



Baseline Environmental Assessment

**960 Agard Avenue
Benton Harbor, Michigan**

Prepared For:
Project T Benton Harbor, LLC
Benton Harbor, Michigan

Project No. 230988
September 20, 2024

Baseline Environmental Assessment

Conducted Pursuant to Environmental Remediation
Part 201 of the NREPA, 1994 PA 451, as Amended

Project T

960 Agard Avenue

Benton Harbor, Berrien County, Michigan

Parcel Number: 11-53-1300-0026-00-1

Prepared For:

Project T Benton Harbor, LLC
Benton Harbor, Michigan

September 20, 2024

Project No. 230988

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(Note: Attachment 2 will be added to the Final document)

List of Abbreviations/Acronyms

AAI	All Appropriate Inquiry
ASTM	American Society of Testing and Materials
BEA	Baseline Environmental Assessment
bgs	below ground surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
DWC	Drinking Water Criteria (EGLE)
DWPC	Drinking Water Protection Criteria (EGLE)
EDR	Environmental Data Resources, Inc.

ESA	Environmental Site Assessment
facility	<i>Any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located.</i>
GRCC	Generic Residential Cleanup Criteria
GSIC	Groundwater/Surface Water Interface Criteria
EGLE	Michigan Department of Environment, Great Lakes, and Energy
EGLE-RRD	Michigan Department of Environment, Great Lakes, and Energy – Remediation and Redevelopment Division
NREPA	Natural Resources and Environmental Protection Act
PA	Public Act
PCB	polychlorinated biphenyl
PNA	polynuclear aromatic hydrocarbons
REC	recognized environmental condition
µg/kg	micrograms per kilogram
USEPA	U.S. Environmental Protection Agency
VOC	volatile organic compound

1.0 Introduction

This BEA was conducted on behalf of Project T Benton Harbor, LLC for a vacant property located at 960 Agard Avenue, Benton Harbor, Berrien County, Michigan (Subject Property). A Location Map and Subject Property Site Map are provided as Figures 1 and 2, respectively. The legal description for the Subject Property is included as Attachment 1. This BEA was prepared in accordance with Section 20126(1)(c) of Part 201 of the NREPA, 1994 Public Act 451, as amended. This BEA was also completed in accordance with the instructions associated with the *BEA Submittal Form EQP 4025* (dated October 10, 2022), which provides guidance for the preparation and submittal of BEAs to EGLE.

Fishbeck prepared this BEA to provide a written document that describes the results of an AAI and the sampling and analysis which confirm that the Subject Property is a “*facility*” as defined in Part 201. The BEA establishes a liability exemption for the cleanup of existing contamination at the Subject Property.

The property information is summarized as follows:

Address	960 Agard Avenue
City/Township/Village	City of Benton Harbor
County	Berrien County
State	Michigan
Section	30
Quarter Section	NE ¼ of NE ¼
Town	4S
Range	18W
Parcel # (s)	11-53-1300-0026-00-1
Location	The Subject Property is located northeast of the intersection between Union Avenue and Weld Street.
Approximate Acreage	4.2
Zoning	C-L (Local Commercial)
Latitude	42.1004020°
Longitude	-86.4407070°
Latitude & Longitude Reference Point	Center of Subject Property
Collection Method	Interpolation

Based on data collected by Soils and Materials Engineers, Inc. (SME) during the 2022 Phase II ESA and Fishbeck during the 2024 site investigation (SIR & ResAP) conducted on the Subject Property, the Subject Property was determined to be a *facility*, as defined in Section 20101(1)(o) of Part 201 of the NREPA, 1994 PA 451, as amended, due to the presence arsenic in soils at concentrations exceeding Drinking Water Protection Criteria (DWPC) and Groundwater/Surface Water Interface Protection Criteria (GSIPC) as well as chromium (total) and phenanthrene in soils at concentrations exceeding GSIPC.

These criteria are found in R299.5744 and R299.5746 of the Part 201 Rules of the NREPA, as amended.

