

December 15, 2014

VIA E-MAIL

Mr. John Iacoangeli, Principal
 Beckett & Raeder, Inc.
 535 West William, Suite 101
 Ann Arbor, MI 48013

RE: NOVEMBER 2014 RESULTS OF INTERIM ACME CREEK MONITORING AT GRAND TRAVERSE TOWN CENTER, ACME, MICHIGAN

Dear Mr. Iacoangeli:

The purpose of this letter is to transmit the results of interim surface water monitoring of Acme Creek that was completed by Horizon Environmental Corporation (“Horizon”) on behalf of the Village at Grand Traverse, LLC (“VGT”), in relation to VGT’s development of the Grand Traverse Town Center (“GTTC”) site in Acme Township, Grand Traverse County, Michigan.

The surface water monitoring results presented here are from sampling completed on November 24, 2014, in accordance with the interim monitoring provisions of the Acme Creek Monitoring Plan, issued to Acme Township for review and consideration on December 5, 2014. Consistent with that plan, surface water samples were collected from Acme Creek at three locations: one upstream of the GTTC site and two downstream (see enclosed Figure 1). Samples were field analyzed for turbidity and temperature and were also submitted for laboratory analysis of total suspended solids (“TSS”). The results of this sampling event are summarized as follows:

Acme Creek Sampling Location	Sample Date	Sample Time	Temp. (°C)	TSS (mg/L)	Turbidity (NTU)
Upstream (at property line)	11/24/14	7:55 am	5.7	8.0	19
Downstream (at property line)	11/24/14	8:05 am	5.7	<5.0	22
Downstream (at M-72)	11/24/14	8:15 am	5.7	12	23

Field analyses for turbidity were completed using a Hach 2100P portable turbidimeter. Laboratory analytical reports of TSS results for these samples are presented as Attachment I.

Mr. John Iacoangeli

December 15, 2014

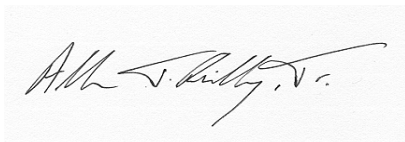
Page 2

In all sampling locations during the November 24 sampling event, Acme Creek was observed to be visually clear at the time of sampling. Concentrations of TSS, temperature and turbidity levels in Acme Creek immediately downstream of the GTTC site are generally unchanged from those observed immediately upstream of the GTTC site. Concentrations of TSS in Acme Creek at the M-72 sampling location appear modestly (though not materially) greater than those observed in close proximity to the site. Concentrations of TSS in Acme Creek during this sampling event were also generally consistent with TSS concentrations observed in the August 2012 baseline sampling event (11.2 mg/L and 4.4 mg/L upstream and downstream of the site, respectively).

If you have questions or require additional information regarding this sampling event, please contact me at 616.554.3210.

