

Project Name:	Benjamin O. Davis Veteran's Village		
Project Address:	4777 East Outer Drive, Detroit, Michigan		
Sponsors Name:	Conner Creek Center, LLC	Sponsor E-mail:	rmclemore@a-mac.com
Consulting Firm:	PM Environmental, Inc.		
Consultant Phone:	(800) 313-2966	E-mail:	kratz@pmenv.com
Consultant Project #:	01-6232-0-0006	Report Date:	June 15, 2020

Additional Site Info (please complete if known)		
Site area: 2.69	(in acres)	# Units planned: 50
Vacant land: <input checked="" type="checkbox"/>	Developed: <input type="checkbox"/>	If developed, # existing buildings:
Vacant Structure(s): <input type="checkbox"/>	# vacant	Date(s) of construction for existing structures:
Single Site: <input checked="" type="checkbox"/>	Scattered sites: <input type="checkbox"/>	If scattered, # sites:
Rehab of existing structure(s): <input type="checkbox"/>	New Construction <u>with</u> planned demolition of existing structure(s): <input type="checkbox"/>	
Adaptive Re-Use: <input type="checkbox"/>	New Construction <u>without</u> planned demolition of existing structure(s): <input checked="" type="checkbox"/>	
No physical changes planned: <input type="checkbox"/>	Comments:	

Please answer all questions below, noting the appropriate page or appendix in your report that contains the supporting documentation. **Summary Cover Sheets containing unknown or incomplete responses will not be processed and will be returned for correction.**

REPORT FINDINGS

- a. **RECs** - The Phase I ESA revealed a REC(s). Yes No (See Sec. IV) **Section 8.1.4**
- b. The site contains a **wetland** area(s). Yes No (See Sec. IV, H.5) **Section 9.5**
- c. The site or a portion of the site is in the **Special Flood Hazard Area**.
 Yes No (See Sec. IV, H.4) **Section 9.4**
- d. The site contains a **UST(s)**. Yes No (See Sec. IV, I) **Section 6.3.1**
- e. This site contains a **AST(s)**. Yes No (See Sec. IV, H.10) **Section 9.8**
- e. **EMF** - There are high power electrical transmission lines within 500 feet of the subject site.
 Yes No (See Sec. IV, H.6) **Section 9.6**
- f. **HP GAS** - There are buried high-pressure gas transmission lines (4" in diameter and 400 psi or greater) within 1000 feet of the subject site. Yes No (See Sec. IV, H.7) **Section 9.7**

g. **NOISE** - The subject site is near a busy roadway or within 1000 feet of a limited access freeway or 3000 feet of a rail line, or within 15 miles of an airport.

Section 9.9

Yes No

Was a noise assessment performed?

Yes No (See Sec. IV, H.8)

h. **ASBESTOS** - A NESHAP-compliant asbestos survey is required for every MSHDA renovation/remodeling project, regardless of the date of construction. Was a NESHAP-compliant asbestos survey performed for this renovation/remodeling project?

Yes No

If Yes, were any asbestos containing materials (ACM) identified?

Yes No (See Sec. IV, H.1) Section 9.1

i. **LEAD** - For structures built before January 1, 1978, a combination lead Risk Assessment/Inspection satisfying state and federal requirements is required. Was a combination lead Risk Assessment/Inspection performed?

Section 9.2

Not required (*Post-1977 Date of Construction*) Yes No

If Yes, was Lead Based Paint identified? Yes No (See Sec. IV, H.2)

j. **RADON** - For developments in Michigan counties where 25% or more homes tested equal to or above the EPA action level of 4 pCi/L, as depicted by the Michigan EGLE radon map (*Barry, Berrien, Branch, Calhoun, Cass, Clinton, Dickinson, Easton, Hillsdale, Ionia, Iron, Jackson, Kalamazoo, Lapeer, Lenawee, Livingston, Monroe, Oakland, Otsego, Ottawa, St. Joseph, Shiawassee, Tuscola and Washtenaw*) was a radon assessment conducted by a Radon Professional was performed?

Section 9.3

Not required: Not in >25% county. Yes No

If Yes, was Radon above EPA action level? Yes No (See Sec. IV, H.3)

k. A "Recorded Land Records" search was performed?

Yes No (See Sec. IV, C) Section 4.1

l. A Phase II investigation is required?

Yes No (See Sec. V) Section 8.3

m. A Tier I and non-invasive Tier II Vapor Encroachment Screen were performed?

Section 9.10

Yes No (See Sec. IV, H.9)

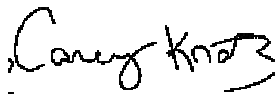
If yes, was a **Vapor Encroachment Condition (VEC)** identified and an invasive Tier II investigation is recommended.

Yes No (See Sec. IV, H.9)

2. Report Documentation Check List. If any of the responses below are "NO," do not submit report.

- a. MSHDA Phase I Letter of Reliance completed? Yes No **Section 10.9**
- b. User's Disclosure Statement completed? Yes No **Section 10.6**
- c. Compliant ACORD 25 Certificate of insurance included? Yes No **Section 10.10**
- d. FEMA Flood Plain Map Included? Yes No **Section 10.7**
- e. Fire Insurance Maps or No Coverage Letter Included? Yes No **Section 10.4**
- f. Development Site Plan Included? Yes No **Section 10.2**
- g. Site boundaries indicated on all maps and photos? Yes No
- h. CD or flash drive (PDF versions) included? Yes No

I represent that this Summary Cover Sheet accurately reflects the environmental information contained in the above captioned document.



6/15/2020

Carey Kratz, EP

Signature of Environmental
Professional

Date

Print or Type Legal Name



Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

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INCENTIVES CONSULTING

MSHDA PHASE I ENVIRONMENTAL SITE ASSESSMENT

Two Acres of Land
4777 East Outer Drive | Detroit, Michigan
PM Project Number 01-6232-0-0006

Prepared for:

Conner Creek Center LLC
892 West Boston Boulevard
Detroit, Michigan 48202

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

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Michigan Locations
Berkley Bay City
Grand Rapids Chesterfield
Lansing Oak Park

June 15, 2020

Mr. Raymond McLemore
Conner Creek Center, LLC
4777 East Outer Drive
Detroit, Michigan 48234

**Re: Phase I Environmental Site Assessment of the Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-0006**

Dear Mr. McLemore:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated June 15, 2020 to the Michigan State Housing Development Authority.

It is our understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

We **represent** that the attached is a true, correct, and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents our professional opinion of the site as of this date and that we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-13, ASTM Practice E 2600-15, and MSHDA's Environmental Review Requirements for 2020.

If you have any questions related to this report please do not hesitate to contact our office at 248.336.9988.

Sincerely,
PM ENVIRONMENTAL, INC.

Carey Kratz, EP
Regional Manager – Due Diligence

Peter S. Bosanic, P.E., EP
Principal

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- Section 10.3: Site Photographs
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- Section 10.9: MSHDA Phase I Letter of Reliance
- Section 10.10: Copy of Environmental Professional Insurance Certificates

SECTION 1.0: EXECUTIVE SUMMARY

Section 1.1: Phase I ESA Summary and Conclusions

PM Environmental, Inc., (PM) has completed a Phase I Environmental Site Assessment (ESA) of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) guidelines established by the ASTM in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-15* (ASTM Practice E 2600-15) and (4) MSHDA’s Environmental Review Requirements for 2020.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF BENJAMIN O’DAVIS VETERAN’S VILLAGE LDHA, LP, THE CITY OF DETROIT, THE CITY OF DETROIT HOUSING COMMISSION, CITIZEN’S BANK, RBC CAPITAL MARKETS, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

Main Cross Street(s)/Location	North of East Outer Drive and west of Conner Street, Detroit, Michigan
Number of Parcels and Acreage	2.69 acres portion of a larger parcel totaling 16.0 acres
Number of Building(s) and Square Footage	No buildings present
Current Property Use	Paved parking lot

Reasonably ascertainable records for the subject property extended back to approximately 1937. No data failure was identified. PM did not identify any significant data gaps during the completion of this Phase I ESA.

Standard and other historical sources document the subject property contained vacant land from at least 1937 to 1972. The current paved parking areas and access drive for the south adjoining property were constructed between 1972 and 1981.

Below is a Summary Table presenting PM’s recommended actions for the subject property. PM’s Findings, Opinions, and Recommendations are present in Section 8.1-8.4. In addition, any potential Non-ASTM scope related concerns identified in association with the subject property are included. Affirmative answers are further discussed below the table:

Summary Table		
Assessment Topic	Section	Recommended Action
De Minimis Condition	8.1.1	No Further Action
Significant Data Gap	8.1.2	No Further Action
Historical Recognized Environmental Condition (HREC)	8.1.3	No Further Action
Recognized Environmental Condition (REC)	8.1.4	No Further Action
Controlled Recognized Environmental Condition (CREC)	8.1.5	No Further Action
Potential Unsuitable Fill Material	5.5.4	No Further Action

Asbestos Containing Materials (ACM)	9.1	No Further Action
Lead Based Paint (LBP)	9.2	No Further Action
Radon Gas	9.3	No Further Action
100-Year Floodplain	9.4	No Further Action
Potential Wetlands	9.5	No Further Action
Electromagnetic Fields	9.6	No Further Action
High Pressure Buried Gas Mains	9.7	No Further Action
Onsite or Adjoining Blast Hazard	9.8	See Below
Noise Assessment	9.9	No Further Action
Vapor Encroachment	9.10	No Further Action

Onsite or Adjoining Blast Hazard: PM observed a 30,000-gallon oxygen above ground storage tank (AST) located approximately 150 feet southeast of the subject property at the south adjoining Connor Creek Health Center also addressed as 4777 East Outer Drive. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. The Client/Sponsor owns the adjoining property and intends on relocating the AST beyond the thermal radiation distance required for people and buildings. A written relocation plan will be provided to MSHDA upon completion.

Conclusions and Recommendations

PM has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-15 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Requirements for 2020 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report. This assessment has revealed no evidence of on-site or off-site RECs in connection with the property.

Section 1.2: Identified Data Gaps

Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1937. No data failure was identified.

Section 1.3: Identified Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at 248.336.9988 to discuss this report.

Report Prepared By:
PM Environmental, Inc.

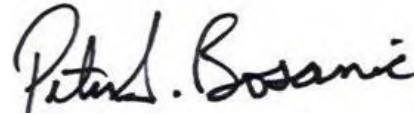


David Balash
Staff Consultant

Report Reviewed By:
PM Environmental, Inc.



Carey Kratz, EP
Regional Manager – Due Diligence



Peter S. Bosanic, P.E., EP
Principal

SECTION 2.0: INTRODUCTION

PM Environmental, Inc. (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of the Benjamin O. Davis Veterans Village located 4777 East Outer Drive, Detroit, Wayne County, Michigan (subject property). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) guidelines established by the ASTM in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-15* (ASTM Practice E 2600-15) and (4) MSHDA's Environmental Review Requirements for 2020.

Section 2.1: Purpose

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

Section 2.2: Detailed Scope of Services

PM's scope-of-services is based on its proposal dated March 23, 2020, and the terms and conditions of that agreement. This Phase I ESA included the following:

- An inquiry of environmental conditions by an environmental professional.
- A review of specialized knowledge reported by the Client.
- A review of public and historical records, including those maintained by federal, state, tribal, and local government agencies.
- Interviews with regulatory officials and personnel associated or knowledgeable with the subject property, including as appropriate past and present owners, or neighbors if the property is abandoned.
- A reconnaissance of the subject property and adjoining properties.

Section 2.3: Significant Assumptions

During this Phase I ESA, PM made the following significant assumptions:

- PM assumed that the information provided by Environmental Data Resources (EDR) in the regulatory database report is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.
- PM assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary

sources was an accurate and complete representative summary of the information possessed by those individuals, representatives, or sources.

Section 2.4: Limitations and Exceptions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 9.0. Any physical limitations identified during the completion of this report are referenced in Section 6.1.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA that would deviate the scope of work from the ASTM Standard Practice E 1527-13.

PM was not provided with a copy of the recorded land title records for subject property by the client and was not requested to complete a title search. Therefore, PM cannot comment on any potential relevant information that may have been obtained through review of these records.

Section 2.5: Special Terms and Conditions

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA.

Section 2.6: User Reliance

PM HAS PREPARED THIS REPORT FOR THE EXCLUSIVE USE OF THE BENJAMIN O'DAVIS VETERAN'S VILLAGE LDHA, LP, THE CITY OF DETROIT, THE CITY OF DETROIT HOUSING COMMISSION, CITIZEN'S BANK, RBC CAPITAL MARKETS, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

PM acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PM makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

SECTION 3.0: SUBJECT PROPERTY DESCRIPTION

Section 3.1: Location and Legal Description

Main Cross Streets/Location	North of East Outer Drive and west of Conner Street, Detroit, Michigan
Number of Parcels and Acreage	2.69 acres of a larger parcel totaling 16.0 acres
Number of Building(s) and Square Footage	No buildings present
Current Property Use	Paved parking lot
Proposed Property Use	Veteran Housing
Township	1 South
Range	12 East
Section	3

The legal description of the subject property is presented in Section 10.4. Photographs taken during PM's subject property reconnaissance are provided in Section 10.3.

Section 3.2: Subject Property and Vicinity Characteristics

The subject property is located within a commercial and residential area of Detroit that was observed to be occupied by manufacturing, commercial, and residential properties.

Section 3.3: Current Use of the Subject Property

The subject property is currently occupied by paved parking areas and an access drive for the south adjoining property.

Section 3.4: Descriptions of Structures, Roads and Other Improvements on the Subject Property

The subject property is currently occupied by a parking area and an access drive for the south adjoining property and there are no structures or other improvements on the subject property.

Section 3.4.1: Municipal Water/Water Wells

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to municipal water. Review of available City of Detroit sewer maps indicates that municipal sewer has been available to the subject property area since at least 1930. It is likely that municipal water has also been available since this time. No records of private water wells have been identified through review of reasonably ascertainable information.

Section 3.4.2: Sanitary Sewer/Septic System

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to municipal sewer. Review of available City of Detroit sewer maps indicates that municipal sewer has been available to the subject property area since at least 1930. No records of private septic systems have been identified through review of reasonably ascertainable information.

Section 3.4.3: Storm Sewer/Storm Water Detention Ponds

PM observed several storm water catch basins on the subject property, which likely discharge to the municipal sewer system. No staining or evidence of poor waste management practices was observed in association with these exterior catch basins.

Section 3.4.4: Heat Source

Given that the subject property is currently, and has historically been vacant of buildings or structures, it is not connected to a heat source. Natural gas has been available to the subject property area since at least 1939. No alternative heat sources have been identified through review of reasonably ascertainable information.

MSHDA requirements specify that natural gas transmission lines that have an operational pressure of 400 psi or higher and a diameter of four inches or greater must comply with MSHDA's setback requirements.

Natural gas is supplied through a twelve-inch main (108 pounds per square inch (psi)), which is located in the right-of-way to the east of the subject property. MSHDA requirements specify that natural gas transmission lines that have an operational pressure of 400 psi or higher and a diameter of four inches or greater must comply with MSHDA's setback requirements. Since the operational pressure is below 400 psi, calculation of setback distances was not completed.

Section 3.5: Current Uses of Adjoining Properties

A visual inspection of the adjoining properties was made from the subject property and public thoroughfares. Color photographs are included within Section 10.3. Refer to Section 5.5 for details on historical usage. Refer to the paragraphs below for additional information.

North Adjoining Properties

The north adjoining properties are occupied by Milbank Greenway (recreational path) and residential properties.

East Adjoining Property, across Conner Street

The east adjoining property, identified as 20000-20030 Conner Street, is occupied by a Chrysler Assembly Plant.

South Adjoining Property

The south adjoining property, also identified as 4777 East Outer Drive, is occupied by Connor Creek Health Center. PM observed a 30,000-gallon oxygen AST located at this property that is within the minimum search distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. Refer to Section 9.8 for additional information.

West Adjoining Property

The west adjoining property, identified as 4661-4663 East Outer Drive, is occupied by Conner Creek Senior Living.

SECTION 4.0: USER PROVIDED INFORMATION

The ASTM Standard defines a User as “the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outline in Section 6 (of the ASTM Standard E-1527-13).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small business Liability relief and Brownfield’s Revitalization Act of 2001 (the “Brownfield’s Amendments”), the User must provide certain information (if available) included on the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

PM provided Mr. Ray McLemore (i.e. the User representative) with a copy of MSHDA’s User’s Environmental Questionnaire and Disclosure Statement, which was completed and returned to PM. None of the questions were answered in the affirmative or in a manner that would suggest the potential for RECs by Mr. McLemore. No other specialized knowledge or experience of the subject property was provided to PM by the User.

Section 4.1: Title Records

A chain of title was not conducted for the subject property. PM utilized aerial photography, city directories, assessing information, and interviews with individuals knowledgeable of the subject property area as sources to determine the historical use of the subject property (see Section 10.4). Information from these sources is referenced throughout this report.

The Client did not provide recorded land title records to PM for review. Based on the lack of commercial or industrial use identified in association with the subject property, a title search is not required.

Section 4.2: Environmental Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

PM reviewed the Part the 201 Enforcement Liens list available through the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD), for information about environmental liens on the subject property. There was no information regarding environmental liens encumbering the subject property, or any pending, threatened, or past environmental litigation, environmental administrative procedures, or notices

from government entities regarding possible violations of environmental law or possible environmental liability.

PM has not identified any record of activity and use limitations or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

Section 4.3: Specialized Knowledge

The User did not report specialized knowledge or experience, actual knowledge, or commonly known or reasonable ascertainable information that is material to identifying recognized environmental conditions in connection with the subject property, except as in the following reports, which respectively document previous environmental investigations of the subject property:

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environment Limited (Stock)
	11/19/2015	
Phase II ESA	9/12/2016	PM
Phase I ESA	9/8/2017	
	3/27/2019	
	2/27/2020	

The contents of the previous environmental reports are summarized and discussed in Section 5.2.3. The User also indicated that the subject property is part of a larger parcel of land currently used as an overflow parking lot.

Section 4.4: Commonly Known or Reasonably Ascertainable Information

The User did not report knowledge of any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the subject property.

Section 4.5: Valuation Reduction for Environmental Issues

The User did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

Section 4.6: Owner, Property Manager, and Occupant Information

The User did not report knowledge relevant information from the owner, property manager, or occupants.

Section 4.7: Reason for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted to obtain financing for the project.

Section 4.8: Other

The User did not provide PM with any additional information pertaining to the subject property.

SECTION 5.0: RECORDS REVIEW

Section 5.1: Standard Environmental Record Sources

PM retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the database report is included in Section 10.5. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property. PM reviewed the following federal and state databases for such listings within the indicated search radii.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Superfund Enterprise Management System (SEMS) (formerly CERCLIS – renamed in 2015) Sites	½ mile	1
Federal	SEMS-Archive Sites (formerly CERLIS-NFRAP – renamed 2015)	½ mile	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	2
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal Facilities (TSDF) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Very Small Quantity Generators (VSQG) Sites	subject property and adjoining properties	1
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWF/LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	14
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	2
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
State & Tribal	Michigan Inventory of Facilities (Includes Part 201 Sites and Baseline Environmental Assessment {BEA} Sites)	½ mile	19
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

Section 5.1.1: Subject Property and Occupant Listings

The subject property address is identified as an above ground storage tank (AST) site, a RCRA-VSQG site, a closed LUST site, and a closed UST site. However, all of these listings are associated with the south adjoining property, which shares an address with the subject property. Refer to Section 5.1.2 for additional information. No listings were associated with the subject property.

Section 5.1.2: Adjoining and Nearby Sites

PM’s review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, PM considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, PM did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property, with the exception of the following:

Chrysler LLC/Skyline Painting Inc – This site is identified as 20000-20030 Conner Street and is the east adjoining property. Review of the regulatory database indicates this site is an open LUST site with one release reported in 1991, a closed UST site, a RCRA non-generator of hazardous waste with no reported violations, and a BEA site. Review of EGLE file information available on PM’s archives documents that an 8,000-gallon heating oil UST was installed on the property in 1974 and removed in 1995. PM reviewed a 1995 Risk Based Corrective Action (RBCA) Plan and attempted to review the BEA report completed for the property; however, a copy of the BEA report was not available for review within the time constraints of this report. According to the RBCA report, the former UST was located approximately 850 feet southeast of the subject property. Impact was identified above applicable criteria in the former UST basin area. However,

based on the distance of the former UST from the subject property (i.e. at least 850 feet across Conner Street), and regional clay geology with insufficient groundwater to act as a transport mechanism, PM has not identified this property as a REC.

St. John (Northeast)/Holy Cross Hospital/St John North East C – This site is identified as 4777 East Outer Drive and is the south adjoining property. Review of the regulatory database indicates this site is an AST site, a RCRA-VSQQ of hazardous waste with no reported violations, a closed LUST site with one release reported in 1998, and a closed UST site. Review of EGLE file information available on PM’s archives documents that a 20,000-gallon diesel UST was installed north of the building in 1966 and was closed in place in 1998. PM reviewed a 1998 LUST closure report, and previously completed a Phase II ESA for this property for the client in 2016. During the LUST investigation a release was discovered from the product lines of the diesel UST. Approximately 130 yards of impacted soil and 840 gallons of perched groundwater were removed from the UST basin area. Sidewall and floor samples were below method detection limits (MDLs). Since the UST was located close to a natural gas main that services the building, the UST was closed in place and the release was granted an unrestricted Tier I closure in 1999. The 2016 Phase II ESA included a ground penetrating radar (GPR) survey and the advancement of ten soil borings to the northeast of the building and within the building. All analytical results closest to the subject property were below MDLs and no anomalies consistent with additional orphan USTs were identified. Based on the unrestricted Tier I LUST closure, distance of the former UST from the subject property (i.e. approximately 250 feet), and the regional clay geology with insufficient groundwater to act as a transport mechanism, PM has not identified this property as a REC.

Section 5.2: Additional Environmental Records Sources

The objective of reviewing historical sources is to: (1) develop a history of previous uses or specific occupancies of the subject property, (2) identify those uses or specific occupancies that are likely to have led to potential environmental concerns at the subject property, and to the extent identifiable, at adjoining properties, and (3) identify obvious uses of the subject property from the present, back to the property’s *obvious* first developed use, or back to 1940, whichever is earlier. Further, the historical review was completed to assess whether operations were conducted that involved the use, storage and/or disposal of hazardous waste, hazardous substances, and/or petroleum products.

An understanding of the subject property was obtained from reasonably ascertainable standard and other historical sources extending back to 1937. No data failure was identified. Interviewees provided independent knowledge of subject property and surrounding area usage which in turn provided information confirming historical subject property and general adjoining and surrounding land usage. See Sections 5.4.3 and 5.5 for specific documentation of standard and other historical sources consulted and availability of these sources. The history of the subject property and adjoining and surrounding areas, which was able to be derived from standard historical sources and other sources to satisfy the ASTM standard requirements for uses of a property (except those excluded by data failure), have been described within the text of this report.

Section 5.2.1: Assessing Department/Building Department Records

Reasonably ascertainable assessment information obtained from the City of Detroit BS&A online database was reviewed. Assessing records document that the subject property is part of one parent parcel totaling approximately 16 acres and is developed with a 100,000 square foot hospital building constructed in 1950. Information provided by the client indicates the subject

property contains the northwestern 2.69 acres of a larger parcel. No buildings are present on this portion of the parcel. PM submitted a Freedom of Information Act (FOIA) request to the City of Detroit Law Department to review historical Assessing Department records for the subject property. PM did not receive a response within the time constraints of this report. However, PM reviewed historical Assessing Department records as part of the 2015 Phase I ESA completed in and no additional relevant information was documented. If PM does receive a response, and it changes the findings of the report, the client will be notified. Copies of available assessment records for the subject property and the current legal description for the parent parcel are included in Section 10.4.

City of Detroit Department of Buildings, Safety Engineering and Environmental Department (BSEED) records are typically available for review in person. However, due to COVID-19, BSEED limited hours and services and in an effort to comply with social distancing recommendations, and therefore PM was unable to review BSEED records as part of this Phase I ESA. However, PM previously reviewed available BSEED records as part of the 2015 Phase I ESA. Available building records were associated with the hospital building located on the south adjoining property, which shares an address with the subject property. No records were available for the portion of the parcel containing the subject property.

PM also previously reviewed available City of Detroit Oil and Gas records cards, which were available through BSEED. Oil and Gas records cards documented a 20,000-gallon UST (located on the south adjoining property) was present in at least August 1953, which is likely the same UST used associated with the emergency generator which has a reported release in May 1998. Refer to Section 5.1.2 for additional information.

Additionally, the BSEED oil and gas record cards documented the south adjoining property used steam in at least 1981 and contained information associated with the boiler system. No other relevant information was included with the available records reviewed.

Section 5.2.2: Zoning Department Records

PM reviewed the City of Detroit zoning map. The subject property is currently zoned “R5: Medium Density Residential District”. PM’s review did not identify potential environmental concerns associated with the subject property based on its current zoning.

Section 5.2.3: Previous Site Investigations

PM reviewed the following previous environmental reports for the subject property. Relevant portions of the reports are included in Section 10.4.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environment Limited (Stock)
	11/19/2015	
Phase II ESA	9/12/2016	PM
Phase I ESA	9/8/2017	
	3/27/2019	
	2/27/2020	

Section 5.2.3.1: Previous Site Investigations

The 1995 Phase I ESA included the subject property, the south adjoining property, and the west adjoining property. At the time of the Phase I ESA, the properties were occupied by the hospital on the south adjoining property. RECs were identified at the hospital building associated with a potential release from a UST located north of the building and suspect polychlorinated biphenyl (PCB) machinery within the hospital building. A LUST report was completed for the UST and is summarized in Section 5.1.2.

The 2015 Phase I ESA included the subject property and the south adjoining property. At the time of the Phase I ESA, the subject property was utilized for parking and an access drive for the south adjoining property. The closed release associated with the UST was identified as an HREC. RECs included the potential presence of additional USTs located adjacent to the hospital building, the observed leaking of hydraulic fluid near two out of use elevators within the hospital building, and the potential for PCB machinery to have been used within the hospital building.

The 2016 Phase II ESA was completed to assess the RECs identified at the south adjoining property in the 2015 Phase I ESA. PM completed a geophysical survey using ground penetrating radar to investigate the potential for orphan USTs. No anomalies consistent with orphan USTs were identified. PM completed the advancement of 10 soil borings, installation of three temporary monitoring wells, and collection of soil and groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), and/or polychlorinated biphenyls (PCB). No soil borings were collected on the subject property. Analytical results did not indicate any contamination exceeding laboratory method detection limits (MDLs) and/or the most restrictive Part 201 cleanup criteria.

The 2017 and 2019 Phase I ESAs were completed solely for the subject property and were completed in general accordance with MSHDA's Environmental Review Requirements for 2017 and 2019, respectively. At the time of the Phase I ESAs, the subject property consisted of the current paved parking lot. PM did not identify any RECs in the previous report but identified a blast analysis concern regarding a 30,000-gallon oxygen AST located at the south adjoining property, and recommended that the tank be enclosed or relocated to mitigate the concern. The Client/Sponsor owns the adjoining property and intends on relocating the AST beyond the thermal radiation distance required for people and buildings. Refer to Section 9.8 for additional information.

The 2020 Phase I ESA included the subject property and the south adjoining property. At the time of the Phase I ESA, the subject property was utilized for parking and an access drive for the south adjoining property. The closed LUST status at the south adjoining property was identified as an HREC. No RECs were identified

Relevant portions of the previous reports are included in Section 10.4 of this report.

Section 5.3: Physical Setting Source(s)

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 1 for an excerpt of the Topographic Map		
<i>Site Elevation</i>	620 feet above mean sea level (msl)	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Highland Park, Michigan Quadrangle, 1968 (photo revised in 1983)
<i>Topographic Gradient</i>	Relatively flat	
<i>Closest Surface Water</i>	Detroit River, located approximately 6.4 miles southeast at an elevation of 575 feet above msl	
General Soil Characteristics: Refer to Section 10.4 for a copy of the soil survey map and soil type descriptions		
<i>Soil Type</i>	Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes	United States Department of Agriculture, Custom Soil Resource Report for Wayne County, Michigan (survey area data: September 16, 2019)
<i>Description</i>	<p>A typical Colwood soil profile consists of sandy loam to a depth of 9.0 inches below ground surface (bgs), loam to 12.0 inches bgs, silty clay loam to 35.0 inches bgs, silt loam to 65.0 inches bgs, underlain by clay to 80.0 inches bgs. The soil is poorly drained with a depth to the water table of about 24.0 to 30.0 inches. The risk of corrosion is high for uncoated steel and low for concrete.</p> <p>Urban land consists of areas covered by commercial buildings, condominiums, and apartment buildings, parking lots, streets, sidewalks, driveways, railroad yards, industrial complexes and other structures. A typical soil profile is not defined. Permeability and the available water capacity vary.</p>	
<i>Soil Type</i>	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	
<i>Description</i>	<p>A typical Shebeon soil profile consists of sandy loam to a depth of 9.0 inches bgs, loam to 27.0 inches bgs, clay loam to 55.0 inches bgs, underlain by loam to 80.0 inches bgs. The soil is somewhat poorly drained with a depth to the water table of about 33.0 to 47.0 inches. The risk of corrosion is high for uncoated steel and low for concrete.</p> <p>Urban land is described above.</p> <p>A typical Avoca soil profile consists of sandy loam to a depth of 12.0 inches bgs, sand to 31.0 inches bgs, clay loam to 49.0 inches bgs, underlain by loam to 80.0 inches bgs. The soil is somewhat poorly drained with a depth to the water table of about 19.0 to 46.0 inches. The risk of corrosion is high for uncoated steel and low for concrete.</p>	

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
<i>Soil Type</i>	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	
<i>Description</i>	Urban land is described above. A typical Riverfront soil profile consists of sandy loam to a depth of 6.0 inches bgs, very artificial sandy loam to 16.0 inches bgs, gravelly-artificial loam to 46.0 inches bgs, very artificial loam to 68.0 inches bgs, underlain by clay to 80.0 inches bgs. The soil is well drained with a depth to the water table of more than 80.0 inches. The risk of corrosion is low for both uncoated steel and concrete.	
Area Specific Geology/Hydrogeology Characteristics:		
<i>Geology</i>	Consists of clay to a depth of 28.0 feet bgs, the maximum depth explored.	Previous site investigations for the south adjoining property (1998-2016)
<i>Hydrogeology</i>	Perched and limited groundwater was encountered within the UST basin between 2.2 and 6.0 feet bgs in the sandy/loamy backfill material. No groundwater was encountered outside of the UST basin area.	
Oil and Gas Wells:		
<i>Current Oil and Gas Wells on Subject Property</i>	None identified	The Michigan Department of Environment, Great Lakes and Energy (EGLE) Geologic Survey Division (GSD) web site
<i>Historical Oil and Gas Wells on Subject property</i>	None identified	

Section 5.4: Historical Use Information on the Subject Property

Section 5.4.1: Aerial Photographs and Sanborn Map Coverage for the Subject Property

PM reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in Section 10.4.

PM reviewed reasonably ascertainable Sanborn Fire Insurance Maps for the subject property area, which were obtained from EDR. The sources and years reviewed are identified in the table below. Relevant Sanborn Maps are included in Section 10.4.

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 5.5.

Aerial Photographs and Sanborn Maps Summary

Year and Source	Summary of Information
1937 Aerial (EDR)	Appears to be vacant land based on the lack of buildings, structures, or well-defined field perimeters.
1940 Aerial (EDR)	Similar to the previous aerial year.
1949 Aerial (EDR)	Similar to the previous aerial year.
1952 Aerial (EDR)	Similar to the previous aerial year.
1956 Aerial (EDR)	Similar to the previous aerial year.
1960 Sanborn Map (EDR)	No buildings or structures are depicted on the subject property. Appears similar to the previous aerial year.
1961 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1962 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1967 Aerial (EDR)	Appears to have been cleared of vegetation with portions of apparent construction trailers and construction equipment visible in the eastern portion.
1972 Aerial (EDR)	Consists entirely of vacant land.
1978 Sanborn Map (EDR)	Similar to the previous aerial year.
1981 Aerial (EDR)	The current parking lot and access drive have been constructed. Appears similar to the current layout.
1984 Sanborn Map (EDR)	Similar to the previous aerial year.
1987 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1987 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1990 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1993 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1997 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1998 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1999 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2002 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
2005 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2009 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2010 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2012 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2015 Aerial (Wayne County)	Similar to the previous aerial and Sanborn years.

A summary of this information along with other historical sources is included in Section 5.4.3.

Section 5.4.2: Local Street Directories for the Subject Property

Reasonably ascertainable local street directories for Detroit, Michigan were researched. Directories were available from 1921 to 2014. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

The subject property shares an address with the south adjoining property, and the available local street directory listings were associated with hospital operations at the south adjoining property. No current or historic structures have been identified on the subject property.

PM also reviewed listings for adjoining commercial properties. Information from the listings reviewed is included in Section 5.5.

Section 5.4.3: Summary of Historical Use for the Subject Property

Standard and other historical sources document the subject property consisted of vacant land from at least 1937 to 1972. The current paved parking areas and access drive for the south adjoining property were constructed between 1972 and 1981.

Section 5.5: Historical Use Information on the Adjoining Properties

The same aerial photographs and Sanborn Maps described in Section 5.4.1 and city directories from Section 5.4.2 were obtained and reviewed for the adjoining properties. The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

North Adjoining Properties

The north adjoining properties are currently and have historically been a recreational path and residential dwellings.

East Adjoining Property, across Conner Street

Review of historical sources documents that the east adjoining property, identified as 20000-20030 Conner Street, historically consisted of vacant land from at least 1937 until between 1952 and 1957 when the property was developed with an auto storage yard with associated small offices with some limited repair operations and guard buildings. A portion of the current building was constructed in the northern portion of the property in 1966, and most of the remainder of the building constructed between 1967 and 1972 when the previously identified buildings were demolished. The property was occupied by an auto storage yard with limited automotive repair operations from at least 1957 until at least 1967, and has been occupied by an automotive assembly plant since 1966. Review of Sanborn maps documents a gasoline UST was located in the western portion the property associated with the limited repair operations in at least 1960 and 1962. PM was unable to confirm if the UST was removed. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, at least 100 feet from the former operations and former UST, and approximately 300 feet from the current operations, and across Conner Street, PM has not identified the current or historic operations on this property as a REC. This property has been identified in the regulatory database. Refer to Section 5.1.2 for additional information.

South Adjoining Property

Review of historical records documents that the south adjoining property, also identified as 4777 East Outer Drive, historically consisted of vacant land in at least 1937. A portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s,

1960s, and 1970s. The property has been occupied by a hospital since 1945. This property is identified in the regulatory database. Refer to Section 5.2.1 for additional information.

West Adjoining Property

Review of historical sources documents that the west adjoining property, identified as 4661-4663 East Outer Drive, historically consisted of vacant land and/or contained paved surface parking lots associated with the south adjoining property from at least 1937 until the construction of the current buildings between 1999 and 2005, and between 2010 and 2012. The current buildings have been occupied by residential apartments since construction.

SECTION 6.0: SITE RECONNAISSANCE

Section 6.1: Methodology and Limiting Conditions

Reconnaissance Information	
PM Field Personnel:	Mr. David Balash
Site Reconnaissance Date:	April 21, 2020
Escort:	None
Limitations:	None identified

Section 6.2: General Subject Property Setting

A general property description and improvements is provided in Sections 3.1 and 3.2.

The subject property consists of 2.69 acres of a larger parcel totaling 16.0 acres. The subject property is located on the west side of Conner Street, north of East Outer Drive, and south of the Milbank Greenway, in Detroit, Michigan. The subject property currently contains parking areas and an access drive for the south adjoining property, which is occupied by the Connor Creek Health Center.

Section 6.3: Exterior Observations

The following table summarizes the exterior site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Exterior Observations	Aboveground Storage Tanks (ASTs)	No
	Drums, Barrels and/or Containers > 5 gallons	No
	Stressed Vegetation	No
	Stained Soil or Pavement	No
	Monitoring Wells	No
	Soil Piles of Unknown Origin/Site Filling	No
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	Yes
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
Pits, Ponds, Lagoons	No	

Category	Feature	Observed
	Pad or Pole Mounted Transformers and/or Capacitors	No
	Underground Storage Tanks	No
	Fuel Dispensers	No
	Pipeline Markers	No

Trash, Debris, and/or Other Waste Materials: PM observed general household debris (such as plastic bottles, aluminum cans, and paper products) along the northern portion of the subject property. PM did not observe any stained soil or dumping of apparent hazardous materials associated with the debris, therefore, the debris does not represent a REC.

Section 6.3.1: Underground Storage Tanks (USTs)

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of USTs on the subject property. Specifically, no records of USTs were identified though review of reasonably ascertainable records and PM did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance. Additionally, the current owner indicated he had no knowledge of any USTs associated with the subject property.

Section 6.4: Interior Observations

Section 6.4.1: Description of Interior Operations

The subject property is currently occupied by parking areas and an access drive for the south adjoining property; therefore, there are no current interior operations at the subject property.

SECTION 7.0: INTERVIEWS

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property.

In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

Section 7.1: Interview with Owners, Occupants, or Others

Represents	Interviewed	Name and Title	Length of Time Associated with Subject Property	Comments
Current Property Owner, Key Site Manager, and Current Occupant	Yes	Mr. Raymond McLemore, Operations Manager and representative of the current owner	Since 2015	Mr. McLemore indicated that no changes have occurred since the previous Phase I ESA.
Former Property Owner	No	Not applicable	Not applicable	Contact information for the former owner was not reasonably ascertainable or provided by the User

Represents	Interviewed	Name and Title	Length of Time Associated with Subject Property	Comments
Former Occupant(s)	No	Not applicable	Not applicable	Contact information for the former occupants was not reasonably ascertainable or provided by the User
Other(s)	No	Not applicable	Not applicable	No other relevant interviews were conducted as part of this Phase I ESA.

Section 7.2: Interview with Local Government Officials

PM interviewed representatives from the City of Detroit municipal offices and the Wayne County Health Department.

Section 7.2.1: Local Fire Department

PM submitted a Freedom of Information Act (FOIA) City of Detroit Fire Department to review records for the subject property from 2019 to present. PM did not receive a response within the time constraints of this report. Since the subject property shares an address with the south adjoining property, all files are likely associated with the south adjoining property. If PM does receive a response, and it changes the findings of the report, the client will be notified.