2.0 Owner/Operator Information and Intended Use of the Property

This BEA was prepared on behalf of Project T Benton Harbor, LLC as the prospective owner of the Subject Property. Project T Benton Harbor, LLC intends to construct fourteen residential buildings on the northern portion of the parcel (identified as Phase I on the Subject Property). Each building will include two separate residential duplex units; therefore, a total of twenty-eight individual residential units will exist on the Subject Property during

Phase I. Each individual unit will be purchased and maintained by a single individual or family group. On the northern portion of the Subject Property (identified as Phase II on the Subject Property), Project T Benton Harbor, LLC intends to construct a 50,000-square-foot, mixed-use building that will be utilized for residential common space, retail, and childcare uses and will include 39 individual apartments for rent.

3.0 Phase I ESA

3.1 Executive Summary

Fishbeck conducted a Phase I ESA on the Subject Property, dated September 20, 2024. The Phase I ESA has been performed in accordance with the ASTM Standard Practice for Phase I ESAs (Standard E1527-21) and in conformance with the federal rule for All Appropriate Inquiry. A copy of the September 2024, Phase I ESA is included as Attachment 2. Please note the EDR Radius Map Report and EGLE files have been intentionally omitted from the version of the Phase I ESA attached to the BEA, per EGLE BEA instructions.

The Subject Property is located within a commercial and residential area. The Subject Property is bordered as follows:

Direction	Observed Use
North	Public Park and Marathon Gasoline Filling Station
South	Residential
East	Vacant lot and vacant parking lot
West	Residential

Historically, the northern portion of the parcel was developed as Mercy Hospital since at least 1911. By 1926, the existing Mercy Hospital was expanded to the south. In addition to the hospital, an individual residence was historically located along the eastern side of Union Avenue on the Subject Property. By 1950, additions to Mercy Hospital were developed in the central and southern portions of the Subject Property. By 1965, the individual residence was razed, and the majority of the Subject Property was developed by Mercy Hospital. Areas around the hospital were developed with paved sidewalk and parking lots or remained as landscaped greenspace/lawn. The Mercy Hospital remained in operation until 2016 when the hospital operations were terminated. Following in 2018, the former Mercy Hospital complex was demolished, and the Subject Property was developed into a vacant, grass-covered lot. The Subject Property is currently a vacant, grass-covered lot. The Fishbeck 2024 Phase I ESA identified the following Recognized Environmental Condition (REC) in connection with the property:

- Previous environmental investigations have identified the presence of arsenic, total chromium, and phenanthrene at concentrations exceeding Part 201 GRCC in soil throughout the Subject Property. Therefore, the Subject Property meets the definition of a *facility* as defined by Part 201 of NREPA.

3.2 Limitations, Exceptions, and Deletions

The information gathered for the Phase I ESA is limited to information that is publicly available, obtainable within reasonable time and cost constraints, and is practically reviewable. It is also limited to accessible areas and conspicuous visual indicators encountered during the site reconnaissance. The ESA interpretations are made within the context of these limitations.

Processes, procedures, and methodologies used in acquiring information and recording data for the assessment were in accordance with procedures outlined in ASTM E1527-21. The assessment was conducted following generally accepted principles and practices of other consultants conducting similar assessments at the same time and in the same geographic area. Intrusive investigation and sampling were not conducted as a part of this assessment.

The assessment resulted in no significant exceptions, deviations, or deletions from the ASTM E1527-21 Standard. Researched and reviewed information was limited to documentation that was reasonably ascertainable and/or practically available from local, state, and federal government records.

3.3 Data Gaps

During the course of conducting the Phase I ESA, Fishbeck identified the following data gaps:

Fishbeck was unable to determine the first developed use of the Subject Property and was, therefore, unable to achieve the historical research objectives identified in the ASTM standard, even after reviewing the standard historical resources identified in the ASTM standard that were reasonably ascertainable and likely to be useful. Based on our knowledge of the historic developed uses, this data gap is not considered likely to have a material impact upon the findings and conclusions of this report. Therefore, this data gap is not considered a significant data gap.

The lack of a title search for recorded environmental liens and activity use limitations is a data gap. The User is not aware of any environmental liens or activity use limitations on the Subject Property, and the report provided by ERIS did not find any activity and use limitations listed for the Subject Property. Fishbeck reviewed the Michigan Department of Environment, Great Lakes, and Energy (EGLE) online database Environmental Mapper (<http://www.mcgi.state.mi.us/environmentalmapper/>) for any land use or activities restrictions for the Subject Property. The database did not show any recorded land use or activities restrictions on the Subject Property. There were no additional environmental conditions identified at the Subject Property during the course of this investigation that, in Fishbeck's opinion, would necessitate the recording of an environmental lien by a governmental agency or an activity use limitation on the Subject Property's deed. Therefore, this data gap is not considered a significant data gap.