Sincerely,

HORIZON ENVIRONMENTAL

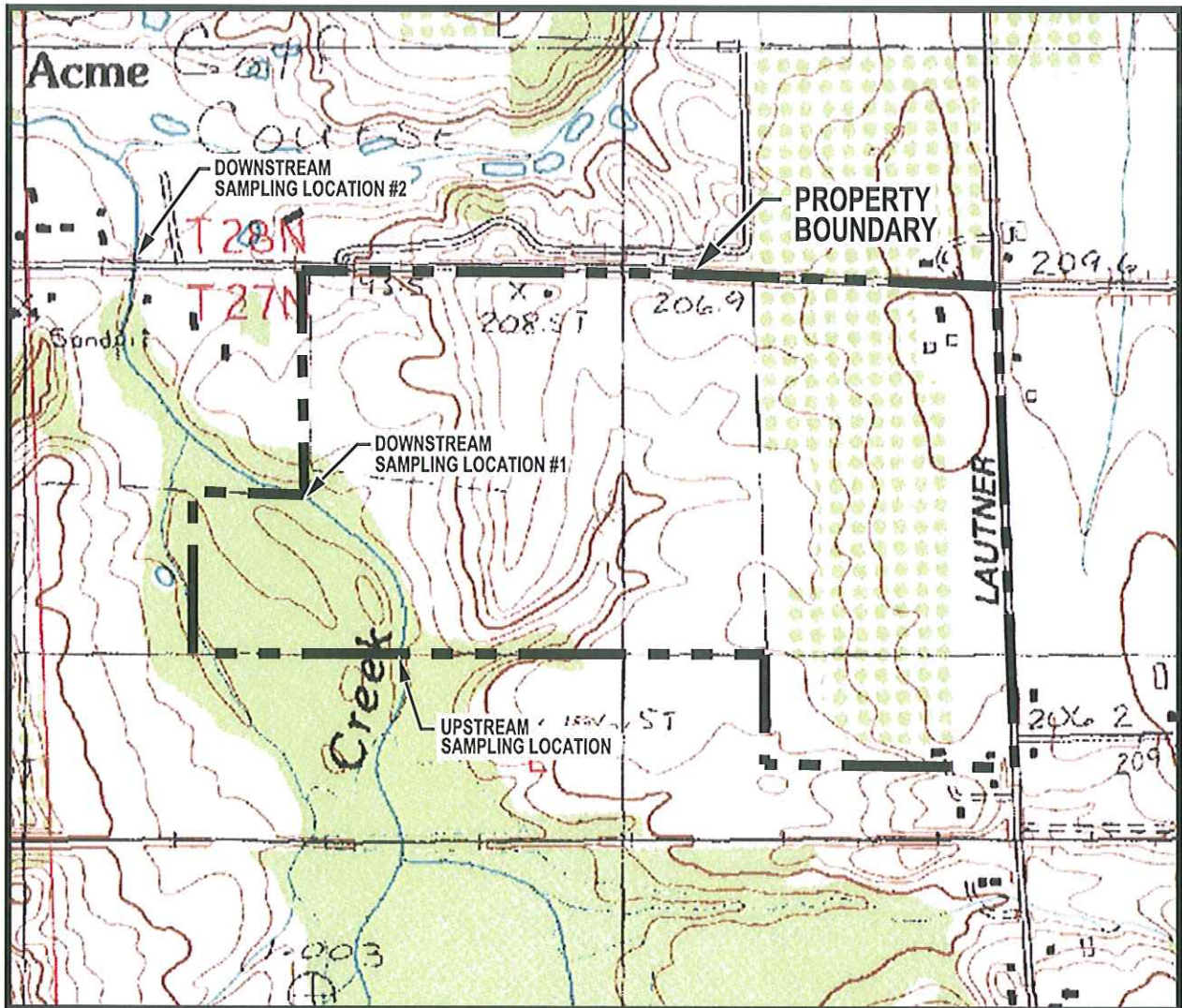
A handwritten signature in black ink, appearing to read "Allen J. Reilly, Jr.", is centered below the company name. The signature is written in a cursive style.

Allen J. Reilly, Jr.

Director, Environmental Risk Management

cc: J. Zollinger, Acme Township
S. Schooler, VGT
S. Smith, VGT
E. Ritchie, Team Elmer's
S. Folkersma, Team Elmer's
D. Donohue, Warner Norcross & Judd

enclosures



TAKEN FROM 7.5 MINUTE SERIES TOPOGRAPHIC MAP
GRAWN QUADRANGLE PHOTOREVISED 1983
NOT TO SCALE



Acme Township
Grand Traverse County, MI



North

HORIZON ENVIRONMENTAL

PROJECT NUMBER:
WNJ-1401

Village at Grand Traverse
Acme Township, Grand Traverse County, Michigan

FIGURE:

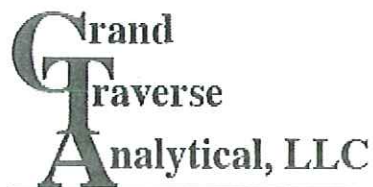
1

SITE LOCATION MAP

DECEMBER 2014

ATTACHMENT I

*LABORATORY ANALYTICAL RESULTS OF
NOVEMBER 2014 SURFACE WATER SAMPLING*



INDEPENDENT TESTING LAB

830 ROBINWOOD COURT, TRAVERSE CITY, MI 49686

PH: 231-929-0905

FAX: 231-929-0894

www.gtanalytical.com

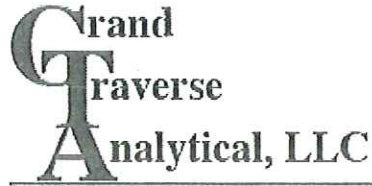
COMPANY: HORIZON ENVIRONMENTAL
PROJECT NO: WNJ-1401
LOCATION: VILLAGE AT G.T.
MI
SAMPLED BY: MIKE POTTER/HORIZON

