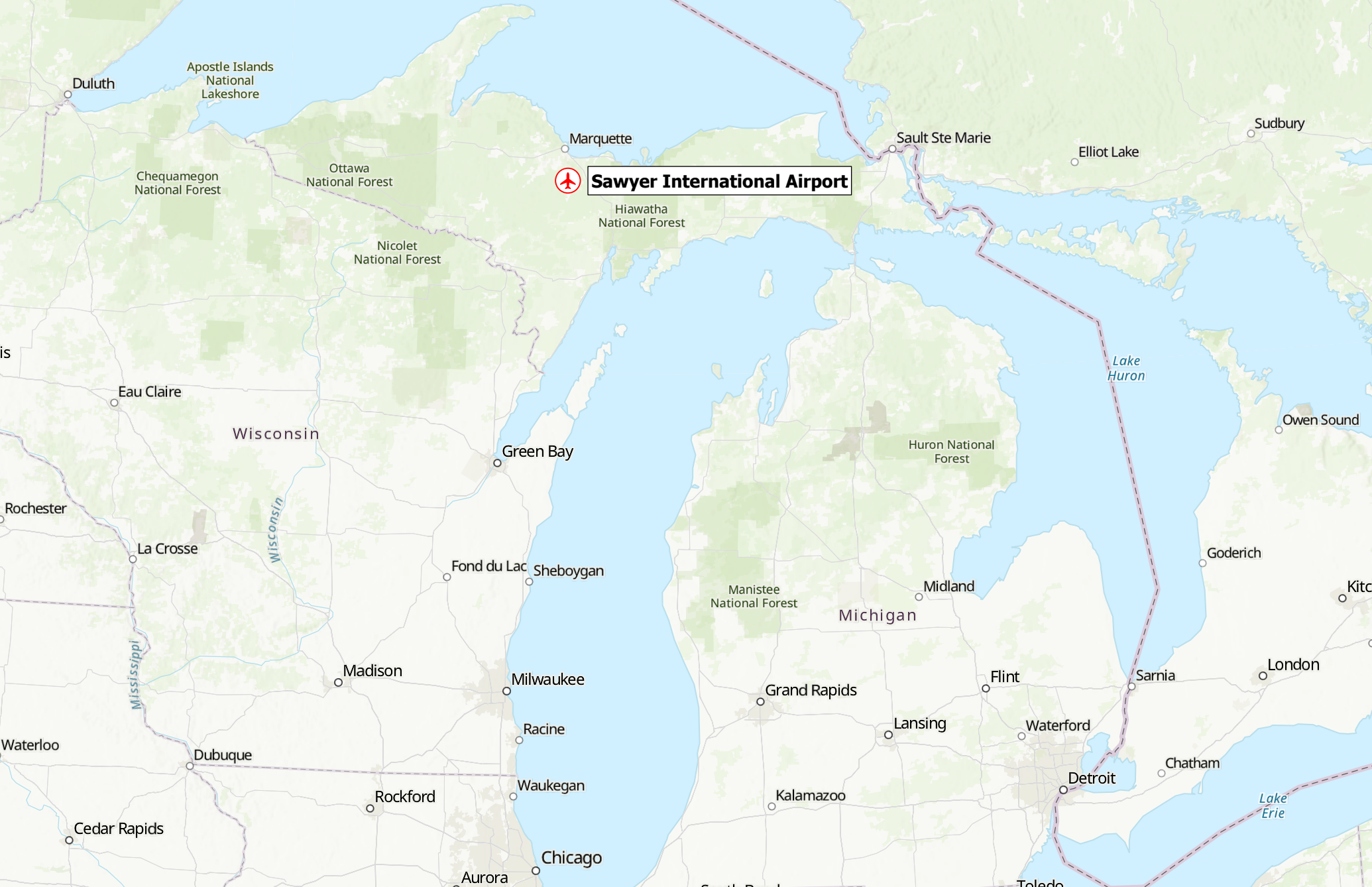
Marquette County Airport Abatement & Demo Oversight

**Figure 1
Vicinity Map**

Legend

 Site Location





Marquette County Airport
Abatement & Demo Oversight

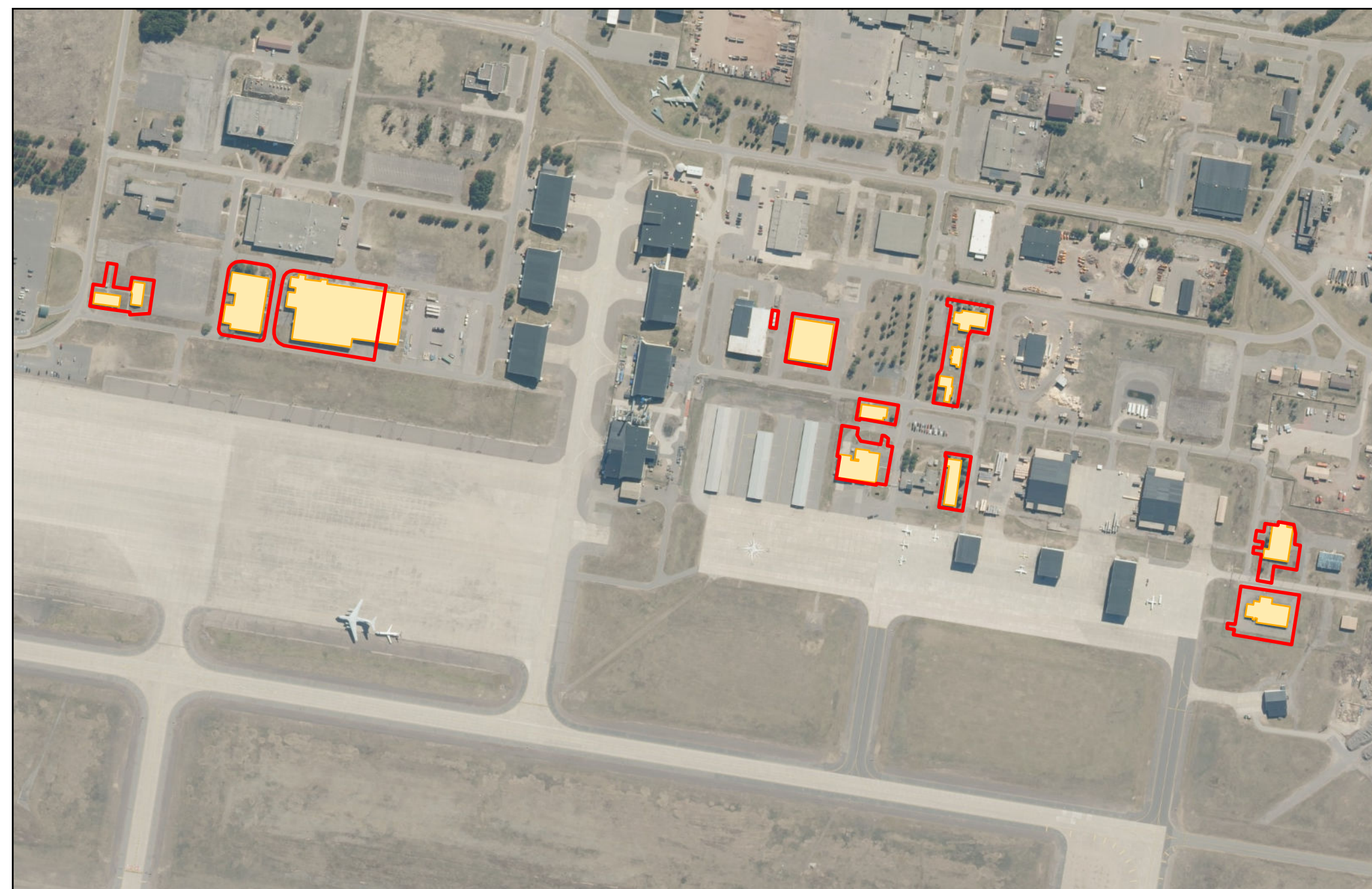
Legend
 Site Location

PROJECT: 2021-2800
 DGN: DJF
 DWN: DJF

CHK'D: TRS
 APP'D: TRS
 Date: 12/16/2021

Figure 2
Location Map





Marquette County Airport
Abatement & Demo Oversight

- Legend**
- Buildings
 - Limits of Demolition

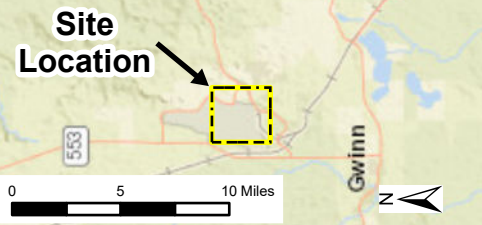


Figure 3
Project Area

PROJECT: 2021-2800	CHK'D: TRS
DGN: DJF	APP'D: TRS
DWN: DJF	Date: 12/16/2021



February 15, 2022

Misty Peavler
Environmental Protection Specialist
Federal Aviation Administration
Detroit Airports District Office
11677 South Wayne Road, Suite 107
Romulus, Michigan 48174
Misty.peavler@faa.gov

Re: THPO Response to consultation for KI Sawyer International Airport, Gwinn, Michigan

Dear Ms. Peavler:

As the Tribal Historic Preservation Officer (THPO), we have received your request for consultation regarding the proposed undertaking in Marquette County, MI. We have not identified any information concerning the presence of any cultural resources significant to the Match-E-Be-Nash-She-Wish Band of Pottawatomis Indians. This is not to say that such a site may not exist, just that this office does not have any available information for the area at this time.