4.0 Site Investigations

It is Fishbeck's knowledge that the following prior environmental assessment activities have been identified in association with the Subject Property:

- *Phase I Environmental Site Assessment Report, Project T – Benton Harbor, Grass-covered Land, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Soils and Materials Engineers Inc., dated April 8, 2022.*
- *Phase II Environmental Site Assessment Report, Project T – Benton Harbor, Grass-covered Land, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Soils and Materials Engineers Inc., dated April 22, 2022.*
- *Phase I Environmental Site Assessment Report, Project T – Benton Harbor, Grass-covered Land, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Soils and Materials Engineers Inc., dated February 27, 2024.*
- *Site Investigation Report, Project T, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Fishbeck, dated April 1, 2024.*
- *Response Activity Plan, Project T, 960 Agard Avenue, Benton Harbor, Michigan, Fishbeck, dated April 15, 2024.*
- *Site Investigation Report, Project T, 960 Agard Avenue, Benton Harbor, Michigan, Fishbeck, dated July 25, 2024.*

HISTORICAL INVESTIGATIONS

A Phase I Environmental Site Assessment (ESA) was conducted by SME on April 8, 2022 for 960 Agard Avenue (Subject Property) and 807 Weld Street (eastern adjoining property). The SME Phase I ESA identified a total of three Recognized Environmental Conditions (RECs). Two of the RECs were ultimately related to the potential for release of contaminants associated with the former use of the Property as a hospital, as well as the potential for contaminants associated with potential buried demolition debris in the location of the former hospital and the

former residential structures. The third REC was centered on the potential for migration of contaminants onto the Property (960 Agard Avenue and 807 Weld Street) from offsite sources associated with the current use of the north-adjoining and former use of the east-adjoining sites as gasoline filling/service stations.

SME also identified three potential sources of vapor encroachment onto the Property (960 Agard Avenue and 807 Weld Street) and considered the Vapor Encroachment Conditions (VECs) as RECs. Similar to the RECs, two of the identified VECs were related to the potential for soil, groundwater, and soil gas impacted with hazardous substances and/or petroleum products from unknown or unreported releases associated with potential former USTs associated with emergency hospital generators, as well as the potential for soil gas impacted by hazardous substances and/or petroleum products from the potential buried demolition debris in the locations of former hospital and residential structures, where basements have been identified in the historical record. The third VEC centered around the potential for soil gas impacted with hazardous substances and/or petroleum products from the migration of contaminants associated with the current use of the northern adjoining property and former use of the eastern adjoining property as gasoline filling/service stations.

Additionally, previous investigations identified USTs at the Subject Property and at the gas station located northeast of the Subject Property. On January 3, 2017, an 8,000-gallon No. 2 heating oil UST associated with the former Mercy Hospital was removed from the Subject Property. Soil verification samples collected following UST removal activities showed no indication that a release had occurred. Based on historical demolition records, the entire building structure of the former hospital was deconstructed except for the concrete basement floor, exterior basement walls, and foundations greater than 8 feet below grade. According to previous records, these structures were left in place to support the stability of the adjacent roads and utility corridors and to provide a solid base for backfill compaction. All interior walls and debris were removed from the basement prior to backfilling, and minor openings were cut in the basement floor to prevent accumulation of water infiltration above the residual floor structure.

SME also identified that four gasoline and used oil USTs ranging in size from 500 to 6,000 gallons were removed from the offsite gas station to the north in 1997. A 20,000-gallon gasoline UST remains in use at the gas station.

Based upon the identified RECs and VECs, SME recommended additional investigation of soil, groundwater, and soil gas conditions on the Subject Property. SME conducted a Phase II ESA on 960 Agard Avenue (Subject Property) and 807 Weld Street that ultimately designated the site (including the Subject Property) as a “facility” as defined by Part 201 of NREPA due to the identification of the polynuclear aromatic hydrocarbon (PNA) phenanthrene in soil above Generic Residential Cleanup Criteria (GRCC) and current EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Level. The identification of impacts has been attributed to the presence of contaminated anthropogenic fill material. Anthropogenic fill material has been identified across the Subject Property at varying thicknesses up to a depth of 15 feet below ground surface (bgs) in some areas.