PM previously reviewed City of Detroit Fire Department records for the subject property during the 2015 Phase I ESA. All available records were related to the hospital building at the south adjoining property. No relevant records related to the subject property were identified. Refer to Section 5.2.3 for additional information.

Section 7.2.2: Local Health Department

PM submitted a FOIA request to the City of Detroit Health Department to review records for the subject property from 2015 to present. PM did not receive a response within the time constraints of this report. Since the subject property shares an address with the south adjoining property, all files are likely associated with the south adjoining property. If PM does receive a response, and it changes the findings of the report, the client will be notified.

PM previously submitted a FOIA request to the City of Detroit Health Department during the 2015 and 2019 Phase I ESAs to review records for the subject property. PM received a written response from a representative of the department indicating no files were available for the subject property.

SECTION 8.0: EVALUATION AND REPORT PREPARATION

Section 8.1: Findings

The following known or suspect environmental conditions associated with the subject property have been identified. These conditions may include de minimis conditions, RECs, both on-site and off-site, as well as historical RECs, controlled RECs, non-ASTM findings such as Asbestos Containing Materials and/or wetland identification, and environmental non-compliance issues.

Section 8.1.1: De Minimis Condition

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and 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 are not RECs or CRECs. No de minimis conditions were identified during this assessment.

Section 8.1.2: Significant Data Gaps

A data gap, as defined in the ASTM Standard, is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. The environmental professional must then determine whether these gaps are significant. PM did not identify or encounter any instances of significant data gaps during the course of this ESA.

Section 8.1.3: Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. PM has not identified any HRECs in association with the subject property.

Section 8.1.4: Recognized Environmental Conditions (RECs)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

Section 8.1.5: Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. PM has not identified any CRECs in association with the subject property.

Section 8.2: Opinion

PM has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-15 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2020 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

No evidence or indication of RECs has been revealed for the subject property.

Section 8.3: Additional Investigation

No evidence or indication of RECs has been revealed for the subject property. Therefore, no further investigation is recommended at this time.

Section 8.4: Conclusions

PM has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

Section 8.5: Additional Services

Additions to the ASTM Standard include a 100-year flood plain evaluation, an evaluation for the presence of potential wetlands, inspection for potential electromagnetic fields due to high tension power lines, an evaluation of the presence of high pressure gas mains in the vicinity of the subject property, a railroad/roadway/airport noise analysis, and a Tier I Vapor Encroachment Screen (VES) of the target property.

Section 8.6: Deviations

Refer to Section 2.4 for additional discussion.

Section 8.7: References

The following published sources were utilized during completion of this Phase I ESA:

- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 2013.
- R.L. Polk's Directories, obtained from the State of Michigan Library in Lansing, Michigan. City: Detroit. Years: 1891-1941.
- Bresser's Cross-Index City Directories, Bresser's in Detroit, Michigan. City: Detroit. Years: 1946-2014.
- Michigan Department of Environmental Quality (MDEQ) "Your County's Radon Levels" map, referenced April 2020.
- Federal Emergency Management Agency (FEMA) floodplain map (Map No. 26163C0125E).
- U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, referenced April 2020.

- United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Highland Park, Michigan Quadrangle, 1968 (photo-revised 1983).
- *Custom Soil Survey of Wayne County, Michigan*, U.S. Department of Agriculture, September 16, 2019.

In addition, PM reviewed the following previous site investigations:

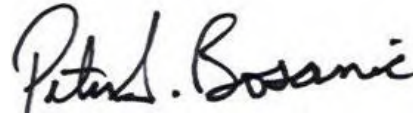
Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environment Limited (Stock)
Phase II ESA	11/19/2015	PM
Phase I ESA	9/12/2016	
Phase I ESA	9/8/2017	
Phase I ESA	3/27/2019	
	2/27/2020	

Section 8.8: Signature(s) of Environmental Professional(s)

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 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Carey Kratz, EP
 Regional Manager – Due Diligence



Peter S. Bosanic, P.E., EP
 Principal

Section 8.9: Qualification(s) of Environmental Professional(s)

Refer to resumes included in Section 10.8 for descriptions of qualifications for the above Environmental Professionals.

SECTION 9.0: NON-ASTM SCOPE SERVICES

Section 9.1: Friable and Non-friable Asbestos Containing Materials (ACMs)

Asbestos containing products are often referred to as “asbestos containing materials” (ACM) and can include but is not limited to floor tile, plaster, drywall, surfacing, pipe wrap, roofing materials, siding and many other common building materials in any building regardless of construction date. ASTM Standard Designation E-1527-13 and NESHAP regulations define ACM as containing more than one percent asbestos, which is also considered regulated ACM. Friable ACM is ACM that can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable refers to materials that contain asbestos bound by cement, plastic, adhesive, etc., (i.e. gaskets, floor coverings, roofing materials, etc.).

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, an evaluation for the existence of suspect asbestos containing materials was not performed.

Section 9.2: Lead-Based Paint (LBP)

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, evaluation of the potential for LBP was not performed.

Section 9.3: Radon Gas

A radon inspection was not required for the subject property, since it is not located within one of the 24 counties (Barry, Berrien, Branch, Calhoun, Cass, Clinton, Dickinson, Eaton, Hillsdale, Ionia, Iron, Jackson, Kalamazoo, Lapeer, Livingston, Lenawee, Monroe, Oakland, Otsego, Ottawa, Shiawassee, St. Joseph, Tuscola, and Washtenaw) designated by the EGLE as 25% or more homes tested equal to or above 4 picocuries/liter (pCi/L) of radon exposure. Therefore, no additional investigation is necessary.

Section 9.4: 100-Year Floodplain

According to the Federal Emergency Management Agency (FEMA) website, the subject property is located within an unmapped area. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Documentation indicating that the subject property is in an unmapped area is included in Section 10.7.

Section 9.5: Wetlands

PM did not observe any wet areas potentially associated with wetlands on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Maps from the U.S. Fish and Wildlife Service and the EGLE Wetlands Map Viewer, did not identify any wetlands on the subject property. Documentation of the NWI map is included in Section 10.7.

Section 9.6: Electromagnetic Fields

PM did not observe any high tension wires or substations in the vicinity of the subject property.

Section 9.7: High Pressure Buried Gas Lines

No high pressure gas lines were identified within 1,000 feet of the subject property.

Section 9.8 Onsite or Nearby Blast Hazard

MSHDA requires site that contain onsite or nearby above ground storage tanks (ASTs) be evaluated according to HUD's Guidebook on Acceptable Separation Distance (ASD). PM searched an acceptable distance from the subject property in which potential ASTs could be a hazard. PM observed a 30,000-gallon oxygen above ground storage tank (AST) located approximately 150 feet southeast of the subject property at the south adjoining Connor Creek Health Center also addressed as 4777 East Outer Drive. The AST is located within the minimum

distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. The Client/Sponsor owns the adjoining property and intends on relocating the AST beyond the thermal radiation distance required for people and buildings. A written relocation plan will be provided to MSHDA upon completion. Supporting documentation for these calculations is included within Section 10.7.

Section 9.9: Noise Analysis

MSHDA requires that a HUD desktop noise assessment be completed for properties that are located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated airports. The subject property is located within the applicable distance of Coleman A. Young International Airport, Oakland County Troy Airport, Windsor Airport, Conner Street, East Outer Drive, Van Dyke Avenue, and a set of Grand Trunk Western railroad tracks. PM conducted a Desktop Noise Assessment in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 CFR 51B. The Desktop Noise Assessment is provided in Appendix 10.7. One NAL (NAL #1) located at the southwestern corner of the proposed subject building was used for this analysis based on proximity to noise sources.

Using the HUD DNL calculator, the following is a summary of the findings of the Desktop Noise Assessment.

NAL #	Combined Source DNL (dB)	Category
1	62	Acceptable

All sites whose environmental or community noise exposure do not exceed the day night average sound level (DNL) of 65 decibels (dB) are not considered-impacted, therefore, no noise attenuation is required.

Section 9.10: Assessment of Potential Vapor Encroachment Conditions (VECs)

PM completed a Tier I Vapor Encroachment Screen (VES) of the target property. The Tier I VES were conducted in general accordance with the guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation E 2600-15* (ASTM Standard Practice E 2600-15).

The purpose of the VES was to determine if potential Vapor Encroachment Concerns (pVECs) or Vapor Encroachment Concerns (VECs) exist in association with the target property. ASTM's Standard Practice E 2600-15 defines the term VEC as the presence or likely presence of any contaminant of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. A VEC can be further defined as any COC within 100

feet for soil impacts or ground water impacts of an existing/planned structure or to the target property boundary if there are no planned structures.

The scope of this Tier I VES included a review of the geologic, hydrologic, hydrogeologic, topographic maps, aerial photography, city directories, Sanborn Fire Insurance Maps, a review of previous site investigations, regulatory databases and other pertinent data obtained during the preparation of the Phase I. No subsurface investigation of the property was undertaken as part of this Tier I VES.

Section 9.10.1: Additional Historical Record Sources

Screening tests: 1) search distance test to determine if there are any known or suspected contaminated properties in the area of concern (AOC); 2) a chemical of concern (COC) test to determine for those known or suspect contaminated properties within the AOC whether or not COC are likely to be present. The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest property boundary. For contaminated properties downgradient of the subject property, the AOC is reduced to the area within the critical distance.

- Critical distance = 30 feet for dissolved petroleum hydrocarbon COC
- Critical distance = 100 feet for COC and petroleum hydrocarbon/non-petroleum/chlorinated solvents COC

PM conducted additional historical record review beyond the scope of a Phase I ESA consisting of review of city directories, aerial photography, and the regulatory database to identify additional potentially contaminated sources of COCs within the ASTM E 2600-15 Approximate Minimum Search Distances (AMSDs). The primary area of concern included a radius of 1/3 mile (1,742 feet) and 1/10 mile (528 feet) for COCs using various factors (geology, hydrogeology, COCs, etc.). The additional historical review did not identify any further potential sources of COCs within ASTM E 2600-15 AMSDs, with the exception of:

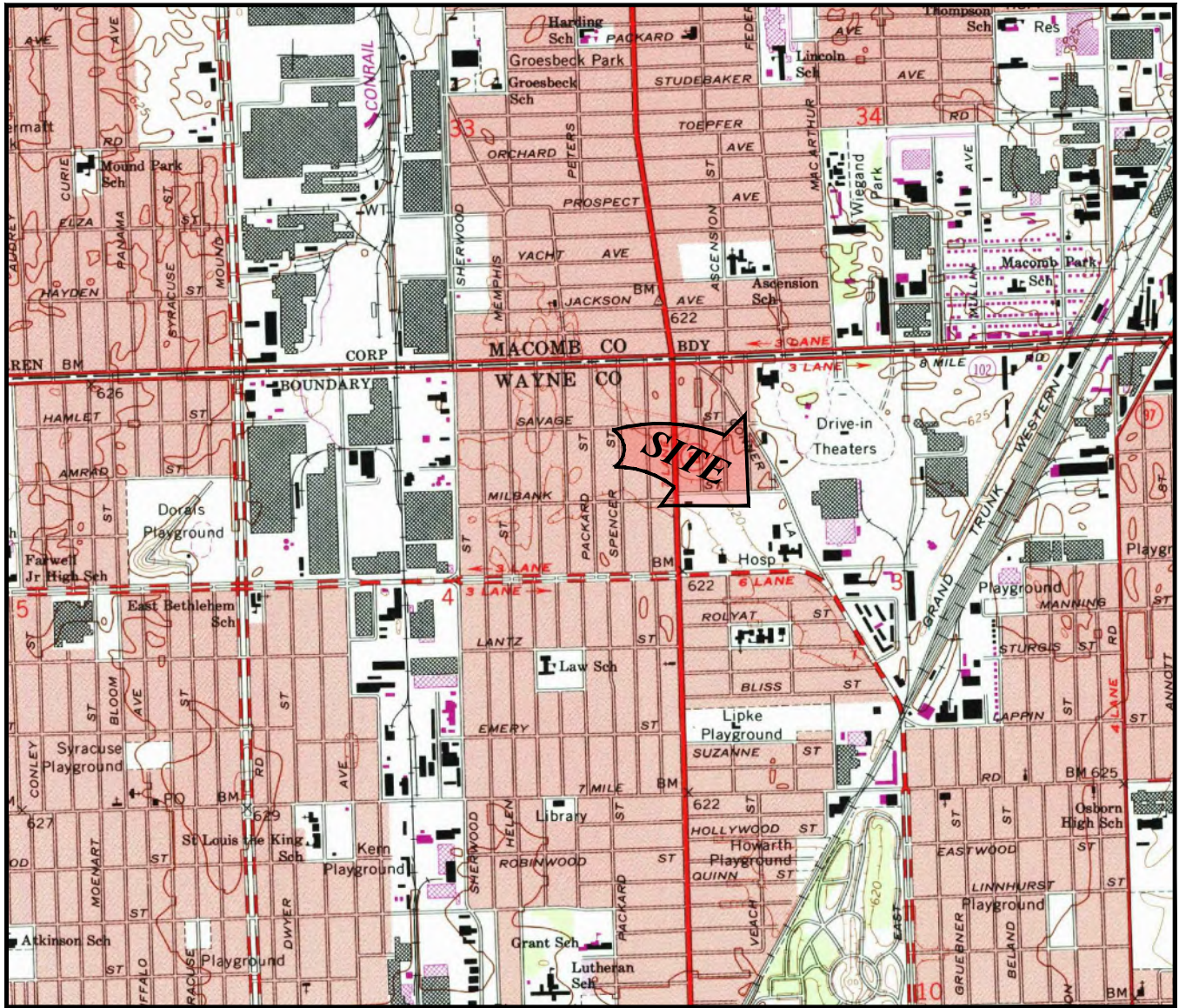
Property Address	Distance and direction from Property	Suspect Historical Usage (dates of usage)	Historical Source	Represents VEC (yes or no with justification)
4777 East Outer Drive	South adjoining property (located approximately 250 feet southeast)	Hospital from 1940s to present, closed LUST site	Local street directories, Sanborn maps, and regulatory database	No, based on the unrestricted Tier I LUST closure, distance of the former UST from the subject property (i.e. approximately 250 feet), and the regional clay geology with insufficient groundwater to act as a transport mechanism. Refer to Section 5.1.2.
20000-20030 Conner Street	East adjoining property (located approximately 300 feet across Connor Street)	Storage yard and limited repair operations (1957 to the 1960s), manufacturing operations (1966 to present), open LUST site, and a UST identified in the 1960s	Local street directories and Sanborn maps	No, based on the distance of the former UST from the subject property (i.e. at least 850 feet across Conner Street), and regional clay geology with insufficient groundwater to act as a transport mechanism. Refer to Section 5.1.2.

Additional properties were listed in the regulatory database, Sanborn Maps, and/or city directory listings, however, based on distance considerations and regional clay geology with insufficient groundwater to act as a transport mechanism, PM has not identified these properties as VECs.

Section 9.10.2: Conclusions/Opinion

This Tier I VES did not reveal any VECs in association with the subject property and/or nearby/adjoining properties.

Section 10.1: Site (Vicinity) Map



WAYNE COUNTY

SCALE 1:24,000

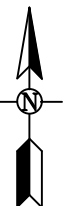


MICHIGAN QUADRANGLE LOCATION

FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.



PROJ:
BENJAMIN O. DAVIS VETERANS
VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL
SURVEY

VERIFY SCALE
0 2,000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: CS DATE: 4/24/2020

CHKD BY: JS/DB SCALE: 1" = 2,000'

FILE NAME:
01-6232-0-006F01R00

Section 10.2: Development Site Plan

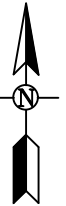
RESIDENTIAL

20000 - 20030 CONNER STREET
CHRYSLER ASSEMBLY PLANT

MILBANK GREENWAY

ASPHALT
PAVED




CONNER STREET



4661-4663 EAST OUTER DRIVE
CONNOR CREEK SENIOR LIVING

ASPHALT
PAVED

LEGEND:

-  SUBJECT PROPERTY
-  PROPOSED SITE FEATURES
-  NOISE ASSESSMENT LOCATION

NAL #1

APPROXIMATE LOCATION OF
30,000-GALLON OXYGEN AST

4777 EAST OUTER DRIVE
CONNOR CREEK HEALTH CENTER



FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ: BENJAMIN O. DAVIS VETERANS VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: CS	DATE: 4/24/2020
VERIFY SCALE	CHKD BY: JS/DB	SCALE: 1" = 60'
0	FILE NAME: 01-6232-0-006F00R00	

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Benjamin O. Davis Veterans Village

PROJECT NARRATIVE

October 2019

Benjamin O. Davis Veterans Village (BODVV) is a planned apartment community for the homeless with a veteran's preference that features fifty (50) one-bedroom apartments located in a three-story apartment building. The building will be situated on the northern edge of the Conner Creek Health Center campus located just east of Van Dyke on East Outer Drive. The location is bounded to the south by Outer Drive, to the west by Van Dyke, to the north by Eight Mile Road and to the east by Conner Street on Detroit's east side.

The A-Mac Group, comprised of the McLemore family, who are owners of the hospital campus, will develop the Benjamin O. Davis Veterans Village project under their partnership, Davis Veterans Village GP LLC. Included in the partnership are Communities of Hope (COH), a non-profit organization headed by Robert Beale, President, as well as Central City Integrated Health (CCIH), a non-profit supportive service organization headed by Ryan Lepper, President & CEO.

The Target Population

Twenty-five units (50% of the total units) of the Benjamin O. Davis development will be set aside for Permanent Supportive Housing tenants. The Target Population for those units are individuals from the most vulnerable population, which is the top 10% of the local Continuum of Care's prioritized list, whose income is 30% or below the area median income for Wayne County, Michigan, with a preference for veterans (the "Target Population"). CCIH will commit to providing case management on-site for 20 hours per week and supportive services for this population. Screening tools and prioritization for the referrals are further covered in the Addendum III.

Rent Subsidies

There will be 25 Permanent Supportive Housing Units and 25 non-Permanent Supportive Housing Units, for a total of 50 units at BODVV. Upon the allocation of the requested tax credits for the Permanent Supportive Housing units, the Partnership will submit an application to MSHDA for 25 MSHDA Project Based Vouchers. The 25 non-Permanent Supportive Housing units have a separate award of 25 Detroit Housing Commission Project Based vouchers.

Rents for the apartment units will all be subsidized by the above-mentioned vouchers and the tenants will pay 30% of their adjusted household income. The rents for the Permanent Supportive Housing units can be found in the main LIHTC Application and in Exhibit 4 to the Addendum III application. Utilities are included in the rent.

Supportive Services

Recognizing the high support needs of the target population, CCIH is prepared to deliver, directly and through linkage, a full complement of services and supports. The project case manager will be available on-site to coordinate tenant selected supportive services for a minimum of twenty hours on-site per week. The supportive services component will meet the multi-faceted needs of the tenants. Supportive Services may be provided by CCIH and include therapeutic services; nursing services; adult case management; hospital liaison services; substance abuse services, including outpatient and dual diagnosis intensive outpatient treatment; psychosocial rehabilitation services; employment services; and other services, as appropriate. CCIH will deliver mental health and substance use disorder services on-site. If the tenant prefers another service provider or if specialized service agencies are needed, they will be incorporated into the service component. The supportive services are voluntary, and the tenant can opt-out at any time.

Job Creations

The Benjamin O. Davis Veterans Village Project will create a grand total of 59 employment opportunities comprised of 56 construction related jobs during the construction period and three permanent positions following the construction phase of the project. The three permanent positions will consist of one administrative personnel operating out of the site office, one case management worker operating out of a separate office exclusively for the service provider and one maintenance technician. Construction related employment has been verified by G. Fisher Construction Company who as the general contractor for the project will engage all trades and contractors working on the construction phases of the project. The permanent positions are project related activity and will be supported from the administrative budget created for the project operations in addition to the separate budget supported by the service provider.

Amenities

The amenities for the apartments will include a coat closet, walk-in closet, dishwasher, frost-free refrigerator, garbage disposal, self-cleaning oven, microwave, mini-blinds, central air, intercoms and intrusion alarm.

The building amenities will include an interior camera system, administrative office, two (2) 100 square foot supportive service offices, an elevator, five handicapped accessible units, a 1,300 square foot accessible community room, dining room, kitchen, resident lounge, barber shop, exercise room, indoor bike rack and outdoor patio, along with access to a dog park on the premises.

The centerpiece of this development is on the site of the Conner Creek Health Center that is located at the entrance to the hospital campus. Housed in the health center is the VA Domiciliary agency. This agency features dormitory style accommodations for 50 veterans

and provides counseling outreach, psychiatric services and a variety of other services for their veteran population. This is a short-term transition program for homeless veterans.

The A-MAC Team has embraced a concept that combines health care services and permanent housing within their campus setting which also includes two adjacent senior apartment buildings. Future planning for the health center includes a pharmacy with prescription services.

The campus location is further enhanced by neighborhood amenities, which include CVS Drugs at the corner of Van Dyke and Outer Drive, a Randazzo Fruit and Grocery Market just east of the campus, a Dollar General and a Dollar Discount store within two blocks of the site. Several restaurants along with Chase Bank, churches, etc., are located along Van Dyke between Outer Drive and Eight Mile Road. Public transportation is available on Outer Drive as well as Van Dyke and Eight Mile. The total walking distance to all neighborhood amenities, to include public transportation, is within four blocks.

Development Team

Developers: Davis Veterans Village GP LLC
4777 E. Outer Drive
Detroit, MI 48205
313/369-9100

Detroit Central City Community Mental Health, Inc., d/b/a Central City Integrated Health, a Michigan non-profit corporation
17950 Woodward Avenue
Detroit, MI 48203
313/831-3160

Communities of Hope, Inc., a Michigan non-profit corporation
120 N. Leroy
Fenton, MI 48340
810/629-9500

Architect: Chris Allen Architect PLLC
706 Hiscock Street
Ann Arbor, MI 48103
734/663-3612

PSH Agency: Central City Integrated Health
17950 Woodward Avenue
Detroit, MI 48201
313/831-3160

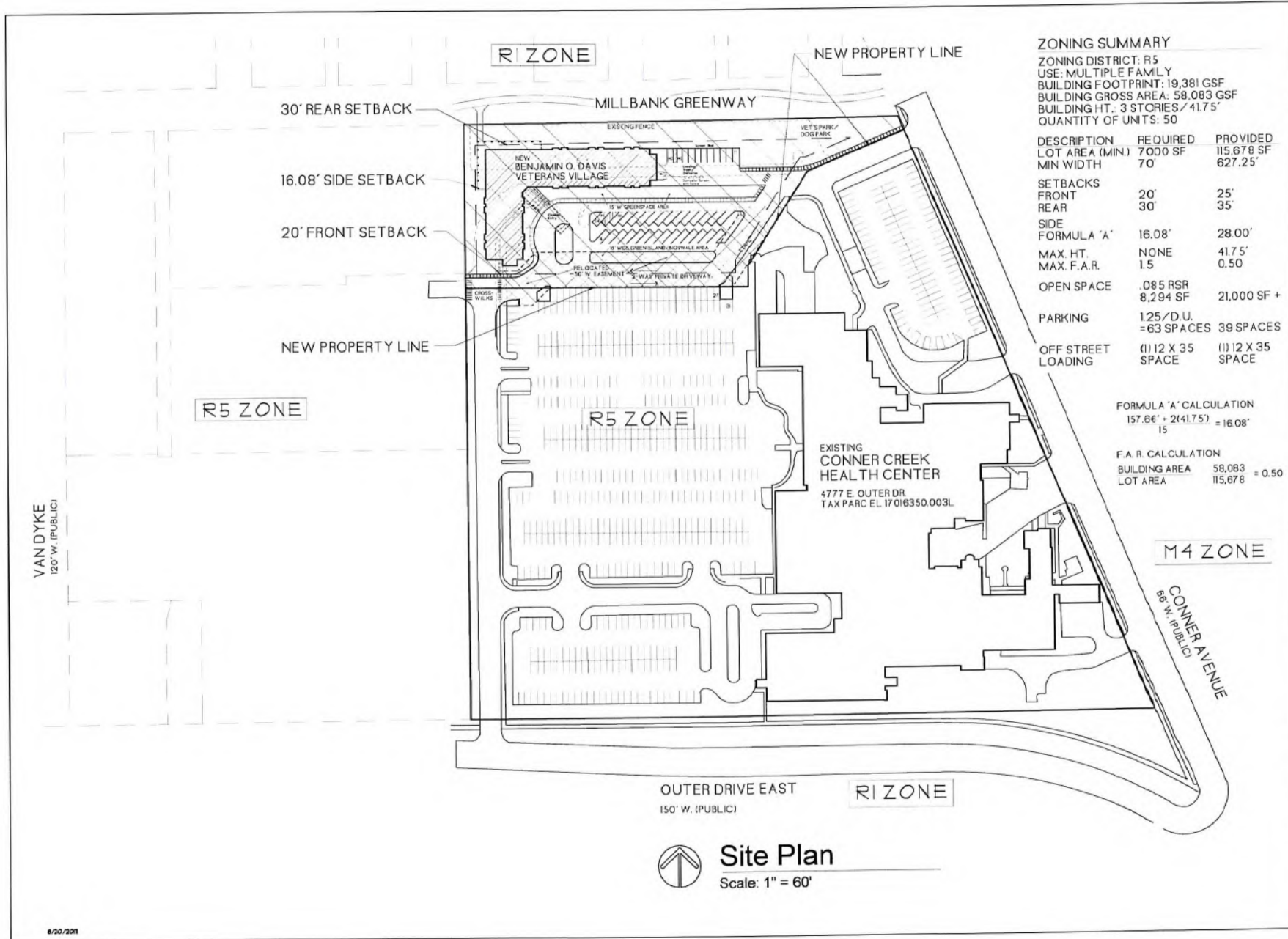
Contractor: G. Fisher Construction
31313 Northwestern Hwy., Suite 206
Farmington Hills, MI 48334
248/855-3500

Consultant: Anchor Team, LLC
18311 W. Ten Mile,
Suite 202
Southfield, MI 48075

Management

Company: Premier Property Management, LLC
120 N. Leroy
Fenton, MI 48430
810/629-9500

Attorney: Warren Dean, Esq.
604 Butternut Ave.
Royal Oak, MI 48073
248/506-3222



Chris Allen Architect

148 Fremont St.
 Ann Arbor, MI 48106-4133
 Ph: 734-763-7810
 Fax: 734-763-7811

New Benjamin O. Davis Veterans Village

Conner Creek Health Center
 Detroit, Michigan

Site Plan

Issued for:

- Preliminary 7/5/17
- Bid Set
- Construction

Drawn By: C.A.
 Approved By:
 Issued for Preliminary

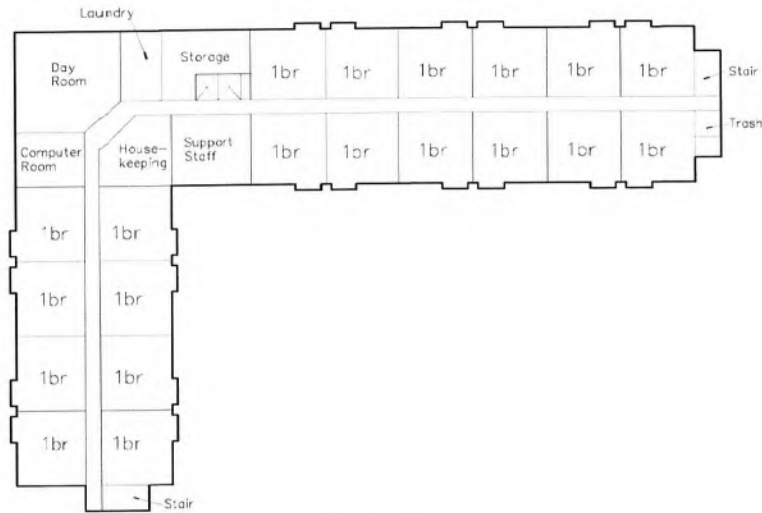
Revisions:

7/14/17
7/18/17
8/21/17

Project No.
 Sheet No.
S-1



Site Plan
 Scale: 1" = 60'

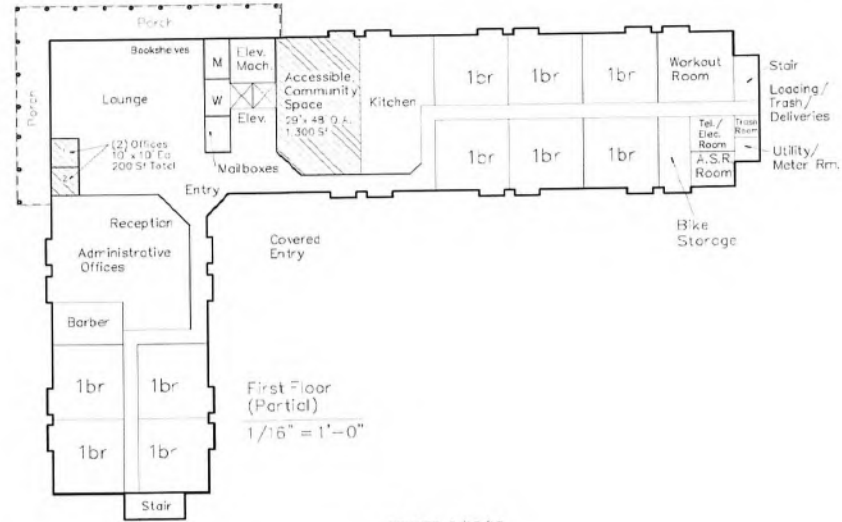


REVISED 8/21/17
 REVISED 7/18/17
 3/29/17 80 UNITS TOTAL

Floors 2 & 3 - Conceptual Plan

Scale: 1:20

Unit Summary
 Floors 1-3
 Floor 1: 10 Units
 Floor 2: 20 Units
 Floor 3: 20 Units
 Total Units: 50



REVISED 2/12/19
 REVISED 1/29/19
 REVISED 8/21/17
 REVISED 8/14/17
 REVISED 7/18/17
 REVISED 6/29/17
 3/29/17

First Floor - Conceptual Plan

Scale: 1:20

Unit Summary
 Floors 1-3
 Floor 1: 10 Units
 Floor 2: 20 Units
 Floor 3: 20 Units
 Total Units: 50

First Floor: 19,361 Gsf
 Floors 2 & 3: 19,361 SF Each
 Overall Floor Area of
 Building (Floors 1-3): 58,083 Gsf



One Bedroom (1 br)

Scale: 3/16" = 1'-0"

654 GSF
 602 NSF

New Benjamin O. Davis Veterans Village

General: Crisp Health Center
 Detroit, Michigan

Floor Plans

Issued for:
 ● Preliminary
 7/3/17
 ○ Bid Set
 ○ Construction
 Drawn By: C.A.

Approved By:

Issued for: Preliminary

Revisions:
 3/29/17 60 Units
 7/14/17
 7/18/17
 8/21/17
 1/29/19 Bike Storage
 2/12/19 Offices

Project No.

Sheet No.

A-1



Chris Allen Architect
11111 Woodward Ave
 Suite 1000
 Detroit, MI 48202
 313.963.1111

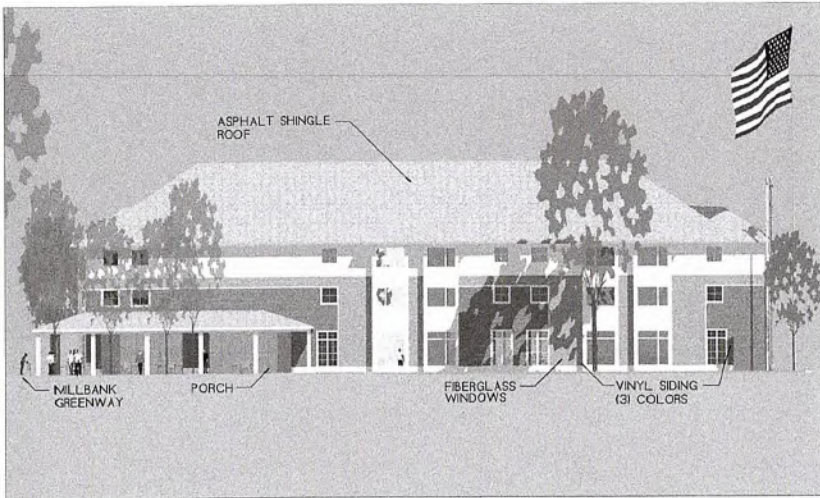
New
Benjamin O. Davis Veterans Village
 Connor Creek Health Center
 Detroit, Michigan

Issued for:
 ● Preliminary
 ○ Bid Set
 ○ Construction
 Drawn By: C.A.
 Approved By:
 Issued for Preliminary

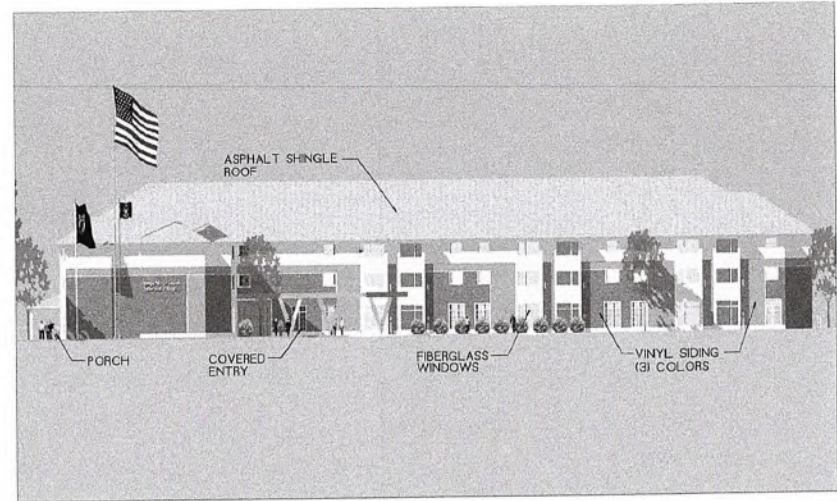
Revisions:

Project No.
 Sheet No.
Cover

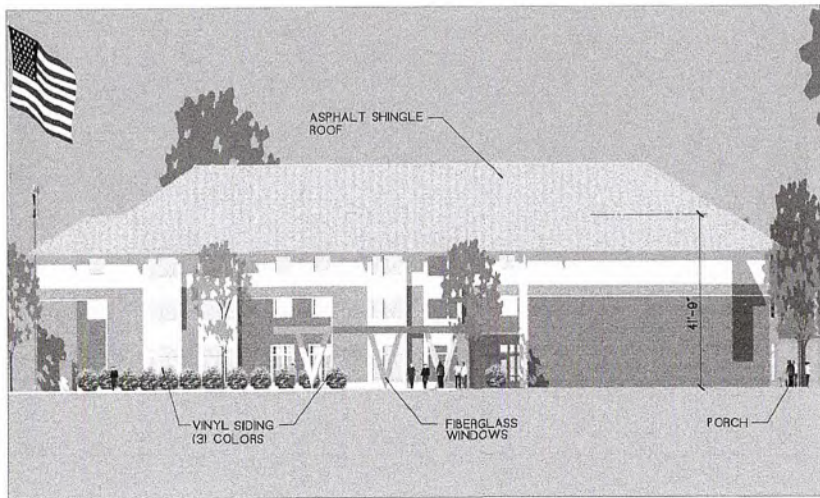
NEW
Benjamin O. Davis Veterans Village
 CONNOR CREEK HEALTH CENTER
 DETROIT, MICHIGAN



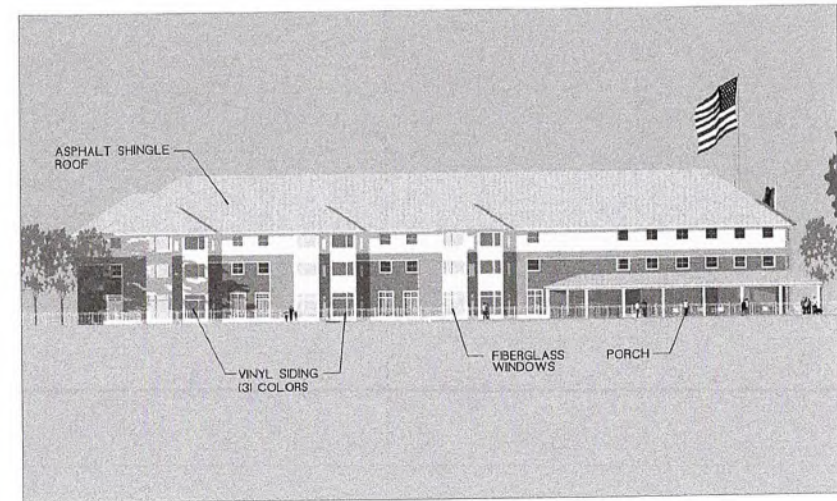
Left (West) Elevation



Front (South) Elevation



Right (East) Elevation



Rear (North) Elevation

New
 Benjamin O. Davis Veterans Village
 Connor Creek Health Center
 Detroit, Michigan

Preliminary Elevations

Issued for:
 Preliminary
 Bid Set
 Construction
 Drawn By: C.A.
 Approved By:

Issued for Preliminary

Revisions:
 8/10/17
 8/18/17
 8/21/17

Project No.

Sheet No.