However, we request to be informed if the scope of the projects or Area of Potential Effect changes. In the event a discovery of Native American artifacts, human remains, or funerary objects are found, we request to be notified within 10 days. At that time, the Tribe will determine if further consultation is necessary.

Please also know that other Tribes, including but not limited to the Hannahville Indian Community (Cory Sagataw), Lac Vieux Desert Band of Lake Superior Chippewa Indians (Alina Shively, THPO), and Keweenaw Bay Indian Community (Alden Connor, THPO), may have historic resources in the area that we are not aware of. We thank you for including the Gun Lake Tribe in your plans.

Sincerely,

Lakota Pochedley
THPO
2872 Mission Dr.
Shelbyville, Michigan 49344
Lakota.pochedley@glt-nsn.gov
Phone: (269) 397-1780



January 19, 2022

Misty Peavler
Federal Aviation Administration
Detroit Airports District Office
11677 South Wayne Road, Suite 107

Submitted electronically to misty.peavler@faa.gov

Language & Culture

Re: Early Coordination Review of Proposed Improvements; KI Sawyer International Airport, Gwinn, MI

**Anishinaabe
Bimaadiziwin**
A Native way of Life

523 Ashmun Street
Sault Ste. Marie
Michigan
49783

Phone
906.635.6050
Fax
906.635.8644

**Anishinaabeg
Edinookiwad**
*Where Native People
Work*
Mary Murray Culture
Camp

Anishinaabemowin
*The sound of the Ojibwe
Language*

**Naadin
Eshpendaagwak**
*To get back what is
sacred*
Repatriation & Historic
Preservation

**Ojibwe Learning
Center & Library**

Boozhoo:

The Sault Ste. Marie Tribe of Chippewa Indians Repatriation & Historic Preservation Office has received and reviewed your request for comments or interest concerning review and comment to the effect on historic and cultural sites within the proposed project area at KI Sawyer International Airport at the former Ki Sawyer Air Force Base in Marquette County, MI.

We have researched and checked our databases, maps, and any other pertinent inventory records with regards to said project. Based on the information provided, it is the opinion of the Sault Ste. Marie Tribe of Chippewa Indians Repatriation & Historic Preservation Office that we have **NO KNOWN** cultural properties within the Area of Potential Effects (APE) for the above-cited project.

However, this does not mean that a cultural resource does not exist, just that this office is not aware of any at this time. ***If any Human Ancestral Remains or any objects of cultural patrimony are discovered, or if the scope of work changes, please notify this office immediately.***

Please send us documents for inadvertent discovery procedures. If you would like a letter of concurrence with the MI SHPO, please submit the SHPO letter and other relevant materials.

If you have any questions, please contact Marie Richards, Repatriation & Historic Preservation Specialist at (906) 635-6050 x26143.

Miigwech,

Marie R. Richards
Repatriation & Historic Preservation Specialist
NAGPRA/MACPRA Alternate
Sault Tribe of Chippewa Indians



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

February 1, 2023

Scott Erbisch
County Administrator
Marquette County Board of Commissioners
234 W. Baraga Avenue
Marquette, MI 49855

RE: ER22-654, Marquette County/Sawyer International Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County

Dear Scott Erbisch:

The Marquette County/Sawyer International Airport (Airport) proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Project planning includes a National Environmental Policy Act (NEPA) document to assess potential impacts covering a wide array of environmental topics to determine if there are significant impacts from the proposed project. One of those topics is to assess any impacts to historic properties, including the airport itself.

Planned activities include demolition of 14 buildings and grading of the building sites. Buildings proposed for demolition were found to be in poor condition and do not meet the strategic planning goals of the Airport. The Airport seeks to create new leasable facilities and green spaces that could be used to market new business growth in the area. As the Airport operates under a Federal Aviation Administration (FAA) license, proposed work is subject to Section 106 of the National Historic Preservation Act (Section 106) and its implementing regulations, 36 CFR Part 800.

In compliance with Section 106 and its implementing regulation 36 CFR 800, the FAA, in consultation with the Michigan State Historic Preservation Office (SHPO), SHPO has determined that the former K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places (National Register) as a historic district and has significance at the state level in the areas of Military, Politics, and Government. The FAA recommended that the proposed demolition of 14 contributing buildings would constitute an Adverse Effect under Section 106 and

the SHPO concurred with this finding. A copy of the K.I. Sawyer Air Force Base Historic District boundary map is attached for reference. At this time the proposed district boundary includes the entirety of the K.I. Sawyer Air Force Base; this boundary may be refined in the future as additional cultural resources studies are completed.

In order to resolve adverse effects under 36 CFR 800.6, consultation will continue with parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA invites you to participate as a Concurring Party and is seeking your input in assisting in the development of appropriate mitigation measures to resolve the adverse effect to the historic district. Such mitigation could include development of a management plan to guide future development within the K.I. Sawyer Air Force Base Historic District, an interpretive exhibit that conveys the history and significance of the base, or archival photographic documentation.

Members of our project team are available to discuss any questions or concerns related to cultural resources and would appreciate hearing from you regarding any suggested mitigation items. Please reach out directly to Jason O'Brien with Mead & Hunt at jason.obrien@meadhunt.com or 720-381-2202. In order to help with project deadlines please respond as to your interest or ability to participate by March 3, 2023. If requested, the project team will participate in follow-up conversations with you to discuss the project and potential mitigation in more detail. Please note that a public meeting is not planned for this project.

Thank you in advance for your consideration and we look forward to hearing from you. If you or others have any questions, concerns or need clarification please contact Jason O'Brien at jason.obrien@meadhunt.com or 720-381-2202.

Sincerely,



Duane DuRay
Airport Director

Enclosures

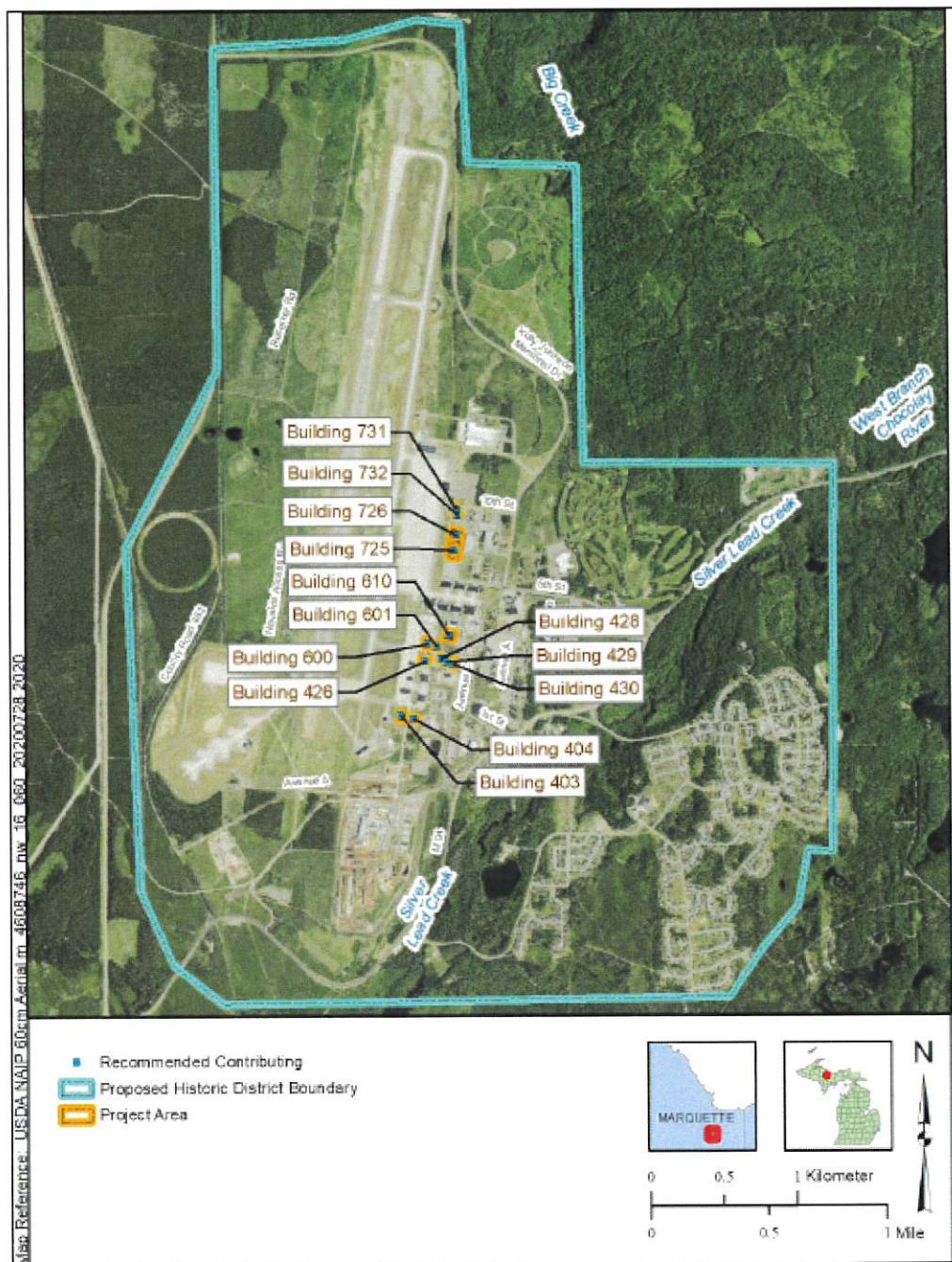


Figure 4. Boundaries of the potential K. I. Sawyer Air Force Base Historic District and locations of the 13 buildings scheduled for demolition



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

February 1, 2023

Roger Machado
Executive Director
K.I. Sawyer Heritage Air Museum
403 3rd Avenue
Gwinn, MI 49841

RE: ER22-654, Marquette County/Sawyer International Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County

Dear Roger Machado:

The Marquette County/Sawyer International Airport (Airport) proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Project planning includes a National Environmental Policy Act (NEPA) document to assess potential impacts covering a wide array of environmental topics to determine if there are significant impacts from the proposed project. One of those topics is to assess any impacts to historic properties, including the airport itself.