Recent Investigations

On January 19, 2024, Fishbeck completed oversight of a GPR survey across areas of the Property (960 Agard Avenue and 807 Weld Street) which included a screening of the entire Subject Property as well as accessible areas of the offsite adjoining 807 Weld Street parcel to the east. The GPR instrument can detect subsurface anomalies at a depth of up to 12 feet. The GPR survey was conducted to determine if any USTs and associated piping structures remained from the former hospital. Results from the survey found no indications of USTs or associated piping structures remaining. Following the completion of the GPR survey, Fishbeck completed a Site Investigation on February 26–March 1 and on March 18–20, 2024 at the Property (960 Agard Avenue and 807 Weld Street). The site investigation was completed to further characterize the site relative to identified contaminant conditions in support of identifying response activities appropriate for residential redevelopment. The site investigation activities included the installation of a total of twenty-eight soil gas wells across the Subject Property to evaluate the volatilization to indoor air inhalation exposure pathway (i.e. VIAP/vapor intrusion) relative to a dispersed

vapor source consistent with the presence of fill material across the Subject Property. Two additional soil gas wells were installed in the northern portion of the Subject Property to assess potential VIAP risks associated with the offsite gas station to the north.

To evaluate the direct contact and soil particulate inhalation pathways in shallow soil for both short-term construction management and long-term exposure subsequent to residential redevelopment, Incremental Sampling Methodology (ISM) was utilized in four separate decision units (DUs) identified within the Phase I and Phase II areas. The ISM included the characterization of soils at two separate depths within each DU: 0–0.5 feet bgs and 0.5–2.0 feet bgs.

To evaluate the direct contact pathway and soil management considerations for the construction of the proposed stormwater system, as well as the potential for exacerbation of contamination subsequent to installation along the proposed stormwater system (i.e., groundwater/surface water interface pathway and drinking water protection), nine soil borings were advanced across the site (eight soil borings were installed on the Subject Property). Two soil samples were generally collected from the borings at intervals of 2–6 feet bgs and 8–15 feet bgs to characterize deeper soils. During the Site Investigation, evidence of non-aqueous phase liquid (NAPL) was observed and documented in one soil boring (GSB-9) on the portion of the site associated to 807 Weld Street (eastern adjoining property). In order to delineate the extent of NAPL impact in soil and groundwater, an additional seven soil borings were advanced and five temporary monitor wells were installed (GSB-10 through GSB-15) on 807 Weld Street.

On May 21 and 22 and June 24, 2024, Fishbeck completed an additional site investigation to evaluate if the soil to be excavated from the proposed stormwater detention system area located in the Phase II area of 960 Agard Avenue would be suitable to be distributed across Phase I for grading and balancing activities. The investigation included both the collection of ISM samples of the entire volume of soil proposed to be excavated for the storm basin, as well as three discrete soil samples to a depth of 5 feet within the proposed stormwater detention basin. The ISM samples were collected from one DU (DU-5) from 0 to 8 feet bgs and submitted for PNAs and Michigan 10 metals, as well as mercury. The discrete soil samples were submitted for laboratory analysis of VOCs in order to comply with State guidance when utilizing materials from a borrow pit. The analytical results indicated that soils to be excavated from the proposed stormwater detention system area were similarly impacted to soils in the northern portion of parcel and met State standards for removing materials from a borrow pit. As such the analytical results demonstrated that the soils located in the Phase II area of 960 Agard Avenue would be suitable to be distributed across Phase I for grading and balancing activities.

ANALYTICAL RESULTS OF INVESTIGATIONS

Table 1: Summary of “facility” Contaminants			
Parameter	Sample Location	Maximum Concentration (µg/kg)	Criteria Exceedance
Arsenic	GSB-05 at 8-10 feet (Collected by Fishbeck)	5,300	GSIP and DWP
Chromium (Total)	DU-5(D) (Collected by Fishbeck)	8,500	GSIP
Phenanthrene	SB-7 at 14.5-15 feet (Collected by SME)	2,500	GSIP

Arsenic has been identified as *facility* contaminant even though below State Wide Default Background Levels based upon the fact that the sample was collected from fill material versus native soils.

