



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
GRAND RAPIDS DISTRICT OFFICE



LIESL EICHLER CLARK  
DIRECTOR

January 8, 2020

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL  
ASSESSMENT**

**BEA ID: 70000297-BEA-1**

**Legal Entity:** BFK Investments, LLC  
Attention: Mr. Brian Keenan  
247 River Front Street  
Spring Lake, Michigan 49456

**Property Address:** 421 North Griffin Street  
Grand Haven, Michigan 49417

On December 5, 2019, the Michigan Department of Environment, Great Lakes, and Energy (EGLE), formerly known as the Michigan Department of Environmental Quality, received a Baseline Environmental Assessment (BEA) dated October 28, 2019, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA. The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized Signature:

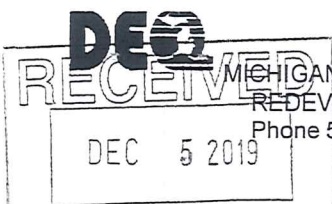
A handwritten signature in black ink, appearing to read 'David Bandlow', is written over a horizontal line.

David Bandlow  
Assistant District Supervisor  
Grand Rapids District Office  
Remediation and Redevelopment Division  
350 Ottawa Avenue, NW, Unit 10  
Grand Rapids, Michigan 49503-2341  
616-745-5337  
BandlowD@michigan.gov

Enclosures

cc (by e-mail): Mr. Joseph Bolin, Westshore Environmental





70000297-

BEA-1

### Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, 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 as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

#### Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: <u>BFK Investments, LLC</u>	Contact for BEA questions if different from submitter: Name & Title: <u>Joseph Bolin, Project Manager/Environmental Professional</u>
Address: <u>247 River Front Street</u>	Company: <u>Westshore Environmental</u>
City: <u>Spring Lake</u> State: <u>MI</u> ZIP: <u>49456</u>	Address: <u>2534 Black Creek Road</u>
Contact Person (Name & Title): <u>Brian F. Keenan, Member</u>	City: <u>Muskegon</u> State: <u>MI</u> ZIP: <u>49444</u>
Telephone: <u>(616) 638-2600</u> Email: <u>brianfkeenan@hotmail.com</u>	Telephone: <u>(231) 777-3447</u> Email: <u>JoeB@Westshore.net</u>

#### Section B: Property Information

Street Address of Property: <u>421 North Griffin Street</u>	County: <u>Ottawa</u>
City: <u>Grand Haven</u> State: <u>MI</u> Zip: <u>49417</u>	City/Village/Township: <u>Grand Haven</u>
Property Tax ID (include all applicable IDs): <u>70-03-21-415-006</u>	Town: <u>08N</u> Range: <u>16W</u> Section: <u>21</u>
Address according to tax records, if different than above (include all applicable addresses):	Quarter: <u>SE</u> Quarter-Quarter: <u>NW</u>
City: _____ State: _____ Zip: _____	Decimal Degrees Latitude: <u>43.065599</u>
Status of submitter relative to the property (check all that apply):	Decimal Degrees Longitude: <u>-86.210971</u>
Owner <input type="checkbox"/> Former <input type="checkbox"/> Current <input checked="" type="checkbox"/> Prospective <input type="checkbox"/>	Reference point for latitude and longitude: Center of site <input type="checkbox"/> Main/front door <input type="checkbox"/>
Operator <input type="checkbox"/> Former <input type="checkbox"/> Current <input type="checkbox"/> Prospective <input type="checkbox"/>	Front gate/main entrance <input checked="" type="checkbox"/> Other <input type="checkbox"/>
	Collection method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/>

#### Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown	<input checked="" type="checkbox"/>
Part 201 Site ID, if known: <u>199900549GR, 200702121GR, 200702122GR</u>	
Property - Leaking Underground Storage Tank regulated pursuant to Part 213	<input type="checkbox"/>
Part 211/213 Facility ID, if known: _____	
Oil or gas production and development regulated pursuant to Part 615 or 625	<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115	<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	<input type="checkbox"/>

#### Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed:	<u>08/29/2019</u>
Date Baseline Environmental Assessment Report conducted:	<u>10/28/2019</u>
Date submitter first became the owner:	<u>09/26/2019</u>

Date submitter first became the operator:

Date submitter first became the operator (if prior to ownership):

Anticipated date of becoming the owner for prospective owners:

Anticipated date of becoming the operator for prospective operators:

If former owner or operator of this property, prior dates of being the owner or operator:

**Section E: Check the appropriate response to each of the following questions:**

	YES	NO
1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does this BEA contain the legal description of the property addressed by the BEA?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Section F: Environmental Consultant Signature:**

*I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.*

Signature:  Date: 12-4-19

Printed Name: Joseph Boin, Project Manager-Environmental Professional

Company: Westshore Environmental

Mailing Address: 2534 Black Creek Road City: Muskegon State: MI Zip: 49444

Telephone: (231) 777-3447 E-Mail: JoeB@Westshore.net

**Section G: Legal Entity Signature:**

*With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.*

Signature:  Date: \_\_\_\_\_

(Person legally authorized to bind the legal entity)

Printed Name: Brian F. Keenan

Title and Relationship of signatory to submitter: Member, BFK Investments, LLC

Address: 247 River Front Street City: Spring Lake State: MI Zip: 49456

Telephone: (616) 638-2600 E-Mail: brianfkeenan@hotmail.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located.  
s located at [www.michigan.gov/deqrrd](http://www.michigan.gov/deqrrd).