Planned activities include demolition of 14 buildings and grading of the building sites. Buildings proposed for demolition were found to be in poor condition and do not meet the strategic planning goals of the Airport. The Airport seeks to create new leasable facilities and green spaces that could be used to market new business growth in the area. As the Airport operates under a Federal Aviation Administration (FAA) license, proposed work is subject to Section 106 of the National Historic Preservation Act (Section 106) and its implementing regulations, 36 CFR Part 800.

In compliance with Section 106 and its implementing regulation 36 CFR 800, the FAA, in consultation with the Michigan State Historic Preservation Office (SHPO), SHPO has determined that the former K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places (National Register) as a historic district and has significance at the state level in the areas of Military, Politics, and Government. The FAA recommended that the proposed demolition of 14 contributing buildings would constitute an Adverse Effect under Section 106 and

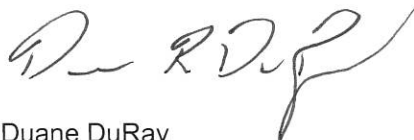
the SHPO concurred with this finding. A copy of the K.I. Sawyer Air Force Base Historic District boundary map is attached for reference. At this time the proposed district boundary includes the entirety of the K.I. Sawyer Air Force Base; this boundary may be refined in the future as additional cultural resources studies are completed.

In order to resolve adverse effects under 36 CFR 800.6, consultation will continue with parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA invites you to participate as a Concurring Party and is seeking your input in assisting in the development of appropriate mitigation measures to resolve the adverse effect to the historic district. Such mitigation could include development of a management plan to guide future development within the K.I. Sawyer Air Force Base Historic District, an interpretive exhibit that conveys the history and significance of the base, or archival photographic documentation.

Members of our project team are available to discuss any questions or concerns related to cultural resources and would appreciate hearing from you regarding any suggested mitigation items. Please reach out directly to Jason O'Brien with Mead & Hunt at jason.obrien@meadhunt.com or 720-381-2202. In order to help with project deadlines please respond as to your interest or ability to participate by March 3, 2023. If requested, the project team will participate in follow-up conversations with you to discuss the project and potential mitigation in more detail. Please note that a public meeting is not planned for this project.

Thank you in advance for your consideration and we look forward to hearing from you. If you or others have any questions, concerns or need clarification please contact Jason O'Brien at jason.obrien@meadhunt.com or 720-381-2202.

Sincerely,



Duane DuRay
Airport Director

Enclosures



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

February 1, 2023

Cris Osier
Executive Director
Marquette Regional History Center
145 W. Spring St.
Marquette, MI 49899

RE: ER22-654, Marquette County/Sawyer International Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County

Dear Cris Osier:

The Marquette County/Sawyer International Airport (Airport) proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Project planning includes a National Environmental Policy Act (NEPA) document to assess potential impacts covering a wide array of environmental topics to determine if there are significant impacts from the proposed project. One of those topics is to assess any impacts to historic properties, including the airport itself.

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In compliance with Section 106 and its implementing regulation 36 CFR 800, the FAA, in consultation with the Michigan State Historic Preservation Office (SHPO), SHPO has determined that the former K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places (National Register) as a historic district and has significance at the state level in the areas of Military, Politics, and Government. The FAA recommended that the proposed demolition of 14 contributing buildings would constitute an Adverse Effect under Section 106 and

the SHPO concurred with this finding. A copy of the K.I. Sawyer Air Force Base Historic District boundary map is attached for reference. At this time the proposed district boundary includes the entirety of the K.I. Sawyer Air Force Base; this boundary may be refined in the future as additional cultural resources studies are completed.

In order to resolve adverse effects under 36 CFR 800.6, consultation will continue with parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA invites you to participate as a Concurring Party and is seeking your input in assisting in the development of appropriate mitigation measures to resolve the adverse effect to the historic district. Such mitigation could include development of a management plan to guide future development within the K.I. Sawyer Air Force Base Historic District, an interpretive exhibit that conveys the history and significance of the base, or archival photographic documentation.

Members of our project team are available to discuss any questions or concerns related to cultural resources and would appreciate hearing from you regarding any suggested mitigation items. Please reach out directly to Jason O'Brien with Mead & Hunt at jason.obrien@meadhunt.com or 720-381-2202. In order to help with project deadlines please respond as to your interest or ability to participate by March 3, 2023. If requested, the project team will participate in follow-up conversations with you to discuss the project and potential mitigation in more detail. Please note that a public meeting is not planned for this project.

Thank you in advance for your consideration and we look forward to hearing from you. If you or others have any questions, concerns or need clarification please contact Jason O'Brien at jason.obrien@meadhunt.com or 720-381-2202.

Sincerely,



Duane DuRay
Airport Director

Enclosures

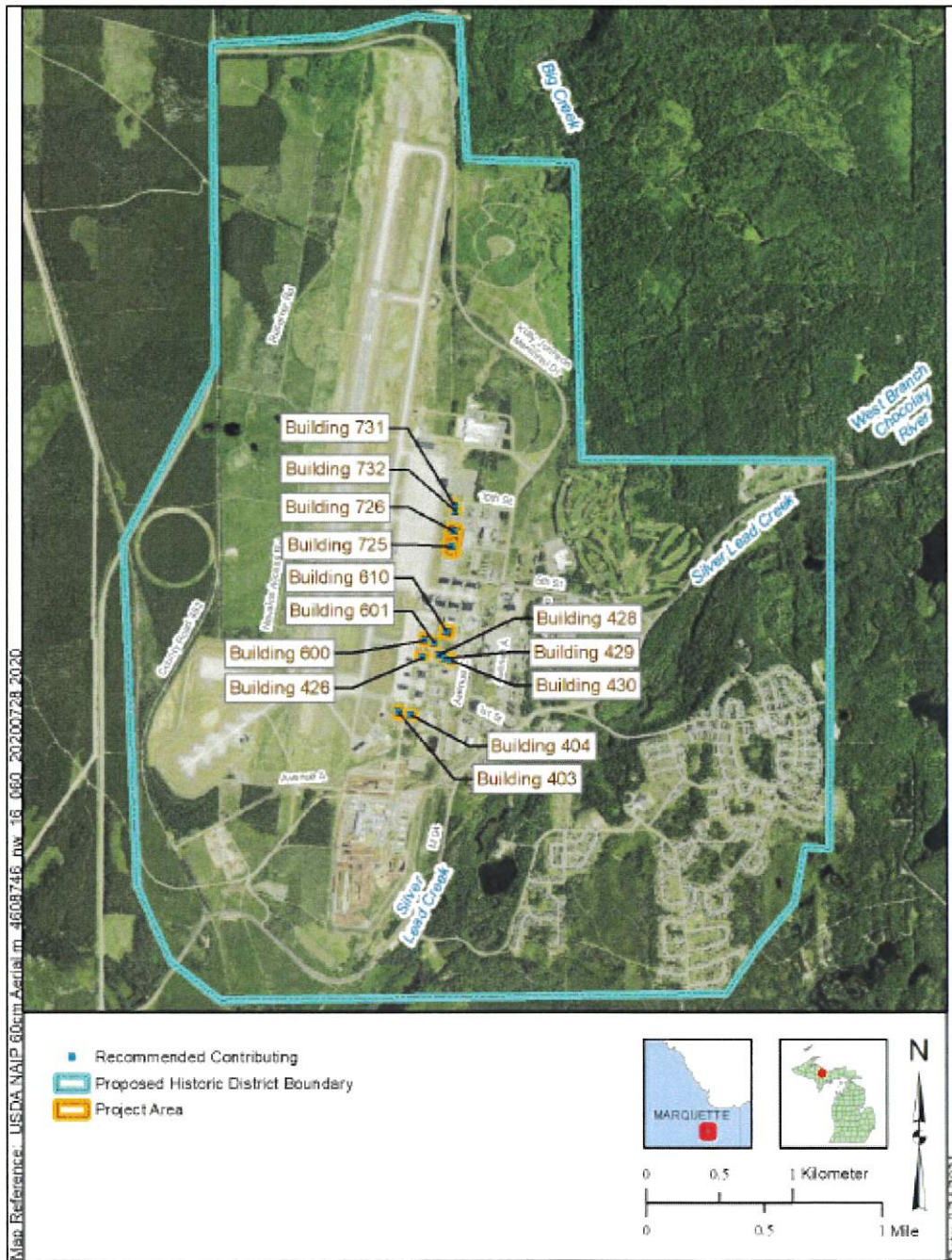


Figure 4. Boundaries of the potential K. I. Sawyer Air Force Base Historic District and locations of the 13 buildings scheduled for demolition



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Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

February 1, 2023

Bob Struck
Chairperson
Sawyer Community Alliance

RE: ER22-654, Marquette County/Sawyer International Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County

Dear Bob Struck:

The Marquette County/Sawyer International Airport (Airport) proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Project planning includes a National Environmental Policy Act (NEPA) document to assess potential impacts covering a wide array of environmental topics to determine if there are significant impacts from the proposed project. One of those topics is to assess any impacts to historic properties, including the airport itself.