Analytical results of the completed characterization of soil across the Subject Property at depths ranging from approximately surface to 15 feet bgs revealed the presence of multiple metals at concentrations above reporting limits, but below applicable health-based criteria (e.g. Residential direct contact). Of the detected compounds from the previous environmental investigations, arsenic, total chromium and phenanthrene in soil were the only contaminants detected in soil on the Subject Property at concentrations exceeding Part 201 GRCC. Therefore, the Subject Property meets the definition of a facility as defined by Part 201 of NREPA.

4.1 Facility/Property Status

Based on the soil analytical results of the site investigations, the Subject Property was determined to be a facility, as defined in Section 20101(1)(s) of Part 201 of the NREPA, as amended or *Property* as defined by Section 21303(d), 1994 PA 451, as amended, due to the presence of arsenic, total chromium and phenanthrene in soil at concentrations exceeding Part 201 GRCC.

The presence of arsenic, total chromium, and phenanthrene in excess of GRCC has been attributed to the presence of impacted anthropogenic fill material across the Subject Property.

5.0 Conclusions

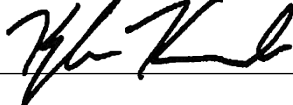
Fishbeck concludes that this assessment is sufficient to provide the liability protections to the prospective owner and operator that are provided for in Section 20126(1)(c) of Part 201 and Section 21323a(1)(b) of the NREPA, as amended, and pursuant to the CERCLA.

6.0 Identification of Author and Date BEA was Conducted

The persons with primary responsibility for the data assembly, interpretation, and technical conclusions of this BEA are Kyle Knaub, Erik Peterson and Courtney Dunaj of Fishbeck.

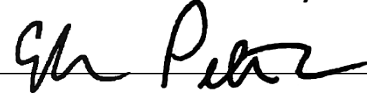
Date BEA Conducted: SEPTEMBER 20, 2024

Assessment Conducted By: Kyle Knaub



Kyle Knaub

Assessment Reviewed By: Erik D. Peterson, EP



Erik D. Peterson, EP

Assessment Reviewed By: Courtney M. Dunaj, EP



Courtney M. Dunaj, EP

7.0 References

Baseline Environmental Submittal Form, Form EQP 4025 (April 2021); submittal of a BEA, as defined by the Environmental Remediation, Part 201 of the NREPA, 1994 PA 451, as amended, and the Part 201 Rules and Part 213 Rules promulgated thereunder, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a *facility* and *Property* as defined by Section 20101(1)(s), and Section 21303(d), respectively.

Natural Resources and Environmental Protection Act, 1994 PA 451, Part 201 and Part 213, as amended.

Phase I Environmental Site Assessment Report, Project T – Benton Harbor, Grass-covered Land, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Soils and Materials Engineers Inc., dated April 8, 2022.

Phase II Environmental Site Assessment Report, Project T – Benton Harbor, Grass-covered Land, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Soils and Materials Engineers Inc., dated April 22, 2022.