Elevations



Benjamin O. Davis Veterans Village

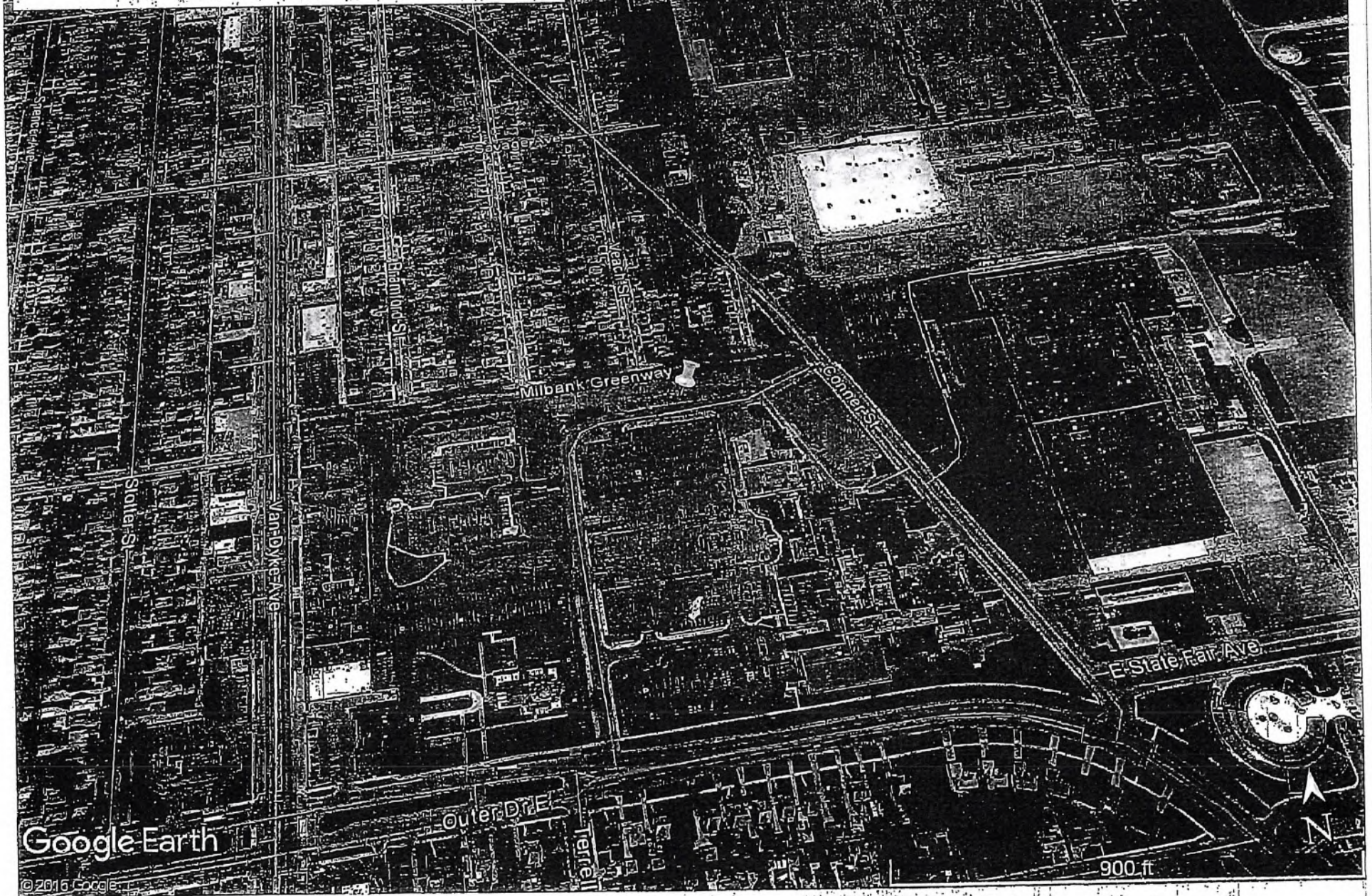
New Overall Plan



Benjamin O. Davis Veteran Village

Legend:

Proposed Building Location



Section 10.3: Site Photographs

SITE PHOTOGRAPHS



Photographs From Site Reconnaissance
PM Project No. 01-6232-0-0006
Location: 4777 East Outer Drive, Detroit, Michigan

Photograph 1



Overview of the subject property.

Photograph 2



The subject property, facing north.



Photographs From Site Reconnaissance
PM Project No. 01-6232-0-0006
Location: 4777 East Outer Drive, Detroit, Michigan

Photograph 3



The subject property, facing east.

Photograph 4



The subject property, facing west.



Photographs From Site Reconnaissance
PM Project No. 01-6232-0-0006
Location: 4777 East Outer Drive, Detroit, Michigan

Photograph 5



The southern portion of the subject property,
facing west.

Photograph 6



Trash and debris, located in the northern
portion of the subject property.



Photographs From Site Reconnaissance
PM Project No. 01-6232-0-0006
Location: 4777 East Outer Drive, Detroit, Michigan

Photograph 7



The north adjoining residential properties.

Photograph 8



The east adjoining property;
20000-20030 Conner Street.



Photographs From Site Reconnaissance
PM Project No. 01-6232-0-0006
Location: 4777 East Outer Drive, Detroit, Michigan

Photograph 9



The south adjoining property;
Conner Creek Health Center also at 4777 East
Outer Drive.

Photograph 10



The west adjoining property;
4661-4663 East Outer Drive.

Section 10.4: Historical Research Documentation

AERIAL PHOTOGRAPHS



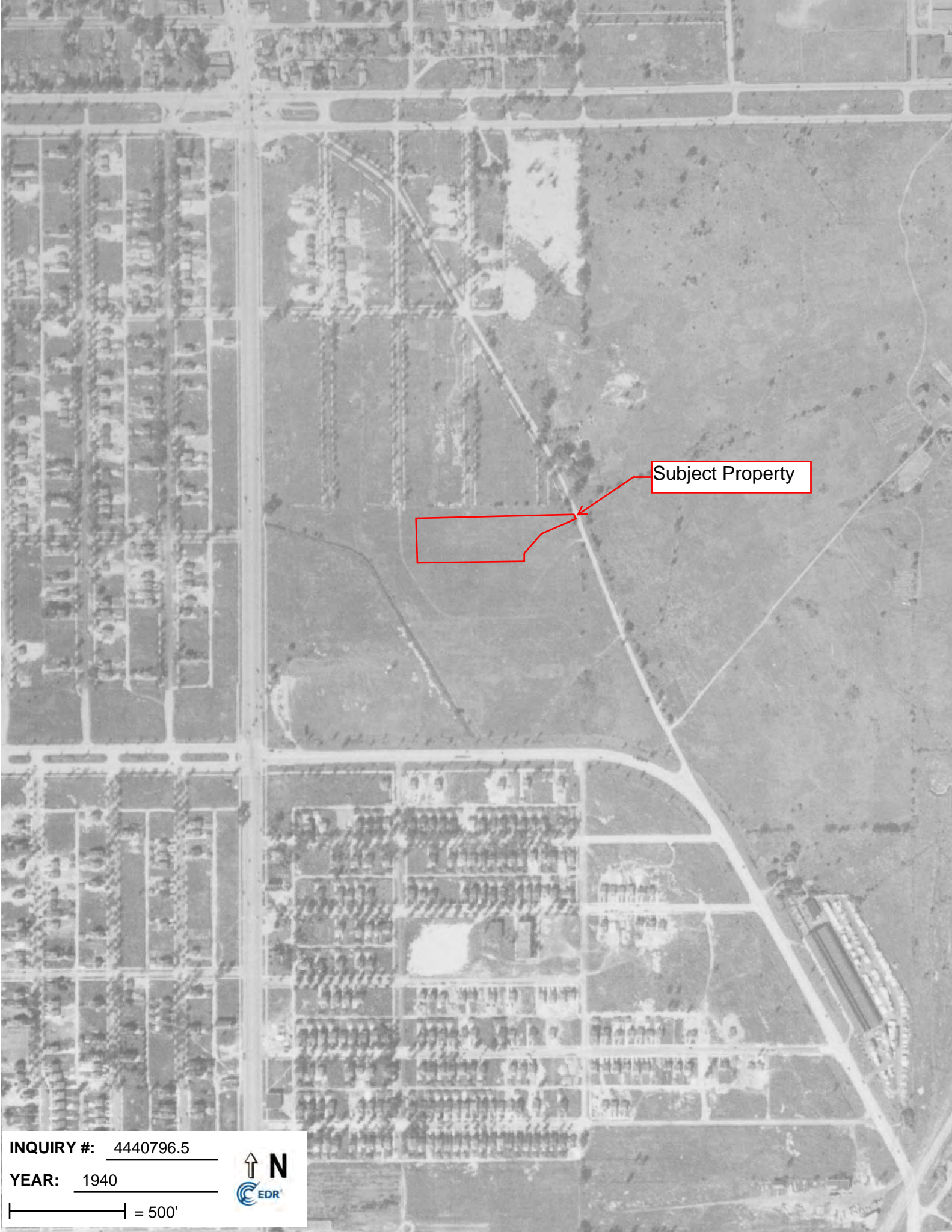
Subject Property

INQUIRY #: 4440796.5

YEAR: 1937

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1940

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1949

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1952

| = 500'





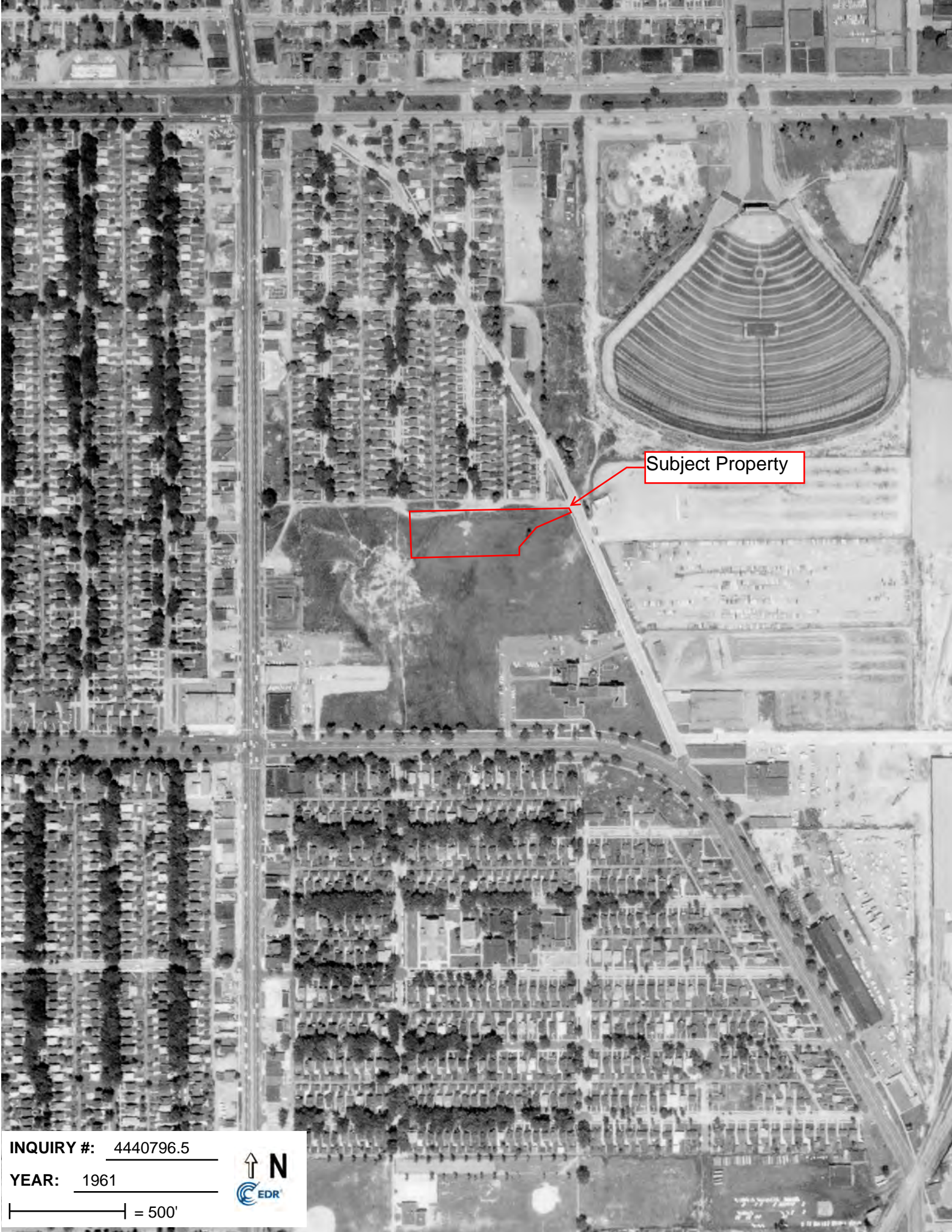
Subject Property

INQUIRY #: 4440796.5

YEAR: 1956

— = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1961

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1967



| = 500'



Subject Property

INQUIRY #: 4440796.5

YEAR: 1972

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1981

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1987

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1997

| = 500'





Subject Property

INQUIRY #: 4440796.5

YEAR: 1999

| = 500'





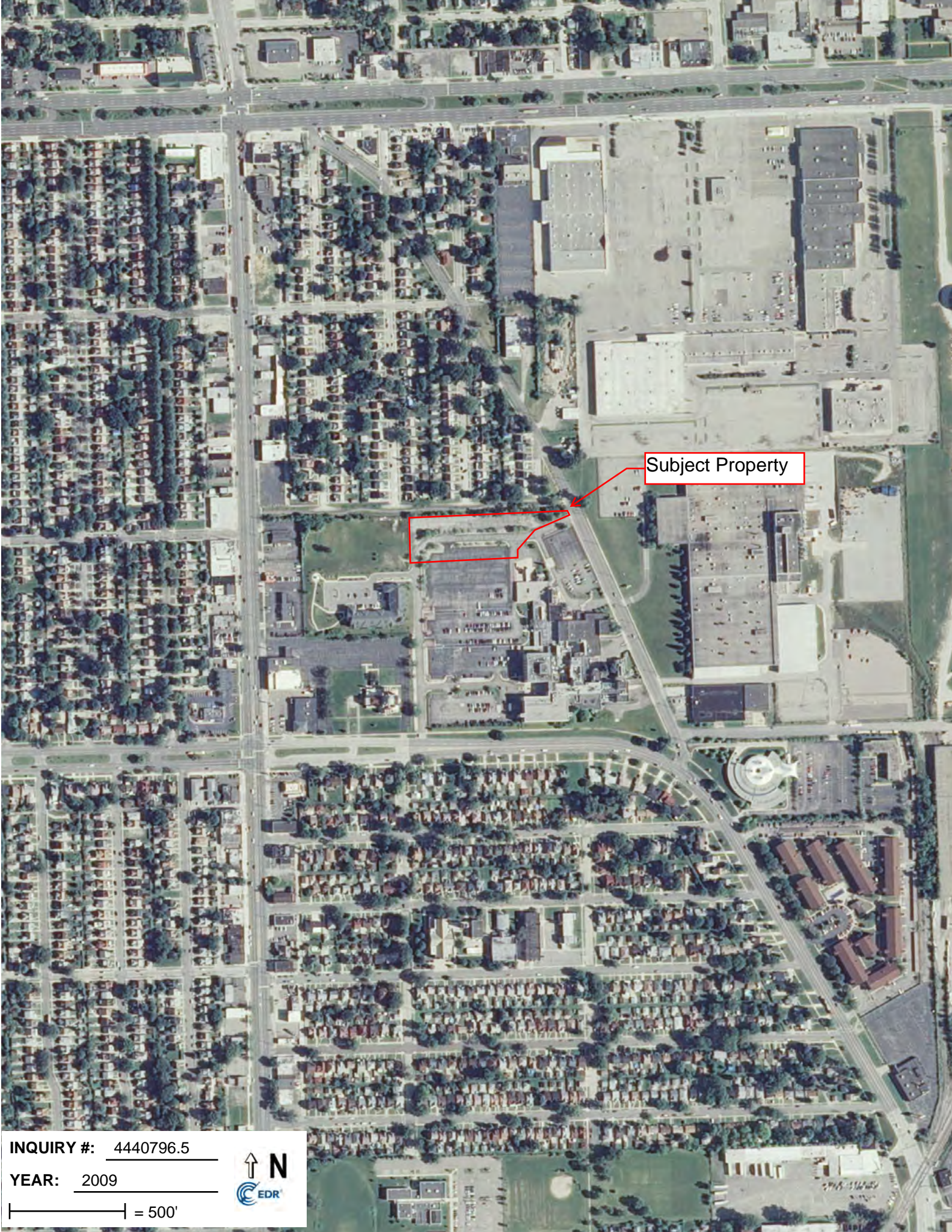
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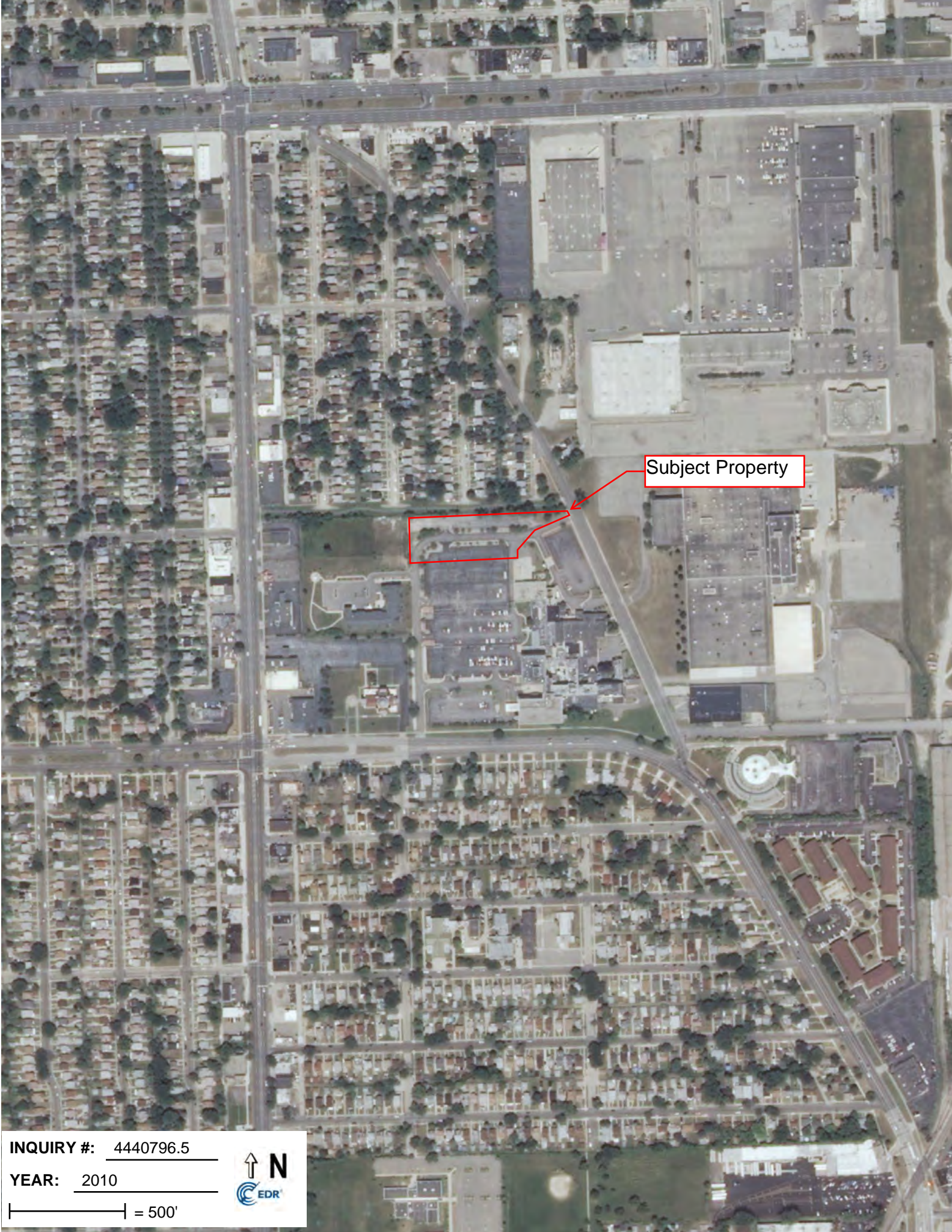
Subject Property

INQUIRY #: 4440796.5

YEAR: 2009

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Subject Property

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YEAR: 2010

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Subject Property

INQUIRY #: 4440796.5

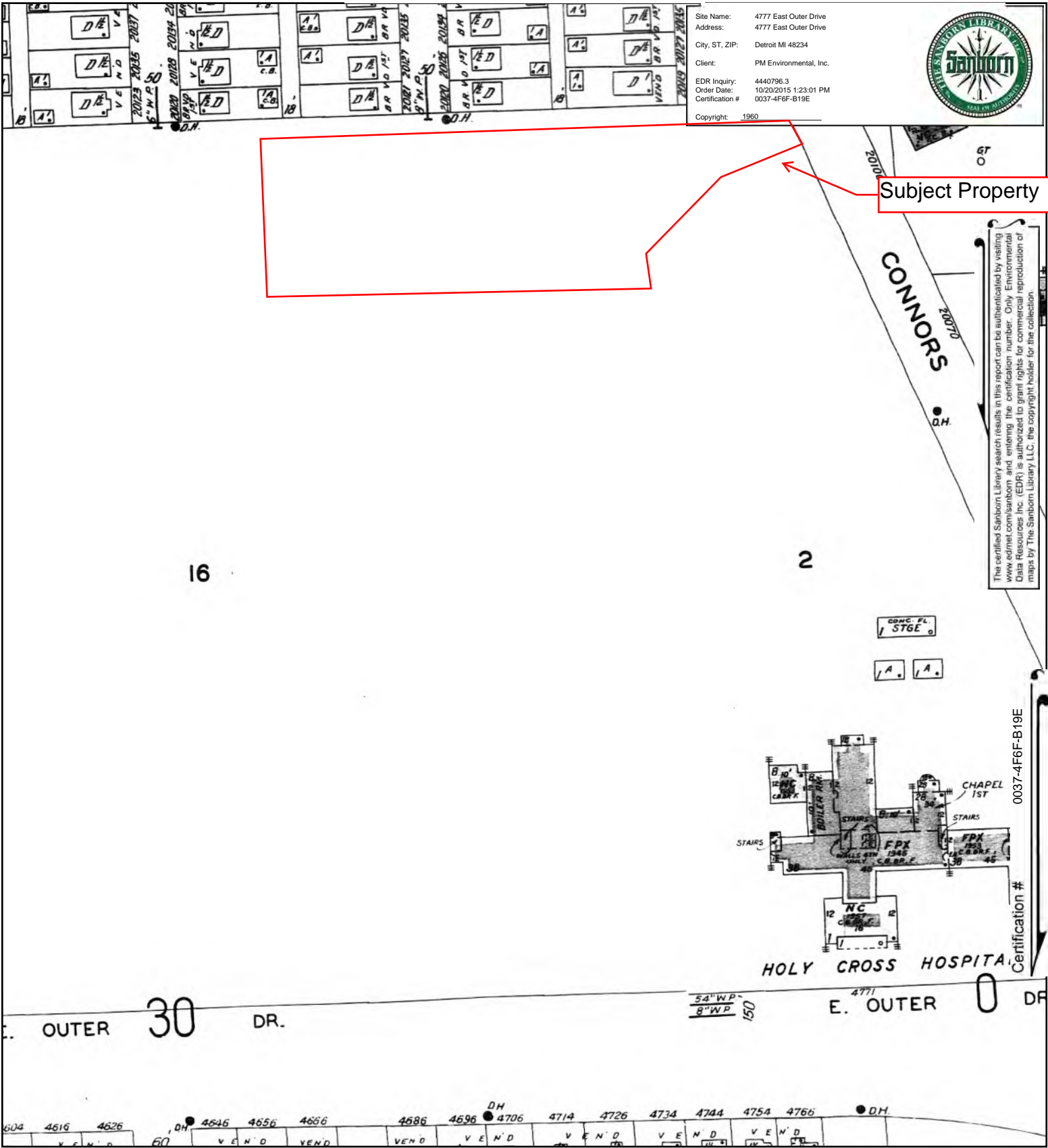
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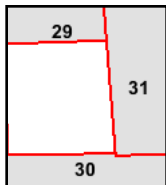
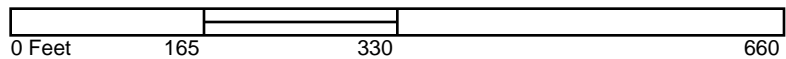


SANBORN FIRE INSURANCE MAPS

1960 Certified Sanborn Map



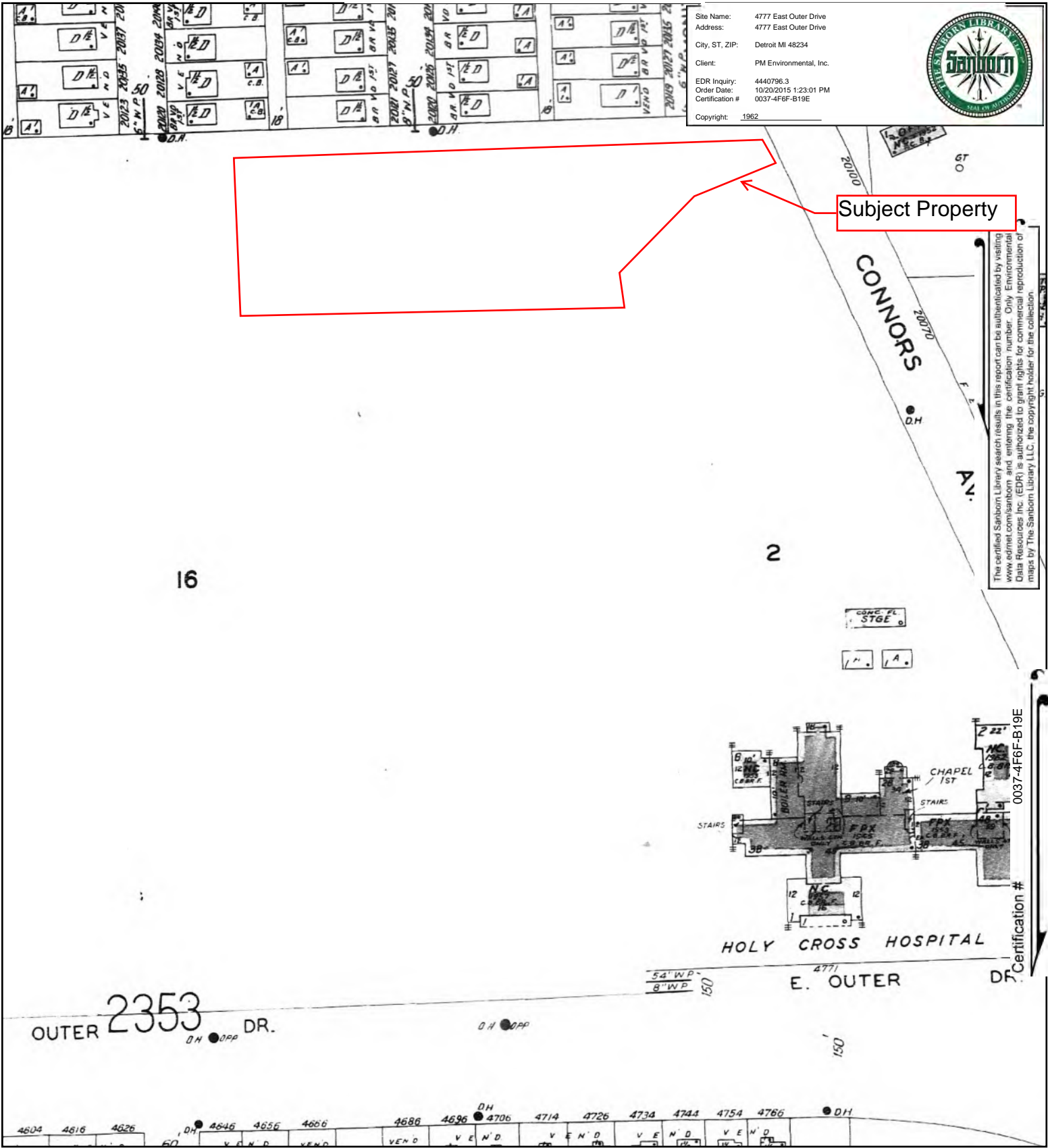
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- Volume 1 Supplemental, Sheet 30
- Volume 1 Supplemental, Sheet 31



1962 Certified Sanborn Map



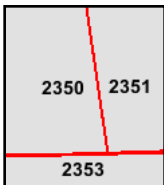
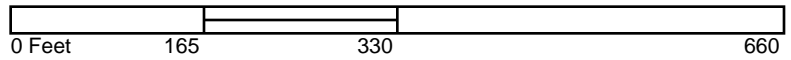
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 Address: 4777 East Outer Drive
 City, ST, ZIP: Detroit MI 48234
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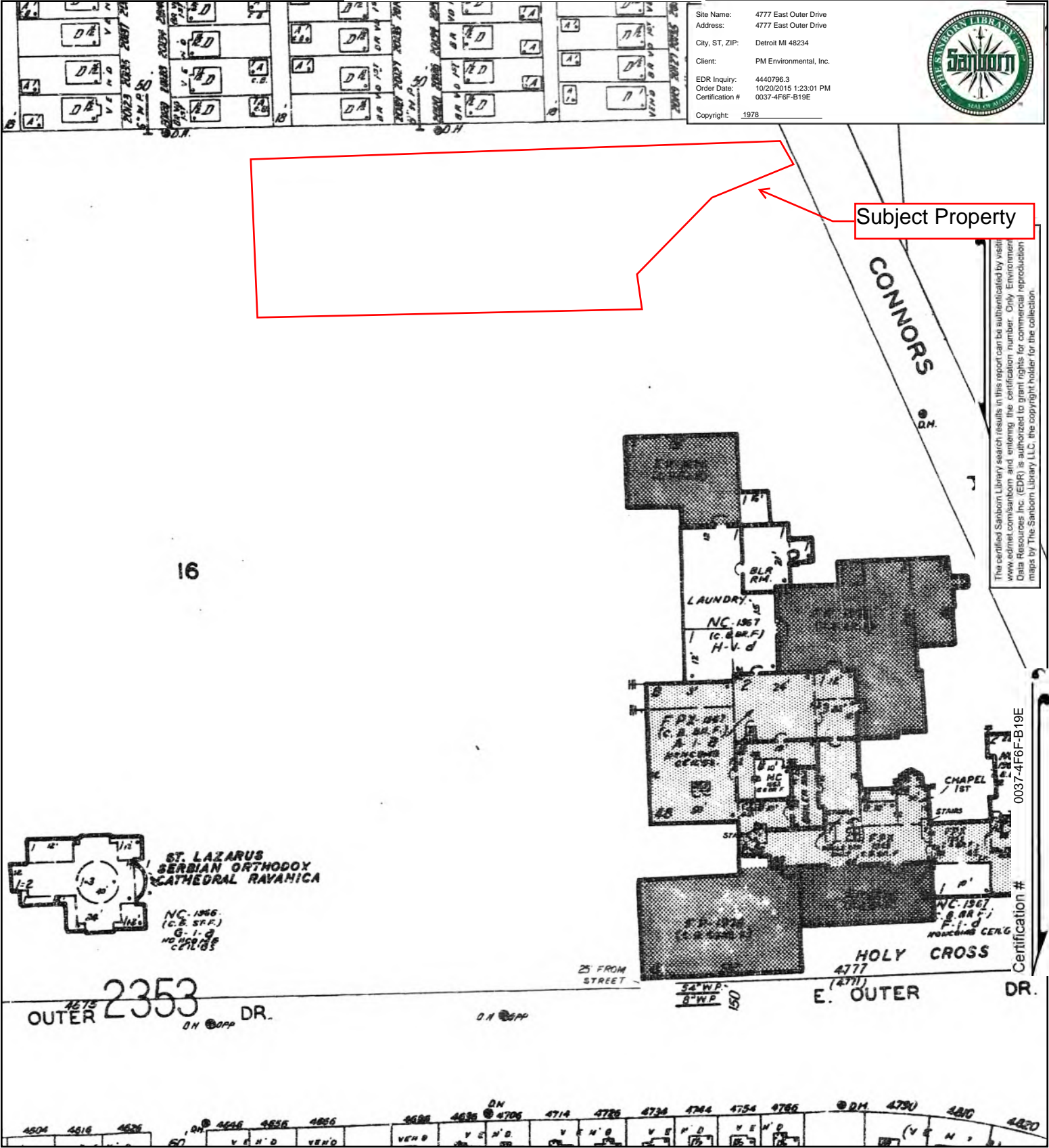


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 Volume 22, Sheet 2351
 Volume 22, Sheet 2353



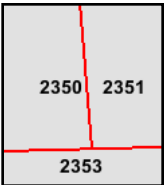
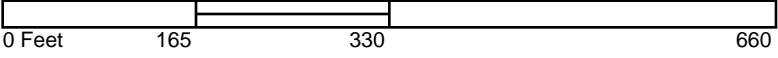
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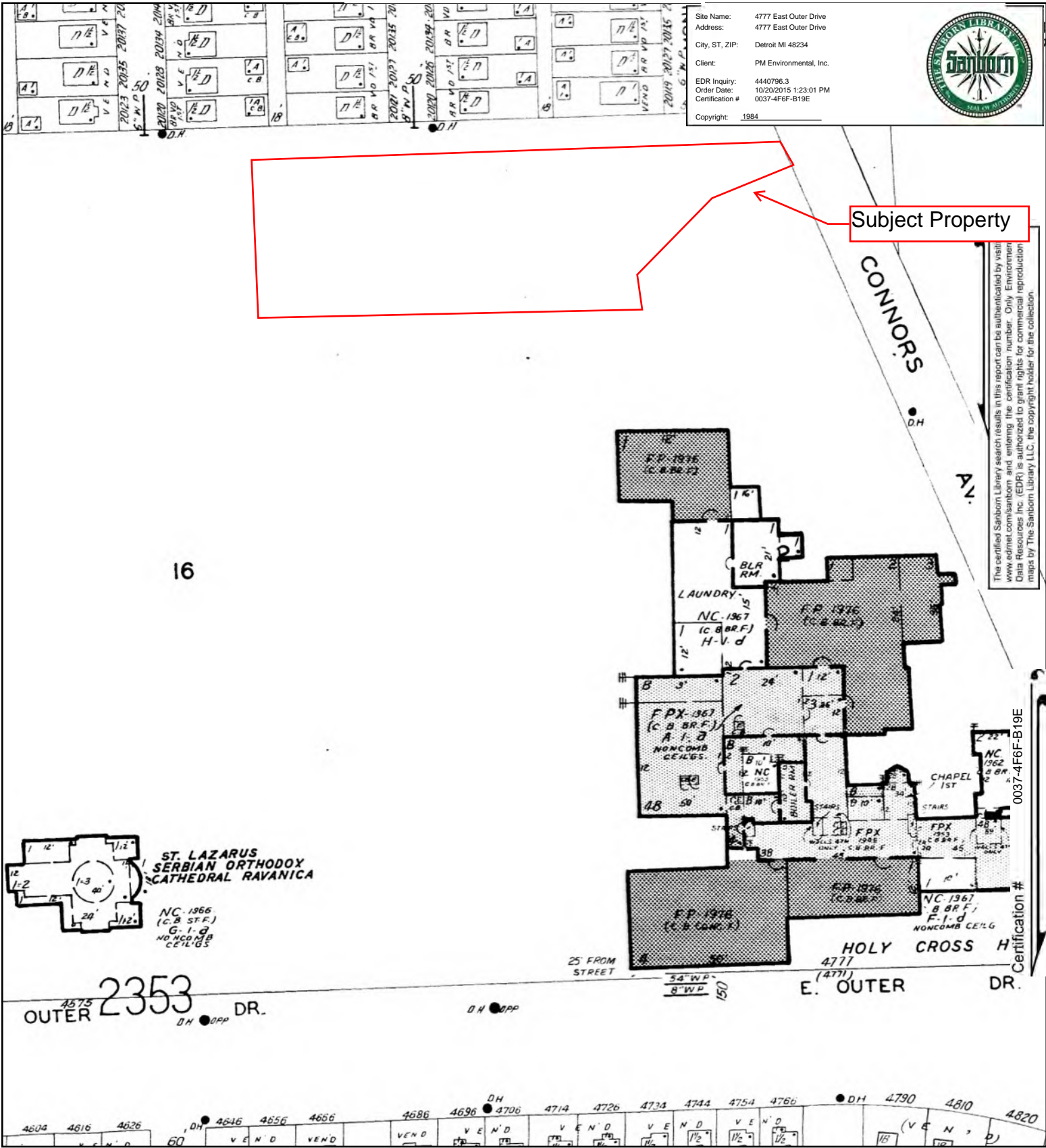


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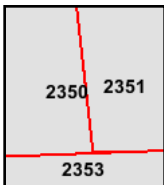
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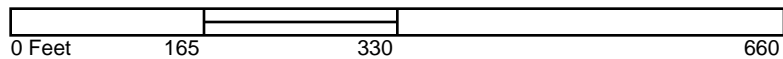


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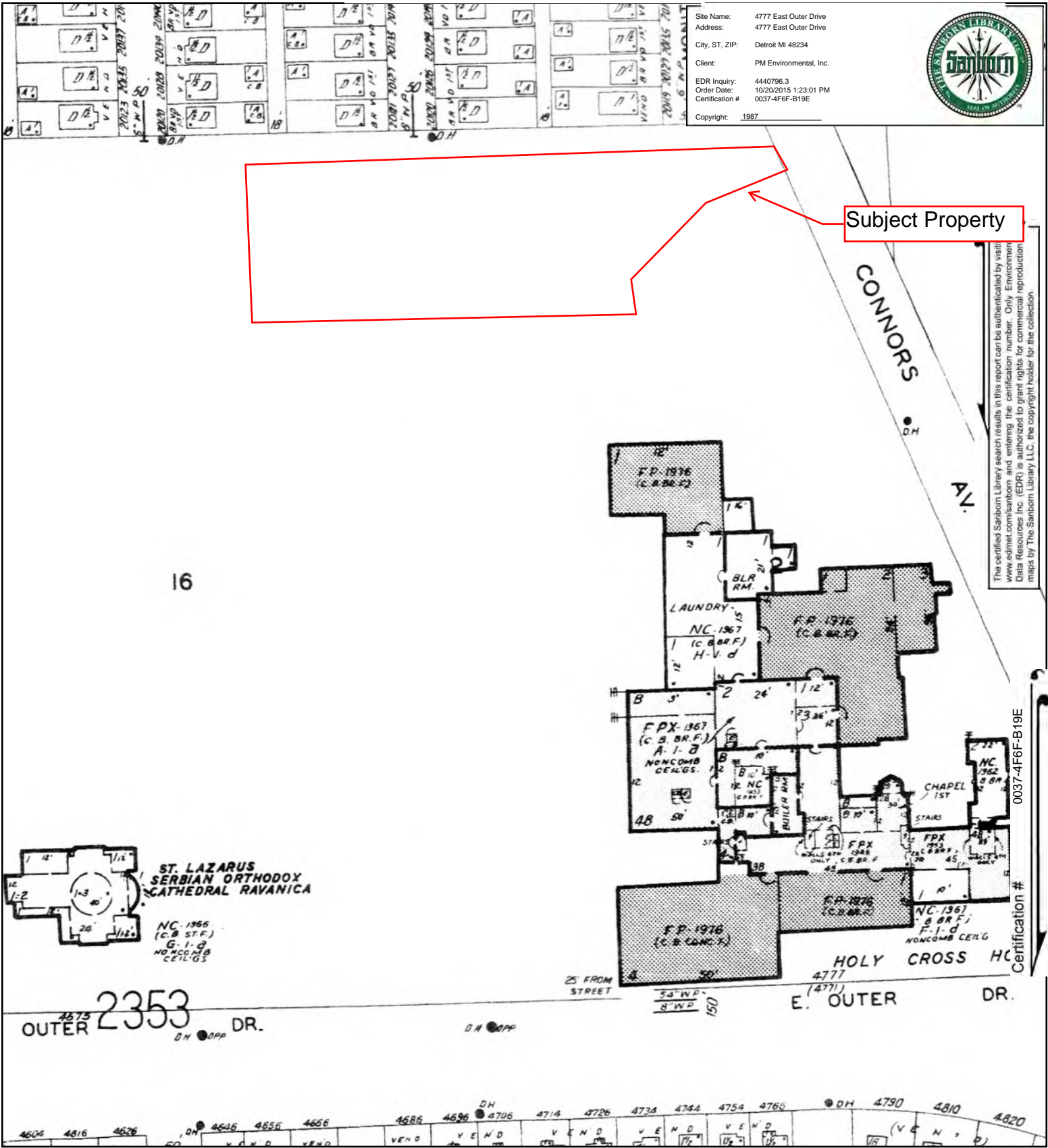


