

R E P O R T

Mr. Greg Husby
6810 Eaton Highway
Lansing, MI 48906

Environmental Transaction
Screen of
1023 & 1027 S. Washington Ave.
Lansing, Michigan

73181-XA

July 26, 1999





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Mr. Greg Husby
6810 Eaton Highway
Lansing, MI 48906

Subject: Environmental Transaction Screen of 1023 and 1027 S. Washington Avenue,
Lansing, Michigan – STS Project No. 73181-XA

Dear Mr. Husby:

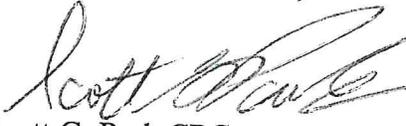
STS Consultants, Ltd. (STS) has completed the Environmental Transaction Screen (ETS) for the property referenced above. The objective of the ETS is to identify recognized environmental conditions in connection with the property. This report presents the results of our findings, and our opinions regarding actual or potential environmental impairment of the property.

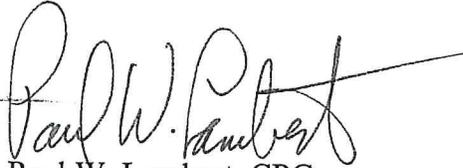
The services performed were based on our understanding of the American Society for Testing and Materials *Standard Practice for Environmental Site Assessment: Environmental Transaction Screen Process* (ASTM Standard E1528-96).

We appreciate the opportunity to have assisted you with this portion of your project. Please call us at 517 321-4964 if you have any questions regarding the information presented in this report.

Sincerely,

STS CONSULTANTS, LTD.


Scott G. Park CPG
Senior Project Geologist


Paul W. Lambert, CPG
Environmental Sciences Group Manager

SGP/lch

**ENVIRONMENTAL TRANSACTION SCREEN
1027 S. WASHINGTON AVENUE
LANSING MICHIGAN**

1.0 EXECUTIVE SUMMARY

STS Consultants, Ltd. (STS) was retained by Mr. Greg and Mrs. Jean Husby (Client) to perform an Environmental Transaction Screen (ETS) for the commercial property located at 1027 south Washington Ave. in Lansing, Michigan (the subject property). This report is confidential and was prepared for the Client. The ETS was performed for the purpose of identifying recognized environmental conditions and to qualify the level of environmental risk in connection with the subject property. The ETS was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard E1528-96, titled *Standard Practice for Environmental Site Assessments: Transaction Screen Process*, and in a manner consistent with others performing Environmental Transaction Screens under the same conditions and in the same locality. This report is a summary of our findings and conclusions regarding environmental conditions.

ASTM defines a recognized environmental condition as:

"The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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".

STS identified no recognized environmental conditions related to past and present activities on the subject property as a result of this ETS.