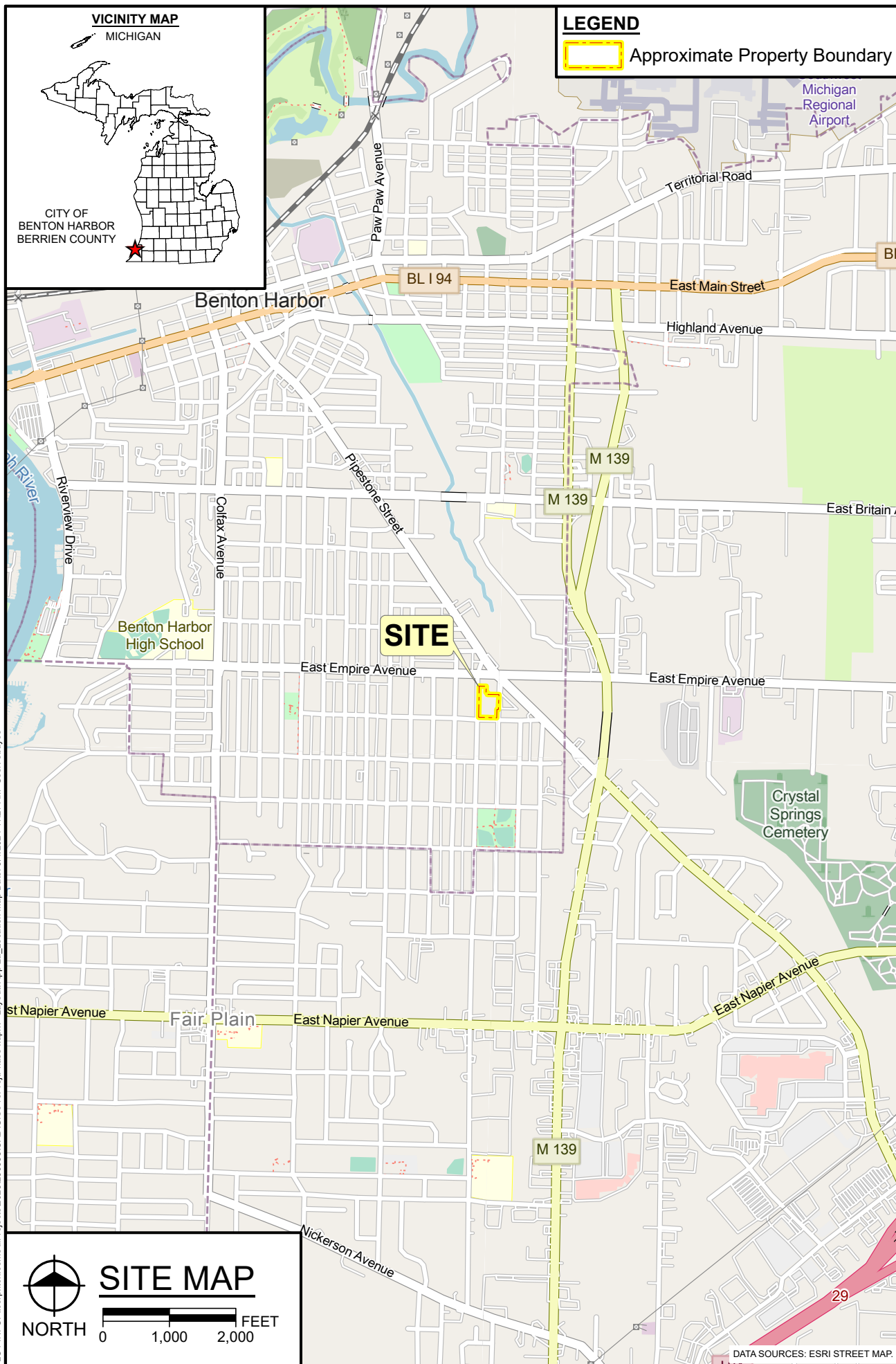
Phase I Environmental Site Assessment Report, Project T – Benton Harbor, Grass-covered Land, 960 Agard Avenue and 807 Weld Street, Benton Harbor, Michigan, Soils and Materials Engineers Inc., dated February 27, 2024.

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Response Activity Plan, Project T, 960 Agard Avenue, Benton Harbor, Michigan, Fishbeck, dated April 15, 2024.

Site Investigation Report, Project T, 960 Agard Avenue, Benton Harbor, Michigan, Fishbeck, dated July 25, 2024.

Figures



PLOT INFO: Z:\2023\230988\CAD\GIS\ProProj\Phase I.aprx Layout: App 10.2_Site Map Date: 9/11/2024 9:18 AM User: ebucye



LEGEND

 Approximate Property Boundary

fishbeck

Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

960 Agard Avenue

Benton Harbor, Michigan

Phase I

Environmental Site Assessment

PROJECT NO.
230988

FIGURE NO.

2

DATA SOURCES: MISAIL IMAGERY & ESRI HYBRID REFERENCE LAYER.



SITE MAP

0 50 100 FEET

**Part 201 Residential Soil Generic
Cleanup Criteria Exceedances**

Cr - Chromium, Total
As - Arsenic

Results expressed in µg/Kg dry weight.

LEGEND

- Discrete Soil Sample Location
- - - Proposed Residential Lot Boundary
- Approximate Property Boundary