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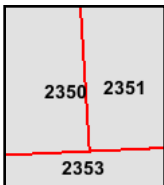
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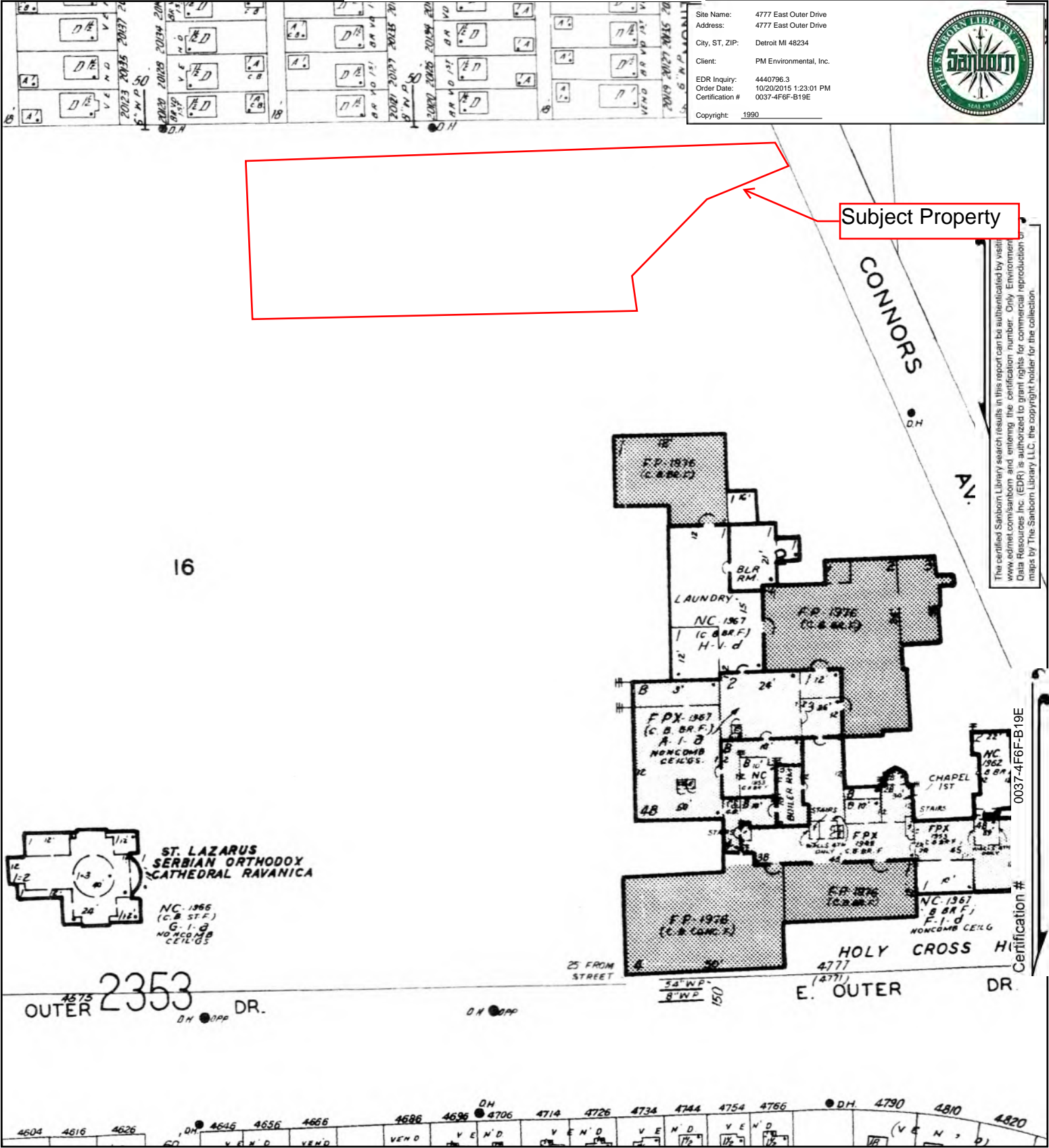
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1990 Certified Sanborn Map

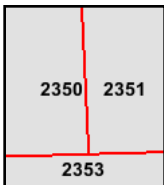
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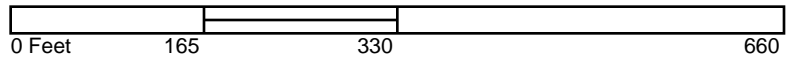
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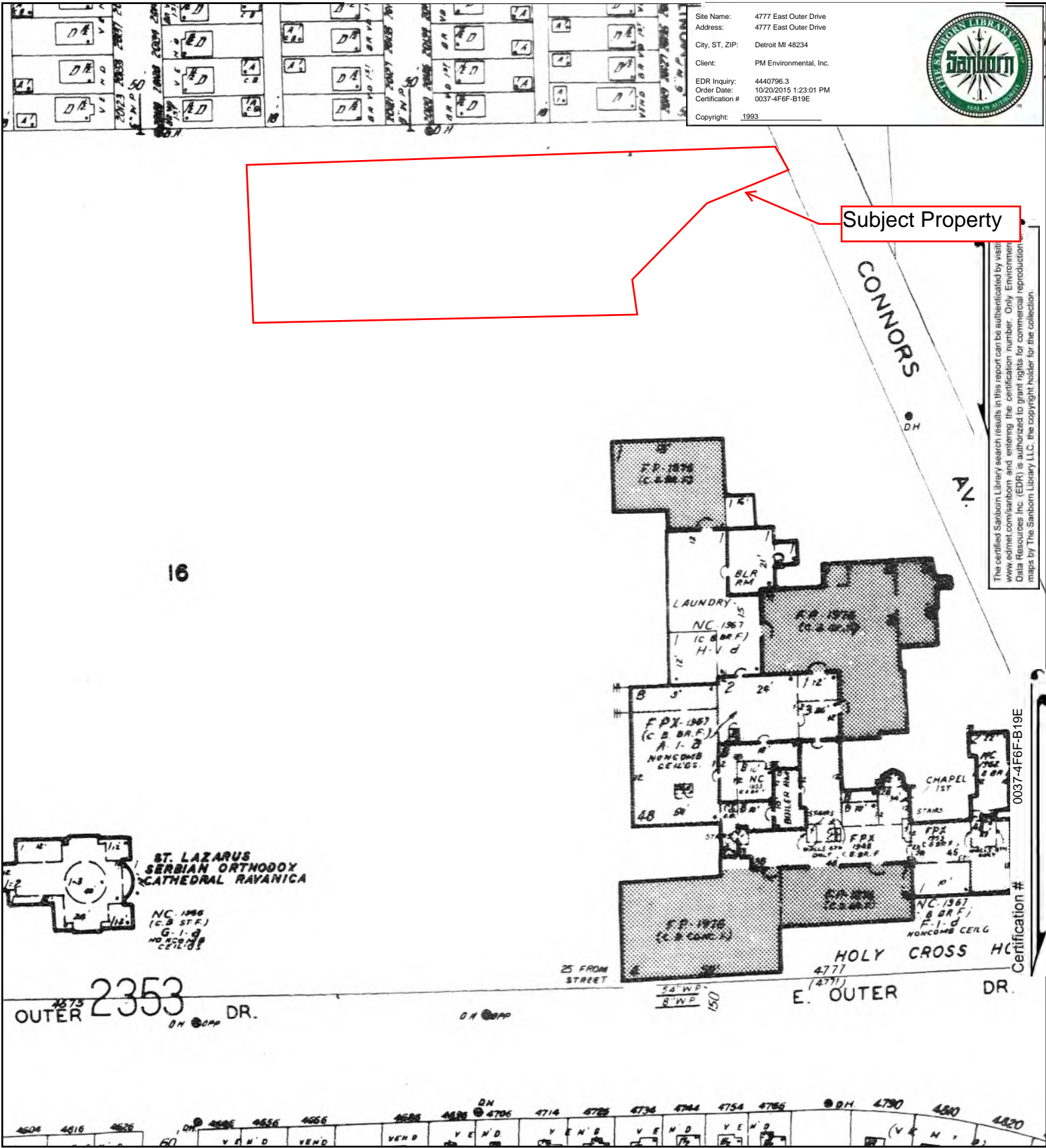


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1993 Certified Sanborn Map

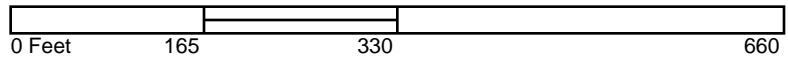
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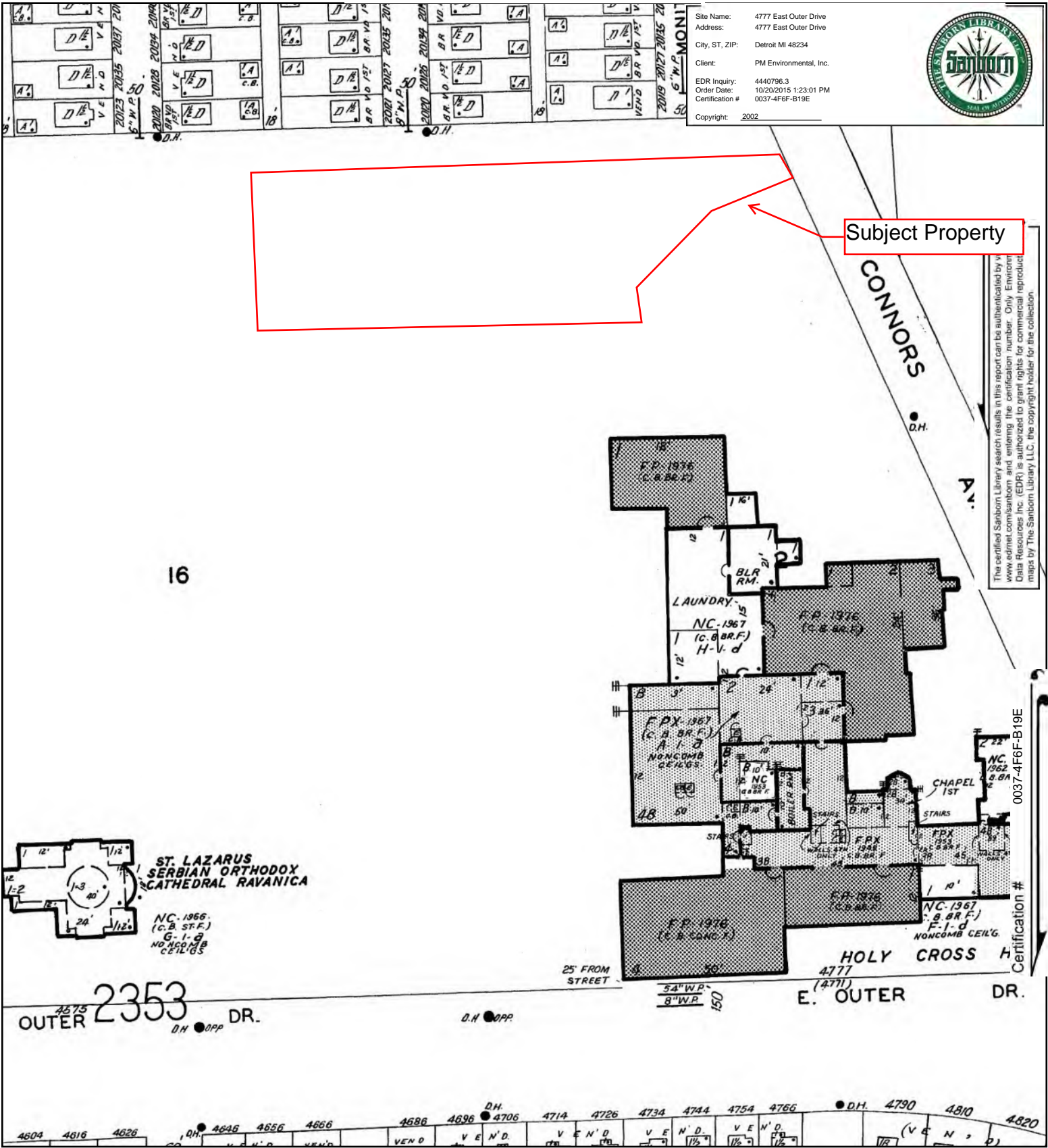


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 Volume 23, Sheet 2351
 Volume 23, Sheet 2353



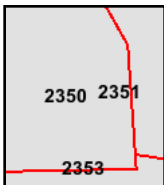
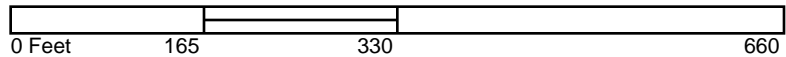
2002 Certified Sanborn Map

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 Volume 23, Sheet 2353
 Volume 23, Sheet 2350



SOIL SURVEY INFORMATION



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Wayne County, Michigan**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

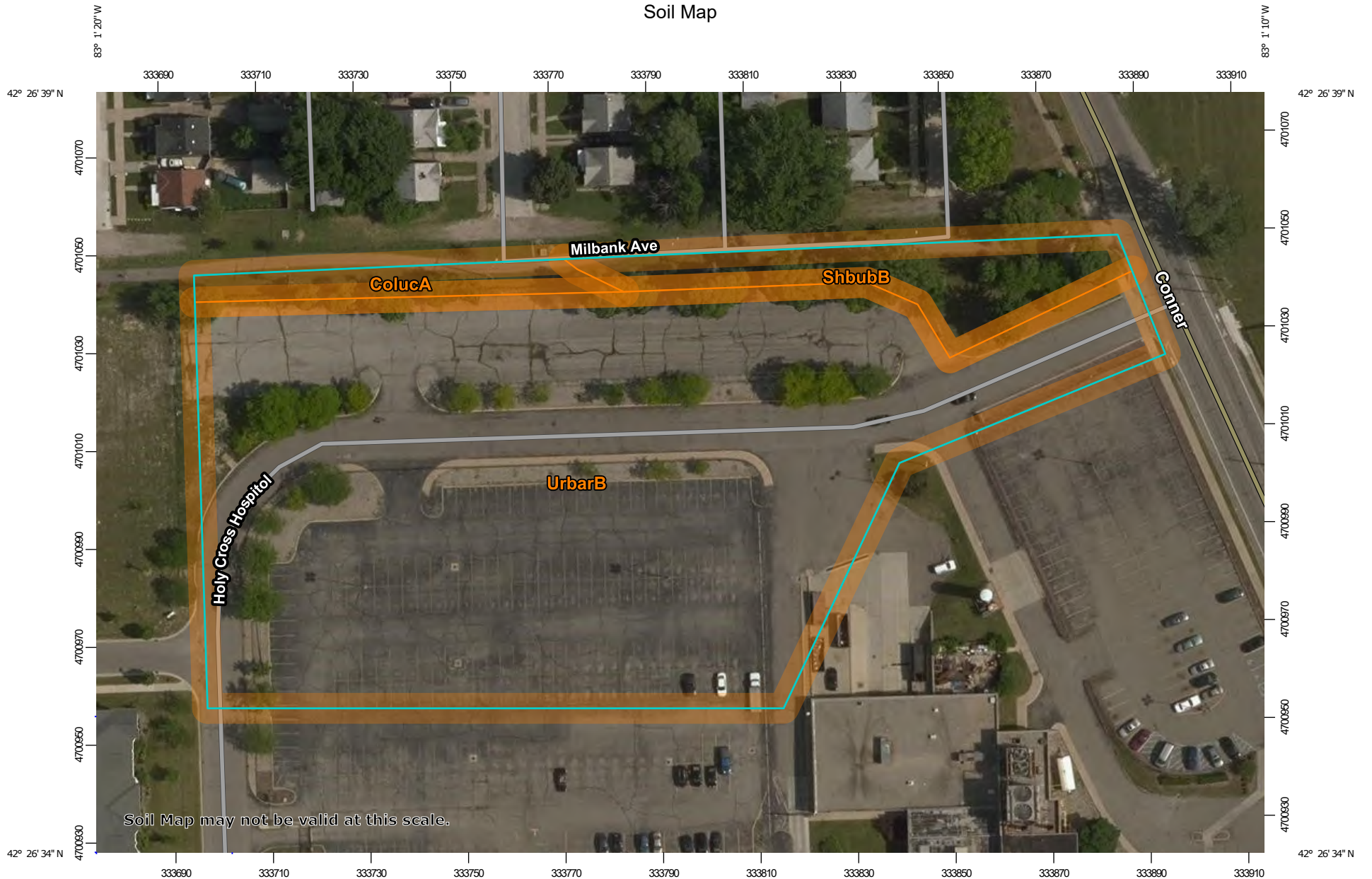
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

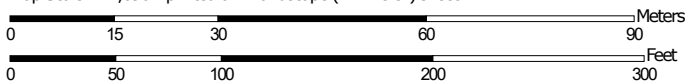
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Wayne County, Michigan
 Survey Area Data: Version 5, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2014—Jun 15, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ColucA	Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes	0.1	3.6%
ShbubB	Shebeon-Urban land-Avooca complex, 0 to 4 percent slopes	0.3	8.4%
UrbarB	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	3.1	88.0%
Totals for Area of Interest		3.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Wayne County, Michigan

ColucA—Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2v14n
Elevation: 570 to 630 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Colwood, human transported surface, and similar soils: 60 percent
Urban land: 35 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood, Human Transported Surface

Setting

Landform: Till-floored lake plains, nearshore zones (relict)
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: loam
Bgb - 12 to 35 inches: silty clay loam
C - 35 to 65 inches: silt loam
2Cd - 65 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 56 to 70 inches to densic material
Natural drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 24 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 42 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water storage in profile: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Ecological site: Lake Plain Flats (F099XY007MI)

Custom Soil Resource Report

Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Anthropogenic udorthents, dense substratum

Percent of map unit: 3 percent

Landform: Till-floored lake plains, nearshore zones (relict)

Down-slope shape: Linear

Across-slope shape: Linear, convex, concave

Hydric soil rating: No

Kibbie, human transported surface

Percent of map unit: 2 percent

Landform: Till-floored lake plains, nearshore zones (relict)

Down-slope shape: Linear

Across-slope shape: Linear, concave

Hydric soil rating: No

ShhubB—Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2v13q

Elevation: 570 to 670 feet

Mean annual precipitation: 28 to 38 inches

Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: Not prime farmland

Map Unit Composition

Shebeon, human transported surface, and similar soils: 40 percent

Urban land: 35 percent

Avoca, human transported surface, and similar soils: 15 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shebeon, Human Transported Surface

Setting

Landform: Water-lain moraines, wave-worked till plains

Down-slope shape: Linear

Across-slope shape: Convex, linear

Parent material: Loamy human-transported material over loamy lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam

^Cu - 9 to 12 inches: loam

Bwb - 12 to 27 inches: loam

BC - 27 to 31 inches: clay loam

C - 31 to 55 inches: clay loam

Cd - 55 to 80 inches: loam

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 51 to 65 inches to densic material

Natural drainage class: Somewhat poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: About 33 to 47 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Gypsum, maximum in profile: 1 percent

Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)

Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: C

Ecological site: Lake Plain Flats (F099XY007MI)

Hydric soil rating: No

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: No

Description of Avoca, Human Transported Surface

Setting

Landform: Water-lain moraines, wave-worked till plains

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Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Sandy and loamy human-transported material over sandy glaciolacustrine deposits over loamy lodgment till

Typical profile

^Au - 0 to 9 inches: sandy loam
^Cu - 9 to 12 inches: sandy loam
Ab - 12 to 18 inches: sand
Bwb - 18 to 31 inches: sand
2Cg - 31 to 49 inches: clay loam
2Cd - 49 to 80 inches: loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 37 to 64 inches to densic material
Natural drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 19 to 46 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Gypsum, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water storage in profile: Low (about 5.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C
Ecological site: Warm Moist Sandy Depression (F099XY003MI)
Hydric soil rating: No

Minor Components

Parkhill, human transported surface

Percent of map unit: 5 percent
Landform: Water-lain moraines, wave-worked till plains
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave
Across-slope shape: Convex, linear
Hydric soil rating: No

Midtown

Percent of map unit: 3 percent
Landform: Water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Linear, convex
Hydric soil rating: No

Belleville, human transported surface

Percent of map unit: 2 percent
Landform: Water-lain moraines, wave-worked till plains
Microfeatures of landform position: Open depressions
Down-slope shape: Linear, concave

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Across-slope shape: Linear, convex
Hydric soil rating: No

UrbarB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsx
Elevation: 560 to 720 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Riverfront, dense substratum, and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Riverfront, Dense Substratum

Setting

Landform: Water-lain moraines, deltas, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Linear, convex
Parent material: Loamy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 6 inches: sandy loam
^Cu1 - 6 to 16 inches: very artificial sandy loam
^Cu2 - 16 to 46 inches: gravelly-artificial loam
^Cu3 - 46 to 68 inches: very artificial loam

Custom Soil Resource Report

2Cd - 68 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent

Depth to restrictive feature: 56 to 78 inches to densic material

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 28 percent

Gypsum, maximum in profile: 1 percent

Salinity, maximum in profile: Nonsaline (0.1 to 1.5 mmhos/cm)

Available water storage in profile: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: B

Ecological site: Lake Plain Flats (F099XY007MI)

Hydric soil rating: No

Minor Components

Riverfront, dense substratum, steep

Percent of map unit: 1 percent

Landform: Wave-worked till plains, water-lain moraines, deltas

Down-slope shape: Linear

Across-slope shape: Linear, convex

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Qualities and Features

This folder contains tabular reports that present various soil qualities and features. The reports (tables) include all selected map units and components for each map unit. Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected

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initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Custom Soil Resource Report

Soil Features—Wayne County, Michigan									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
		<i>In</i>	<i>In</i>		<i>In</i>	<i>In</i>			
ColucA—Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes									
Colwood, human transported surface	Densic material	56-65-70	10-24	Noncemented	0	0	High	High	Low
Urban land	Manufactured layer	0	3-16	Very strongly cemented	—	—			
Anthropotic udorthents, dense substratum	Densic material	55-61-76	4-25	Noncemented	0	0	Moderate	High	Low
Kibbie, human transported surface	Densic material	55-67-78	2-25	Noncemented	0	0	Moderate	High	Low

Custom Soil Resource Report

Soil Features—Wayne County, Michigan									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
ShbubB—Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes									
Shebeon, human transported surface	Densic material	51-55-65	15-29	Noncemented	0	0	Moderate	High	Low
Urban land	Manufactured layer	0	3-16	Very strongly cemented	—	—			
Avoca, human transported surface	Densic material	37-49-64	16-43	Noncemented	0	0	Low	High	Low
Parkhill, human transported surface	Densic material	44-50-56	24-36	Noncemented	0	0	High	High	Low
Midtown	Densic material	38-55-79	1-42	Noncemented	0	0	Moderate	High	Low
Belleville, human transported surface	Densic material	51-65-69	11-29	Noncemented	0	0	Moderate	High	Low
UrbarB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes									
Urban land	Manufactured layer	0	3-16	Very strongly cemented	—	—			
Riverfront, dense substratum	Densic material	56-68-78	2-24	Noncemented	0	0	Moderate	Low	Low
Riverfront, dense substratum, steep	Densic material	56-68-78	2-24	Noncemented	0	0	Moderate	Low	Low

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Custom Soil Resource Report

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ASSESSING DEPARTMENT RECORDS

4777 E OUTER DRIVE 48234 (Property Address)

Parcel Number: 17016350.003L



Item 1 of 3 [1 Image / 2 Sketches](#)

Property Owner: CONNER CREEK CENTER LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1981
 - Total Sq.Ft.: 340,671
- # of Buildings: 23
- > Assessed Value: \$2,625,000 | Taxable Value: \$2,552,500
- > Property Tax information found

Owner and Taxpayer Information

Owner	CONNER CREEK CENTER LLC 15780 SCHAEFER HIGHWAY DETROIT, MI 48227	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	201-COMMERCIAL	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$2,625,000
WARD#	17	Taxable Value	\$2,552,500
DISTRICT	2	State Equalized Value	\$2,625,000
ASMT CODE	<i>Not Available</i>	Date of Last Name Change	09/11/2017
RELATED #	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
COUNCIL #	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	0.0000 %

Land Information

Zoning Code	R5	Total Acres	16.095
Land Value	\$299,200	Land Improvements	\$740,190
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	<i>Not Available</i>	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>Not Available</i>	Neighborhood Enterprise Zone	No

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

Legal Description

THAT PT OF NW 1/4 SEC 3 T1S R12E DESC AS FOLS BEG AT THE INTERSECTION N LINE OUTER DRIVE E (150 FT WD) WITH THE SWLY LINE CONNOR AVE (66 FT WD) TH S 89D 40M W 990.69 FT ALONG THE N LINE OUTER DRIVE E (150 FT WD) TH N 00D 14M 50S W 859.42 FT TH N 89D 19M 30S E 632.11 FT ALONG THE S LINE MILBANK AVE (60 FT WD) TH S 22D 49M E 934.18 FT ALONG THE SWLY LINE SD CONNOR AVE TO POB 16.05 ACRES

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/22/2015	\$200,000.00	WD	ST JOHN N E COMMUNITY HOSPITAL	CONNER CREEK CENTER LLC	NOT ARMS LENGTH	

Building Information - 75388.00 sq ft Hospitals - General (Commercial)

Floor Area	75,388 sq ft	Estimated TCV	<i>Not Available</i>
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Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 48768.00 sq ft Hospitals - General (Commercial)

Floor Area	48,768 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 2895.00 sq ft Hospitals - General (Commercial)

Floor Area	2,895 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 1521.00 sq ft Hospitals - General (Commercial)

Floor Area	1,521 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 6206.00 sq ft Hospitals - General (Commercial)

Floor Area	6,206 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 2744.00 sq ft Hospitals - General (Commercial)

Floor Area	2,744 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 920.00 sq ft Hospitals - General (Commercial)

Floor Area	920 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available

Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 78972.00 sq ft Hospitals - General (Commercial)

Floor Area	78,972 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Hospitals - General	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1956	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 5058.00 sq ft Hospitals - General (Commercial)

Floor Area	5,058 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Hospitals - General	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1956	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 2199.00 sq ft Hospitals - General (Commercial)

Floor Area	2,199 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Hospitals - General	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1967	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 2847.00 sq ft Hospitals - General (Commercial)

Floor Area	2,847 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Hospitals - General	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1956	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 8790.00 sq ft Warehouses - Storage (Commercial)

Floor Area	8,790 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1961	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	51%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 5968.00 sq ft Medical - Office Buildings (Commercial)

Floor Area	5,968 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Medical - Office Buildings	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1967	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

Building Information - 2284.00 sq ft Warehouses - Storage (Commercial)

Floor Area	2,284 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	<i>Not Available</i>	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Space Heaters, Gas with Fan
Physical Percent Good	51%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 502.00 sq ft Medical - Office Buildings (Commercial)

Floor Area	502 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Medical - Office Buildings	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1967	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

Building Information - 312.00 sq ft Medical - Urgent Care Facilities (Commercial)

Floor Area	312 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Medical - Urgent Care Facilities	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1981	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 61476.00 sq ft Medical - Urgent Care Facilities (Commercial)

Floor Area	61,476 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Medical - Urgent Care Facilities	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1981	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 14993.00 sq ft Medical - Office Buildings (Commercial)

Floor Area	14,993 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Medical - Office Buildings	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1911	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

Building Information - 9576.00 sq ft Warehouses - Storage (Commercial)

Floor Area	9,576 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Warehouses - Storage	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1981	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	51%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

Building Information - 5941.00 sq ft Maintenance (Storage) Building (Commercial)

Floor Area	5,941 sq ft	Estimated TCV	<i>Not Available</i>
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Occupancy	Maintenance (Storage) Building	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1967	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

Building Information - 1066.00 sq ft Maintenance (Storage) Building (Commercial)

Floor Area	1,066 sq ft	Estimated TCV	Not Available
Occupancy	Maintenance (Storage) Building	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

Building Information - 666.00 sq ft Hospitals - General (Commercial)

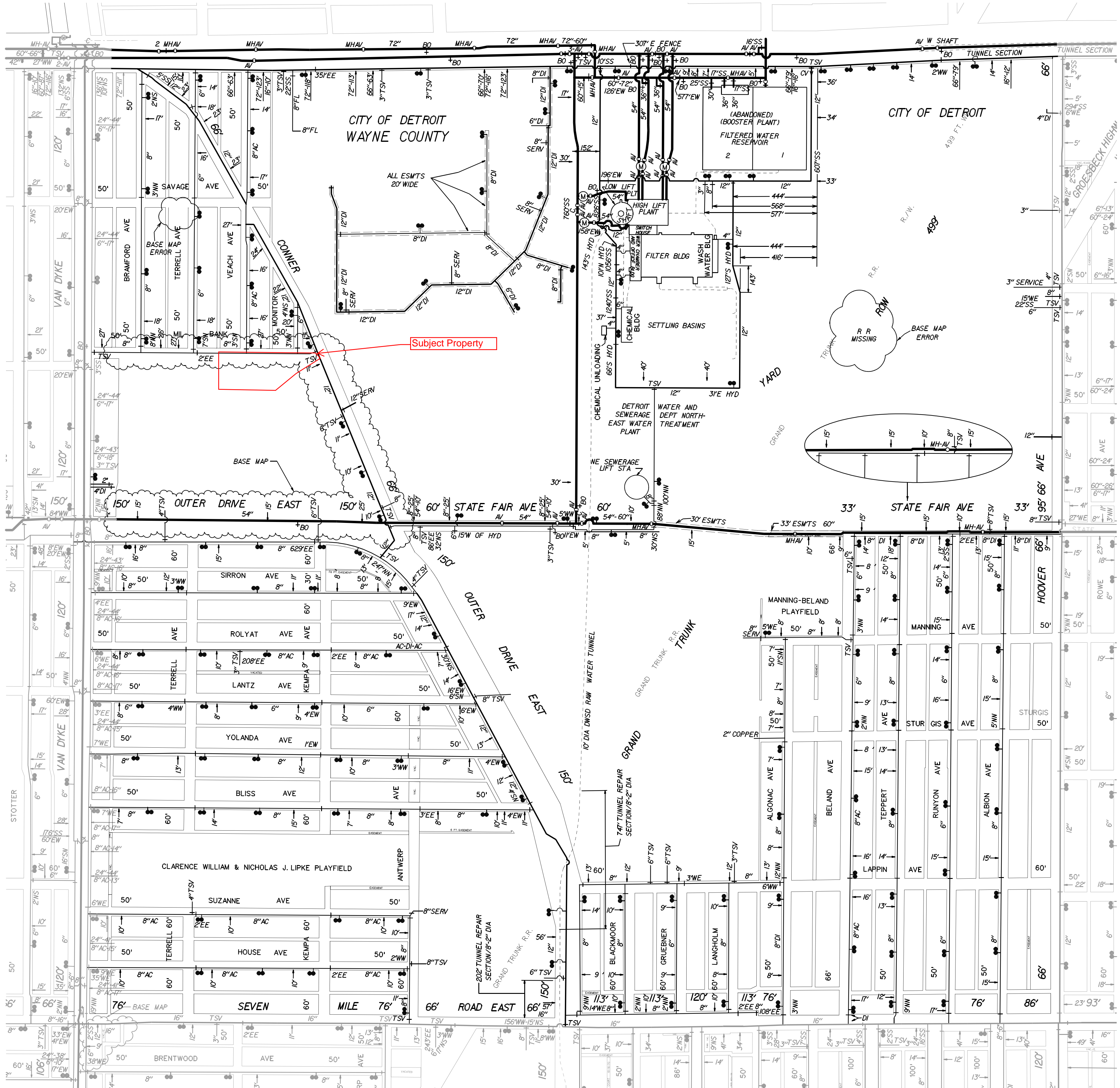
Floor Area	666 sq ft	Estimated TCV	Not Available
Occupancy	Hospitals - General	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

Building Information - 1579.00 sq ft Garages - Storage (Commercial)

Floor Area	1,579 sq ft	Estimated TCV	Not Available
Occupancy	Garages - Storage	Class	C
Stories Above Ground	Not Available	Average Story Height	Not Available
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1981	Year Remodeled	Not Available
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

UTILITY INFORMATION



WATER MAP		CITY OF DETROIT													
SCALE: 1" = 300'	DWSD SEC. MAP NUMBER:	NOTES:													
		24-R													
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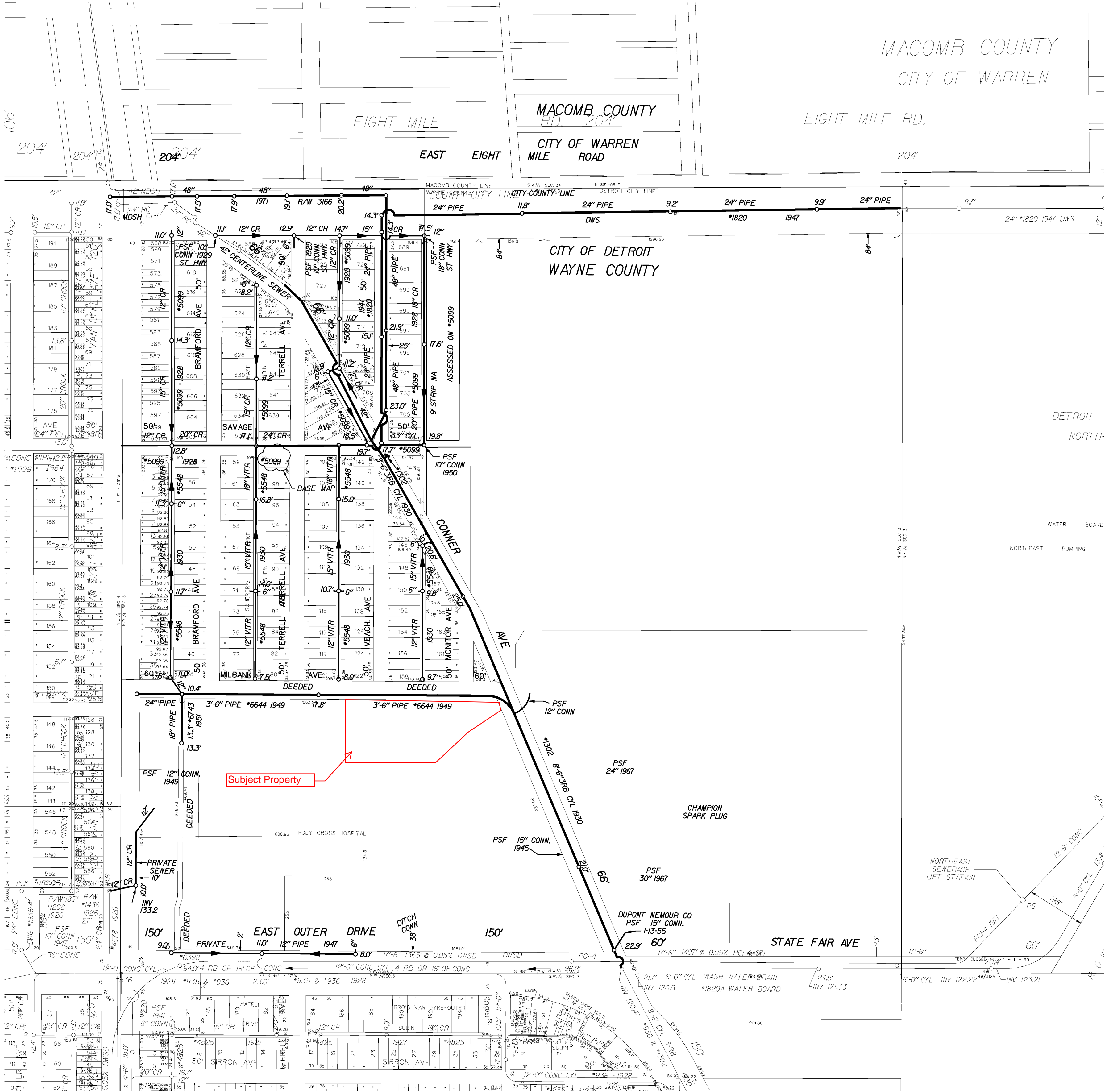


STATE PLANE

MACOMB COUNTY
CITY OF WARREN

MACOMB COUNTY
RD. 204
CITY OF WARREN
MILE ROAD

EIGHT MILE RD.
204'



DETROIT
NORTH-

WATER BOARD
NORTHEAST PUMPING

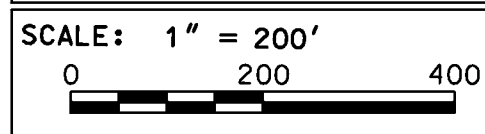
S-93-B

S-92-A

S-93-D

SEWER MAP

CITY OF DETROIT



DWSD SEC. MAP NUMBER:
S-93-C

NOTES:

NAME	DATE
DIGITIZED BY: CEA, INC.	12-12-96
CHECKED BY: DWSD	12-12-96
LOG	
REVISED THRU:	12-31-03
PRINT DATE:	02-19-99



STATE PLANE



PREVIOUS SITE INVESTIGATION

STOCK

ENVIRONMENT, LTD.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

of

HOLY CROSS HOSPITAL
4777 EAST OUTER DRIVE
DETROIT , MICHIGAN

prepared
December 20, 1995

prepared by

STOCK ENVIRONMENT LIMITED
10900 HARPER AVENUE
DETROIT, MICHIGAN 48213
(PROJECT # DTW95058)

PARTNERS IN ENVIRONMENTAL, HEALTH & SAFETY MANAGEMENT

10900 Harper Ave. • The PVS Chemicals Building • Detroit, MI 48213 USA
313/921-0333 • FAX 313/921-4730

STOCK

ENVIRONMENT, LTD.