Planned activities include demolition of 14 buildings and grading of the building sites. Buildings proposed for demolition were found to be in poor condition and do not meet the strategic planning goals of the Airport. The Airport seeks to create new leasable facilities and green spaces that could be used to market new business growth in the area. As the Airport operates under a Federal Aviation Administration (FAA) license, proposed work is subject to Section 106 of the National Historic Preservation Act (Section 106) and its implementing regulations, 36 CFR Part 800.

In compliance with Section 106 and its implementing regulation 36 CFR 800, the FAA, in consultation with the Michigan State Historic Preservation Office (SHPO), SHPO has determined that the former K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places (National Register) as a historic district and has significance at the state level in the areas of Military, Politics, and Government. The FAA recommended that the proposed demolition of 14 contributing buildings would constitute an Adverse Effect under Section 106 and the SHPO concurred with this finding. A copy of the K.I. Sawyer Air Force Base Historic District boundary map is

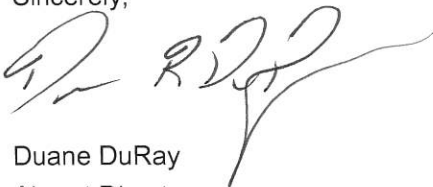
attached for reference. At this time the proposed district boundary includes the entirety of the K.I. Sawyer Air Force Base; this boundary may be refined in the future as additional cultural resources studies are completed.

In order to resolve adverse effects under 36 CFR 800.6, consultation will continue with parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA invites you to participate as a Concurring Party and is seeking your input in assisting in the development of appropriate mitigation measures to resolve the adverse effect to the historic district. Such mitigation could include development of a management plan to guide future development within the K.I. Sawyer Air Force Base Historic District, an interpretive exhibit that conveys the history and significance of the base, or archival photographic documentation.

Members of our project team are available to discuss any questions or concerns related to cultural resources and would appreciate hearing from you regarding any suggested mitigation items. Please reach out directly to Jason O'Brien with Mead & Hunt at jason.obrien@meadhunt.com or 720-381-2202. In order to help with project deadlines please respond as to your interest or ability to participate by March 3, 2023. If requested, the project team will participate in follow-up conversations with you to discuss the project and potential mitigation in more detail. Please note that a public meeting is not planned for this project.

Thank you in advance for your consideration and we look forward to hearing from you. If you or others have any questions, concerns or need clarification please contact Jason O'Brien at jason.obrien@meadhunt.com or 720-381-2202.

Sincerely,



Duane DuRay
Airport Director

Enclosures

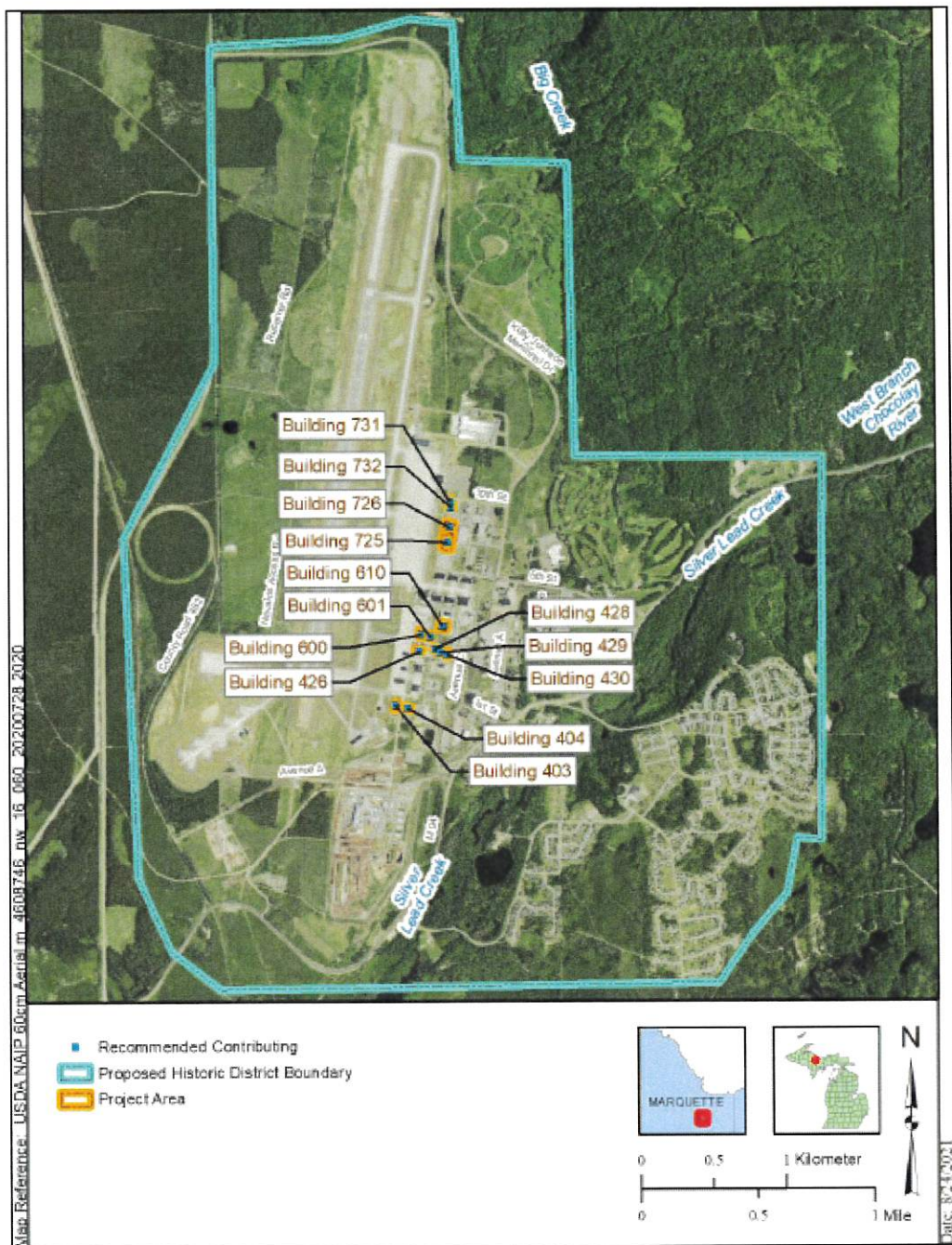


Figure 4. Boundaries of the potential K. I. Sawyer Air Force Base Historic District and locations of the 13 buildings scheduled for demolition



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

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Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

February 1, 2023

Tom Overmeyer
Chairperson
Sawyer Operating Authority

RE: ER22-654, Marquette County/Sawyer International Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County

Dear Tom Overmeyer:

The Marquette County/Sawyer International Airport (Airport) proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Project planning includes a National Environmental Policy Act (NEPA) document to assess potential impacts covering a wide array of environmental topics to determine if there are significant impacts from the proposed project. One of those topics is to assess any impacts to historic properties, including the airport itself.

Planned activities include demolition of 14 buildings and grading of the building sites. Buildings proposed for demolition were found to be in poor condition and do not meet the strategic planning goals of the Airport. The Airport seeks to create new leasable facilities and green spaces that could be used to market new business growth in the area. As the Airport operates under a Federal Aviation Administration (FAA) license, proposed work is subject to Section 106 of the National Historic Preservation Act (Section 106) and its implementing regulations, 36 CFR Part 800.

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attached for reference. At this time the proposed district boundary includes the entirety of the K.I. Sawyer Air Force Base; this boundary may be refined in the future as additional cultural resources studies are completed.

In order to resolve adverse effects under 36 CFR 800.6, consultation will continue with parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA invites you to participate as a Concurring Party and is seeking your input in assisting in the development of appropriate mitigation measures to resolve the adverse effect to the historic district. Such mitigation could include development of a management plan to guide future development within the K.I. Sawyer Air Force Base Historic District, an interpretive exhibit that conveys the history and significance of the base, or archival photographic documentation.

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Thank you in advance for your consideration and we look forward to hearing from you. If you or others have any questions, concerns or need clarification please contact Jason O'Brien at jason.obrien@meadhunt.com or 720-381-2202.