GTA PROJECT NO: 112514-1
GTA SAMPLE NO: 2
DATE SAMPLED: 11/24/2014
TIME SAMPLED: 7:55 AM
DATE RECEIVED: 11/25/2014
TIME RECEIVED: 9:45 AM

SAMPLE RESULTS

<u>No:</u>	<u>Analysis</u>	<u>Concentration</u>	<u>LOD</u>	<u>Units</u>	<u>Analyst</u>	<u>Date Completed</u>	<u>Sample Matrix</u>
	SAMPLE ID: ACME CR @ UP STREAM						
	TOTAL SUSPENDED SOLIDS SM2540D	8.0	5.0	mg/L (PPM)	TR	12/2/2014	WATER

ND = NOT DETECTED, RESULT < LOD
LOD = LIMIT OF DETECTION
s.u. = STANDARD pH UNITS REPORTED AT 25 C



INDEPENDENT TESTING LAB
830 ROBINWOOD COURT, TRAVERSE CITY, MI 49686
PH: 231-929-0905 FAX: 231-929-0894
www.gtanalytical.com

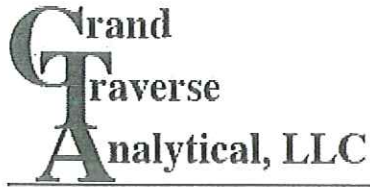
COMPANY: HORIZON ENVIRONMENTAL
PROJECT NO: WNJ-1401
LOCATION: VILLAGE AT G.T.
MI
SAMPLED BY: MIKE POTTER/HORIZON

GTA PROJECT NO: 112514-1
GTA SAMPLE NO: 3
DATE SAMPLED: 11/24/2014
TIME SAMPLED: 8:05 AM
DATE RECEIVED: 11/25/2014
TIME RECEIVED: 9:45 AM

SAMPLE RESULTS

<u>No:</u>	<u>Analysis</u>	<u>Concentration</u>	<u>LOD</u>	<u>Units</u>	<u>Analyst</u>	<u>Date Completed</u>	<u>Sample Matrix</u>
	SAMPLE ID: ACME CR @ DOWNSTREAM						
	TOTAL SUSPENDED SOLIDS SM2540D	ND	5.0	mg/L (PPM)	TR	12/2/2014	WATER

ND = NOT DETECTED, RESULT < LOD
LOD = LIMIT OF DETECTION
s.u. = STANDARD pH UNITS REPORTED AT 25 C



INDEPENDENT TESTING LAB

830 ROBINWOOD COURT, TRAVERSE CITY, MI 49686

PH: 231-929-0905

FAX: 231-929-0894

www.gtanalytical.com

COMPANY: HORIZON ENVIRONMENTAL
PROJECT NO: WNJ-1401
LOCATION: VILLAGE AT G.T.

GTA PROJECT NO: 112514-1
GTA SAMPLE NO: 4

DATE SAMPLED: 11/24/2014
TIME SAMPLED: 8:15 AM
DATE RECEIVED: 11/25/2014
TIME RECEIVED: 9:45 AM

MI
SAMPLED BY: MIKE POTTER/HORIZON

SAMPLE RESULTS

<u>No:</u>	<u>Analysis</u>	<u>Concentration</u>	<u>LOD</u>	<u>Units</u>	<u>Analyst</u>	<u>Date Completed</u>	<u>Sample Matrix</u>
	SAMPLE ID: ACME CR @ M-72						
	TOTAL SUSPENDED SOLIDS SM2540D	12	5.0	mg/L (PPM)	TR	12/2/2014	WATER

ND = NOT DETECTED, RESULT < LOD
LOD = LIMIT OF DETECTION
s.u. = STANDARD pH UNITS REPORTED AT 25 C