December 20, 1995

F. Thomas Lewand, Esquire
Bodman, Longley & Dahling
100 Renaissance Center, 34th Floor
Detroit, Michigan 48243

Re: Phase I Environmental Site Assessment of the building and property at:
Holy Cross Hospital
4777 East Outer Drive
Detroit, Michigan


Dear Mr. Lewand:

This report summarizes the Phase I Environmental Site Assessment (ESA) of the Holy Cross Hospital building and property located at 4777 East Outer Drive in Detroit, Michigan. The assessment was performed on November 15 and 17, 1995, by STOCK representatives Catherine Gibbons and John Vargo. This Phase I ESA was conducted at your request under the agreed-upon terms and conditions of STOCK's proposal dated November 8, 1995.

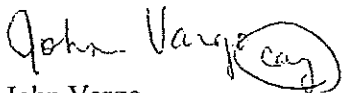
STOCK is aware that this investigation is being performed for a pending financial transaction and is aware of your reliance on the contents of this report.

Please contact Catherine Gibbons at (313)921-0333 if you have any questions regarding this report.

Sincerely,
STOCK Environment, Ltd.



Catherine Gibbons



John Vargo

Attachment

PARTNERS IN ENVIRONMENTAL, HEALTH & SAFETY MANAGEMENT

10900 Harper Ave. • The PVS Chemicals Building • Detroit, MI 48213 USA
313/921-0333 • FAX 313/921-4730

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I. Executive Summary

STOCK Environment, Ltd. (STOCK) performed a Phase I Environmental Site Assessment (ESA) of the Holy Cross Hospital buildings and property located at 4777 East Outer Drive in Detroit, Michigan. The approximately 20 acre site is occupied by the 375,000 square foot hospital complex and parking lots. The Holy Cross Hospital facility is a secondary medical care facility containing approximately 250 beds.

The Phase I ESA did reveal four recognized environmental conditions in connection with the Holy Cross Hospital site. Further investigation of the underground storage tank is necessary to determine if the tank is leaking. STOCK recommends a Phase II Environmental Site Assessment to evaluate the extent of possible contamination or to upgrade the tank to the 1998 UST standards. Additionally, due to the presence of asbestos containing materials, STOCK recommends development of asbestos awareness training and an asbestos operations and maintenance plan, as described in Section X, Conclusions and Recommendations.

II. Introduction

The on-site investigation of the Holy Cross Hospital facility and property (the subject property) was conducted by Ms. Catherine Gibbons and Mr. John Vargo of STOCK on November 15 and 17, 1995. Holy Cross Hospital representatives Mr. Kurt Kleiner, Manager of Special Projects and Mr. Glenn O'Brien, Project Manager of Building Services, were available to provide STOCK with information on the subject property. Mr. Kleiner and Mr. O'Brien have been employed with the hospital for 25 years and 2 years, respectively. Mr. Kleiner partially accompanied the STOCK representatives on the site walk-through on November 15 and Mr. O'Brien accompanied them partially on both November 15 and 17, 1995.

III. Objectives and Scope of Work

The objective of the Phase I ESA was to evaluate the property for recognized environmental conditions with respect to past or current uses of the property or incidents that have occurred on or adjacent to this property.

The scope of work for this Phase I ESA included a review of the history of the subject property's ownership and operations, a visual walk-over inspection of the subject property site, a reconnaissance of adjacent properties from public right-of-ways, and a review of selected agency records and databases. The ESA report is intended to conform with the ASTM E 1527-94 standard for environmental site assessments. No subsurface investigation of the subject property was undertaken as part of this Phase I ESA.

STOCK contacted the following individuals regarding information on the subject property and adjacent sites of concern:

- Mr. Kurt Kleiner, Manager, Special Projects, Holy Cross Hospital
- Mr. Glenn O'Brien, Project Manager - Building Services, Holy Cross Hospital
- Mr. Tony Sycho, Master Electrician, Holy Cross Hospital

- Ms. Anita McKee, Assistant, Holy Cross Hospital
- Ms. Natasha Preston, Chief Technologists, Holy Cross Hospital
- Mr. Robert Harvie, Building Services, Holy Cross Hospital
- Mr. Gerald Hughes, Assessor's Office, City of Detroit
- Ms. Cassandra Shields, Fire Marshall's Office, City of Detroit
- Ms. Bessie Ingram, Emergency Response Division, Department of Environmental Quality
- Personnel, Detroit Public Library
- Mr. Robert Cheyne, Technical Representative, Millar Elevator Service Company

Subcontractors who provided information used in this Phase ESA included:

- Mr. John Stender, President, Hawkeye Environmental Land Services, Inc.
- Mr. Greg Snell, representative, Environmental Search, Inc.
- Ms. Helen Thompson, representative, Detroit Edison Aerial Photographic Sales

In the professional judgment of STOCK, the scope of this investigation was sufficient to determine if further investigation was warranted given the nature and specific circumstances of the site. Based upon the findings stated in this report, the opinions rendered represent our professional judgment about the environmental status of the property site and as such are not a guarantee. Our professional judgment is based on generally accepted environmental practices and procedures designed to assess environmental liability with respect to the standards of due care customary in the industry at the time of this investigation.

STOCK disclaims any responsibility to any third party who may intend to rely on this report. We also assume no obligations for reporting any facts contained in the environmental assessment to anyone other than Bodman, Longley and Dahling.

IV. Site Location/Description

The 20.7 acre subject property site is located at 4777 East Outer Drive in Detroit, Michigan, within Section 3, Township 1 South, Range 12 East. The subject property is occupied by the 375,000 square foot hospital which occupies approximately 20% of the property. Another 15% of the property is undeveloped with the remaining portion of the property being utilized as various parking lots. The subject site is bordered by East Outer Drive to the south, Conner Avenue to the east, residential property to the north and a church and commercial property to the west. Please refer to Appendix A - Location Map and Appendix B - Site Map.

STOCK reviewed assessor's records at the City of Detroit Commercial and Industrial Section of Assessments Division Office. The current taxpayer of the subject property is listed as Holy Cross Hospital. The file containing the past field sheets of the property had been lost according to Mr. Gerald Hughes at the Assessor's Office. A duplicate file was available but was incomplete. The information from the single field sheet dated December 31, 1994, was not consistent with the actual structure. STOCK found this information unreliable and did not base any conclusions on this information.

V. Site History

The Sisters of St. Francis is the current owner of the subject property. According to Ms. Anita McKee, the property was donated by the Physicians of St. Francis of Hamtramck. The physicians purchased the property from farmers and donated the property to the Sisters of St. Francis in Sylvania, Ohio to build a hospital. The subject property was previously used as farm land. The original building, currently referred to as the Center Building, was built in 1946. Over the years, various buildings have been added to the property: in 1956 the East Building; 1958 the Convent Building; 1968 the West Building, North Building and the North Central Building; and, in 1976 the Northwest Building, the Northeast Building, Dietary Building, and the South Building. The buildings are all attached through corridors and a few underground pipe chase tunnels. Holy Cross Hospital traded the property where the St. Lazarus Serbian Orthodox Church is currently standing for the vacant land on the north side of the church (Parcel 2). This trade occurred during the 1960s.

A. Aerial Photographs

STOCK personnel reviewed aerial photographs of the subject property site at the Detroit Edison Aerial Photograph Sales Office. Photographs taken in 1949, 1952, 1961, 1976 and 1992 were reviewed at Detroit Edison Office.

The 1949 and 1952 photographs show the original Holy Cross Hospital on what appears to be a grassy area. The Center Building is listed as being built in 1946. There is a building on the corner of East Outer Drive and Van Dyke which is currently the location of an Amoco Gasoline Station. STOCK personnel were unable to distinguish any structures such as gasoline pumps at the corner facility from our review of the aerial photographs. The current residential area to the north was undeveloped in the photograph. There is a narrow drainage ditch running across the eastern portion of the subject property. The current industrial property to the east is also undeveloped.

The 1961 photograph shows Holy Cross Hospital with the 1950's additions. The building appears to be surrounded by a paved parking lot. The remaining property is still vacant. STOCK personnel were unable to distinguish any structures such as gasoline pumps at the corner facility from our review of the aerial photographs. The property to the north of the subject property remains undeveloped. East of the subject property across Conner Avenue are two structures. The first structure is directly across from the north corner of the subject property. It is a small building, possibly the house which is now standing in that vicinity. South of the first structure is a large building which is most likely part of the existing Chrysler Plant.

The 1976 photograph shows Holy Cross Hospital with most of the existing paved parking lot. The 1968 and 1976 additions are noted. The current vacant lot is a dirt field. The portion of land traded with the St. Lazarus Serbian Orthodox Church has been developed. The large structure to the east, across Conner Avenue, most likely the Chrysler Plant, has an asphalt parking lot surrounding the building. There is a building on the corner of East Outer Drive and Conner Avenue. The building now housing the propane gas supply company is present. The residential area to the north of the hospital has been developed.

The 1992 photograph shows the subject site basically as it appears today.

No obvious signs of activities that could indicate recognized environmental conditions were noted on the photographs reviewed by STOCK personnel.

B. Sanborn Maps

STOCK personnel ordered a site search through the Sanborn Mapping and Geographic Information Services (Sanborn) concerning the availability of Sanborn insurance maps for subject property area of Detroit. The search revealed that Sanborn insurance maps for the years 1984, 1987, 1990, and 1993 were available for review for the subject property area of Detroit (See Appendix C, Sanborn Maps). Environmental Search verified that these were the only Sanborn maps available for this location. Environmental Search informed STOCK that certain areas of cities only have recent maps available.

All four maps show the Holy Cross Hospital along East Outer Drive. The hospital building is listed as being a mixed construction of concrete block and brick faced. The Center Building is indicated as being built in 1945. Other buildings appear to have been added on in 1953, 1962, 1967, and 1976. The buildings constructed in 1960s are indicated to have non-combustible ceilings. The map does not show the entire property site. The parking lot is not included in the map.

C. Ownership History

Ownership history of the subject property was reviewed for the previous 50 years through current ownership at the Wayne County Register of Deeds Office for STOCK by Hawkeye Environmental Land Services, Inc. A complete ownership history report is included for review in Appendix D, Ownership History. The property is split into seven parcels. The parcels are numbered 1,3,4,5,6,7, and 8. Please note, Parcel 2 (St. Lazarus Serbian Orthodox Church) is not part of the subject property. A map referencing the parcels is also included in Appendix D. According to this review, the following parcels are summarized:

Parcels 1 and 8 are owned by Franciscan Sisters Hospital Corporation of Michigan, a Michigan Corporation. The Franciscan Sisters Hospital Corporation of Michigan was granted a quit claim deed to this portion of the subject property in June 1954 by Sisters of St. Francis of Sylvania, an Ohio Corporation. The Sisters of St. Francis of Sylvania were granted a quit claim deed by Walter and Helen Ebenhoeh. The Ebenhoeh's were granted a warranty deed from Bernadine Christa and Frances Hester in March 1944.

Parcels 3 and 4 are owned by Franciscan Sisters Hospital Corporation of Michigan, a Michigan Corporation. The Franciscan Sisters Hospital Corporation of Michigan was granted a quit claim deed to this portion of the subject property in June 1954 by Holy Cross Hospital of Detroit, Inc., an Ohio Corporation. The Sisters of St. Francis of Sylvania were granted a warranty deed from various members of the Sprenger family in October 1944.

Parcel 5 is owned by Franciscan Sisters Hospital Corporation of Michigan, a Michigan Corporation. The Franciscan Sisters Hospital Corporation of Michigan was granted a quit claim deed by the St. Lazarus Serbian Orthodox Church in April 1965. The Serbian Orthodox Church

of the building consists of carpet, 12-inch square vinyl tiles, 9-inch square asbestos tile or ceramic tile floors; plastered, dry-walled, or ceramic tile walls; acoustical ceiling tiles, hanging ceiling tiles, plaster, or sprayed ceilings; and fluorescent lighting. The 9-inch square floor tiles and sprayed ceilings are suspected asbestos containing materials (ACMs). According to Mr. Kleiner, buildings constructed in 1976 do not have asbestos floor tiles or sprayed ceilings. The building is heated by boiler heating units that normally run off of natural gas. Fuel oil may be a substitute fuel for emergency situations. Certain wastes from the clinical laboratory such as urine, serum, and fluid samples are flushed into designated "biohazard sinks" that ultimately discharge to the City of Detroit's sewerage system. Medical wastes from the various areas of the hospital are stored in a designated biohazard area while waiting for proper disposal through BFI.

Fourth Floor

The fourth floor is made up of the West Building (1968) and the South Building (1976).

West Building - The West Building decor consists of plaster with ceramic tile three quarters of the way up walls, 9-inch square tile floors, and sprayed ceilings. The 9-inch square tile floors and sprayed ceilings are suspected to contain asbestos.

South Building - The interior decor of the South Building is dry walled walls, carpet or 12-inch square vinyl tile floors, and drop ceilings. There is a tar like material spilled on the floor of the mechanic room of the South Building near the east wall. At the base of the wall where the tar like material is located, the building is attached to the roof of the center building. According to Mr. Kleiner, the area is known for leaking water. The tarry substance, Mr. Kleiner suggested, may possibly be roofing tar which may have leaked through the wall on to the floor of the mechanic room. There is pipe wrapping around the chilled water supply piping in the South Building. Based on Mr. Kleiner's recollection of the asbestos survey completed by Nova Environmental, the wrapping is not asbestos.

Third Floor

The third floor is made up of the Central Building (1946), East Building (1956), West Building (1968), and South Building (1976).

Central Building - The Central Building decor consists of plaster and ceramic tile walls, 12-inch tile floors and plaster ceilings. According to Mr. Kleiner, the Central Building has had asbestos floor tiles abated. STOCK did observe 9-inch square floor tile in the electrical room in the Central Building.

East Building - The East Building had plaster and ceramic tile walls and sprayed ceilings. The penthouse from the East Building had a black stain near the elevator motor. The stain is most likely due to an oil leak. Mr. Kleiner was not familiar with the stain, therefore, did not have any additional information. Mr. O'Brien did not have any record of the past oil leak. Elevators are maintained through an outside elevator contractor, Millar Elevator Service Company. Elevator maintenance records were not available during the site visit. STOCK contacted Mr. Robert Cheyne, technical representative of Millar Elevator Service Company. Mr. Cheyne was not able to confirm that the elevator oil is free of PCBs. From his knowledge, the oil has not been changed in the elevator motor. Oil is added to the motors as needed. Based on STOCK's past

experience, some elevator oil may contain PCBs. STOCK does not have enough information to base a conclusion on the PCB content of the oil.

West Building - The West Building decor consists of plaster and ceramic tile walls, 12-inch tile floors and plaster ceilings. According to Mr. Kleiner, the West Building has had asbestos floor tiles abated.

South Building - This South Building houses the old medical surgical area. The area was padlocked to prevent visitors and patients from entering the wing. Mr. Kleiner did not have a key, therefore STOCK was not able to be admitted to this area. However, viewing from a distance, the interior decor of the South Building is dry-walled walls, 12-inch square vinyl tile floors, and drop ceilings.

Second Floor

The second floor is made up of the Central Building (1946), East Building (1956), Convent Building (1958), West Building (1968), and South Building (1976).

Central Building - The Central Building is split into two sections. The old patient area, which is now only used for storage, is decorated with plaster and ceramic walls, 9-inch square floor tile, and drop ceiling under sprayed ceilings. The other portion of the Central Building is the original convent which is now utilized as office area. The decor consists of plaster walls, carpet or ceramic tile floors, and plaster ceilings.

East Building - The East Building decor consists of plaster and ceramic tile walls, 12-inch square vinyl tile floor, and drop ceiling under the sprayed ceiling.

Convent Building - STOCK was not able to visually inspect the convent building on the second floor because it is the private residences of the Sisters and STOCK was not authorized to enter their residencies. Mr. Kleiner informed STOCK personnel, the second floor decor is much like the first floor (as described below).

West Building - The West Building decor consists of plaster and ceramic tile walls, 9-inch square tile floors, sprayed ceilings in patient rooms, and drop ceilings in hallways.

South Building - The South Building decor consists of dry walled walls, 12-inch square vinyl tile floors, and a drop ceiling.

First Floor

The first floor is made up of the Central Building (1946), East Building (1956), Convent Building (1958), West Building, North Building (1968), South Building and Northeast Building (1976).

Central Building - The Central Building has carpet possibly over 9-inch square tile floors, plaster walls, and drop ceilings under sprayed ceilings. The Chapel is in this building. The Chapel has carpet floors, plaster walls, and plaster ceiling. The flooring under the carpet is unknown. The Chapel has stain glass windows with marble sills and decorative wood work.

East Building - The East Building decor consists of plaster and ceramic tile walls, 9-inch square tile floors, and sprayed ceilings.

Convent Building - The Convent Building has been converted to personnel office space on this floor. The decor is 9-inch square tile floor, plaster walls and acoustic tile ceilings.

West Building - The West Building has a decor of plaster and ceramic tile walls, 9-inch square tile floors, and sprayed ceilings.

North Building - The North Building decor consists of plaster and ceramic tile walls, 9-inch square tile floors, and sprayed ceilings. The North Building houses the x-ray department. The x-ray machines have small transformers. The transformers were not labeled as to having PCB fluid. Per Ms. Natasha Preston, Chief Technologist, the transformers were manufactured in the mid-1970's and do not have any PCBs. Ms. Preston verified this information with their GE representative who sold Holy Cross Hospital the equipment. This building also houses nuclear imaging. All isotopes are stored in lead-lined containers until needed. Unused patient doses are returned to Syncor. All other low level radioactive wastes are stored in nuclear medicine in lead-lined vaults for 10 half-lives and then properly disposed of as a medical waste.

South Building and Northeast Building - The South Building houses the lobby and administrative offices. The decor in these areas are plaster walls, carpeting or 12-inch square vinyl tile floors, and drop ceilings. The Northeast Building, which houses the laboratories, has plaster walls, 12-inch square vinyl tile floors, and drop ceilings.

Ground Floor

The ground floor is partially below ground and above ground level. All nine buildings of the facility make up this floor. This floor is the largest floor area of the hospital. In some areas of the facility, the ground has actually been excavated to construct the ground floor above ground. Hospital support services, storage, patient services, and cafeterias are located on this floor. Hospital support services, such as maintenance areas, laundry, and power house operations have interior decor of cement floors, cement block walls, and bare concrete ceilings. The patient areas have carpet, 9-inch square tile or 12-inch square tile floors, cement block walls, and drop ceilings or sprayed ceilings.

Center Building - The original primary electrical room for the hospital is located in the Center Building. It is partially functional. According to Mr. O'Brien, the electrical wiring has been grandfathered in for operating use. The electrical work will need to be updated in the future. The original coal burning boiler was in the Center Building. According to Mr. Harvie, at some undefined time, the boiler was switched over to natural gas. Mr. Harvie is speculating, that most likely at that time, a fuel tank was installed to store fuel oil to run an emergency generator. Mr. Harvie contacted a few employees who worked at the hospital in the 1950's and/or 1960's. According to the employees contacted, in the 1960's, the tank was removed to prepare the ground for where the North Building stands today. The incinerator is fully disconnected and the chimney stack has been removed. According to Mr. O'Brien, the incinerator was used to burn paper and other combustible products. The original kitchen area has been converted to the paint storage area.

East Building - The East Building houses locker rooms and the Doctor's and Sister's Cafeteria. STOCK was not able to enter the locker rooms. The two cafeterias have carpeted floors, cement block walls, and drop ceilings.

Convent Building - This floor of the Convent Building has been converted to office space. The decor is 9-inch square tile floor, plaster walls, and acoustic tile ceilings.

West Building - The West Building houses the Operating and Recovery Rooms. STOCK was not able to enter this portion of the hospital since patients were in the rooms and sterile conditions needed to be maintained. By observing from the outside, the decor appeared to be 9-inch square tile floors, cement block walls, and sprayed ceilings.

North Building - The North Building houses radiology. The decor consists of 9-inch square tile floor, cement block walls, and sprayed ceilings.

North Central Building - According to Mr. O'Brien, all the asbestos has been removed from the boiler room by Howard Abatement. On the day of the site visit, Holy Cross Hospital had tested their boiler running on the emergency fuel oil. A diaphragm had blown on the boiler and oil was released to the concrete floor. STOCK estimates approximately 1 to 2 gallons of fuel oil was released on the unsealed concrete floor. Holy Cross Hospital had used floor dry to absorb the fuel oil. The material had not been swept up prior to STOCK's visit. According to Mr. O'Brien, the boiler usually has a problem running on fuel oil. Two transformers are located outdoors to the east of the boiler room. These two transformers are the original transformers to the building installed in 1968. Mr. Sycho, Master Electrician, informed STOCK they are mineral oil filled transformers. The transformers are labeled as non-PCB transformers. The library and laundry are also in this building.

Xylene for the histology labs is stored in the boiler room chemical storage area. Spent xylene is stored outside the North Central Building designated as a hazardous waste storage area. Plant Operations collects batteries from beepers, radios and other equipment for reclamation through Battery Solutions, Inc.

There are two emergency generators located in the generating rooms. Both emergency generators have had minor leaks of fuel oil around the base of the units on the concrete floor. Floor Dry is spread around the base of the generators to absorb the oil. The generator's manufacturers have suggested to Holy Cross Hospital to replace the hoses to eliminate the leaking. The generators have had hoses replaced several times yet, the generators continue to leak. The generators have had a reoccurring leak for at least three years according to Mr. O'Brien.

Northwest Building - The Northwest Building houses Central Storage and the main shipping and receiving area. The decor consists of cement floors, cement block walls, and bare concrete ceilings.

Northeast Building - There are two non-PCB transformers located in the Electrical Switch Gear Room outside the Northeast Building. The transformers are labeled as non-PCB units. Mr. Sycho, Master Electrician informed STOCK the transformers are silicone filled. The original transformers installed in 1976 did contain PCB oil but were removed in 1990.

Dietary Building - The decor consists of carpet and 12-inch square vinyl tiles, dry-walled walls, and a drop ceiling.

South Building - Mr. O'Brien informed STOCK the South Building has old phone batteries from the old phone system. Per Mr. O'Brien, these batteries are not recyclable through battery reclaimers. STOCK did not observe the batteries.

Basements and Pipe Chase Tunnels

The basements and pipe chase tunnels are located beneath the ground floor. The Basement of the Center Building (1946) houses the air handling units. The pipes appear to be wrapped with asbestos material. From the Center Building basement, there are accesses to pipe chase tunnels. The Convent Building has a basement which houses a studio and storage for the Sisters. There is access to two pipe chase tunnels from the Convent Building basement. STOCK was able to look into the tunnels which were merely crawl spaces. The pipe chase tunnels have piping wrapped with what appears to be asbestos wrap.

There are various accesses to the pipe chase tunnels beneath the ground floor of the hospital buildings. The pipe chase tunnels were constructed between 1946 and 1968. The piping has asbestos wrap around the pipe for insulation. The asbestos wrap is not completely intact in the pipe chase tunnels and is considered an environmental and health concern in its present condition. Some areas of the pipe chase tunnels are not easily assessable.

Polychlorinated Biphenyls

Currently, the four large transformers used in the hospital are non-PCB transformers. As mentioned above in the ground floor interior description, the transformers use either mineral oil or silicone fluid as the cooling fluid. There are other smaller transformers used in the hospital which are all dry-type transformers, therefore, they do not contain PCBs. The outside transformers located on the concrete pad adjacent to the boiler room in the North Central Building were installed in 1968. These transformers use mineral oil as the cooling fluid. Since mineral oil is a combustible material, fire codes require the transformers to remain outside. The two transformers located in the Switch Gear Building, considered part of the Northeast Building are silicone filled. These silicone filled transformers, installed in 1990, replaced the former PCB transformers which were installed in 1976 and removed in 1990. Per Mr. Sycho, Master Electrician, the old transformers were properly disposed through a smelter. The PCB fluid was disposed through Aptus according to a manifest in the environmental records. As previously discussed in the Third Floor Subsection of this Section, the elevator room in the third floor of the East Building has an oil stain of the floor which may possibly contain PCB. STOCK cannot base a conclusion on the PCB content of the oil based on the available information provided by Holy Cross.

Suspect Asbestos Containing Material (ACMs)

According to Mr. O'Brien, Holy Cross Hospital had an asbestos survey performed for the entire hospital facility by Nova Environmental. A copy of the survey was not able to be located at the time of STOCK's visit, therefore, STOCK did not review the asbestos survey. Reportedly, the survey indicated there are no ACMs in the buildings erected in 1976 with the exception of the

South Building which may have some possible ACMs used as pipe covering material. The asbestos free buildings include the North Central, Northwest, Northeast, Dietary, and possibly South Buildings. Per the new Asbestos regulations, all thermal system insulation and sprayed on or troweled on surfacing materials in buildings constructed no later than 1980 must be identified as possible asbestos containing. Holy Cross Hospital has been removing asbestos from various locations of the hospital over the past few years by hiring a contractor, Howard Abatement. The following list provided by Mr. Kleiner indicates the status on the other buildings of the complex. All the suspected asbestos materials observed by STOCK appeared to be in good condition with the exception of the pipe wrap in the pipe chase tunnels. None of the suspected asbestos materials observed by STOCK were labeled as possible asbestos containing material.

Center Building (Constructed 1946)

- Ground Floor floor tiles, ceiling oversprayed, and pipe insulation
- First Floor floor tiles, ceiling oversprayed, and pipe insulation
- Second Floor floor tiles, ceiling oversprayed, and pipe insulation
- Third Floor Abated all areas

East Building (Constructed 1956)

- Ground Floor floor tiles, ceiling oversprayed, and pipe insulation
- First Floor floor tiles, ceiling oversprayed, and pipe insulation
- Second Floor floor tiles, ceiling oversprayed, and pipe insulation
- Third Floor Some patient rooms

Convent Building (Constructed 1958)

- Ground Floor floor tiles, pipe insulation
- First Floor floor tiles, pipe insulation
- Second Floor floor tiles, pipe insulation

West Building (Constructed 1968)

- Ground Floor floor tiles, ceiling oversprayed, and pipe insulation
- First Floor floor tiles, ceiling oversprayed, and pipe insulation
- Second Floor floor tiles, ceiling oversprayed, and pipe insulation
- Third Floor Abated all areas
- Fourth Floor floor tiles, ceiling oversprayed, and pipe insulation

North Building (Constructed 1968)

Pipe Chase Tunnels and Basements (Constructed 1946-1968)

- Suspect pipe wrap insulation to have asbestos content.

All the asbestos materials observed by STOCK appeared to be in good condition except for some materials observed in the pipe chase tunnels. Asbestos identification, training, management, and documentation will present an ongoing operational expense due to safety requirements. In-place asbestos which is properly identified and maintained, is not an environmental concern unless it is to be disturbed through renovations or maintenance.

B. Exterior Investigation

The exterior investigation included a visual reconnaissance for stressed vegetation, evidence of fill material, or other visual or physical signs of environmental concerns. The areas immediately surrounding the hospital facility have concrete curbing with ornamental shrubbery, trees, gardens, and manicured lawns. The asphalt parking lots extend over the west side of the property excluding the vacant lot and extend to the end of the north side of the property. There are numerous storm drains throughout the parking lot areas. Due to the large number of parked cars, STOCK was not able to identify all storm drains. There are several cut-out areas of the parking lot in odd shapes. Mr. O'Brien said these cut-out areas were from installing the new electronic gate system for the parking lots.

There are two receiving docks: (1) the main shipping and receiving dock for the hospital and (2) a shipping and receiving dock for food services. The emergency entrance is via a sloped drive to the ground floor. The main shipping and receiving dock is located off the Northwest Building. At the main shipping and receiving there is a trash compactor and dumpster. There is staining from the trash compactor, which appears to be oil leaking from the compactor itself onto the cement. According to Mr. O'Brien, the compactor must have leaked within the last two months, since the last quarterly exterior inspection. STOCK considers this to be a de minimis release and not to be an environmental concern. Holy Cross was not aware that the compactor was leaking until STOCK informed them of the leak. According to Mr. O'Brien, Holy Cross Hospital is planning on contacting Dinverno who provides solid waste disposal services to the hospital and owns the compactor. The stain is approximately 4 inches wide and runs along the side of the compactor. There is also a large storm grate in the receiving area. Due to the slope down to the docking area and the positions of the storm grate and compactor, there appears to be little concern of oil washing down the drain from precipitation. The food services shipping and receiving dock is located on the east wall of the Dietary Building. There is a separate collection and storage area for disposal of spent cooking grease. There is dark staining on the concrete in the area around the cooking grease collection area. Cooking grease is not a petroleum based oil and is a de minimis release, which should be cleaned up and prevented as a matter of good housekeeping.

The underground storage tank (UST) is located east of the North Central Building. The vent pipe is along the south wall of the building. The fill opening is to the east of the building in the driveway. South of the building are two above ground storage tanks of liquid oxygen. The tanks are behind a six foot high chain link fence. No utility pole mounted transformers were noted on the property of the hospital facility.

The vacant lot has a six foot high chain link fence surrounding the entire area. There is a gate at the southeast end of the lot which was unlocked at the time of STOCK's visit. The lot was observed to contain high grass and weeds. The visual inspection noted the following in the vacant property to the west of the hospital facility: (1) A dirt pile with different vegetation and some bricks and debris was found to the west of the gate entrance of the lot. According to Mr. Harvie, Building Services, this pile was most likely from the excavation performed by the City of Detroit, which occurred after the water main broke in the front of the hospital during the winter of 1993-94. (2) A number of empty London Dairy plastic crates were observed along the west fence behind Michigan National Bank along with empty bottles and a tire. (3) A rubbish

pile of old wood and construction debris. According to Mr. Harvie, the field had been re-graded to be used as a playground, however, the field never became a playground.

C. Utilities

Michigan Consolidated Gas supplies natural gas and Detroit Edison supplies electrical service to the area. As mentioned above, there are no pole mounted utility transformers located on the subject property. As discussed in Section VI, Subsection B, Holy Cross Hospital has their own transformers on the property.

The hospital is serviced by municipal water and sewer services provided by the City of Detroit. No wastewater treatment is performed by Holy Cross Hospital. According to records provided by Mr. O'Brien, the hospital is considered a significant industrial user by the City of Detroit and therefore, has been issued a Wastewater Discharge Permit (#002-034) with which they must comply. This permit expires in September 1998. According to the Hospital's "Hazardous Materials & Waster Management Program" periodic wastewater analysis is required to assure compliance with the effluent discharge limits. As a result of a series of inspections in 1995 by the City of Detroit's Industrial Waste Control Division, Holy Cross Hospital was issued several Notices of Deficiencies (NODs). These included: failing to identify the person/company doing the actual sampling; failing to sample from the location(s) designated in its permit; failing to have samples analyzed within "maximum holding times"; failing to submit original laboratory tests results; exceeding discharge effluent limits as defined by their permit; and failing to meet scheduled submittal deadlines.

As a result of these NODs, Holy Cross Hospital has contracted with Canton Analytical Laboratory to develop a monitoring and sampling schedule. Also, at the time of this site visit, Holy Cross Hospital and the City of Detroit were scheduled for a hearing to resolve the issue of discharge exceedences of its phenol and mercury limits. As a follow-up, STOCK personnel contacted Mr. O'Brien after the scheduled hearing. An examination of hospital practices indicated that the phenol exceedences were coming from inappropriate mixing of housekeeping cleaning solutions. All housekeeping staff have now been re-trained on the proper procedures for mixing cleaning solutions. The Hospital is required to develop a Mercury Maintenance Plan by the end of January 1996. This plan must identify the sources, uses, and disposal practices of mercury. The source of the mercury causing the exceedence was narrowed down to a laboratory procedure in which an iodine solution used to clean off mercury from histology slides was collected and then discharged to the sewer.

As mentioned previously, Holy Cross Hospital uses a natural gas boiler which is also capable of running on fuel oil for emergency situations. Prior to adding the current natural gas boiler in 1976, Holy Cross had a coal burning boiler in the Central Building. At some undefined time, the original boiler system was switched over to natural gas from coal.

D. Underground or Aboveground Tanks

There is a 20,000 gallon underground storage tank (UST) located east of the North Central Building (1976). The vent pipe is along the south wall of the building. The fill opening is to the east of the building in the drive way. The tank is listed as a 27 year old bare steel tank without

corrosion protection. According to Mr. O'Brien, this is the only UST on the property at this time. According to Mr. Harvie, the tank was moved in 1976 to accommodate the construction of the North Central Building. The tank was previously located where the North Central Building stands today. Reportedly, Holy Cross Hospital had another fuel oil tank located where the West Building is located. Little information was available on this tank. The drawings from this period were not able to be located. Mr. Harvie, Building Services, provided recollection from old employees that the tank was removed in the 1960's to prepare for the construction of the West Building. Based on information obtained regarding the original boiler being converted to gas and the construction of the new boiler, STOCK estimated that the older tank was removed in 1968 and the new tank installed where the North Central Building is currently located.

The Detroit Fire Department has inspection sheets which indicate the facility reportedly, had a second 15,000 gallon fuel oil UST on the premises in the 1980's. STOCK personnel have checked with various hospital building services personnel and cannot verify this information. The Fire Department only had information from 1981 through 1988. The Fire Department did not have any maps indicating the locations of the two tanks. The information during that time period is not complete. The Detroit Fire Department was the only source to indicate a second concurrent fuel tank. STOCK believes this may have been an error during fire inspections by the Detroit Fire Department, associated with the movement of the UST in 1976 or the previously removed tank in the 1960's.

Holy Cross Hospital recently began manual weekly inventory volume measurements of the UST. Approximately five weeks before the site visit, 36 gallons of water were removed from the tank. From the readings on the dip stick, there was approximately 26 gallons of water in the tank at the time of the site visit. According to Mr. O'Brien, fuel levels do not appear to be changing though small amounts of fuel have been used. Due to the large size of the tank, temperature differences and difficulty of reading a dip stick, the fuel levels appearing to remain the same is not unusual. No tank tightness testing has been done on the tank. Water seeping into the tank may be indicative of a leaking tank and/or possibly water entering through the fill opening.

South of the North Central Building are two above ground storage tanks of liquid oxygen. The larger tank has a capacity of 696,353 cubic feet. The second tank is a reserve tank and the capacity was not available. The tanks are locked behind a six foot high chain link fence. The tanks are labeled and posted with hazard signs. The tanks are owned by Liquid Carbonic.

VII. Reconnaissance of Adjacent and Nearby Properties

The site investigation included a reconnaissance of adjacent properties to identify recognized environmental conditions that might adversely impact the site. Adjacent properties were visually inspected from either the subject property boundary or readily accessible public right of ways. The immediately adjacent properties include:

- *Adjacent to the north*
residential homes

- *Adjacent to the south (across East Outer Drive)*
residential homes
- *Adjacent to the east (across Conner Avenue)*
Triad Plastics - 19930 Conner Avenue
Chrysler Corporation Conner Avenue Assembly Plant - 20000 Conner Avenue
Residential Home - 20200 Conner Avenue
Petrolane - 20210 Conner Avenue
- *Adjacent to the west*
St. Lazarus Serbian Orthodox Church - 4575 East Outer Drive
Serbian Memorial Center - 19940 Van Dyke
Michigan National Bank - 20000 Van Dyke
Dairy Deli - 20018 Van Dyke
Motor City Bank - Street Address unknown on Van Dyke

STOCK did not identify any readily observable recognized environmental conditions at any of the adjacent properties listed above that might adversely impact the subject property site (also refer to Section VIII below).

VIII. Records Search/Document Review

Environmental Search, Inc., under a contract with STOCK, conducted an environmental screening search of federal and state regulatory databases for the purposes of identifying file information on the subject property, adjacent, and nearby commercial properties. The databases reviewed were chosen to comply with ASTM Standard E 1527-94. The complete Environmental Search report is included for review in Appendix F.

A. Waste Treatment Facilities

Resource Conservation and Recovery Act (RCRA) treatment, storage, or disposal facility (TSD) data was reviewed for a 1-mile radius around the subject property site. Based upon this review, there are no TSD facilities located within 1-mile radius of the subject property.

B. Waste Generators

The MDNR list of generators of hazardous wastes (EPA Mx number) and liquid industrial wastes (Michigan MIG number) was reviewed for the subject property and those facilities listed as adjacent properties above. According to this review, the subject property is listed as a small quantity generator. No adjacent properties are listed. Holy Cross Hospital is listed as having an EPA identification number of MID078408259.

A small quantity generator generates more than 100 kilogram (kg) but less than 1,000 kg of hazardous waste, or at least 1 kg of acutely hazardous waste per month. Generation of hazardous waste is not an indication of a contamination issues associated with these properties discussed above.

C. Registered Underground Storage Tanks (UST)

A record search of the registered underground storage tank (UST) lists was conducted to identify registered USTs listed to the subject property or any of the commercial adjacent properties listed in Section VII above. Based upon this review, there is one registered UST on file for the subject property site. The review indicates that there are four nearby sites within a 0.5 mile radius having registered tanks on file. STOCK did not find these sites to be adjacent properties during the reconnaissance of adjacent properties (Section VII, Reconnaissance of Adjacent and Nearby Properties). The following is a summary of the UST registered on the subject property:

Holy Cross Hospital 4777 E. Outer Drive

Tank ID	Status	Product	Capacity (gals)	Age (yr.)	Construction Material
1	Curr.	fuel oil	20,000	27	bare steel

Curr. - Currently in use

D. Leaking Underground Storage Tanks (LUST)

The LUST site list was reviewed for a 0.5 mile radius around the subject property site. According to this review, there are six LUST sites within a 0.5 mile radius of the subject property. These sites are listed below:

- Unocal 76 Station - E. 8 Mile 8091 East 8 Mile Road
- Amoco #5460 19900 Van Dyke
- Champion Spark Plug 20000 Conner Avenue
- Quick Stop Brake Shop 19545 Van Dyke
- K&B Car Wash 8076 East Eight Mile Road
- U Haul Company of Detroit 8055 East Seven Mile Road

Unocal 76 Station: Located at 8091 East Eight Mile Road in Warren. This site is approximately 0.5 miles north of the subject property. According to the Environmental Search Report, there were two LUSTs located at this facility. Tank Rel. #1 was confirmed leaking by the Fire

Marshal on October 1, 1987, and assigned a release number. Tank Rel. #2 was confirmed leaking by the Fire Marshal on October 23, 1992. This site has been assigned a low priority. (Low priority refers to the lack of groundwater and low permeability of the soils as a migration pathway to impact adjacent properties.) STOCK does not expect this site to have an adverse effect on the subject property due to the distance from the subject property site.