Sincerely,



Duane DuRay
Airport Director

Enclosures

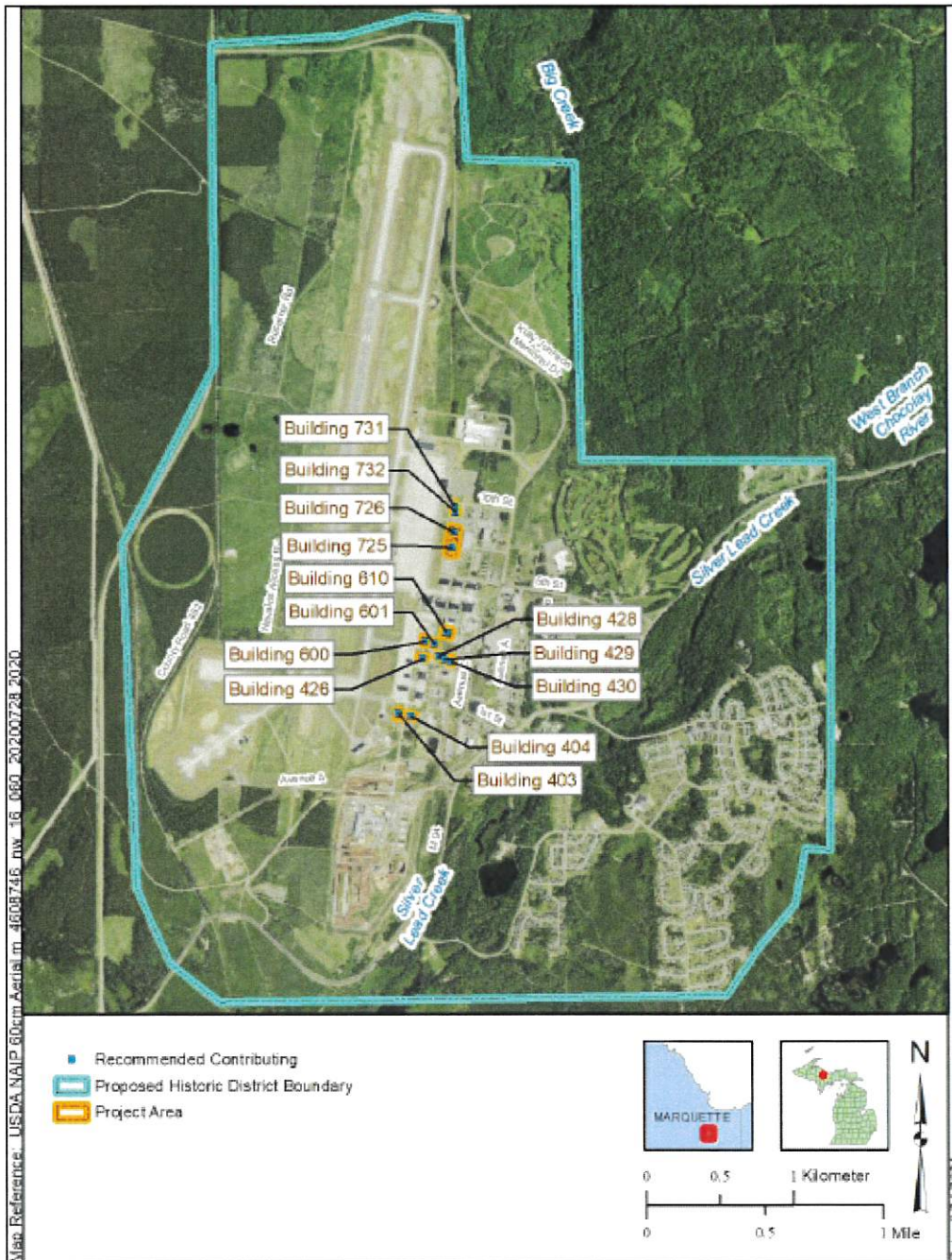


Figure 4. Boundaries of the potential K. I. Sawyer Air Force Base Historic District and locations of the 13 buildings scheduled for demolition



Airport Services Center: 125 G Avenue • Gwinn, MI 49841 • www.sawyerairport.com

Airport Administrative Office
(906) 346-3308

Water/Wastewater Department
(906) 346-3137

Maintenance Department
(906) 346-4336

February 1, 2023

Joy Page
Manager
Sawyer Village
250 Voodoo Avenue
Gwinn, MI 49841

RE: ER22-654, Marquette County/Sawyer International Airport Building Demolitions Project
Sands and Forsyth Townships, Marquette County

Dear Joy Page:

The Marquette County/Sawyer International Airport (Airport) proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Project planning includes a National Environmental Policy Act (NEPA) document to assess potential impacts covering a wide array of environmental topics to determine if there are significant impacts from the proposed project. One of those topics is to assess any impacts to historic properties, including the airport itself.

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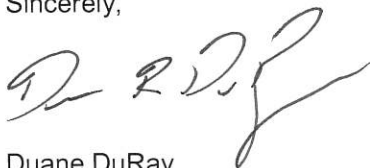
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In order to resolve adverse effects under 36 CFR 800.6, consultation will continue with parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA invites you to participate as a Concurring Party and is seeking your input in assisting in the development of appropriate mitigation measures to resolve the adverse effect to the historic district. Such mitigation could include development of a management plan to guide future development within the K.I. Sawyer Air Force Base Historic District, an interpretive exhibit that conveys the history and significance of the base, or archival photographic documentation.

Members of our project team are available to discuss any questions or concerns related to cultural resources and would appreciate hearing from you regarding any suggested mitigation items. Please reach out directly to Jason O'Brien with Mead & Hunt at jason.obrien@meadhunt.com or 720-381-2202. In order to help with project deadlines please respond as to your interest or ability to participate by March 3, 2023. If requested, the project team will participate in follow-up conversations with you to discuss the project and potential mitigation in more detail. Please note that a public meeting is not planned for this project.

Thank you in advance for your consideration and we look forward to hearing from you. If you or others have any questions, concerns or need clarification please contact Jason O'Brien at jason.obrien@meadhunt.com or 720-381-2202.

Sincerely,



Duane DuRay
Airport Director

Enclosures

March 9, 2023

Marquette County Board
c/o Scott Erbisch
234 W. Baraga Ave
Marquette, MI 49855

Re: Demolition of Blighted Buildings

Dear County Board:

The Sawyer Operations Authority, is a municipal authority created by West Branch Township and Forsyth Township and ratified by the Governor for the purpose of management, development, and promotion of the community located on the former KI Sawyer Air Force Base facility and situated in both townships.

The Sawyer Operations Authority has reviewed the County's plan to remove more than a dozen blighted buildings at Sawyer. We understand that some or all of these buildings are being considered by the State Historical Preservation Office for comment. The Sawyer Operations Authority supports the removal of all of the proposed buildings. In our opinion, those buildings have no historical value and rather have been a blight on the Sawyer area, causing a negative impact on our reputation and our ability to develop a respectable community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Timothy D. Overmyer", with a stylized flourish at the end.

Timothy D. Overmyer
SOA Chairperson

TDO/wtn

**NOTICE OF A
PROPOSED BUILDING DEMOLITION PROJECT
RESULTING IN AN ADVERSE EFFECT ON HISTORIC RESOURCES
AT
SAWYER INTERNATIONAL AIRPORT, GWINN MI**

ALL INTERESTED PERSONS are notified of a proposed project at Sawyer International Airport (Airport) that will result in an adverse effect on historic resources.

The Airport proposes to demolish 14 buildings at the Marquette County Airport/Sawyer International Airport, which is the former K.I. Sawyer Air Force Base. Planned activities include demolition of 14 buildings and grading of the building sites. Buildings proposed for demolition were found to be in poor condition and do not meet the strategic planning goals of the Airport. The Airport seeks to create new leasable facilities and green spaces that could be used to market new business growth in the area. As the Airport operates under a Federal Aviation Administration (FAA) license, proposed work is subject to Section 106 of the National Historic Preservation Act (Section 106) and its implementing regulations, 36 CFR Part 800.

In compliance with Section 106 and its implementing regulation 36 CFR 800, the FAA, in consultation with the Michigan State Historic Preservation Office (SHPO), has determined that the former K.I. Sawyer Air Force Base is eligible for listing in the National Register of Historic Places (National Register) as a historic district and has significance at the state level in the areas of Military, Politics, and Government. The FAA recommended that the proposed demolition of 14 contributing buildings would constitute an Adverse Effect under Section 106 and the SHPO concurred with this finding.

In order to resolve adverse effects under 36 CFR 800.6, consultation is required with interested parties to develop a Memorandum of Agreement (MOA) that will mitigate adverse effects to the proposed historic district. The FAA is seeking input from the public to assist in the development of appropriate mitigation measures to resolve the adverse effect to the historic district.

Members of the project team are available to discuss any questions or concerns related to historic resources at the Airport and would appreciate hearing from the public regarding any suggested mitigation items. Citizens are encouraged to submit comments or concerns by March 20, 2023. Send comments to:

Duane DuRay
Airport Director
125 G Avenue
Gwinn, MI 49841
(906) 346-3308
dduray@mqtco.org

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment including your personal identifying information, may be made publicly available at any time.