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

960 Agard Avenue
Benton Harbor, Michigan
Baseline Environmental Assessment

PROJECT NO.
230988

FIGURE NO.
3

GSB-03 @3-5' 02/27/24	
Cr	5,500
GSB-03 @9-10' 02/27/24	
Cr	5,300

GSB-04 @8-10' 02/27/24	
Cr	3,700

GSB-06 @9-10' 02/27/24	
Cr	3,400

GSB-07 @8-12' 02/27/24	
Cr	4,900

GSB-01 @3-5' 02/27/24	
Cr	8,000
GSB-01 @8-10' 02/27/24	
Cr	6,200

GSB-05 @3-5' 02/27/24	
Cr	5,100
GSB-05 @8-10' 02/27/24	
As	5,300
Cr	6,500

SB-7 @14.5-15' 4/14/22	
Phenanthrene	2,500

GSB-08 @2-6' 02/27/24	
Cr	4,300 J
GSB-08 @9-10' 02/27/24	
Cr	3,800

**SITE MAP WITH GRCC
EXCEEDANCES
(DISCRETE SOIL
SAMPLE RESULTS)**



NORTH
0 75 150 FEET

PHASE 1

DATA SOURCES: GOOGLE EARTH IMAGERY & ESRI HYBRID REFERENCE LAYER.

SOIL SAMPLE COLLECTED FROM GSB-09 AT 10 TO 12 FEET BGS INCLUDED ON FIGURE 8 AS PART OF THE NAPL DELINEATION.

**Part 201 Residential Soil Generic
Cleanup Criteria Exceedances**

Cr - Chromium, Total

Results expressed in µg/Kg dry weight.

LEGEND

- DU-5 (I)
- DU-5 (D) 2' E of DU-5 (I)
- DU-5 (T) 2' W of DU-5 (I)
- Approximate Sample Increment Location
- DU-1A (0-0.5')/B (0.5-2.0')
- DU-2A (0-0.5')/B (0.5-2.0')
- DU-3A (0-0.5')/B (0.5-2.0')
- Underground Stormwater Basin
- Approximate Property Boundary

fishbeck

Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

960 Agard Avenue

Benton Harbor, Michigan

Baseline Environmental Assessment

PROJECT NO.
230988

FIGURE NO.

4

**SITE MAP WITH GRCC
EXCEEDANCES
(ISM SAMPLE RESULTS)**



NORTH

0 75 150 FEET

DATA SOURCES: GOOGLE EARTH IMAGERY & ESRI HYBRID REFERENCE LAYER.

DU-1A 02/29/24	
Cr	7,200
DU-1B 02/29/24	
Cr	6,000

DU-5(T) 5/31/24	
Chromium	7,100

DU-5(D) 5/31/24	
Chromium	8,500

DU-5(I) 5/31/24	
Chromium	8,000

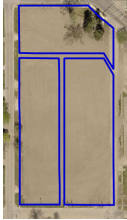
DU-2A 02/29/24		DU-2B 02/29/24	
Cr	7,100	Cr	6,900

DU-3A 02/27/24			
		Duplicate	Triplicate
Cr	5,600	6,300	6,600
DU-3B 02/27/24			
Cr	5,700		

Attachment 1

960 AGARD AVE BENTON HARBOR, MI 49022 (Property Address)

Parcel Number: 53-1300-0026-00-1 Account Number: 0000000867



Item 1 of 1 1 Image / 0 Sketches

Property Owner: BENTON HARBOR CITY OF

Summary Information

- > Assessed Value: \$0 | Taxable Value: \$0
- > Utility Billing information found
- > Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	BENTON HARBOR CITY OF 200 E WALL ST BENTON HARBOR, MI 49022	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	402 RESIDENTIAL-VACANT	Unit	50 City of Benton Harbor
School District	BENTON HARBOR AREA SCHOOLS	Assessed Value	\$0
Map #	030-2	Taxable Value	\$0
User Number Index	0	State Equalized Value	\$0
FIELD	Not Available	Date of Last Name Change	03/05/2020
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
NOTE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	-
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0

Land Information

Zoning Code	DISTRICT D-2	Total Acres	0.000
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	COM RES OF CITY	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

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

Legal Description

LOTS 1 THRU 23 INCL BLK 2 COLUMBUS ADD TO CITY OF BENTON HARBOR WHICH INCLUDES THAT PT OF W1/2 VAC AGARD ST LYING E OF SD LOT 1 & SD
LOTS 15 THRU 23 INCL MAP 324A SEE 11-53-9975-0540-00-1

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	999
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/29/2018	\$0.00	QC	BERRIEN COUNTY TREASURER	CITY OF BENTON HARBOR	13-GOVERNMENT	3210/0692
05/31/1994	\$1,500,000.00	WD			21-NOT USED/OTHER	1654/0305

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Attachment 2

Attachment 2 will be added to the Final document