Amoco #5460: Located at 19900 Van Dyke in Detroit. This site is approximately 0.1 miles west of the subject property. According to the Environmental Search Report, there is one LUST located at this facility. The tank was confirmed leaking by the Fire Marshal on October 22, 1990. The site has been assigned a high priority due to leaking free product. Environmental Search has reported that 20 gallons of free product has been recovered from corrective actions at the site.

From review of the DEQ information, no information was available regarding the above release. The only information available was regarding a complaint filed by the Serbian Memorial Hall in June 1993 of hydrocarbon vapors being detected in their basement. The Detroit Fire Department investigated the incident and the storm drain in the area. The Fire Department detected vapors in the storm drain in the area. Amoco hired ATEC Associates (ATEC) to investigate the possibility of a leaking underground storage tank. Twelve monitoring wells were installed in and around the property. It was determined from the investigation by ATEC the hydrocarbon vapors detected in the Serbian Hall's basement and the sewer were an isolated release into the sewer from an unknown source. Further research into the Amoco Station file revealed a release of a heavy oil which was detected in a single monitoring well a few months later. The release was determined to be from a hydraulic lift pipe. The pipe leaked approximately 65 gallons of hydraulic oil into the ground. A maximum of 65 gallons was recovered from a recovery well. The leak was repaired the day it was discovered. Amoco hired Tankology Corporation to test all on-site underground storage tanks and associated piping on August 8, 1993. All underground storage tanks and associated piping passed the test. STOCK does not expect this site to have an adverse effect on the subject property since the hydraulic oil product was recovered from the ground and due to the distance from the subject property site.

Champion Spark Plug: Located at 20000 Conner Avenue in Detroit. This site is approximately 0.33 miles east from the subject property. According to the Environmental Search Report, there is one LUST located at this facility. The tank was confirmed leaking by the Fire Marshal on October 18, 1991. The site has been assigned a low priority. (Low priority refers to the lack of groundwater and low permeability of the soils as a migration pathway to impact adjacent properties.) Champion Spark Plug has closed their facility. Chrysler has built an assembly plant on the property.

From review of the DEQ information, it appears Champion Spark Plug hired Great Lakes Environmental Services, Inc., to clean and close in-place an 8,000 gallon UST system. During clean-up operations, contamination was found in soil samples. The tank was pumped and cleaned, in addition to removing 1.3 cubic yards of soil. Free product was not encountered during the initial abatement. In March 1992, Superior Environmental Corporation (Superior) submitted a work plan on behalf of Champion Spark Plug to the MDNR for proposed hydrogeological activities.

Champion Spark Plug, through Superior, submitted a Corrective Action Plan dated June 26, 1995. The plan demonstrated that the soil contamination on the property was determined to be below the MDNR "draft" generic industrial cleanup criteria. Supporting documentation to recommend an Industrial Closure to the Michigan DNR included: polynuclear aromatic hydrocarbons (PNA) levels in the soil were determined to be below the generic "draft" industrial cleanup values, no subsurface water was present at the site, soil contamination was present in a matrix of clay with some silt, there were no exposure or migration pathways in the area of the contaminated soil, the contaminated soil was covered by the structure on the site, and Champion Spark Plug agreed to an Industrial Closure including deed restrictions. Superior also reported that the surrounding areas are serviced by the Detroit Water and Sewer Department. No residential potable wells have been identified in the surrounding area of the facility. STOCK does not expect this site to have an adverse effect on the subject property due to the distance from the subject property site.

Quick Stop Brake Shop: Located at 19545 Van Dyke in Detroit. This site is approximately 0.25 miles south from the subject property. According to the Environmental Search Report, there is one LUST located at this facility. The tank was confirmed leaking by the Fire Marshal on June 25, 1991. The site has an unknown priority. STOCK does not expect this site to have an adverse effect on the subject property due to the distance from the subject property site.

K&B Car Wash: Located at 8076 E. Eight Mile in Detroit. This site is approximately 0.5 miles north from the subject property. According to the Environmental Search Report, there is one LUST located at this facility. The tank was confirmed leaking by the Fire Marshal on February 19, 1993. The site has been assigned a low priority. (Low priority refers to the lack of groundwater and low permeability of the soils as a migration pathway to impact adjacent properties.) STOCK does not expect this site to have an adverse effect on the subject property due to the distance from the subject property site.

E. State Solid Waste Facilities

Permitted solid waste facility data (landfill list) from the MDNR was reviewed for the area within an 0.5 mile radius of the subject property. According to this review, there are no locatable landfill sites listed within a 0.5 mile radius of the subject property.

F. Michigan Sites of Environmental Contamination (Michigan 307 Site List)

The Michigan 307 Site List was reviewed to determine if any sites of environmental contamination are located within a 1-mile radius of the subject property. Based upon this review, there are three sites located within a 1-mile radius of the subject property site. The three 307 sites are listed below:

Troy Auto Parts: Located at Seven Mile and Antwerp in Detroit. This site is greater than 0.5 miles southeast from the subject property. The contamination source is light industrial oils from an auto junk yard. Due to the distance from the subject property, this site would not be expected to have an adverse effect on the subject property.

U.S. Industries: Located at 18695 Sherwood in Detroit. This site is greater than 0.75 miles southwest from the subject property. The contamination source is PNAs compounds from a metal working industry. Due to the distance from the subject property, this site would not be expected to have an adverse effect on the subject property.

Inland Tool and Manufacturing: Located at 20263 Hoover Road in Detroit. The site is approximately one mile northeast from the subject property. The contamination source is PNAs and volatile organic compounds (VOCs) from fabricated metal products. Due to the distance from the subject property, this site would not be expected to have an adverse effect on the subject property.

G. Federal Sites of Environmental Contamination (CERCLIS/NPL Review)

A search was conducted of the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and the National Priorities List (NPL) for sites within the 0.5 mile ASTM radius for CERCLIS, and the 1.0 mile search radius for the NPL. Based upon this search, there is one site listed on the CERCLIS. The site is Detroit Drum Clean-up and listed as an unlocatable CERCLIS site. The address is incomplete. This site is a non-Federal facility of unknown physical classification. The facility was discovered in June 1981, immediate removal started on June 9, 1981, and was completed October 1, 1981. On December 22, 1987, the preliminary assessment was completed and no further remedial action planned. Since the site has had material removed from the facility and no further remedial action was planned after the preliminary assessment, it is not expected this site would have an impact on the subject property. There are no listed NPL sites within the 1.0 mile radius of the subject property.

H. Emergency Response Notification System (Spill Summary)

The national summary of all hazardous substance spill reports submitted to state and federal authorities (ERNS summary) was reviewed for spill sites reported for the subject property. The site was not listed as an ERNS site.

IX. Exceptions and Limitations

This Phase I ESA report is intended to comply with ASTM Standard E 1527-94. No exceptions have been made to the requirements outlined in that standard.

X. Conclusion and Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with scope and limitations of ASTM Practice E 1527-94 of Holy Cross Hospital at 4777 East Outer Drive in Detroit, Michigan 48234, the subject property. Any exceptions to, or deletions from, this practice are described in Section IX of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

The 20,000 gallon UST as described in Section VI, D Site Description (Underground or Aboveground Storage Tanks), reportedly, has water seeping into the tank. This may be indicative of a leak. Limited leak detection activities have been instituted recently, not including annual tank tightness testing. This UST needs to be upgraded or removed by December 1998 in order to meet applicable federal and state requirements. STOCK recommends a Phase II Environmental Site Assessment to evaluate the subsurface adjacent to the tank and property. Corrective action, if indicated, could be combined with upgrading the UST system to meet the 1998 UST standards.

Asbestos containing materials is a non-scope consideration pursuant to ASTM Practice E 1527-94, however ACM issues frequently come to light during the performance of an ESA. As described in Section VI, A, Interior Investigation (Asbestos Containing Materials), suspected asbestos has been identified in several areas of the hospital. STOCK has been informed by Holy Cross Hospital personnel that an asbestos survey has been completed which identifies the asbestos containing materials. Asbestos has not been completely abated from the facility. Asbestos will be an ongoing operational expense due to safety requirements. If identified and maintained, the asbestos does not pose an environmental concern unless it is disturbed through maintenance or renovations. Available survey reports and renovations reports should be compiled to determine where data gaps exist. Asbestos inspection and inventories should be compiled and a written and instituted ACM operations and maintenance plan should be developed.

The oil stain described in Section VI, A Interior Investigation (Third Floor), may possibly contain PCBs. Holy Cross was unable to provide STOCK with information regarding the length of time the stain has been on the floor. STOCK contacted Mr. Cheyne, a technical representative for Millar Elevator Service Company, the elevator contractor, and he was not able to verify absence of PCB in the oil of the elevator. Mr. Cheyne, believes the elevator motor is probably the original motor for that building which was built in 1952. Therefore, STOCK cannot make any conclusions regarding the PCB content of the oil which stained the floor. A PCB wipe test could determine if any PCB's were contained in the oil and contaminated the concrete floor.

As described in Section VI, B, Interior Investigation (Ground Floor), batteries located in the South Building Telephone room need to be properly disposed. A description of the type of batteries was not able to be provided to STOCK, therefore, a strong recommendation on disposal cannot be made. Most likely, disposal arrangements can be made through battery reclamation companies.

The stain due to oil leaking from the compactor outside the main shipping and receiving dock and the stain from the cooking grease collection and storage area are not recognized environmental conditions. According to Mr. O'Brien, the compactor leaked within the last two months onto the concrete. STOCK considers these to be de minimis releases which would not be expected to present recognized environmental conditions. Cleaning the surface with commercial detergent should be employed to clean areas. Repairs and improved housekeeping should be employed to prevent reoccurrence.

Please contact STOCK if you have any questions concerning this report or on how to implement the recommendation outlined above.

Signature of Environmental Professional Performing the Assessment:

Catherine Gibbons
Catherine Gibbons

12-20-95
Date

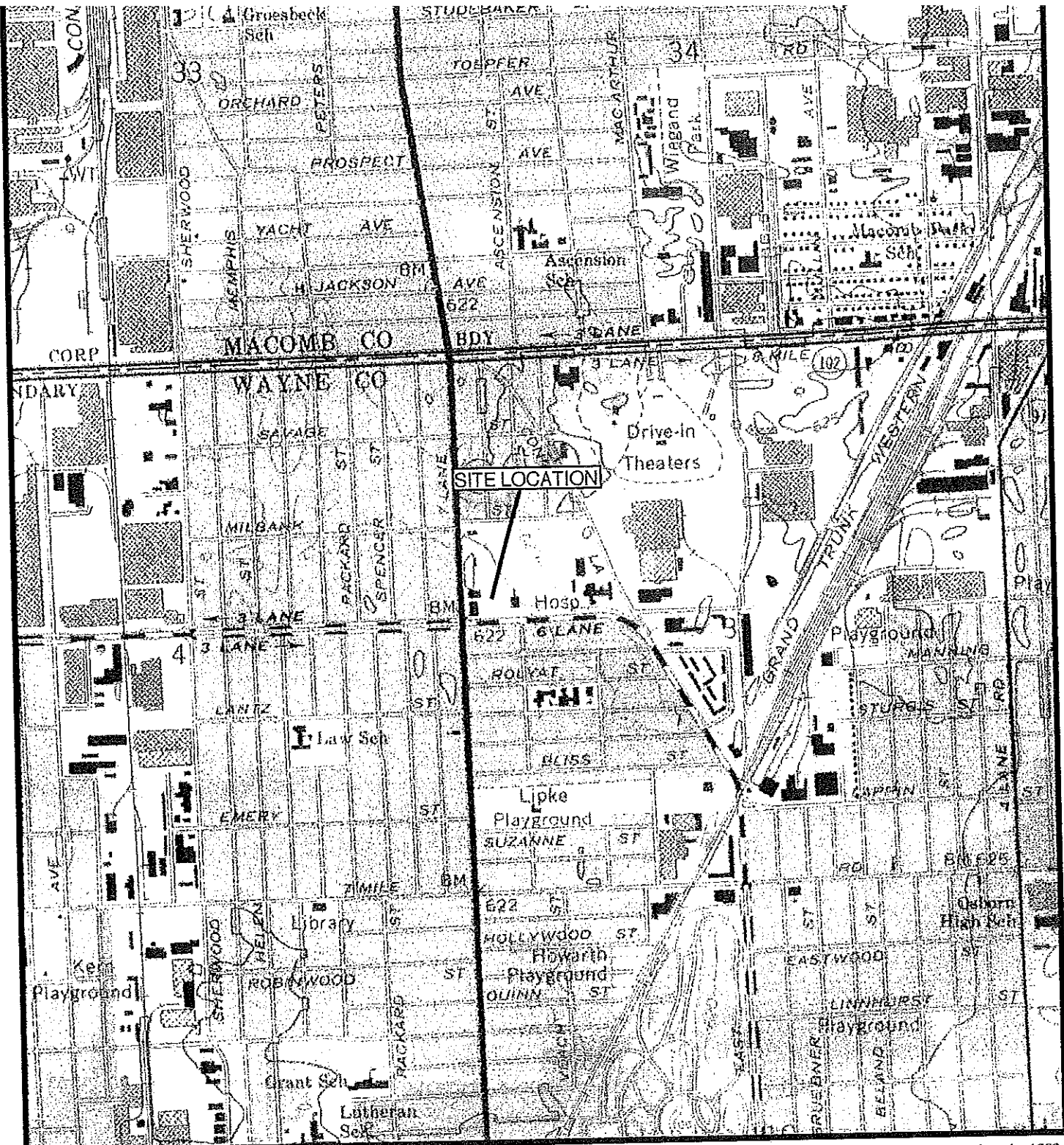
John Vargo
John Vargo

12-20-95
Date

Reviewed by:

R. Terry Begnoche
R. Terry Begnoche

12-20-95
Date



Source: USGS 7.5 Minute Topographic Maps, HIGHLAND PARK, MICHIGAN Quadrangle, 1983

0 1000' 1500'

Scale: 1" = 1500'

STOCK
ENVIRONMENT, LTD.



FIGURE 1
SITE LOCATION MAP
PHASE I ESA
4777 EAST OUTER DRIVE
DETROIT, MI 48243

Appendix A
Location Map

RESIDENTIAL AREA

Motor City Bank
address unknown

Dairy Deli
20018 Van Dyke

Michigan National Bank
20000 Van Dyke

Serbian Memorial Center
19940 Van Dyke

Saint Lazarus Serbian Church
4575 East Outer Drive

VACANT LOT

PARKING

PARKING

PARKING

PARKING

PARKING

Holy Cross Hospital - 4777
East Outer Drive

OUTER DRIVE

Petrolane -
20210 Conner Avenue

20200 Conner Ave-
Residential Home

CHRYSLER
20000 Conner Ave.

CONNER AVE.

Triad
Plastics
19930 Conner Avenue

STOCK
Environment, Ltd.

10900 Harper Ave., Detroit, MI 48213

Site Map

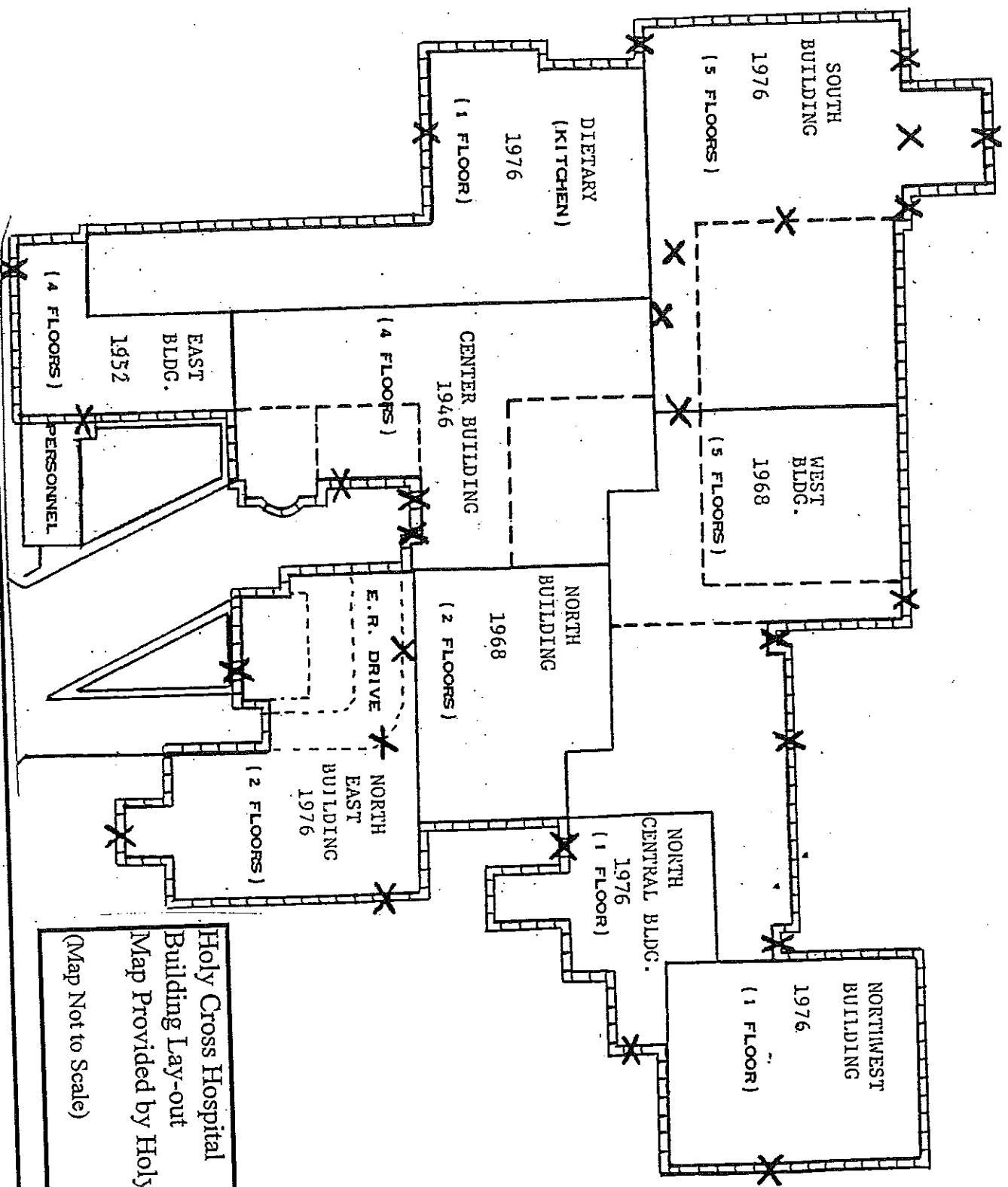
Subject Property
Holy Cross Hospital
4777 East Outer Drive
Detroit, MI
Wayne County
(Drawing Not to Scale)



December
1995

DTW95058

Appendix B
Site Map



Holy Cross Hospital
 Building Lay-out
 Map Provided by Holy Cross Hospital
 (Map Not to Scale)



Detroit
4080 W. 11 Mile Road
Berkley, MI 48072
f: 877.884.6775
t: 248.336.9988

Lansing
3340 Ranger Road
Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Grand Rapids
560 5th Street NW,
Suite 301
Grand Rapids, MI 49504
f: 877.884.6775
t: 616.285.8857

November 19, 2015

Mr. Andrew McLemore
Conner Creek Center, LLC
892 West Boston Boulevard
Detroit, Michigan 48202

**Re: Phase I Environmental Site Assessment of the Hospital Property
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-001**

Dear Mr. McLemore:

PM Environmental, Incorporated (PM) has completed the Phase I Environmental Site Assessment (ESA) of the above referenced property. This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

The Phase I ESA for the above referenced property represents the product of PM's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **CONNER CREEK CENTER, LLC** to rely on PM's Phase I ESA report.

If you have any questions related to this report please do not hesitate to contact our office at (800) 313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Katie Ward
Project Consultant

Kevin Kruszewski, PG
V.P. Environmental Risk Management

EXECUTIVE SUMMARY

PM Environmental, Inc., (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC, WHOM MAY RELY ON THE REPORT’S CONTENTS.

Item	Comments
Number of Parcels and Acreage	Consist of approximately 16 acres of a larger parcel totaling 20.7 acres
Number of Building(s) and Square Footage	One three and four-story approximately 375,000 square feet hospital
Current Property Use	General medical and office activities.

Reasonably ascertainable records for the subject property extended back to approximately 1937. No data failure was identified.

Standard and other historical sources were able to document the subject property consisted of vacant land from at least 1937 until a portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The subject property has been used as a hospital since 1945.

The following table summarizes the conditions identified as part of this assessment. Affirmative answers are further discussed below the table:

Type of Condition	Identified During the Course of this Assessment
De Minimis Condition	No
Significant Data Gap	No
Historical Recognized Environmental Condition (HREC)	Yes
Controlled Recognized Environmental Condition (CREC)	No
Recognized Environmental Condition (REC)	Yes

Historical Recognized Environmental Condition

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. The following HREC(s) was identified:

- The subject property is a closed Leaking Underground Storage Tank (LUST) site with one release reported in May 1998 and granted a Tier 1 Unrestricted LUST Closure in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains on-site above the current Part 213 Tier 1 Risk Based Screening Levels (RBSLs). Based on the closed LUST status, unrestricted LUST Closure, and documented site assessment activities which were adequate to assess the former release, PM has identified the closed LUST status as an HREC.

Recognized Environmental Condition

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except the following:

- Review of previous reports completed for the subject property and other historical sources documents two additional USTs were located on the subject property. A 20,000-gallon fuel oil underground storage tank (UST) was identified within City of Detroit Oil and Gas record cards, dated 1953. An employee interviewed as part of the previous 1995 Phase I ESA indicated a tank had been removed in the 1960s prior to the 1967 addition (west of the former boiler room location). The UST identified in Oil and Gas record cards is likely the same one that was reportedly removed in the 1960s, however, PM was unable to verify if the UST was removed. Additionally, review of the previous 1995 report and City of Detroit Fire Department records document a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. The potential exists for orphan USTs to be present on the subject property and/or for a release to have occurred from the systems.
- PM observed three hydraulic lift elevators, identified as elevators 6-7 and 12, located throughout the subject building, which were installed during renovation/addition activities in the 1960s and 1970s. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of polychlorinated biphenyls (PCB)-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), PM is of the opinion that the elevator hydraulic fluid potentially contains PCBs. According to the site contact, elevators 7 and 12 have been out-of-use since 2014 when the elevator equipment rooms were flooded. PM observed visual evidence of hydraulic fluid leaking at the bases of the elevator equipment for elevators 7 and 12, with a floor drain located approximately five feet from the elevator equipment for elevator 12. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the Toxic Substance Control Act (TSCA) standards, a Baseline Environmental Assessment (BEA) will not protect the purchaser from cleanup to TSCA standards.
- The subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. PCBs were banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Additionally, review of the previous 1995 Phase I ESA documents the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid,

which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee interviewed as part of the 1995 report indicated the old transformers and PCB-containing fluid was disposed of properly. These records were not available for review. Therefore the 1987 violation is likely associated with former PCB-containing transformers in the building, which were likely removed in 1990, likely as a result of the violation. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the TSCA standards, a BEA will not protect the purchaser from cleanup to TSCA standards.

No adjoining and/or nearby RECs have been identified.

Non-ASTM Scope Considerations and Business Environmental Risks (BERS)

In addition, PM has identified the following non-ASTM Scope considerations and/or BERs:

- Based upon PM's limited visual observations during the site reconnaissance, suspect ACBMs identified included one foot by one foot, two foot by two foot, and two foot by four foot suspended acoustic ceiling tiles, drywall and plaster ceilings and walls, and 12 inch by 12 inch vinyl floor tiles. The materials appeared to be in good condition, with the exception of materials observed on the ground floor, which had water damage. PM reviewed Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property by Performance Environmental Services, Inc. (Performance), and dated March 14, 2005. As part of the report, Performance identified 29 types of suspect ACM materials, and collected a total of 65 samples. 14 out of the 29 materials sampled were either presumed to be ACM or tested positive for ACM. Performance indicated that if renovation or demolition activities are planned, the materials should be properly managed. PM recommends that an ACM O&M Plan be completed for the subject property.
- Based on the construction of the building prior to 1978, PM completed a limited visual assessment for potential lead-based paint (LBP). PM did not observe indications of peeling, blistering, or chipped paint on-site during the site reconnaissance. As part of the 2005 Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property, Performance identified three types of paint that were suspect for lead. A total of three representative samples of each paint color were collected and analyzed for LBP, two of which contained a lead content of 0.02% (on bay doors) and 0.03% within the kitchen and offices). Performance indicated all paints and component coatings were presumed to contain lead and indicated if the affected materials were to be disturbed during renovation or demolition activities, Occupational and Safety Health Administration (OSHA) requirements would apply. PM recommends that a LBP O&M Plan be completed for the subject property.
- PM observed water damaged building materials throughout the ground floor. Additionally, a portion of the building was quarantined on both floors due to excessive mold growth, however, PM was not granted access due to the presence of the mold. According to the site contact (Mr. Kyle), the ground floor of the hospital was flooded in August 2014 due to excessive amounts of rainfall that affected a large portion of Wayne County. Mr. Kyle stated all areas on the ground floor that were affected by the flood/had mold growth were abated; however, Mr. Kyle could not locate mold abatement reports within the time

constraints of this report. Evidence of building material removal was observed throughout the ground floor of the building. PM observed some standing water in the former lab area of the ground floor and in areas of the fourth floors; however, the water appeared to be associated with roof leaks and not associated with the former flood. PM recommends the source of moisture intrusion be identified and eliminated as part of on-going building management activities. PM did not observe indications of suspect microbial growth inside the building at the time of the site reconnaissance. Additionally, PM recommends that on-going mold abatement activities continue within the quarantined portion of the building. As part of the 2005 Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property, a tape impaction test was completed on five areas identified for suspect mold growth, three of which tested positive for mold spores. Performance recommended the areas be cleaned and post-remediation testing be completed. Performance completed a Limited Microbial Assessment and Testing Report, dated April 28, 2005, documenting the impacted areas had been successfully cleaned and post-remediation testing was negative for mold.

Recommendations

These RECs have been brought to the attention of the client within the requirements of the ASTM Standard Designation E-1527-13.

Verification of the presence or absence of contaminants potentially associated with these RECs may be determined through a Phase II investigation at the request of the client. Cost/risk analysis decisions associated with further investigation of these conditions are the decision of the client.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.


This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at (800) 313-2966 to discuss this report.

REPORT PREPARED BY:
PM Environmental, Inc.



Katie Ward
Project Consultant

REPORT REVIEWED BY:
PM Environmental, Inc.



Kevin Kruszewski, PG
V.P. Environmental Risk Management

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FIGURES

Figure 1: Site Location Map

Figure 2: Generalized Diagram of the Subject Property and Surrounding Area

APPENDICES

Appendix A: Property Photographs from Site Reconnaissance

Appendix B: Correspondence and Supporting Documentation

Appendix C: Previous Site Investigations

Appendix D: Regulatory Database and File Review Correspondence

Appendix E: Professional Resumes

Appendix F: Acronyms and Terminology, Scope of Work, ASTM Reference Document, and User's Continuing Obligations under CERCLA

1.0 INTRODUCTION

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC, WHOM MAY RELY ON THE REPORT'S CONTENTS.

PM acknowledges that this party may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PM makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

1.1: Property Overview

Subject Property Location/Address	4777 East Outer Drive, Detroit, Wayne County, Michigan
Number of Parcels and Acreage	Consist of approximately 16 acres of a larger parcel totaling 20.7 acres
Number of Building(s) and Square Footage	One three and four-story approximately 375,000 square feet hospital
Current Property Use	General medical and office activities.
Current Zoning	R-5: Medium Density Residential District

The subject property location is depicted on Figure 1, Site Location Map. A diagram of the subject property and adjoining properties is included as Figure 2, Generalized Diagram of the Subject Property and Surrounding Area. Photographs taken during the site reconnaissance are included in Appendix A.

1.2: Purpose and Scope of Services

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and HRECs in connection with the subject property.

Acronyms and terms used in this report are described in Appendix F. Additionally, PM's scope of services is included in Appendix F.

1.3: Significant Assumptions

Pursuant to ASTM Standard Practice E 1527-13, PM assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

1.4: Limitations, Deviations, and Special Terms and Conditions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 11.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA that would deviate the scope of work from the ASTM Standard Practice E 1527-13.

PM was not provided with a copy of the recorded land title records for subject property by the client and was not requested to complete a title search. Therefore, PM cannot comment on any potential relevant information that may have been obtained through review of these records.

2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-13.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following responses were provided by the User. A copy of the completed User Questionnaire is included in Appendix B.

Question	Response
Name of Preparer and User Entity	Mr. Andrew McLemore; Conner Creek Center, LLC
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No
Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No

Question	Response
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Yes
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Yes*
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	
Do you know the past uses of the property?	Yes; a hospital
Do you know of specific chemicals that are present or once were present at the property?	No
Do you know of spills or other chemical releases that have taken place at the property?	No
Do you know of any environmental cleanups that have taken place at the property?	No
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

*Mr. McLemore provided PM with copies of previous reported completed at the subject property, and is aware of the closed LUST status of the subject property. Refer to Sections 4.9 and Section 11.0 for additional information.

2.1: Recorded Land Title Records

PM was not provided with land title records for the subject property by the User and was not requested to complete a chain of title for the subject property. PM reviewed reasonably ascertainable environmental liens and activity and use limitation documents, which are further discussed in Section 4.10. Based upon the information reviewed as part of this Phase I ESA, PM has not identified the lack of provided land title records as a data failure that represents a significant data gap.

2.2: Reason for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence related to purchasing the subject property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 1 for an excerpt of the Topographic Map		
<i>Site Elevation</i>	620-625 feet above mean sea level (msl)	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Highland Park, Michigan Quadrangle, 1968 (photo revised in 1983)
<i>Topographic Gradient</i>	West	
<i>Closest Surface Water</i>	No surface water bodies are located within the immediate subject property area	
General Soil Characteristics: Refer to Appendix B for a copy of the soil survey map and soil type descriptions		
<i>Soil Type</i>	Pewamo-Selfridge-Corunna Association	United States Department of Agriculture, General Soil Map for Wayne County, Michigan (compiled 1976)
<i>Description</i>	Nearly level to gently sloping, very poorly drained to somewhat poorly drained soils that have a moderately fine textured to coarse textured subsoil.	
Area Specific Geology/Hydrogeology Characteristics:		
<i>Geology</i>	Generally consists of backfill materials within the UST basin area to a depth of 10.0 feet below ground surface (bgs), underlain by clay to a depth of 28.0 feet bgs. The areas outside the UST basin area consisted of clay to a depth of 28.0 feet bgs.	Previous site investigations for the subject property completed in 1998.
<i>Hydrogeology</i>	Perched and limited groundwater was encountered within the UST basin between 2.2 and 6.0 feet bgs in the sandy/loamy backfill material.	
Oil and Gas Wells:		
<i>Current Oil and Gas Wells on Subject Property</i>	None identified	MDEQ Geologic Survey Division (GSD) web site
<i>Historical Oil and Gas Wells On Subject property</i>	None identified	

4.0 RECORDS REVIEW

PM reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1937. No data failure was identified. In PM's professional opinion, this data failure does not represent a significant data gap.

4.1: Aerial Photographs and Sanborn Maps

PM reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in Appendix B.

PM reviewed reasonably ascertainable Sanborn Fire Insurance Maps for the subject property area, which were obtained from EDR. The sources and years reviewed are identified in the table below. Relevant Sanborn Maps are included in Appendix B.

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 8.0.

Aerial and Sanborn Summary for the Subject Property

Year and Source	Summary of Information
1937 Aerial (EDR)	Appeared to consist of vacant land based on the lack of defined crop rows, building, or structures. What appears to be a small stream is located in the western portion of the subject property, extending from the northwest corner in a southeasterly direction.
1940 Aerial (EDR)	Similar to the previous aerial year.
1949 Aerial (EDR)	A portion of the current building has been constructed in the southeastern corner of the subject property.
1950 Sanborn Map (EDR)	Sanborn maps were available, however, the subject property was not depicted.
1952 Aerial (EDR)	Similar to the previous aerial year, however, the stream appears to have been removed and the area has been cleared. Two small garages have been constructed north of the previously identified building.
1952 Sanborn Map (EDR)	Sanborn maps were available, however, the subject property was not depicted.
1956 Aerial (EDR)	Additions have been constructed to the building and a small storage building has been constructed north of the previously identified garages.
1957 Sanborn Map (EDR)	Sanborn maps were available, however, the subject property was not depicted.
1960 Sanborn Map (EDR)	Similar to the previous 1956 aerial year. The main building is depicted as "Holy Cross Hospital". The building is depicted with a chapel, boiler room, and basements.
1961 Aerial (EDR)	Similar to the previous Sanborn year.
1962 Sanborn Map (EDR)	Similar to the previous aerial year.
1967 Aerial (EDR)	The building appears to be under construction, with a large addition in the northwestern portion of the building and what appears to be a construction staging area in the northeastern corner of the subject property. A large paved parking area is located west of the hospital building, and the remainder of the subject property consists of undeveloped land.
1972 Aerial (EDR)	Additions have been constructed to the building, the construction storage area is no longer present, and the previously identified garages and storage building have been demolished. A large paved parking area surrounds the building, and the remainder of the subject property consists of undeveloped land.
1978 Sanborn Map (EDR)	Additions have been constructed to the north, east, and south portions of the building. A laundry room and additional boiler room are depicted in the northwestern portion of the building. Similar to the current layout.
1981 Aerial (EDR)	Similar to the previous Sanborn year.
1984 Sanborn Map (EDR)	Similar to the previous aerial year.

Year and Source	Summary of Information
1987 Aerial (EDR)	Similar to the previous Sanborn year.
1987 Sanborn Map (EDR)	Similar to the previous aerial year.
1990 Sanborn Map (EDR)	Similar to the previous Sanborn year.
1993 Sanborn Map (EDR)	Similar to the previous Sanborn year.
1997 Aerial (EDR)	Similar to the previous Sanborn year.
1998 Sanborn Map (EDR)	Similar to the previous aerial year.
1999 Aerial (EDR)	Similar to the previous Sanborn year.
2002 Sanborn Map (EDR)	Similar to the previous aerial year.
2005 Aerial (EDR)	Similar to the previous Sanborn year.
2009 Aerial (EDR)	Similar to the previous aerial year.
2010 Aerial (EDR)	Similar to the previous aerial year.
2012 Aerial (EDR)	Similar to the previous aerial year.

A summary of this information along with other historical sources is included in Section 6.0.

4.2: Local Street Directories

Reasonably ascertainable local street directories for Detroit, Michigan were researched. Directories were available from 1891 to 2014. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

PM also reviewed listings for adjoining commercial properties. Information from the listings reviewed is included in Section 8.0.

Subject Property: 4771-4777 East Outer Drive

4777 East Outer Drive

2014 Black Family Development
 Conner Creek Medical Associates
 Conner Creek Urgent Care
 Conner Creek Village
 Detroit Community Initiative
 Eastwood Clinics Detroit
 House of Prayer mission International
 Kindred Hospital
 Metro Home Health

	NCADD
	Northeast Physicians Health Center
	Patrick Murray Eye Center
	Saint John Conner Creek Village
	The Youth Connection
	Triumph Hospital
	U S Government V A Medical Center
	Universal Macomb Ambulance Service
	Vodi Impact
2010	Advantage Health Center
	Conner Creek Urgent Care
	Detroit Community Initiative
	Eastwood Clinics
	NCADD
	Patrick Murray Eye Center
	Saraloga Rehabilitation
	Triumph Hospital Detroit
	Universal Macomb Ambulance Service
	USA Mobility Inc.
	We Care NPHC
2006-2005	Arch Wireless Operating Co Inc.
	Conner Creek MD
	Detroit Community Initiative Inc.
	Conner Creek Village
	Eastwood Clinics-Detroit
	Northeast Physicians Health Center
	Nortown Community Development Corporation
	Nortown Homes
	Patrick Murray Eye Center
	SCCI Hospital Detroit
	St. John Health System
	We Care NPHC
2003-2002	Holy Cross Foundation
	Nortwon Community
	St John Health System
	We Care NPHC
1999-1993	Holy Cross Foundation
	Holy Cross Hospital Center
	Nortown Community
1990-1949	Holy Cross Hospital
1946	Holy Cross Hospital
	Spence Bros Construction
1941-1926	Not Listed
1921-1891	East Outer Drive not included in the research resources

A summary of this information along with other historical sources is included in Section 6.0

4.3: Assessing Department

Reasonably ascertainable assessment information provided by the City of Detroit Assessing Department was obtained and reviewed. Assessing records document that the subject property is part of a larger parcel, and consists of approximately 16 acres of a 20.7 acre parcel and is developed with a 100,000 square foot hospital building constructed in 1950. However, review of other historical sources documents the hospital building was initially constructed in 1945, with multiple additions constructed throughout the 1950s, 1960s, and 1970s, and totals approximately 375,000 square feet. Assessing records only documented the current assessment information for the subject property. No historical field cards were available for review. Copies of available assessment records for the subject property and the current legal description are included in Appendix B.

4.4: Building Department

Reasonably ascertainable assessment information provided by the City of Detroit Buildings, Safety Engineering and Environmental Department was obtained and reviewed. Building records document a permit to construct the footings of the hospital building in January 1945. Building records also documented various permits for interior alterations, additions, and general repairs between 1950 and 1992. No other relevant information was included within the available records reviewed.

PM also reviewed available City of Detroit Oil and Gas records cards, which were available through the City of Detroit Buildings, Safety Engineering and Environmental Department. Oil and Gas records cards document a 20,000-gallon UST was present in at least August 1953, which is likely the same UST used associated with the emergency generator which has a reported release in May 1998. Refer to Section 4.9 for a summary of the LUST site investigation activities and previous reports completed for the subject property.