RECEIVED

MAR 13 2023

3/6/2023

Michigan State Historic Preservation Office
300 North Washington Square
Lansing MI 48913

To Whom It May Concern

I am writing to the office regarding the proposed and funded demolition of 14 buildings at K. I. Sawyer International Airport in Marquette. I was stationed at the Air Force Base from 1982 to 1993, and the deterioration of the base has long been painful to watch by thousands of Air Force veterans who were stationed there, and believed the community and state truly valued the base and it's role in preserving the peace during the Cold War. To date, none of the three Strategic Air Command (SAC) bases (Kinchelow, Wurtsmith, and KI Sawyer) in Michigan have been historically preserved.

I believe there is a workable compromise between the interests of commercial development and the preservation of the history of the SAC base.

- 1. A historical review should be conducted on the buildings slated for demolition very soon.**
- 2. A few *truly historic buildings* should be selected for preservation as part of a national or state historical site or park.**
- 3. The remaining buildings should be demolished,** because it is more dishonoring to history to let them languish as is. They are also toxic to human life due to mold and lead paint.
- 4. One of the truly historic buildings that should be preserved is the *SAC Alert Facility*,** and the 6 B-52 parking spots could be places for static displays of USAF aircraft and equipment. The building could be renovated to become a visitor center and museum to the base's role in the Cold War.
- 5. Other historical buildings that could be preserved might include the *command post, a replica of the main gate with original signage, a maintenance hangar, the base commander's residence, etc.***

In the light of recent developments of a new Cold War (and possibly even a Hot War in the near future) between Russia and the United States, this history is even more important to remember. Please act and do what is right for this old base and Marquette County's airport.

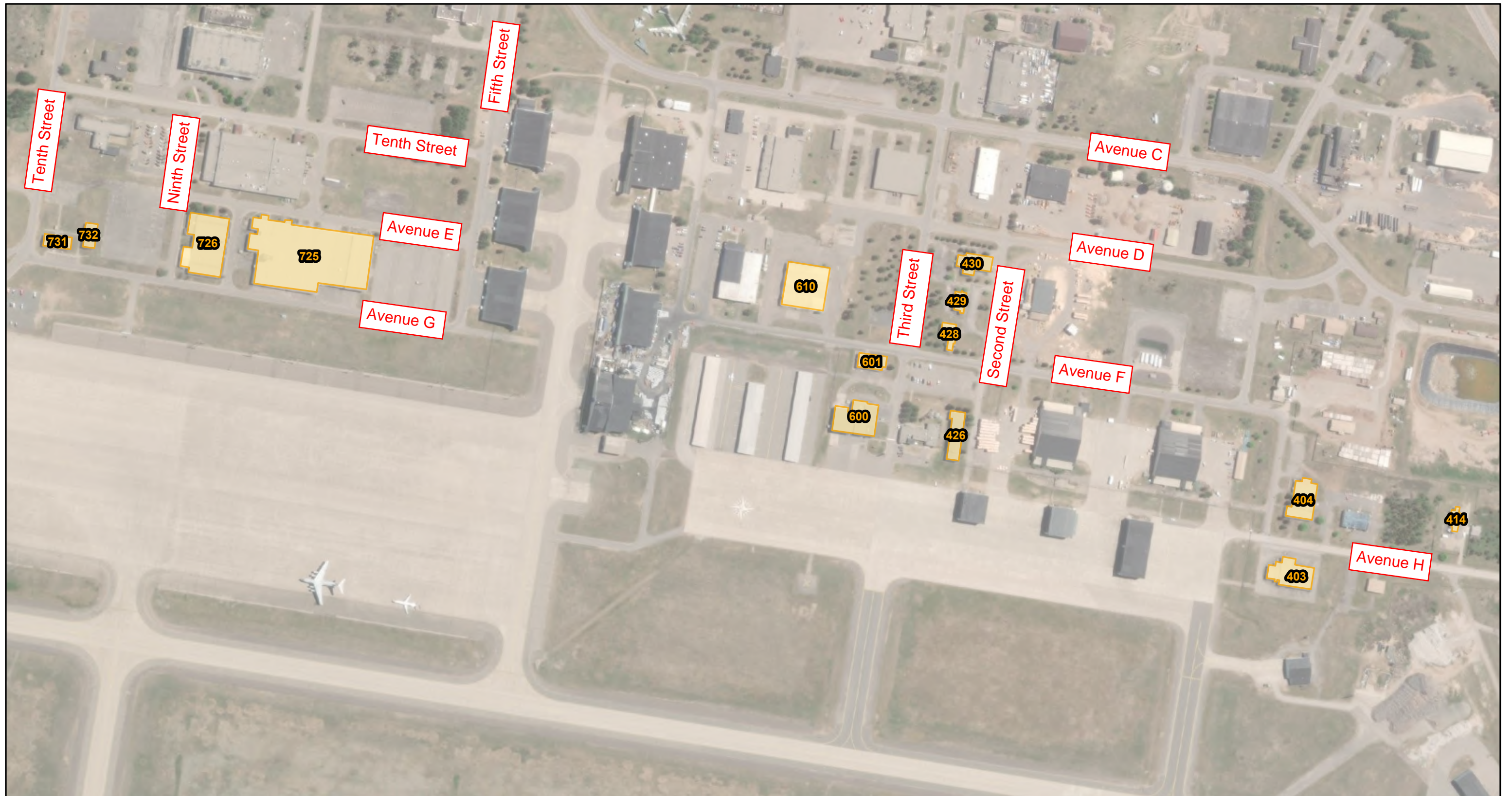
John T Johnson
MSgt USAF Retired
8016 Avanti Dr
Waxhaw NC 28173-7342

Appendix D. Maps of the Project Area

DRAFT

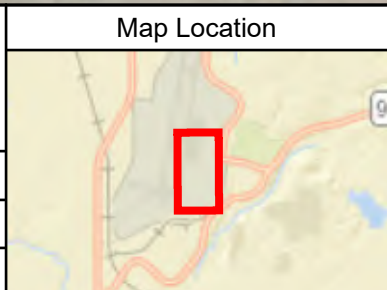
SITE DIAGRAM





TRIMEDIA
ENVIRONMENTAL & ENGINEERING

Drawn By: DJF 1/18/2023
 Approved By: TRS 1/18/2023
 Project #: 2021-2800

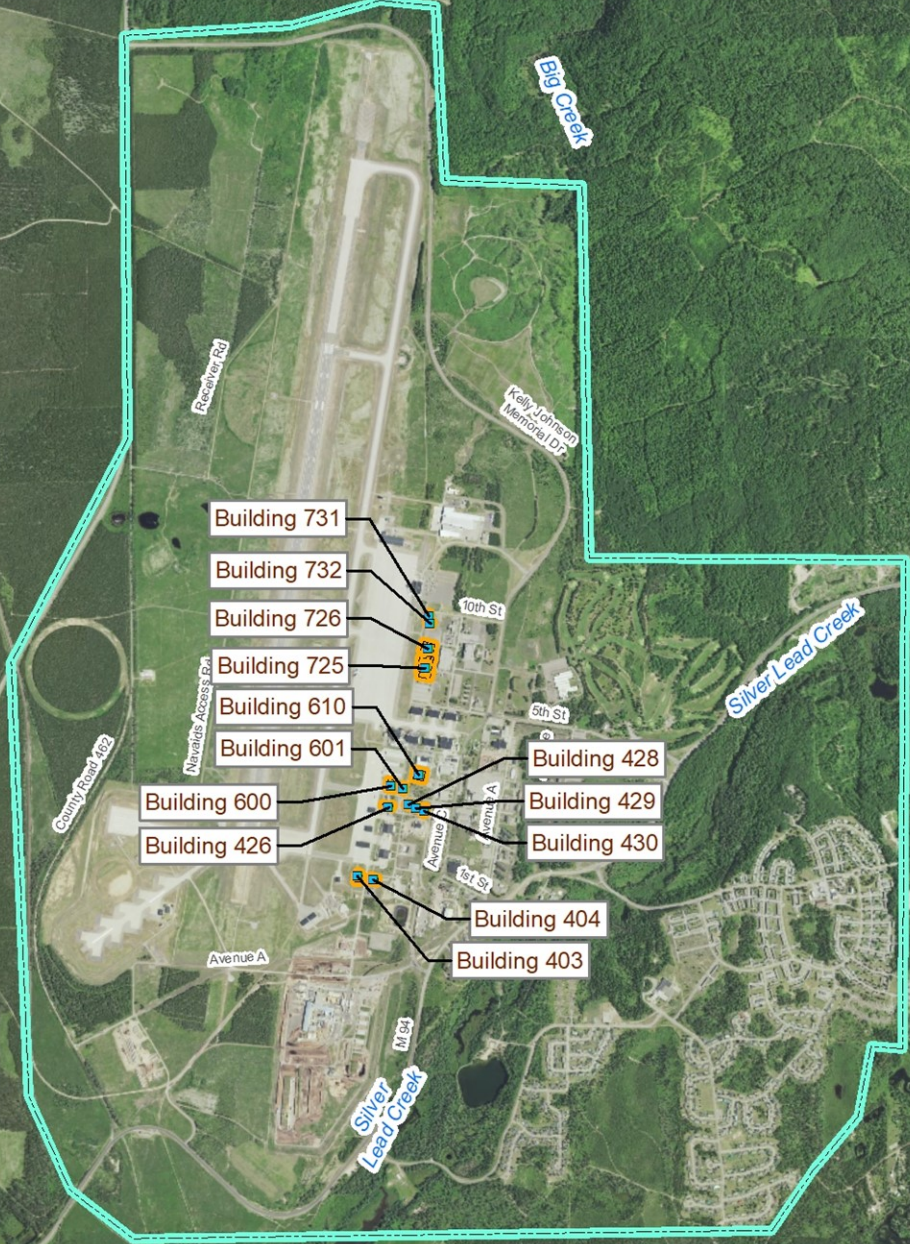


Legend

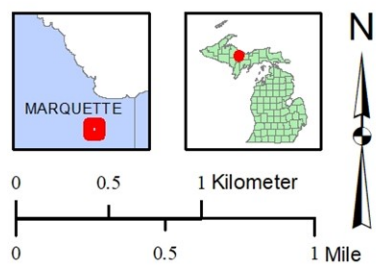
Building Footprint

KI SAWYER
BUILDING DEMOLITION

Building Locations
GWINN, MI



- Recommended Contributing
- ▭ Proposed Historic District Boundary
- ▭ Project Area