Additionally, Oil and Gas records cards document the hospital used steam in at least 1981 and contained information associated with the boiler system. No other relevant information was included with the available records reviewed.

4.5: Fire Department

PM submitted a Freedom of Information Act (FOIA) request to the City of Detroit Fire Department to review Fire Department records for the subject property. Fire Department records document a 15,000-gallon diesel tank was in use during a September 1986 inspection, however, did not indicate if the tank was an AST or a UST. A complaint was made in December 1994 associated with approximately three ounces of formaldehyde was spilled onto the floor. The complaint indicated the spill was diluted down the sink, and the floor was flushed with water and cleaned. No additional information was provided. Based on the nature of the spill, PM has not identified this as a REC.

Lastly, Fire Department records document in response to a complaint regarding odors in August 1998, a temporary 550-gallon AST (contents not noted) was installed associated with the emergency generator. This complaint was most likely associated with the September 1998 reported release associated with the 20,000-gallon fuel oil UST used with the emergency generator. Refer to Section 4.9 for additional information.

4.6: Health Department

PM submitted a FOIA request to the City of Detroit Institute for Population Health Department to review records for the subject property. PM did not receive a response within the time constraints of this report. If PM does receive a response, and it changes the findings of the report, the client will be notified.

4.7: Utilities

4.7.1: Municipal Water/Water Wells

The subject property is currently connected to municipal water. Review of available City of Detroit sewer maps, municipal sewer has been available to the subject property area since 1930. It is likely that municipal water has also been available since this time, and therefore, that the subject property was most likely connected to municipal water during initial construction activities in 1945. No records of private water wells have been identified through review of reasonably ascertainable information.

4.7.2: Sanitary Sewer/Septic System

The subject property is currently connected to municipal sewer. Review of available City of Detroit sewer maps, municipal sewer has been available to the subject property area since 1930. Therefore, the subject property was most likely connected to municipal sewer during initial construction activities in 1945. No records of private septic systems have been identified through review of reasonably ascertainable information.

4.7.3: Heat Source

The subject property is connected to natural gas, which is supplied by MICHCON, a subsidiary of DTE Energy. Review of a natural gas distribution map provided by a representative of MICHCON documents natural gas has been available to the subject property area since 1939.

Review of previous reports completed for the subject property document the former boiler system was powered by coal and was later converted to natural gas, at which time a former fuel oil UST was likely installed to act as an emergency backup for the generator. PM was unable to confirm when the subject property was initially connected to natural gas. Refer to Section 4.8 for a summary of the former UST systems and Section 4.9 for a summary of the LUST site investigation activities and previous reports completed for the subject property.

No other alternative heat sources have been identified through review of reasonably ascertainable information.

4.8: Underground Storage Tank (UST) Systems

The subject property contained two former USTs. The following table indicates the size of the UST, contents, location (if known), the dates of installation and removal, and the source of the information.

Historical UST Information

Size	Contents	Location	Date Installed	Date Removed	Source
20,000-gallons	Unknown (likely fuel oil)	Unknown (likely west of former boiler room)	Prior to 1953	Likely during 1960s	Oil and Gas record cards
20,000-gallons	Fuel Oil	East of the building	1966	1998 (closed in place)	Fire Dept. & MDEQ
15,000-gallons	Fuel Oil	Unknown	Prior to 1980s	Unknown	Fire Dept & PSI*

*Previous Site Investigation

PM reviewed a 1998 LUST Closure report completed to assess the 20,000-gallon fuel oil UST located east of the building, which was closed in place in 1998. PM has identified this UST as an HREC. Refer to Section 4.9 for a summary of the report.

Review of previous reports completed for the subject property and other historical sources documents two additional USTs were located on the subject property. A 20,000-gallon fuel oil UST was identified within City of Detroit Oil and Gas record cards, dated 1953. An employee interviewed as part of the previous 1995 Phase I ESA indicated a tank had been removed in the 1960s prior to the 1967 addition (west of the former boiler room location). The UST identified in Oil and Gas record cards is likely the same one that was reportedly removed in the 1960s, however, PM was unable to verify if the UST was removed. Additionally, review of the previous 1995 report and City of Detroit Fire Department records document a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. **The potential exists for orphan USTs to be present on the subject property and/or for a release to have occurred from the systems, which represents a REC.**

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of any additional USTs on the subject property. Specifically, no records of additional USTs were identified though review of reasonably ascertainable records and PM did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance.

4.9: Previous Environmental Reports

PM reviewed the following previous environmental reports for the subject property. Relevant portions of the reports are included in Appendix C. Summaries of the Non-ASTM scope related reports are included in Section 11.0.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environnement Limited (Stock)
LUST Closure Report	12/27/1998	Bio-Tech, Inc. (Bio-Tech)
Hazardous Materials Survey, Lead Paint Chip Testing, and Mold Survey Report	3/14/2005	Performance Environnemental Services, Inc. (Performance)
Limited Microbial Assessment and Testing Report	4/28/2005	Performance

Name of Report	Date of Report	Company that Prepared Report
Asbestos Air Monitoring Documentation	4/29/2005	Performance
Hazardous Materials Survey Report	4/18/2007	Performance

4.9.1: Summary of Previous Environmental Reports

1995 Phase I ESA (Stock)

This report was completed for the subject property and also included the west adjoining senior residential apartment complex. At the time of the report, the current hospital building was present with similar operations. Stock indicated the former boiler system was powered by coal and was later converted to natural gas, at which time a former fuel oil UST was installed to act as an emergency backup for the generator. According to an employee who worked at the subject property in the 1950s and 1960s, a tank was removed in the 1960s prior to the 1967 addition (west of the former boiler room location).

Additionally, Stock reviewed available City of Detroit Fire Department records which documented a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. Stock and employees at the time could not verify the location of this UST, and Stock indicated it was likely an error made by the Fire Department, and was most likely either the former UST removed in the 1960s, or the current UST which had been relocated in 1976.

During Stock's site reconnaissance of the subject property, a boiler was being tested using the emergency fuel oil when a diaphragm had blown causing a release of approximately one to two gallons of fuel oil on the unsealed concrete floor. Stock indicated absorbent material had been placed in the release area. Stock interviewed an employee who indicated the boiler usually had issues while running on fuel oil.

Stock indicated the active boiler system has been connected to natural gas since that portion of the building was constructed in 1976.

Stock also indicated minor leaks of fuel oil were noted associated with both emergency generators located in the generating rooms in the northeastern portion of the building, and absorbent material was located at the base of the generators. Stock interviewed an employee who indicated despite the hoses on the generators being replaced several times, they continued to leak, had been leaking for at least the last three years (since approximately 1992).

A 20,000-gallon fuel oil UST was located east of the building at the time of the report, which was reportedly initially installed in the area of the current building, and was moved in 1976 to the then current location when the 1976 addition was constructed. Stock was unable to confirm the initial installation date or location of the UST.

Additionally, Stock indicated an oil leak and staining was observed associated with the penthouse (third floor) elevator equipment in the eastern portion of the building.

Stock indicated the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee indicated the old transformers and PCB-containing fluid was disposed of properly and waste manifest records were provided to Stock.

Stock identified a potential release from the 20,000-gallon fuel oil UST and oil staining associated with the third floor elevator equipment with suspect PCBs as RECs, and recommended a Phase II ESA be completed associated with the UST, and a PCB wipe test be completed for the oil staining. Additionally, Stock also recommended an ACM survey and Operations and Maintenance (O&M) Plan be completed for the subject property and used batteries stored within the building be disposed of properly.

1998 LUST Closure Report (Bio-Tech)

The report documents a release was reported on May 27, 1998 with a 20,000-gallon fuel oil UST used associated with an emergency generator at the subject property. However, review of the MDEQ Underground Storage Tank Database, the UST contained diesel.

Based on observations made during subsurface investigation activities, it was determined the release was caused from leaking product lines. The decision was made to close the UST in place in August 1998, based on the close proximity of the main natural gas line that services the subject property. A total of approximately 134 yards of soil was removed from the UST area and stockpiled and a total of approximately 840 gallons of perched groundwater was pumped from the fill sand within the UST basin area and temporarily stored within a frack tank until analytical results were obtained from the subsurface investigation activities. Sidewall and floor soil samples were collected and analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tert-butyl ether (MTBE), polynuclear aromatic hydrocarbons (PNAs), 1,2,4-trimethylbenzene (TMB), 1,3,5-TMB, 1,2-dibromoethane, 1,2-dichloroethane. Analytical results documented soil contamination was not detected above laboratory method detection limits (MDLs)

The perched groundwater encountered surrounding the UST basin was analyzed on three separate events, first for diesel range organics (DRO) in May 1998, which indicated contamination was detected, however, was below the most restrictive MDEQ Part 213 Risk Based Screening Levels (RBSLs). The second two sampling events in August and September 1998 analyzed for BTEX, 1,2,4-TMB, 1,3,5-TMB, 1,2-dibromoethane, and 1,2-dichloroethane, which indicated contamination was not detected above MDLs.

The water was disposed of off-site, the soils were returned to the UST basin area, and based on the analytical results, Stock indicated no further investigate was warranted. The release was granted Tier I Unrestricted Residential closure from the MDEQ in August 1999.

The subject property is a closed Leaking Underground Storage Tank (LUST) site with one release reported in May 1998 and granted a Tier 1 Unrestricted LUST Closure in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains on-site above the current Part 213 Tier 1 Risk Based Screening Levels (RBSLs). Based on the closed LUST status, unrestricted LUST Closure, and documented site assessment activities which were adequate to assess the former release, PM has identified the closed LUST status as an HREC.

4.10: Environmental Liens, Activity and Use Limitations, and Government Institutional and Engineering Controls

PM has not identified any record of environmental liens, activity and use limitations, or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

5.0 INTERVIEWS

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property. In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

Represents	Interviewed	Name and Title	Length of Time Associated with Subject Property	Comments
Current Property Owner	Yes	Mr. Joe Kyle, Property Manager, Ascension and Representative of the Current Property Owner	Since 2007	According to Mr. Kyle, the ground floor of the hospital was flooded in August 2014 due to excessive amounts of rainfall that affected a large portion of Wayne County. Refer to Section 11.0 for additional information. Mr. Kyle provided additional information regarding current operations. Refer to Section 7.1 for additional information.
Former Property Owner	No	Not applicable	Not applicable	Contact information for the former owner was not reasonably ascertainable or provided by the User.
Key Site Manager	Yes	Refer to Current Property Owner summary	Refer to Current Property Owner summary	Refer to Current Property Owner summary.
Current Occupant(s)	Yes	Refer to Current Property Owner summary	Refer to Current Property Owner summary	Refer to Current Property Owner summary.
Former Occupant(s)	No	Not applicable	Not applicable	Contact information for the former occupants was not reasonably ascertainable or provided by the User.
Other(s)	No	Not applicable	Not applicable	No other relevant interviews were conducted as part of this Phase I ESA.

6.0 SUMMARY OF HISTORICAL USE

Standard and other historical sources were able to document the subject property consisted of vacant land from at least 1937 until a portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The subject property has been used as a hospital since 1945.

Refer to Section 4.9 for a summary of the previous reports completed for the subject property.

7.0 SUBJECT PROPERTY RECONNAISSANCE

Reconnaissance Information	
PM Field Personnel:	Ms. Tonia Hack
Site Reconnaissance Date:	October 28, 2015
Escort:	Mr. Eric Rothenhauser, Maintenance Manager and Mr. Ray McLemore, the prospective purchaser
Limitations:	PM was unable to access an addition in the southeastern portion, which was quarantined due to excessive mold and moisture damage. PM has not identified this limitation as a significant data gap.

7.1: Subject Property Observations

The hospital building contains up to five stories including ground/garden level floors totaling approximately 375,000 square feet, which are divided into lobbies, offices, medical examination/patient rooms, vacant areas (lobbies, medical examination/patient rooms, surgical units, clinic, labs, kitchens), storage areas, restrooms, kitchens, utility rooms, electrical rooms, maintenance rooms, mechanical rooms, boiler rooms, and a garage. Interior finish materials include one foot by one foot, two foot by two foot, and two foot by four foot suspended acoustic ceiling tiles, drywall and plaster ceilings and walls, concrete block walls, ceramic wall and floor tiles, carpeted floors, poured concrete floors, terrazzo floors, wood floors, and 12 inch by 12 inch vinyl floor tiles. Storage areas, utility rooms, mechanical rooms, electrical rooms, and boiler rooms are partially finished with poured concrete floors, drywall walls, concrete block walls, and metal deck ceilings. The concrete floors were in good condition with no significant cracking, pitting, or damage observed.

Asphalt paved parking areas and/or drives are present in the northern, northeastern, eastern, and western portions. The remainder of the subject property contains groomed grass and landscaped areas.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Interior Equipment	Elevators	Yes
	Air Compressors	Yes
	Incinerators	No
	Waste Treatment Systems	No
	Presses/Stamping Equipment	No
	Press Pits	No
	Hydraulic Lifts or In-ground hoists	No
	Paint Booth	No
	Plating Tanks	No
	Lathes, Screw Machines, etc.	Yes
Aboveground Chemical or Other Waste Storage or Waste Streams	Aboveground Storage Tanks (ASTs)	Yes
	Drums, Barrels and/or Containers > 5 gallons	Yes
	Chip Hoppers	No
	Hazardous Waste Streams	Yes
	Underground Storage Tanks	No

Category	Feature	Observed
Underground Chemical or Waste Storage, Drainage or Collection Systems	Fuel Dispensers	No
	Sumps or Cisterns	Yes
	Dry Wells	No
	Oil/Water Separators	No
	Floor Drains, Trench Drains, etc.	Yes
	Pipeline Markers	No
Exterior Observations	Stressed Vegetation	No
	Stained Soil or Pavement	Yes
	Monitoring Wells	No
	Pad or Pole Mounted Transformers and/or Capacitors	Yes
	Soil Piles of Unknown Origin	No
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	No
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
	Pits, Ponds, Lagoons	No

Elevators: PM observed eight traction elevators, identified as elevators 1-5 and 8-11, located throughout the subject building, which were installed during construction. The elevators are cable-drawn with equipment located on the highest floor of elevator access (second or fourth floor, depending on the elevator). No chemical storage or staining was observed associated with the traction elevators.

Additionally, PM observed three hydraulic lift elevators, identified as elevators 6-7 and 12, located throughout the subject building, which were installed during renovation/addition activities in the 1960s and 1970s. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), PM is of the opinion that the elevator hydraulic fluid potentially contains PCBs. According to Mr. Kyle, elevators 7 and 12 have been out-of-use since 2014 when the elevator equipment rooms were flooded. PM observed visual evidence of hydraulic fluid leaking at the bases of the elevator equipment for elevators 7 and 12, with a floor drain located approximately five feet from the elevator equipment for elevator 12. **The potential exists for contamination to be present in these areas, which represents a REC. If PCB contamination is identified on-site that exceeds the Toxic Substance Control Act (TSCA) standards, a BEA will not protect the purchaser from cleanup to TSCA standards.**

Air Compressors: PM observed two air compressors located in the active boiler room in the northern portion and two air compressors located in the former boiler room in the central portion of the subject building. The air compressors, which were staged on concrete, were in good condition with no evidence of leaking and/or staining observed on the air compressors or on the concrete floors in the vicinity of the air compressors. Based on the observed conditions, PM has not identified the air compressors as a REC.

Lathes, Screw Machines, etc.: PM observed a screw machine located in a maintenance room in the northern portion of the subject building. According to Mr. Kyle, the machine is used for limited, infrequent maintenance repairs. The machine was in good condition with no evidence of leaking and/or staining observed on the machine or on the concrete floors in the vicinity of the machine. Based on the observed conditions, PM has not identified the screw machine as a REC.

ASTs: PM observed an 8,000-gallon diesel AST located in the northeastern portion of the subject property, which is used to power the emergency generator. The AST, which is staged on concrete and stored in secondary containment, was in good condition with no evidence of leaking and/or staining observed on the AST or on the concrete in the vicinity of the AST. According to Mr. Kyle, the AST is serviced by Fuel Tanks Services, and has not needed to be filled during his time at the subject property (since 2007). Based on the observed conditions, PM has not identified the AST as a REC.

Additionally, PM observed an oxygen AST located north of the building. The AST, which is used associated with hospital operations, was stored on a concrete pad, adjacent to an out-of-use oxygen AST. Based on the gaseous nature of the AST, PM has not identified the ASTs as a REC.

Drums, Barrels, and/or Containers > 5-gallons: PM observed numerous drums and containers of varying size and contents in multiple areas of the subject building, as well as an exterior drum storage area, which are further described below.

Active Boiler Room

PM observed one 160-gallon sulfite mixture drum, numerous 55-gallon water treatment drums, one 30-gallon lithium bromide drum, and multiple 20-gallon lithium bromide drums located throughout the active boiler room. The sulfite mixture drum and several of the water treatment drums and lithium bromide drums were connected to water treatment systems, and the remainder of the drums were new/unused. Water treatment drum contents included chlorine, sodium nitrate, steam condensate treatment chemicals, boiler water treatment chemicals, and cooling tower treatment chemicals, all of which are used associated with water treatment activities. The drums were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. Based on the observed conditions and use of the drum materials to treat water, PM has not identified the drums as a REC.

PM also observed multiple new oil/new vacuum pump oil containers of varying sizes (i.e., one to five gallons) located throughout the active boiler room. The containers, which were staged on concrete and not stored in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the containers or on the concrete floors in the vicinity of the containers. According to Mr. Kyle, limited amounts of oil are used associated with the air compressors and motors that power the water treatment systems. Based on the observed conditions, PM has not identified the containers as a REC.

Lastly, PM observed three 55-gallon empty drums located in the northern portion of the active boiler room. The drums, which were staged on concrete and not in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. According to Mr. Kyle, arrangements have been made for the drums to be disposed off-site by Safety Kleen (a licensed waste hauler). Based upon this information and the observed site conditions, PM has not identified the drums as a REC.

Former Boiler Room

PM observed a 55-gallon hydraulic oil drum located in the former boiler room. The drum, which was staged on a drum holder on its side, was in good condition; however, visual evidence of leaking was observed on the concrete floor in the vicinity of the drum and a floor drain, which also showed evidence of staining within the drain. PM has identified the unknown integrity of the floor drain and observed staining as a REC. Refer to the Floor Drains, Trench Drains, etc. section below for additional information.

PM observed four five-gallon empty hydraulic fluid containers located in the former boiler room. The containers, which were used associated with air compressor operations, contained labels indicating former contents are classified as non-hazardous according to OSHA. The containers, which were staged on concrete and/or tables, were in good condition with no evidence of significant leaking and/or staining observed. However, the containers are stored approximately three feet from an active sump, with one of the containers on its side with limited concrete staining at the base of the container. PM recommends the containers be removed from the vicinity of the sump and disposed of in accordance with state hazardous waste regulations to prevent subsurface contamination.

Maintenance Room

PM observed four five-gallon cleaner/degreaser containers located in a maintenance room, which are used in association with limited maintenance cleanup activities. The containers, which were stored on a shelf, were in good condition with no evidence of leaking and/or staining observed. Based on the observed conditions, PM has not identified the containers as a REC.

Mechanical Room

PM observed a 55-gallon lift station cleaner drum located in a mechanical room. The drum, which is used associated with sewer maintenance, contained labels indicating contents are classified as non-toxic under Section 313 of Title III, (SARA) and 40 CFR Part 373. The drum, which was staged on a drum holder on its side, was in good condition with no evidence of leaking and/or staining observed on the drum or on the concrete floors in the vicinity of the drum. Based upon this information, PM has not identified the drum as a REC.

PM observed two 55-gallon coolant drums located in a mechanical room. The antifreeze is used to cool water treatment systems. The drums, which were staged on concrete and not stored in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. Based on the observed conditions, PM has not identified the drums as a REC; however, PM recommends the drums be stored in secondary containment to prevent subsurface contamination.

Exterior Drum Storage Area

PM observed approximately 23 55-gallon empty drums, one 30-gallon empty drum, three 20-gallon empty drums, and four five-gallon containers in the exterior drum storage area located in the northeastern portion, which were staged on concrete and not stored in secondary containment. The drums and containers were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete in the vicinity of the drums. According to Mr. Kyle, arrangements have been made for the drums to be disposed off-site by Safety Kleen (a

licensed waste hauler). Based upon this information and the observed site conditions, PM has not identified the drums as a REC.

Hazardous or Petroleum Waste Streams: PM observed two 55-gallon used oil drums, multiple containers of used oil ranging in size (i.e., one to five gallons), and one 20-gallon used condensate treatment drum located in the active boiler room. The drums and containers, which were staged on concrete and not stored in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the drums and containers or on the concrete floors in the vicinity of the containers. However, painted floors were observed in the vicinity of one 55-gallon oil drum and one 20-gallon used condensate treatment drum. According to Mr. Kyle, arrangements have been made for the drums to be disposed off-site by Safety Kleen (a licensed waste hauler). Based upon this information and the observed site conditions, PM has not identified the drums and/or containers as a REC.

Additionally, PM observed a 55-gallon used coolant drum located in a maintenance room. The antifreeze is used to cool water treatment systems. The drum, which was staged on a cart and not stored in secondary containment, was in good condition with no evidence of leaking and/or staining observed on the drum or on the cart. Based on the observed conditions, PM has not identified the drum as a REC.

Lastly, PM observed two 55-gallon waste water drums located in the former boiler room. According to Mr. Kyle, the waste water was pumped from the elevator equipment room for elevator 7 and the former boiler room, and arrangements have been made for the drums to be disposed off-site by Safety Kleen (a licensed waste hauler). Based upon this information and the observed conditions, PM has not identified the drums as a REC.

Sumps or Cisterns: PM observed a large sump located in a mechanical room in the eastern portion of the building. PM was unable to observe the contents of the sump, which was covered at the time of the site reconnaissance. However, no storage of hazardous materials was observed in the area of the sump. Based on the observed conditions, PM has not identified the sump as a REC.

Additionally, PM observed a small sump located in the former boiler room. The water in sump appeared to be dark in color; however, PM did not observe any oily sheen or odor indicating the presence of hazardous substances and/or petroleum products. PM observed four five-gallon empty hydraulic fluid containers, which were not stored in secondary containment and stored approximately three feet from an active sump, with one of the containers on its side with limited concrete staining at the base of the container. PM recommends the containers be removed from the vicinity of the sump and disposed of in accordance with state hazardous waste regulations to prevent subsurface contamination.

Floor Drains, Trench Drains, etc.: PM observed multiple circular floor drains located in the kitchens, restrooms, mechanical rooms, and the boiler rooms. The floor drains, which likely discharge to municipal sewer, were in good condition with no evidence of staining and/or poor waste management practices observed with the exception of one former boiler room floor drain and two active boiler room drains, further discussed below.

PM observed a floor drain in the former boiler room with evidence of staining and/or poor waste management practices observed on the concrete floors in the vicinity of the floor drain and within the floor drain. The floor drain was located in the vicinity of concrete staining associated with a

55-gallon hydraulic fluid drum. Based on the construction of the original portion of the subject building in 1945, the potential exists for failure of the drainage system (i.e., cracks and/or leaks) to have occurred over time.

Additionally, PM observed two circular floor drains located in the active boiler room with evidence of staining and/or poor waste management practices observed on the concrete floors in the vicinity of the floor drains. **Based upon unknown integrity of the floor drain and the observed staining/poor waste management practices, the potential exists for cracks in the floor drain to exist and for subsurface contamination to be present from poor historical waste management practices in these areas, which represents a REC.**

Additionally, PM observed multiple trench floor drains located in the active and former boiler rooms. The floor drains, which likely discharge to municipal sewer, were in good condition with no evidence of staining and/or poor waste management practices observed. Based on the observed conditions, PM has not identified the trench drains as a REC.

Stained Soil or Pavement: PM observed evidence of staining in the garage, which appears to be the result of an oil leak from a nearby snow plow that is no longer in use. Absorbent material was observed on the stained area, indicating efforts were taken to prevent the spread of a leak. The stained area totals approximately 15-25 square feet. Based on the observed good condition of the floor, corrective/preventative actions taken, and lack of a floor drain within the area of the leak, PM has not identified this as a REC.

Pad or Pole Mounted Transformers and/or Capacitors: PM observed two pad mounted transformers located in an electrical room in the eastern portion of the subject building. The transformers, which are likely owned by Detroit Edison (DTE), did not contain labels indicating PCB content. The transformers were in good condition with no evidence of leaking and/or staining observed. Based on the observed conditions, PM has not identified the transformers as a REC.

However, review of the previous 1995 Phase I ESA documents the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee interviewed as part of the 1995 report indicated the old transformers and PCB-containing fluid was disposed of properly. These records were not available for review. Additionally, the subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. PCBs were banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Therefore this violations is likely associated with former PCB-containing transformers in the building, which were likely removed in 1990, likely as a result of the violation. **The potential exists for contamination to be present in these areas, which represents a REC. If PCB contamination is identified on-site that exceeds the Toxic Substance Control Act (TSCA) standards, a BEA will not protect the purchaser from cleanup to TSCA standards.**

7.1.1: Current Operations

The subject property is currently occupied by various hospital and medical tenants, and current business operations consist of general medical and office activities.

8.0 ADJOINING PROPERTIES

The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

North Adjoining Properties, across Milbank Greenway

The north adjoining properties developed with residential dwellings. Review of historical sources documents the properties have consisted of vacant land or used for residential purposes since at least 1937.

East Adjoining Properties, across Conner Street

The east adjoining property, identified as 20000 Conner Street, is occupied by Conner Avenue Chrysler Assembly Plant. Review of historical sources documents the property consisted of undeveloped land from at least 1937 until between 1952 and 1957 when the property was developed with an auto storage yard with associated small offices with some limited repair operations and guard buildings. A portion of the current building was constructed in the northern portion of the property in 1966, and most of the remainder of the building constructed between 1967 and 1972 when the previously identified buildings were demolished. The property was occupied by an auto storage yard with limited automotive repair operations from at least 1957 until at least 1967, and has been occupied by an automotive assembly plant since 1966. This property has been identified in the regulatory database. Refer to Section 9.2 for additional information.

The east adjoining property, identified as 19930 Conner Street, is occupied by La Solucion Corporation, a wholesale filtration product manufacturer. Review of historical sources documents the property consisted of undeveloped land from at least 1937 until construction of the current building between 1952 and 1956. An addition was constructed to the eastern portion of the building between 1967 and 1972. The property was occupied by a paint warehouse from at least 1957 until 1993, Triad Plastics Inc., a plastic injection molding operation, in at least 1998, and has been occupied by La Solucion Corporation since at least 2003. This property has been identified in the regulatory database. Refer to Section 9.2 for additional information.

South Adjoining Properties, across East Outer Drive

The southeast adjoining property, identified as 4909 East Outer Drive, is occupied by Wellness Plan Urgent Care Clinic. Review of historical sources documents the property consisted of vacant land from at least 1937 until a building was constructed between 1949 and 1952. An addition was constructed to the eastern portion of the building between 1961 and 1967. The building was demolished between 1978 and 1981 and the current building was constructed in approximately 1981. The property was occupied by Twin Pines Farm Dairy and associated activities from at least 1953 until at least 1981, and has been used for various medical office and medical activities since construction of the current building in approximately 1981.

The remaining south adjoining properties developed with residential dwellings. Review of historical sources documents the properties have consisted of vacant land or used for residential purposes since at least 1937.

West Adjoining Properties

The west adjoining property, identified as 4575 East Outer Drive and 19940 Van Dyke Avenue, is occupied by St. Lazarus Serbian Orthodox Cathedral (eastern building) and American Serbian Memorial Hall (western building). The western hall building was constructed between 1957 and 1960, with an addition constructed between 1981 and 1984. The eastern church building was constructed in 1966. The property has been occupied by a hall and church since initial development.

The west adjoining property is occupied by a senior housing apartment complex associated with the subject property. Review of historical sources documents the property consisted of vacant land and/or contained paved surface parking lots associated with the subject property from at least 1937 until the construction of the current buildings between 1999 and 2005, and between 2010 and 2012.

9.0 REGULATORY RECORDS REVIEW

PM retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in Appendix D. The following information was obtained:

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites	½ mile	0
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites	½ mile	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	2
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Conditionally Exempt Small Quantity Generators (CESQG) Sites	subject property and adjoining properties	2
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	2
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
Federal	U.S. Brownfield Sites	½ mile	2

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	3
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	14
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	1
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0
State & Tribal	Baseline Environmental Assessment (BEA) Sites	½ mile	7
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

9.1: Subject Property and Occupant Listings

The regulatory database report identified the following listings for the subject property or its known occupants on the referenced databases:

Holy Cross Hospital, St. John (Northeast) Community Hospital, 4777 E Outer Drive – The subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site, an active AST site, a Material Licensing Tracking System (MLTS) site, a closed UST site, a closed LUST site with a release reported in May 1998, a RCRA CESQG of hazardous waste with no reported violations, a Waste Data System (WDS) site, and a historical auto station. Refer to Section 4.8 for a summary of the current and former UST systems and Section 4.9 for a summary of the LUST site investigation activities and previous reports completed for the subject property.

Additionally, the subject property is identified as a FTTS site. PM attempted to review available MDEQ file information, however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. PCBs were banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Therefore this violations is likely associated with former PCB-containing transformers in the building, which were likely removed in 1990, likely as a result of the violation. Refer to Section 7.1 for additional information.

9.2: Adjoining and Nearby Sites

PM's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, PM considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, PM did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property, with the exception of the following:

Chrysler Group LLC, Chrysler LLC, and Skyline Painting, Inc. – This property is identified as 20000 Conner Street and is an east adjoining property. The regulatory database has identified this property as a RCRA CESQG of hazardous waste with no reported violations, a closed UST site, an open LUST site with a release reported in October 1991, a RCRA NON-GEN of hazardous waste with no reported violations, and a BEA site. PM attempted to review available MDEQ file information, however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the release is associated with an 8,000-gallon fuel oil UST, which was installed in 1974, and subsequently closed in place in 1995. The BEA was completed in 1995, and therefore likely associated with the open LUST status. Based on the installation date, this UST was likely associated with the current building, which is located at least 300 feet from the subject property and across Conner Street. Therefore, based on distance considerations, PM has not identified the open LUST status of the property as a REC.

The property was occupied by an auto storage yard with limited automotive repair operations from at least 1957 until at least 1967, and has been occupied by an automotive assembly plant since 1966. Additionally, review of Sanborn maps documents a gasoline UST was located in the western portion the property associated with the limited repair operations in at least 1960 and 1962. PM was unable to confirm if the UST was removed. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, at least 100 feet from the former operations and former UST, and approximately 300 feet from the current operations, and across Conner Street, PM has not identified this property as a REC.

Abys American Gas, Inc. – This property is identified as 19840 Van Dyke Avenue and is located within one-eighth of a mile southwest of the subject property. The regulatory database has identified this property as a closed LUST site with a release reported in April 1995. PM attempted to review available MDEQ file information, however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents three 10,000-gallon USTs containing gasoline/diesel were installed in 1979 and a 3,000-gallon kerosene UST was installed in 1986, all of which were subsequently removed in 1995. Based on the regional

clay geology, lack of sufficient groundwater to act as a transport mechanism, removal of the USTs and closed LUST status, and distance from the subject property, approximately 515 feet and across East Outer Drive, PM has not identified this property as a REC.

Amoco SS #5460 and CVS Store #8082 – This property is identified as 19900 Van Dyke Avenue and is located within one-eighth of a mile west-southwest of the subject property. The regulatory database has identified this property as a closed LUST site with releases reported in October 1990 and February and March 2000 and a BEA site. Review of available MDEQ file information included a 2007 Final Assessment Report (FAR) and 2012 Site Characterization Report, documenting contamination was delineated north, south, and west of the property. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, approximately 390 feet, PM has not identified this property as a REC.

Nortown CDC-20017 Van Dyke – This property is identified as 20017 Van Dyke Avenue and is located within one-eighth of a mile west of the subject property. The regulatory database has identified this property as a U.S. Brownfield site. PM attempted to review available MDEQ file information, however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the listings is associated with a Phase I ESA completed to obtain US EPA grant funding for redevelopment of the property. Based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, approximately 690 feet and across Van Dyke Avenue, PM has not identified this property as a REC.

Nortown Community Development Corporation - 20245 Van Dyke Avenue and is located within one-eighth of a mile northwest of the subject property. The regulatory database has identified this property as a U.S. Brownfield site. PM attempted to review available MDEQ file information, however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the listings is associated with a Phase I ESA completed to obtain US EPA grant funding for redevelopment of the property. Based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, approximately 980 feet and across Van Dyke Avenue, PM has not identified this property as a REC.

E I Du Pont De Nemours and Co. - This property is identified as 19930 Conner Street and is an east adjoining property. The regulatory database has identified this property as a RCRA NON-GEN of hazardous waste with no reported violations and a BEA site. PM attempted to review available MDEQ file information, however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the BEA was completed and submitted to the MDEQ in May 2003, when the current operations began. The property was occupied by a paint warehouse from at least 1957 until 1993, which is likely the cause of contamination at the property. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, approximately 150 feet and across Conner Street, PM has not identified this property as a REC.

10.0 FINDINGS, OPINIONS AND CONCLUSIONS

10.1: De Minimis Condition

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and 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 are not RECs or CRECs. No de minimis conditions were identified during this assessment.

10.2: Significant Data Gaps

A data gap, as defined in the ASTM Standard, is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. The environmental professional must then determine whether these gaps are significant. PM did not identify or encounter any instances of significant data gaps during the course of this ESA.

10.3: Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. The following HREC was identified:

- The subject property is a closed (LUST site with one release reported in May 1998 and granted a Tier 1 Unrestricted LUST Closure in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains on-site above the current Part 213 Tier 1 RBSLs. Based on the closed LUST status, unrestricted LUST Closure, and documented site assessment activities which were adequate to assess the former release, PM has identified the closed LUST status as an HREC.

10.4: Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. PM has not identified any CRECs in association with the subject property.

10.5: Recognized Environmental Conditions (RECs)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except the following:

- Review of previous reports completed for the subject property and other historical sources documents two additional USTs were located on the subject property. A 20,000-gallon fuel oil UST was identified within City of Detroit Oil and Gas record cards, dated 1953. An employee interviewed as part of the previous 1995 Phase I ESA indicated a tank had been removed in the 1960s prior to the 1967 addition (west of the former boiler room location). The UST identified in Oil and Gas record cards is likely the same one that was reportedly removed in the 1960s, however, PM was unable to verify if the UST was removed. Additionally, review of the previous 1995 report and City of Detroit Fire Department records document a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. The potential exists for orphan USTs to be present on the subject property and/or for a release to have occurred from the systems.
- PM observed three hydraulic lift elevators, identified as elevators 6-7 and 12, located throughout the subject building, which were installed during renovation/addition activities in the 1960s and 1970s. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), PM is of the opinion that the elevator hydraulic fluid potentially contains PCBs. According to the site contact, elevators 7 and 12 have been out-of-use since 2014 when the elevator equipment rooms were flooded. PM observed visual evidence of hydraulic fluid leaking at the bases of the elevator equipment for elevators 7 and 12, with a floor drain located approximately five feet from the elevator equipment for elevator 12. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the Toxic Substance Control Act (TSCA) standards, a BEA will not protect the purchaser from cleanup to TSCA standards.
- The subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. PCBs were banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Additionally, review of the previous 1995 Phase I ESA documents the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee interviewed as part of the 1995 report indicated the old transformers and PCB-containing fluid was disposed of properly. These records were not available for review. Therefore the 1987 violation is likely associated with former PCB-containing transformers in the building, which were likely removed in 1990, likely as a result of the violation. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the TSCA standards, a BEA will not protect the purchaser from cleanup to TSCA standards.

No adjoining and/or nearby RECs have been identified.

10.6: Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property except as listed in Section 10.5 of this report.

Verification of the presence or absence of contaminants potentially associated with these RECs may be determined through a Phase II investigation at the request of the client. Cost/risk analysis decisions associated with further investigation of these conditions are the decision of the client.