Appendix F – Noise

APO TERMINAL AREA FORECAST DETAIL REPORT

Forecast Issued February 2023

SAW

AIRCRAFT OPERATIONS

Fiscal Year	Enplanements			Itinerant Operations				Local Operations			Total Ops	Total Tracon Ops	Based Aircraft	
	Air Carrier	Commuter	Total	Air Carrier	Air Taxi & Commuter	GA	Military	Total	Civil	Military				Total
REGION:AGL STATE:MI LOCID:SAW														
CITY:MARQUETTE AIRPORT:SAWYER INTL														
2015	107	41,792	41,899	916	6,421	4,155	614	12,106	2,629	1,032	3,661	15,767	0	39
2016	245	44,800	45,045	1,736	5,669	3,512	985	11,902	2,593	1,634	4,227	16,129	0	39
2017	45	50,097	50,142	2,283	5,259	4,039	366	11,947	3,559	344	3,903	15,850	0	39
2018	120	51,970	52,090	1,816	5,107	4,689	784	12,396	4,015	983	4,998	17,394	0	39
2019	0	57,859	57,859	1,775	5,380	4,009	207	11,371	3,418	106	3,524	14,895	0	41
2020	43	34,492	34,535	334	5,937	4,011	268	10,550	5,247	274	5,521	16,071	0	41
2021	0	43,956	43,956	106	6,739	4,305	921	12,071	5,307	1,200	6,507	18,578	0	41
2022*	199	48,873	49,072	226	6,588	4,313	744	11,871	5,447	817	6,264	18,135	0	41
2023*	199	51,978	52,177	226	6,654	4,312	744	11,936	5,450	817	6,267	18,203	0	41
2024*	199	56,224	56,423	226	6,721	4,311	744	12,002	5,453	817	6,270	18,272	0	41
2025*	199	58,265	58,464	226	6,788	4,310	744	12,068	5,456	817	6,273	18,341	0	41
2026*	199	59,430	59,629	226	6,856	4,309	744	12,135	5,459	817	6,276	18,411	0	41
2027*	199	60,619	60,818	226	6,924	4,308	744	12,202	5,462	817	6,279	18,481	0	41
2028*	199	61,831	62,030	226	6,993	4,307	744	12,270	5,465	817	6,282	18,552	0	41
2029*	199	63,067	63,266	226	7,063	4,306	744	12,339	5,468	817	6,285	18,624	0	41
2030*	199	64,328	64,527	226	7,133	4,305	744	12,408	5,471	817	6,288	18,696	0	41
2031*	199	65,614	65,813	226	7,204	4,304	744	12,478	5,474	817	6,291	18,769	0	41
2032*	199	66,926	67,125	226	7,276	4,303	744	12,549	5,477	817	6,294	18,843	0	41
2033*	199	68,265	68,464	226	7,348	4,302	744	12,620	5,480	817	6,297	18,917	0	41
2034*	199	69,630	69,829	226	7,421	4,301	744	12,692	5,483	817	6,300	18,992	0	41
2035*	199	71,021	71,220	226	7,495	4,300	744	12,765	5,486	817	6,303	19,068	0	41
2036*	199	72,441	72,640	226	7,569	4,299	744	12,838	5,489	817	6,306	19,144	0	41
2037*	199	73,889	74,088	226	7,645	4,298	744	12,913	5,492	817	6,309	19,222	0	41
2038*	199	75,367	75,566	226	7,721	4,297	744	12,988	5,495	817	6,312	19,300	0	41
2039*	199	76,874	77,073	226	7,797	4,296	744	13,063	5,498	817	6,315	19,378	0	41
2040*	199	78,410	78,609	226	7,874	4,295	744	13,139	5,501	817	6,318	19,457	0	41
2041*	199	79,977	80,176	226	7,952	4,294	744	13,216	5,504	817	6,321	19,537	0	41
2042*	199	81,577	81,776	226	8,031	4,293	744	13,294	5,507	817	6,324	19,618	0	41
2043*	199	83,209	83,408	226	8,110	4,292	744	13,372	5,510	817	6,327	19,699	0	41
2044*	199	84,873	85,072	226	8,190	4,291	744	13,451	5,513	817	6,330	19,781	0	41

APO TERMINAL AREA FORECAST DETAIL REPORT

Forecast Issued February 2023

AIRCRAFT OPERATIONS

Fiscal Year	Enplanements			Itinerant Operations				Local Operations			Total Ops	Total Tracon Ops	Based Aircraft	
	Air Carrier	Commuter	Total	Air Carrier	Air Taxi & Commuter	GA	Military	Total	Civil	Military				Total
2045*	199	86,569	86,768	226	8,271	4,290	744	13,531	5,516	817	6,333	19,864	0	41
2046*	199	88,299	88,498	226	8,353	4,289	744	13,612	5,519	817	6,336	19,948	0	41
2047*	199	90,064	90,263	226	8,436	4,288	744	13,694	5,522	817	6,339	20,033	0	41
2048*	199	91,864	92,063	226	8,520	4,287	744	13,777	5,525	817	6,342	20,119	0	41
2049*	199	93,700	93,899	226	8,604	4,286	744	13,860	5,528	817	6,345	20,205	0	41
2050*	199	95,573	95,772	226	8,689	4,285	744	13,944	5,531	817	6,348	20,292	0	41



> 1 ASSOC CITY: MARQUETTE 4 STATE: MI LOC ID: SAW FAA SITE NR: 10064.02*A
> 2 AIRPORT NAME: SAWYER INTL 5 COUNTY: MARQUETTE MI
3 CBD TO AIRPORT (NM): 17 S 6 REGION/ADO: AGL/DET 7 SECT AERO CHT: GREEN BAY

GENERAL

10 OWNERSHIP: PUBLIC
> 11 OWNER: MARQUETTE COUNTY
> 12 ADDRESS: 125 AVENUE G
GWINN, MI 49841-3108
> 13 PHONE NR: 906-346-3308
> 14 MANAGER: DUANE DURAY
> 15 ADDRESS: SAWYER INTL AIRPORT, 125 AVENUE G
GWINN, MI 49841-3108
> 16 PHONE NR: 906-346-3308
> 17 ATTENDANCE SCHEDULE:
ALL ALL 0500-2000

SERVICES

> 70 FUEL: 100LL A
> 71 AIRFRAME RPRS: MAJOR
> 72 PWR PLANT RPRS: MAJOR
> 73 BOTTLE OXYGEN:
> 74 BULK OXYGEN: HIGH/LOW
75 TSNT STORAGE: HGR, TIE
76 OTHER SERVICES:
AFRT, AVNCS, CARGO, INSTR, RNTL

BASED AIRCRAFT

90 SINGLE ENG: 36
91 MULTI ENG: 4
92 JET: 1
93 HELICOPTERS: 0
TOTAL: 41
94 GLIDERS: 0
95 MILITARY: 0
96 ULTRA-LIGHT: 0

FACILITIES

> 80 ARPT BCN: WG
> 81 ARPT LGT SKED : SEE RMK
BCN LGT SKED: SS-SR
> 82 UNICOM: 122.700
> 83 WIND INDICATOR: YES-L
84 SEGMENTED CIRCLE: YES
85 CONTROL TWR: YES
86 FSS: GREEN BAY
87 FSS ON ARPT: NO
88 FSS PHONE NR:
89 TOLL FREE NR: 1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER: 126
102 AIR TAXI: 6,982
103 G A LOCAL: 5,275
104 G A ITNRNT: 4,400
105 MILITARY: 1,358
TOTAL: 18,141
OPERATIONS FOR
12 MONTHS
ENDING: 12/31/2021

RUNWAY DATA

> 30 RUNWAY INDENT: 01/19
> 31 LENGTH: 9,072
> 32 WIDTH: 150
> 33 SURF TYPE-COND: ASPH-G
> 34 SURF TREATMENT: GRVD
35 GROSS WT: S 114.0
36 (IN THSDS) D 181.0
37 2D 317.0
38 2D/2D2 741.0
> 39 PCN: 43 /F/B/X/U

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY: HIGH
> 42 RWY MARK TYPE-COND: PIR - F / PIR - F - / - - / -
> 43 VGSI: P4L / P4L / /
44 THR COSSING HGT.: 51 / 53 / /
45 VISUAL GLIDE ANGLE: 3.00 / 3.00 / /
> 46 CNTRLN-TDZ: N - / N - - / - - / -
> 47 RVR-RVV: - / - - / - - / -
> 48 REIL: / Y / /
> 49 APCH LIGHTS: MALSR / / /

OBSTRUCTION DATA

50 FAR 77 CATEGORY: PIR / D / /
> 51 DISPLACED THR: / / /
> 52 CTLG OBSTN: / / /
> 53 OBSTN MARKED/LGTD: / / /
> 54 HGT ABOVE RWY END: / / /
> 55 DIST FROM RWY END: / / /
> 56 CNTRLN OFFSET: / / /
57 OBSTN CLNC SLOPE: 50:1 / 50:1 / /
58 CLOSE-IN OBSTN: N / N / /

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA): 9,072 / 9,072 / /
> 61 TAKE OFF DIST AVBL (TODA): 9,072 / 9,072 / /
> 62 ACLT STOP DIST AVBL (ASDA): 9,072 / 9,072 / /
> 63 LNDG DIST AVBL (LDA): 9,072 / 9,072 / /

(P) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS

A 016 EXTN 222; CELL 906-364-0939.
A 017 FOR SVCS AFT HRS CALL 906-222-3062 (PAGER).
A 026 ACR OPS ARE NOT AUZD IN EXCESS OF 15 MINS BFR OR AFT SKED ARR/DEP TIMES WO PRIOR COORD WITH AMGR. UNSKED ACR OPNS WITH MORE THAN 30 PSGR SEATS REQ 48 HR PRIOR PMSN , CALL AMGR 906-346-3308 OR 906-364-0939. INDEX C ARFF AVBL WITH 48 HR PRIOR PMSN, CALL AMGR 906-346-3308 OR 906-364-0939.
A 081 WHEN ATCT CLSD, ACTVT MALSR RWY 01; REIL RWY 19; PAPI RWYS 01 & 19; HIRL RWY 01/19 - CTAF.
A 110-001 BIRDS & DEER ON & INVOF ARPT.
A 110-006 GA & CHARTER ACFT PARKING AVBL AT GA TERMINAL ONLY, LCTD SE CORNER OF ARPT.
A 110-007 S HALF OF ACR TERMINAL RAMP NOT PLOWED OCT-APR.
A 110-008 FREQUENT SNOW REMOVAL OPNS IN PROGRESS VARIOUS TIMES OCT-APR. MONITOR CTAF.
A 110-009 PAEW ON ARPT MONITOR 119.975 (CTAF).
A 110-010 RAMP FEES IN EFFECT. RAMP FEES MAY BE WAIVED WITH FUEL PURCHASE.FBO SERVICE AFTER HOURS CONTACT 906-222-3062 (PAGER).
A 110-011 FOR CD WHEN ATCT IS CLSD CTC FSS VIA RCO, IF UNA CTC MINNEAPOLIS ARTCC AT 651-463-5588.

111 INSPECTOR: (F) 112 LAST INSP: 06/30/2022 113 LAST INFO REQ: 10/01/1976



> 1 ASSOC CITY: ***CONTINUED*** 4 STATE: MI LOC ID: SAW FAA SITE NR: 10064.02*A
 > 2 AIRPORT NAME: 5 COUNTY:
 3 CBD TO AIRPORT (NM): 6 REGION/ADO: AGL/DET 7 SECT AERO CHT:

GENERAL

10 OWNERSHIP:
 > 11 OWNER:
 > 12 ADDRESS:
 > 13 PHONE NR:
 > 14 MANAGER:
 > 15 ADDRESS:
 > 16 PHONE NR:
 > 17 ATTENDANCE SCHEDULE:

SERVICES

> 70 FUEL:
 > 71 AIRFRAME RPRS:
 > 72 PWR PLANT RPRS:
 > 73 BOTTLE OXYGEN:
 > 74 BULK OXYGEN:
 75 TSNT STORAGE:
 76 OTHER SERVICES:

BASED AIRCRAFT

90 SINGLE ENG:
 91 MULTI ENG:
 92 JET:
 93 HELICOPTERS:
 TOTAL:
 94 GLIDERS:
 95 MILITARY:
 96 ULTRA-LIGHT:

FACILITIES

> 80 ARPT BCN:
 > 81 ARPT LGT SKED :
 BCN LGT SKED:
 > 82 UNICOM:
 > 83 WIND INDICATOR:
 84 SEGMENTED CIRCLE:
 85 CONTROL TWR:
 86 FSS:
 87 FSS ON ARPT:
 88 FSS PHONE NR:
 89 TOLL FREE NR:

OPERATIONS

100 AIR CARRIER:
 102 AIR TAXI:
 103 G A LOCAL:
 104 G A ITNRNT:
 105 MILITARY:
 TOTAL:
 OPERATIONS FOR
 12 MONTHS
 ENDING:

18 AIRPORT USE:
 19 ARPT LAT:
 20 ARPT LONG:
 21 ARPT ELEV:
 22 ACREAGE:
 > 23 RIGHT TRAFFIC:
 > 24 NON-COMM LANDING:
 25 NPIAS/FED AGREEMENTS:
 > 26 FAR 139 INDEX:

RUNWAY DATA

> 30 RUNWAY INDENT:
 > 31 LENGTH:
 > 32 WIDTH:
 > 33 SURF TYPE-COND:
 > 34 SURF TREATMENT:
 35 GROSS WT: S
 36 (IN THSDS) D
 37 2D
 38 2D/2D2
 > 39 PCN:

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:	- / -	- / -	- / -	- / -
> 42 RWY MARK TYPE-COND:	/	/	/	/
> 43 VGSI:	/	/	/	/
44 THR COSSING HGT.:	/	/	/	/
45 VISUAL GLIDE ANGLE:	/	/	/	/
> 46 CNTRLN-TDZ:	- / -	- / -	- / -	- / -
> 47 RVR-RVV:	- / -	- / -	- / -	- / -
> 48 REIL:	/	/	/	/
> 49 APCH LIGHTS:	/	/	/	/

OBSTRUCTION DATA

50 FAR 77 CATEGORY	/	/	/	/
> 51 DISPLACED THR:	/	/	/	/
> 52 CTLG OBSTN:	/	/	/	/
> 53 OBSTN MARKED/LGTD:	/	/	/	/
> 54 HGT ABOVE RWY END:	/	/	/	/
> 55 DIST FROM RWY END:	/	/	/	/
> 56 CNTRLN OFFSET:	/	/	/	/
57 OBSTN CLNC SLOPE:	/	/	/	/
58 CLOSE-IN OBSTN:	/	/	/	/

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA):	/	/	/	/
> 61 TAKE OFF DIST AVBL (TODA):	/	/	/	/
> 62 ACLT STOP DIST AVBL (ASDA):	/	/	/	/
> 63 LNDG DIST AVBL (LDA):	/	/	/	/

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS

111 INSPECTOR: (F)

112 LAST INSP: 06/30/2022

113 LAST INFO REQ:

TFMSC Report (Airport)

From 01/2019 To 12/2019 | Airport=SAW

#	Physical Class	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	-	5	9	14	48	9	79	8
2	Jet	1,785	1,790	3,575	84,833	47	85,253	47
3	Piston	504	512	1,016	1,683	3	1,702	3
4	Turbine	1,506	1,484	2,990	3,362	2	3,228	2
Total:		3,800	3,795	7,595	89,926	23	90,262	23

Report created on Fri Mar 24 16:26:31 EDT 2023

Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)

TFMSC Report (Airport)

From 01/2020 To 12/2020 | Airport=SAW

#	Physical Class	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	-	5	15	20	44	8	80	5
2	Jet	1,395	1,405	2,800	60,033	43	60,196	42
3	Piston	397	407	804	1,150	2	1,198	2
4	Turbine	1,509	1,477	2,986	3,057	2	2,938	1
Total:		3,306	3,304	6,610	64,284	19	64,412	19

Report created on Fri Mar 24 16:28:35 EDT 2023

Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)

TFMSC Report (Airport)

From 01/2021 To 12/2021 | Airport=SAW

#	Physical Class	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	-	12	15	27	22	1	22	1
2	Jet	1,902	1,910	3,812	80,469	42	80,492	42
3	Piston	536	537	1,073	2,189	4	2,183	4
4	Turbine	1,540	1,561	3,101	3,755	2	3,847	2
Total:		3,990	4,023	8,013	86,435	21	86,544	21

Report created on Fri Mar 24 16:19:37 EDT 2023

Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)

TFMSC Report (Airport)

From 01/2022 To 12/2022 | Airport=SAW

#	Physical Class	Departures	Arrivals	Total Operations	Departure Seats	Average Departure Seats	Arrival Seats	Average Arrival Seats
1	-	1	16	17	10	10	16	1
2	Jet	1,497	1,486	2,983	60,501	40	60,572	40
3	Piston	632	610	1,242	2,444	3	2,343	3
4	Turbine	1,547	1,514	3,061	4,024	2	3,841	2
Total:		3,677	3,626	7,303	66,979	18	66,772	18

Report created on Fri Mar 24 16:21:15 EDT 2023

Sources: Traffic Flow Management System Counts (TFMSC), Aviation System Performance Metrics (ASPM)