11.0 NON-ASTM SCOPE CONSIDERATIONS/BUSINESS ENVIRONMENTAL RISKS

PM has included a discussion of Non-ASTM Scope Considerations based upon industry standards and lender requirements. A Business Environmental Risk is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

Non-ASTM Item	Observations or Information
Potential Asbestos Containing Building Materials (ACBM)	<p>Based upon PM's limited visual observations during the site reconnaissance, suspect ACBMs identified included one foot by one foot, two foot by two foot, and two foot by four foot suspended acoustic ceiling tiles, drywall and plaster ceilings and walls, and 12 inch by 12 inch vinyl floor tiles. The materials appeared to be in good condition, with the exception of materials observed on the ground floor, which had water damage. PM reviewed Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property by Performance Environmental Services, Inc. (Performance), and dated March 14, 2005. As part of the report, Performance identified 29 types of suspect ACM materials, and collected a total of 65 samples. 14 out of the 29 materials sampled were either presumed to be ACM or tested positive for ACM. A 2007 Hazardous Materials Survey Report was completed, which documented similar observations and conclusions/recommendations. Performance indicated that if renovation or demolition activities are planned, the materials should be properly managed.</p> <p>An Asbestos Air Monitoring Documentation report was completed on April 29, 2005, documenting air monitoring completed before, during, and after the removal of select ACMs within the kitchen area, dock area, and office area within the basement. The report documents the air samples were at or below the Michigan Department of Labor and Economic Growth (MDLEG) clearance criteria of 0.05 fibers per cubic centimeter (f/cc) and OSHA Permissible Exposure Limits of 1.0 f/cc for a 30-minute excursion and 0.1 f/cc for an 8-hour time-weighted average (TWA) using appropriate respiratory protection. PM recommends that an ACM O&M Plan be completed for the subject property.</p>

Non-ASTM Item	Observations or Information
Lead Based Paint	Based on the construction of the building prior to 1978, PM completed a limited visual assessment for potential lead-based paint (LBP). PM did not observe indications of peeling, blistering, or chipped paint on-site during the site reconnaissance. As part of the 2005 Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property, Performance identified three types of paint that were suspect for lead. A total of three representative samples of each paint color were collected and analyzed for LBP, two of which contained a lead content of 0.02% (on bay doors) and 0.03% within the kitchen and offices). Performance indicated all paints and component coatings were presumed to contain lead and indicated if the affected materials were to be disturbed during renovation or demolition activities, Occupational and Safety Health Administration (OSHA) requirements would apply. PM recommends that a LBP O&M Plan be completed for the subeject property.
Visual Mold or Significant Moisture Damage	<p>PM observed water damaged building materials throughout the ground floor. Additionally, a portion of the building was quarantined on both floors due to excessive mold growth, however, PM was not granted access due to the presence of the mold. According to the site contact (Mr. Kyle), the ground floor of the hospital was flooded in August 2014 due to excessive amounts of rainfall that affected a large portion of Wayne County. Mr. Kyle stated all areas on the ground floor that were affected by the flood/had mold growth were abated; however, Mr. Kyle could not locate mold abatement reports within the time constraints of this report. Evidence of building material removal was observed throughout the ground floor of the building. PM observed some standing water in the former lab area of the ground floor and in areas of the fourth floors; however, the water appeared to be associated with roof leaks and not associated with the former flood. PM recommends the source of moisture intrusion be identified and eliminated as part of on-going building management activities. PM did not observe indications of suspect microbial growth inside the building at the time of the site reconnaissance. Additionally, PM recommends that on-going mold abatement activities continue within the quarantined portion of the building.</p> <p>As part of the 2005 Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property, a tape impaction test was completed on five areas identified for suspect mold growth, three of which tested positive for mold spores. Performance recommended the areas be cleaned and post-remediation testing be completed. Performance completed a Limited Microbial Assessment and Testing Report, dated April 28, 2005, documenting the impacted areas had been successfully cleaned and post-remediation testing was negative for mold.</p>

12.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Kevin Kruszewski, PG
V.P. Environmental Risk Management

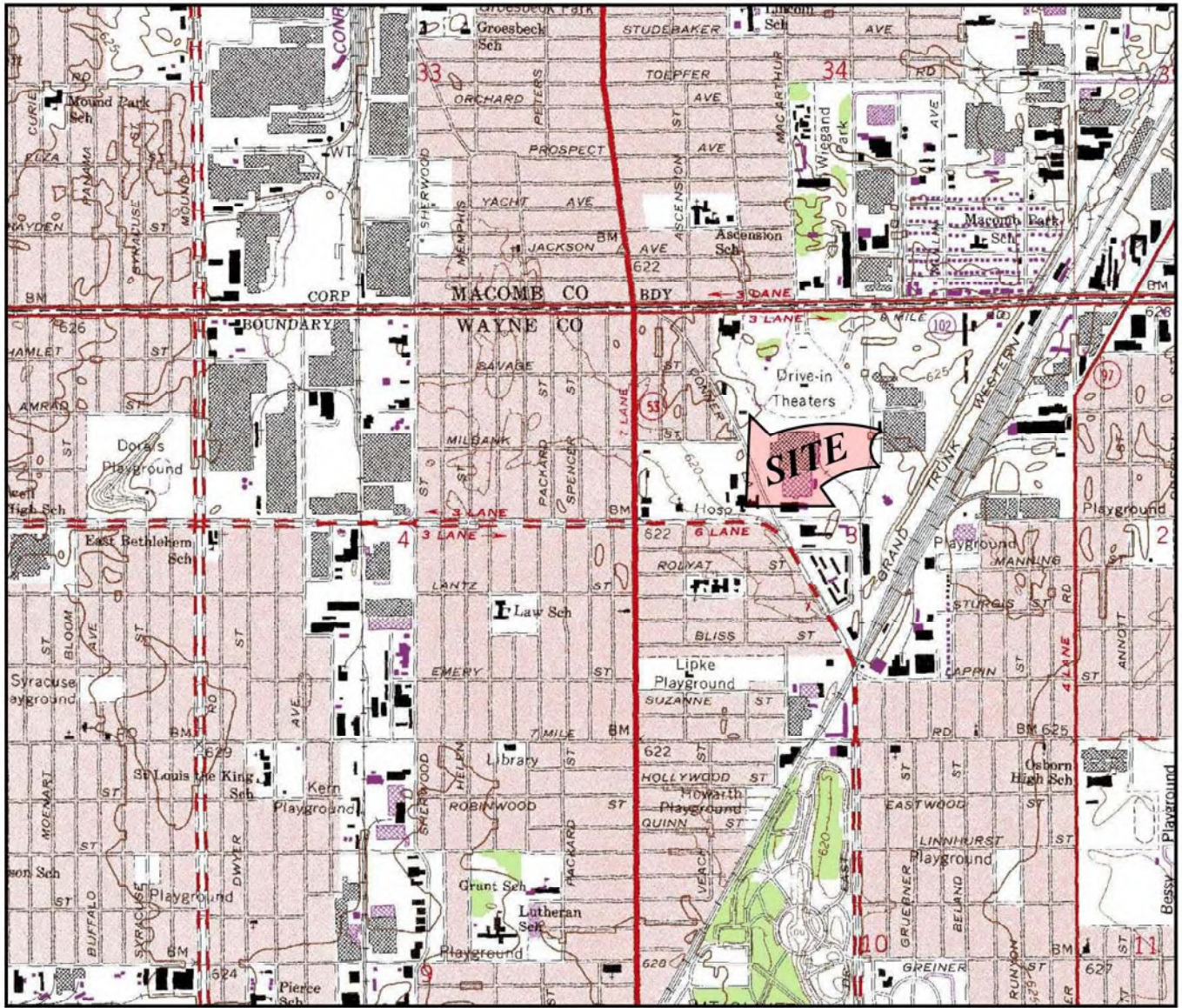
13.0 REFERENCES

The following published sources were utilized during completion of this Phase I ESA:

- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 2013.
- R.L. Polk's Directories, obtained from the State of Michigan Library in Lansing, Michigan. City: Detroit. Years: 1891-1941.
- Bresser's Cross-Index City Directories, Bresser's in Detroit, Michigan. City: Detroit. Years: 1946-2014.
- United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Highland Park, Michigan Quadrangle, 1968 (photo-revised 1983).
- *General Soil Map for Wayne County, Michigan*, U.S. Department of Agriculture, compiled 1976.

In addition, PM reviewed the following previous site investigations, which were either provided by the client or available from public sources.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environnement Limited (Stock)
LUST Closure Report	12/27/1998	Bio-Tech, Inc. (Bio-Tech)
Hazardous Materials Survey, Lead Paint Chip Testing, and Mold Survey Report	3/14/2005	Performance Environnemental Services, Inc. (Performance)
Limited Microbial Assessment and Testing Report	4/28/2005	Performance
Asbestos Air Monitoring Documentation	4/29/2005	Performance
Hazardous Materials Survey Report	4/18/2007	Performance



WAYNE COUNTY

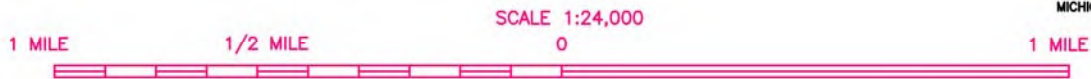
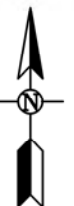


FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.



PROJ: HOSPITAL PROPERTY
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL
SURVEY

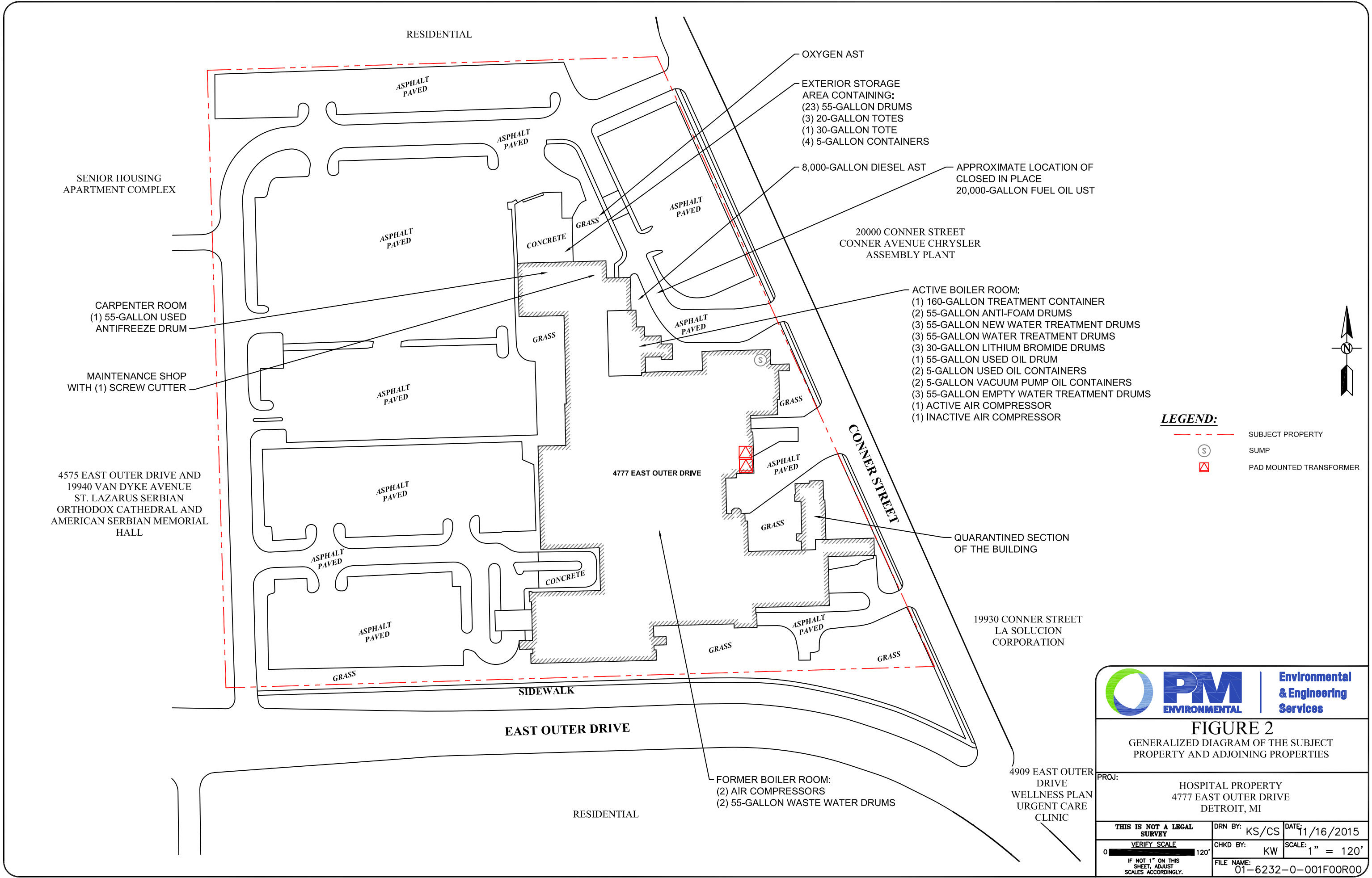
VERIFY SCALE
0 2,000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: KS DATE: 11/16/2015

CHKD BY: KW SCALE: 1" = 2,000'

FILE NAME:
01-6232-0-001F01R00



LEGEND:

- SUBJECT PROPERTY
- S SUMP
- X PAD MOUNTED TRANSFORMER



FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJ: HOSPITAL PROPERTY 4777 EAST OUTER DRIVE DETROIT, MI		
THIS IS NOT A LEGAL SURVEY	DRN BY: KS/CS	DATE: 11/16/2015
VERIFY SCALE	CHKD BY: KW	SCALE: 1" = 120'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-6232-0-001F00R00		



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Detroit, MI 48226
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t: 313.324.8172

Metro Detroit
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Berkley, MI 48072
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t: 248.336.9988

Lansing
3340 Ranger Road
Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Grand Rapids
560 5th Street NW,
Suite 301
Grand Rapids, MI 49504
f: 877.884.6775
t: 616.285.8857

September 12, 2016

Mr. Andrew McLemore
Conner Creek Center, LLC
892 West Boston Boulevard
Detroit, Michigan 48202

**RE: Phase II Environmental Site Assessment of the Hospital Property
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-001**

Dear Mr. McLemore:

PM Environmental, Inc. (PM) completed a Phase II Environmental Site Assessment (ESA) report for the hospital property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. The attached report is a summary of the field investigative techniques and results of the assessment activities.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC AND PACE EQUITY LLC, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any question or concerns, please feel free to contact our office at (800) 313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Jamie Antoniewicz, P.E.
Project Engineer

Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

Enclosure

EXECUTIVE SUMMARY

PM Environmental, Inc. (PM) completed Phase II Environmental Site Assessment (ESA) activities at the hospital property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the "subject property") to assess the recognized environmental conditions (RECs) identified in PM's November 19, 2015 Phase I ESA including former fuel or and diesel use, hydraulic equipment, and electrical equipment that may pose a risk for subsurface contamination.

The subject property consists of an approximately 16 acre portion of a larger 20.7 acre parcel located northwest of the intersection of East Outer Drive and Conner Street in Detroit, Michigan. The property is developed with an approximately 375,000 square foot hospital building.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC AND PACE EQUITY LLC, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

On August 11, 2016, PM completed a ground penetrating radar (GPR) survey on the subject property to investigate the presence of potential orphan USTs. Based upon the results of PM's GPR survey, orphan underground storage tanks (USTs) are not believed to be present at the subject property in the survey area.

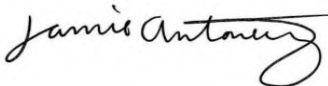
On August 11, 2016, PM completed a scope of work consisting of the advancement of ten soil borings (SB-1 through SB-10), installation of three temporary monitoring wells (TMW-6, TMW-9, and TMW-10), and the collection of 12 soil samples and three groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), and/or polychlorinated biphenyls (PCBs). At least 2.0 feet of concrete was encountered in the area of SB-7; therefore, a soil boring was unable to be advanced to allow for soil and/or groundwater sample collection.

Soil and groundwater analytical results did not identify concentrations of VOCs, PNAs, and/or PCBs above laboratory method detection limits (MDLs) in any of the samples analyzed.

The RECs identified in PM's November 2015 Phase I ESA were adequately assessed and no soil or groundwater concentrations were identified above the laboratory MDLs. Therefore, the subject property is not a "facility" in accordance with Part 201 and no further action is required.

Please feel free to contact our office at 800-313-2966 to discuss this report.

Report Prepared By:



Jamie Antoniewicz, P.E.
Project Engineer

Report Reviewed By:



Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

LIMITATIONS

This Phase II ESA is a property-specific assessment that is related to the environmental conditions of the subject property only.

PM Environmental, Inc. (PM) performed its services in conformance with the care and skill ordinarily used by other reputable environmental consulting firms practicing under similar conditions, at the same time, and in the same or similar locality. In preparing the assessment report, PM may have relied on information obtained from or provided by others. PM makes no representation or warranty regarding the accuracy or completeness of this information gathered through outside sources or subcontracted services. No single page of this report should be relied upon alone, rather only the report in its entirety. No warranty, guarantee, or certification of any kind, expressed or implied, at common law or created by statute, is extended, made, or intended by rendering these environmental consulting services or by furnishing this written report. Environmental conditions and regulations are subject to constant change and reinterpretation. One should not assume that any on-site conditions and/or regulatory statutes or rules will remain constant in the future, after PM has completed the scope of work for this project. Furthermore, because of the facts stated in this report are subject to professional interpretation, differing conclusions could be reached by other professionals.

PM performed site assessment activities and selected the sampling strategy and locations based on the available information and PM's experience in the industry. The most that PM can do is prepare a logical assessment program to reduce the client's risk of discovering unknown contamination. This risk may be reduced by more extensive exploration on the property. Even with additional exploration, it is not possible to completely eliminate the risk of discovering contamination on-site. It cannot be assumed that samples collected and conditions observed are representative of an area that has not been sampled and/or tested. Tests and other data collected for the report were obtained only for the sole purposes stated in this report, and they should not be used for purposes or reasons other than those intended.

Some environmental assessments are undertaken to satisfy due diligence, all appropriate inquiry, or other regulatory requirements provided in federal, state, or local law. The level of investigation necessary to demonstrate due diligence or all appropriate inquiry has not been legislatively defined. Although PM strives to investigate a property in accordance with the scope of work, it cannot warrant that the work undertaken for this report will satisfy due diligence, all appropriate inquiry, or any other similar standard under any federal, state, or local law.

Due to changing environmental regulatory conditions and potential on-site or off-site activities occurring after this assessment, the client may not presume the continuing applicability to the property of the conclusions in this assessment for more than 180 days after the report's issuance date.

Any reports, field data, field notes, laboratory testing, calculations, estimates or other documents prepared by or relied upon by PM are the property of PM. If any of these documents are released or obtained by a party other than the client, PM may not discuss the project with that party unless the original contracted client notifies PM of the same and PM is authorized to disclose the information and to discuss the project with others. Except as otherwise agreed with the client, PM further states that it disclaims any duty of any kind or nature to any person or entity other than the client in preparing this report.

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1.0 INTRODUCTION

PM Environmental, Inc. (PM) completed Phase II Environmental Site Assessment (ESA) activities at the hospital property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the "subject property") (Figure 1) to assess the following recognized environmental conditions (RECs) identified in PM's November 19, 2015 Phase I ESA:

- Review of previous reports completed for the subject property and other historical sources documents two additional underground storage tank (UST) were located on the subject property. A 20,000-gallon fuel oil UST was identified within City of Detroit Oil and Gas record cards dated 1953. An employee interviewed as part of the previous 1995 Phase I ESA indicated a tank had been removed in the 1960s prior to the 1967 addition (west of the former boiler room location). The UST identified in Oil and Gas record cards is likely the same one that was reportedly removed in the 1960s, however, PM was unable to verify if the UST was removed. Additionally, review of the previous 1995 report and City of Detroit Fire Department records document a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. The potential exists for orphan USTs to be present on the subject property and/or for a release to have occurred from the systems.
- PM observed three hydraulic lift elevators, identified as elevators 6, 7, and 12, located throughout the subject building, which were installed during renovation/addition activities in the 1960s and 1970s. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of polychlorinated biphenyls (PCB)-containing hydraulic fluid in 1979), PM is of the opinion that the elevator hydraulic fluid potentially contains PCBs. According to the site contact, elevators 7 and 12 have been out-of-use since 2014 when the elevator equipment rooms were flooded. PM observed visual evidence of hydraulic fluid leaking at the bases of the elevator equipment for elevators 7 and 12, with a floor drain located approximately 5.0 feet from the elevator equipment for elevator 12. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the Toxic Substance Control Act (TSCA) standards, a Baseline Environmental Assessment (BEA) will not protect the purchaser from cleanup to TSCA standards.
- The subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. The use of PCBs was banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Additionally, review of the previous 1995 Phase I ESA documents the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee interviewed as part of the 1995 report indicated the old transformers and PCB-containing fluid was disposed of properly. These records were not available for review. Therefore the 1987 violation is likely associated with former PCB-containing transformers in the building, which were likely removed in 1990, likely as a result of the violation. The potential exists for contamination to be present in these areas. If PCB contamination is identified onsite that exceeds the TSCA standards, a BEA will not protect the purchaser from cleanup to TSCA standards.

No adjoining and/or nearby RECs were identified.

2.0 SITE DESCRIPTION

The subject property consists of an approximately 16 acre portion of a larger 20.7 acre parcel located northwest of the intersection of East Outer Drive and Conner Street in Detroit, Michigan (Figure 2). The property is developed with an approximately 375,000 square foot hospital building.

Standard and other historical sources documented the subject property consisted of vacant land from at least 1937 until a portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The subject property has been used as a hospital since 1945.

3.0 PREVIOUS SITE INVESTIGATIONS

PM reviewed the following previous environmental reports for the subject property. Pertinent portions of the previous reports are included in PM's November 2015 Phase I ESA.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environnement Limited (Stock)
LUST Closure Report	12/27/1998	Bio-Tech, Inc. (Bio-Tech)
Hazardous Materials Survey, Lead Paint Chip Testing, and Mold Survey Report	3/14/2005	Performance Environnemental Services, Inc. (Performance)
Limited Microbial Assessment and Testing Report	4/28/2005	Performance
Asbestos Air Monitoring Documentation	4/29/2005	Performance
Hazardous Materials Survey Report	4/18/2007	Performance

1995 Phase I ESA (Stock)

This report was completed for the subject property and also included the west adjoining senior residential apartment complex. At the time of the report, the current hospital building was present with similar operations. Stock indicated the former boiler system was powered by coal and was later converted to natural gas, at which time a former fuel oil UST was installed to act as an emergency backup for the generator. According to an employee who worked at the subject property in the 1950s and 1960s, a tank was removed in the 1960s prior to the 1967 addition (west of the former boiler room location).

Additionally, Stock reviewed available City of Detroit Fire Department records that documented a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. Stock and employees at the time could not verify the location of this UST, and Stock indicated it was likely an error made by the Fire Department, and was most likely either the former UST removed in the 1960s, or the current UST that had been relocated in 1976.

During Stock's site reconnaissance of the subject property, a boiler was being tested using the emergency fuel oil when a diaphragm had blown causing a release of approximately 1-2 gallons of fuel oil on the unsealed concrete floor. Stock indicated absorbent material had been placed in the release area. Stock interviewed an employee who indicated the boiler usually had issues while running on fuel oil.

Stock indicated the active boiler system has been connected to natural gas since that portion of the building was constructed in 1976.

Stock also indicated minor leaks of fuel oil were noted associated with both emergency generators located in the generating rooms in the northeastern portion of the building, and absorbent material was located at the base of the generators. Stock interviewed an employee who indicated despite the hoses on the generators being replaced several times, they continued to leak, and had been leaking for at least the last three years (since approximately 1992).

A 20,000-gallon fuel oil UST was located east of the building at the time of the report, which was reportedly initially installed in the area of the current building, and was moved in 1976 to the then current location when the 1976 addition was constructed. Stock was unable to confirm the initial installation date or location of the UST.

Additionally, Stock indicated an oil leak and staining was observed associated with the penthouse (third floor) elevator equipment in the eastern portion of the building.

Stock indicated the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee indicated the old transformers and PCB-containing fluid was disposed of properly and waste manifest records were provided to Stock.

Stock identified a potential release from the 20,000-gallon fuel oil UST and oil staining associated with the third floor elevator equipment with suspect PCBs as RECs, and recommended a Phase II ESA be completed associated with the UST, and a PCB wipe test be completed for the oil staining. Additionally, Stock also recommended an ACM survey and Operations and Maintenance (O&M) Plan be completed for the subject property and used batteries stored within the building be disposed of properly.

1998 LUST Closure Report (Bio-Tech)

The report documents a release was reported on May 27, 1998 from a 20,000-gallon fuel oil UST associated with an emergency generator at the subject property. However, review of the Michigan Department of Environmental Quality (MDEQ) Underground Storage Tank Database indicated that the UST contained diesel.

Based on observations made during subsurface investigation activities, it was determined the release was caused from leaking product lines. The decision was made to close the UST in place in August 1998, based on the close proximity of the main natural gas line that services the subject property. A total of approximately 134 yards of soil was removed from the UST area and stockpiled and a total of approximately 840 gallons of perched groundwater was pumped from the fill sand within the UST basin area and temporarily stored within a frack tank until analytical results were obtained from the subsurface investigation activities. Sidewall and floor soil samples were collected and analyzed for benzene, toluene, ethylbenzene, and xylenes (collectively known as BTEX), methyl tert-butyl ether (MTBE), polynuclear aromatic hydrocarbons (PNAs), 1,2,4-trimethylbenzene (TMB), 1,3,5-TMB, 1,2-dibromoethane, and 1,2-dichloroethane. Analytical results documented soil contamination was not detected above laboratory method detection limits (MDLs)

The perched groundwater encountered surrounding the UST basin was analyzed on three separate events, first for diesel range organics (DRO) in May 1998, which indicated contamination was detected, however, was below the most restrictive Part 213 Residential Risk Based Screening Levels (RBSLs). The second two sampling events in August and September 1998 were analyzed for BTEX, 1,2,4-TMB, 1,3,5-TMB, 1,2-dibromoethane, and 1,2-dichloroethane, which indicated contamination was not detected above laboratory MDLs.

The water was disposed of offsite, the soils were returned to the UST basin area, and based on the analytical results Stock indicated no further investigation was warranted. The release was granted Tier I Unrestricted Residential closure from the MDEQ in August 1999.

The subject property is a closed Leaking Underground Storage Tank (LUST) site with one release reported in May 1998 that was granted a Tier 1 Unrestricted LUST Closure in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains onsite above the current Part 213 Risk Based Screening Levels (RBSLs). Based on the closed LUST status, unrestricted LUST Closure, and documented site assessment activities that were adequate to assess the former release, PM has identified the closed LUST status as an Historical Recognized Environmental Condition (HREC).

4.0 CURRENT SITE INVESTIGATION

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Utilities were marked by the respective utility companies where they entered or were located adjacent to the subject property.

4.1 Geophysical Survey Investigation

On August 11, 2016, PM completed a geophysical survey investigation utilizing ground penetrating radar (GPR) on the subject property to investigate the presence of potential orphan USTs (Figure 2).

Based upon the results of PM's GPR survey, orphan USTs are not believed to be present at the subject property within the survey area. The Geophysical Survey Investigation Report is included in Appendix A, and includes additional information on the GPR survey including location of the survey and limitations.

4.2 Subsurface Investigation

On August 11, 2016, PM completed a scope of work consisting of the advancement of ten soil borings (SB-1 through SB-10), installation of three temporary monitoring wells (TMW-6, TMW-9, and TMW-10), and the collection of 12 soil samples and three groundwater samples for laboratory analysis of volatile organic compounds (VOCs), PNAs, and/or polychlorinated biphenyls (PCBs). The soil boring and temporary monitoring well locations are depicted on Figures 3 and 4.

At least 2.0 feet of concrete was encountered in the area of SB-7; therefore, a soil boring was unable to be advanced to allow for soil and/or groundwater sample collection.

The table below summarizes the Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification.

DESCRIPTION OF SOIL BORING/TEMPORARY MONITORING WELL LOCATIONS

Location and Total Depth (feet bgs)	Soil Sample Depth (feet bgs)	TMW Screen Depth and [DTW] (feet bgs)	Analysis	Objectives	Sample Selection (justification)
SB-1 (20.0)	1.0-2.0 and 16.0-17.0	NA	VOCs and PNAs	Evaluate fuel oil and/or diesel AST storage	Soil: A shallow sample and UST depth sample were collected based on the lack of field evidence of contamination. GW: Not encountered.
SB-2 (20.0)	16.0-17.0	NA	VOCs and PNAs	Evaluate potential former fuel oil use near northern boiler room	Soil: UST depth sample was collected based on the lack of field evidence of contamination. GW: Not encountered.
SB-3 (6.0)	0.5-1.5 and 4.0-5.0	NA	VOCs, PNAs, PCBs	Assess former fuel oil use in the area of the southern former boiler room	Soil: A shallow and sandy clay/clay interface samples were collected based on the lack of field evidence of contamination. GW: Not encountered.
SB-4 (6.0)	0.5-1.5 and 5.0-6.0	NA	VOCs, PNAs, PCBs	Assess hydraulic equipment in the area of the elevators	Soil: A shallow and end of boring samples were collected based on the lack of field evidence of contamination. GW: Not encountered.
SB-5 (10.0*)	1.0-2.0*	NA	VOCs, PNAs, PCBs	Assess former fuel oil use in the area of the southern former boiler room	Soil: Shallow sample collected based on the lack of field evidence of contamination. GW: Not encountered.
SB/TMW-6 (6.0*)	Not sampled	0.0-4.9* [0.86*]	VOCs and PNAs	Assess hydraulic equipment in the area of the elevators	Soil: A soil sample was not collected based on the lack of field evidence of contamination and the shallow depth to groundwater. GW: Sampled.
SB-7 (2.0)	NA	NA	NA	Assess hydraulic equipment in the area of the elevators	A sample was unable to be collected due to PM encountering at least 2.0 feet of concrete within the elevator pit.
SB-8 (2.0)	1.0-2.0	NA	VOCs, PNAs, PCBs	Evaluate hydraulic equipment and/former PCB containing equipment in the eastern portion of the building	Soil: Shallow sample collected based on the lack of field evidence of contamination. GW: Not encountered.

Location and Total Depth (feet bgs)	Soil Sample Depth (feet bgs)	TMW Screen Depth and [DTW] (feet bgs)	Analysis	Objectives	Sample Selection (justification)
SB/TMW-9 (6.0)	1.5-2.5	0.0-4.9 [2.39]	VOCs, PNAs, PCBs	Evaluate PCB containing electrical equipment in the eastern portion of the building	Soil: Shallow sample collected based on the lack of field evidence of contamination. GW: Sampled.
SB/TMW-10 (6.0)	1.5-2.5 and 4.0-5.0	0.0-4.9 [2.42]	VOCs, PNAs, PCBs	Evaluate PCB containing electrical equipment in the eastern portion of the building	Soil: Shallow and sand/sandy clay interface samples were collected based on the lack of field evidence of contamination. GW: Sampled.

* Measured from the sub-basement floor
bgs – below ground surface
ppm – parts per million

GW – groundwater
NA – Not Applicable

4.3 Quality Control/Quality Assurance and Investigation Techniques

The soil borings were advanced to the desired depth using a direct push drill rig and/or hand auger. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of contamination at the subject property. Soil samples were generally collected on a continuous basis using a macro-core sampler or screened in one foot intervals for sampling collected with a hand auger.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alconox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities.

Soils collected from discrete sample intervals were screened using a photoionization detector (PID) to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.6 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence, a change in geology, surficial soil, and/or directly above saturated soil. Soil samples for VOC analysis were preserved with methanol, in accordance with United States Environmental Protection Agency (USEPA) method 5035. The remaining soil samples were collected in unpreserved glass jars.

The temporary monitoring wells were installed to collect groundwater samples for chemical analysis. New well assemblies were used for the temporary wells, consisting of a 5-foot long, one-inch diameter, 0.010-inch slot, schedule 40, PVC screen and a 1-inch diameter PVC casing. After the screen for the well was set to the desired depth, natural sands were allowed to collapse around the well screen. The wells were developed using either a new disposable 0.9-inch diameter bailer or peristaltic pump equipped with new, chemically inert, 3/8-inch diameter polyethylene and silicon tubing. Well development was performed by purging until clear, turbid free groundwater was observed coming from the well.

Groundwater samples collected from the temporary monitoring wells were generally collected using low flow sampling methods and protocols using a peristaltic pump equipped with new, chemically inert, 3/8-inch diameter polyethylene and silicon tubing. The samples were collected into preserved vials/bottles or within unpreserved bottles/jars, as applicable for the analyte and/or method.

All samples collected were transported in an ice packed cooler and under chain of custody procedures for laboratory analysis within applicable holding times. Upon completion of the investigation, the temporary wells were removed from the soil borings and the soil borings were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

4.4 Site-Specific Subsurface Geology and Hydrogeology

Based on review of soil boring logs, the native soil stratigraphy generally consists of soft to stiff clays to a depth of at least 20.0 feet bgs, the maximum depth explored. Sandy clay and gravelly sand base materials were encountered in SB-3, SB-6, SB-8, SB-9, and SB-10. Limited, discontinuous, and perched groundwater was encountered in SB-6, SB-9, and SB-10 beneath the building slab at depths between 0.5 and 2.5 feet bgs.

Soil boring/temporary monitoring well logs depicting the soil stratigraphy and PID readings are included in Appendix B.

5.0 CHEMICAL ANALYSIS

PM collected 12 soil samples and three groundwater samples that were submitted to Merit Laboratories, Inc., East Lansing, Michigan (Merit). The compounds analyzed and USEPA methods are summarized in the following table:

ANALYTICAL METHODS

COMPOUNDS	USEPA METHOD - Soil	USEPA METHOD - Groundwater
VOCs	8260	8260
PNAs	8270	8270
PCBs	8082	Not Applicable

6.0 ANALYTICAL RESULTS

PM compared the soil and groundwater analytical results with the Michigan Department of Environmental Quality (MDEQ) Part 201 Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential cleanup criteria. The laboratory analytical reports are included in Appendix C.

6.1 Soil Analytical Results

Figure 3 and Table 1 summarize the soil analytical results.

Soil analytical results identified a concentration of p-isopropyltoluene in the sample collected from SB-5. There is no Part 201 cleanup criteria for p-isopropyltoluene. No other concentrations of VOCs were identified in any of the soil samples analyzed above laboratory MDLs.

No concentrations of PNAs or PCBs were identified in any of the soil samples analyzed above laboratory MDLs.

6.2 Groundwater Analytical Results

Figure 4 and Table 2 summarizes the groundwater analytical results.

Concentrations of chloroform and/or dichlorodifluoromethane were identified in each of the groundwater samples collected at concentrations below the most restrictive Part 201 Residential cleanup criteria. No other concentrations of VOCs were identified in the groundwater samples above laboratory MDLs. No concentrations of PNAs were identified in the groundwater samples above laboratory MDLs.

7.0 CONCLUSIONS AND RECOMMENDATIONS

On August 11, 2016, PM completed a GPR survey on the subject property to investigate the presence of potential orphan USTs. Based upon the results of PM's GPR survey, orphan USTs are not believed to be present at the subject property within the survey area.

On August 11, 2016, PM completed a scope of work consisting of the advancement of ten soil borings (SB-1 through SB-10), installation of three temporary monitoring wells (TMW-6, TMW-9, and TMW-10), and the collection of 12 soil samples and three groundwater samples for laboratory analysis of VOCs, PNAs, and/or PCBs.

Soil and groundwater analytical results did not identify concentrations of VOCs, PNAs, and/or PCBs above laboratory MDLs and/or the most restrictive Part 201 Residential cleanup criteria in any of the samples analyzed.

The RECs identified in PM's November 19, 2015 were adequately assessed and no soil or groundwater concentrations were identified above the most restrictive Part 201 Residential cleanup criteria. Therefore, the subject property is not a "facility" in accordance with Part 201 and no further action is required.

Please feel free to contact our office at 800-313-2966 to discuss this report.

Report Prepared By:



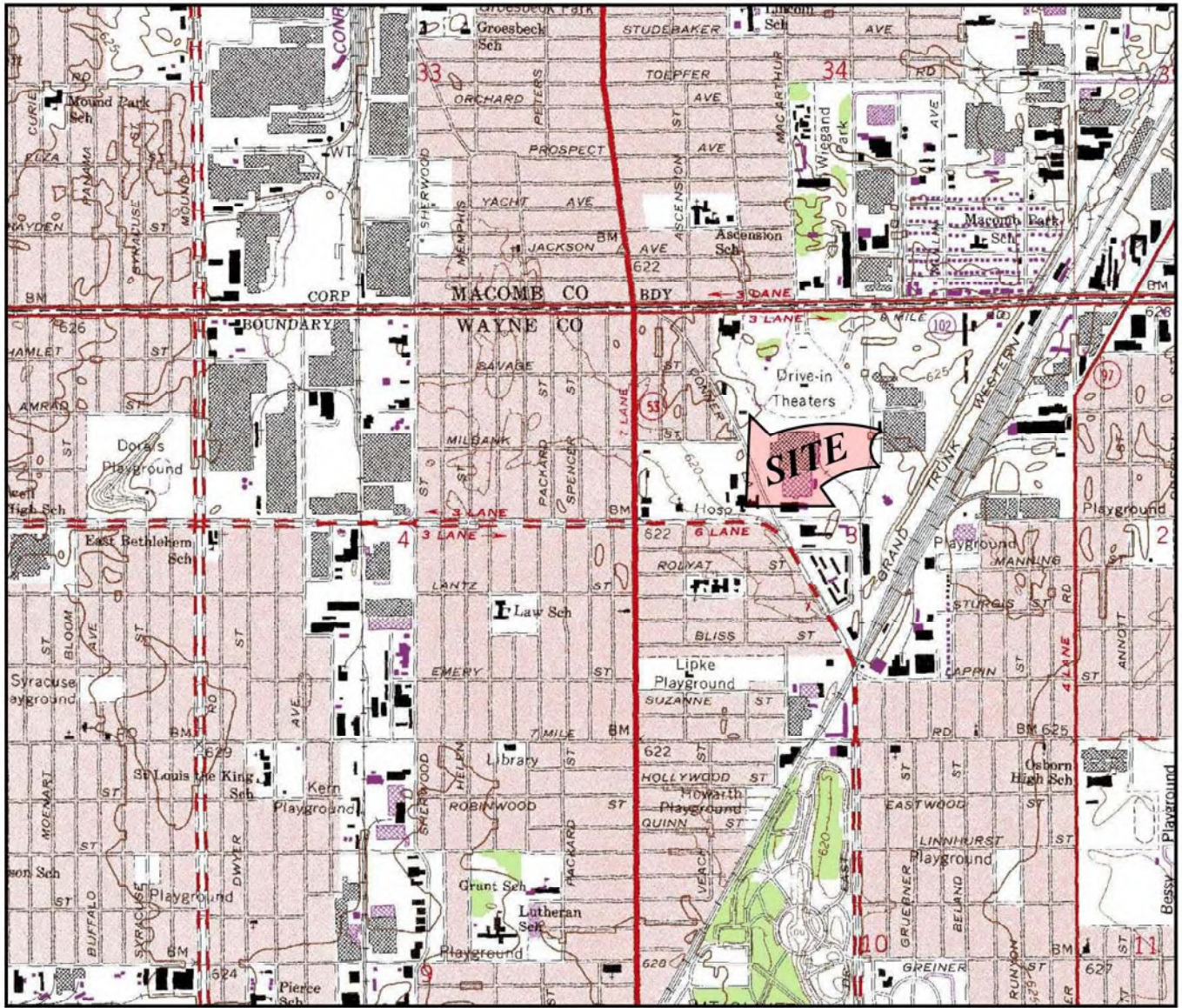
Jamie Antoniewicz, P.E.
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Report Reviewed By:



Jennifer L. Ritchie, C.P.G.
Regional Site Investigation Manager

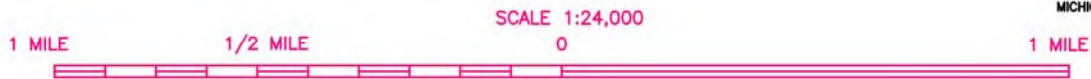
Figures



WAYNE COUNTY



MICHIGAN QUADRANGLE LOCATION

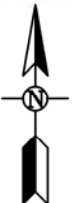


SCALE 1:24,000

FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.



PROJ: HOSPITAL PROPERTY
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL
SURVEY

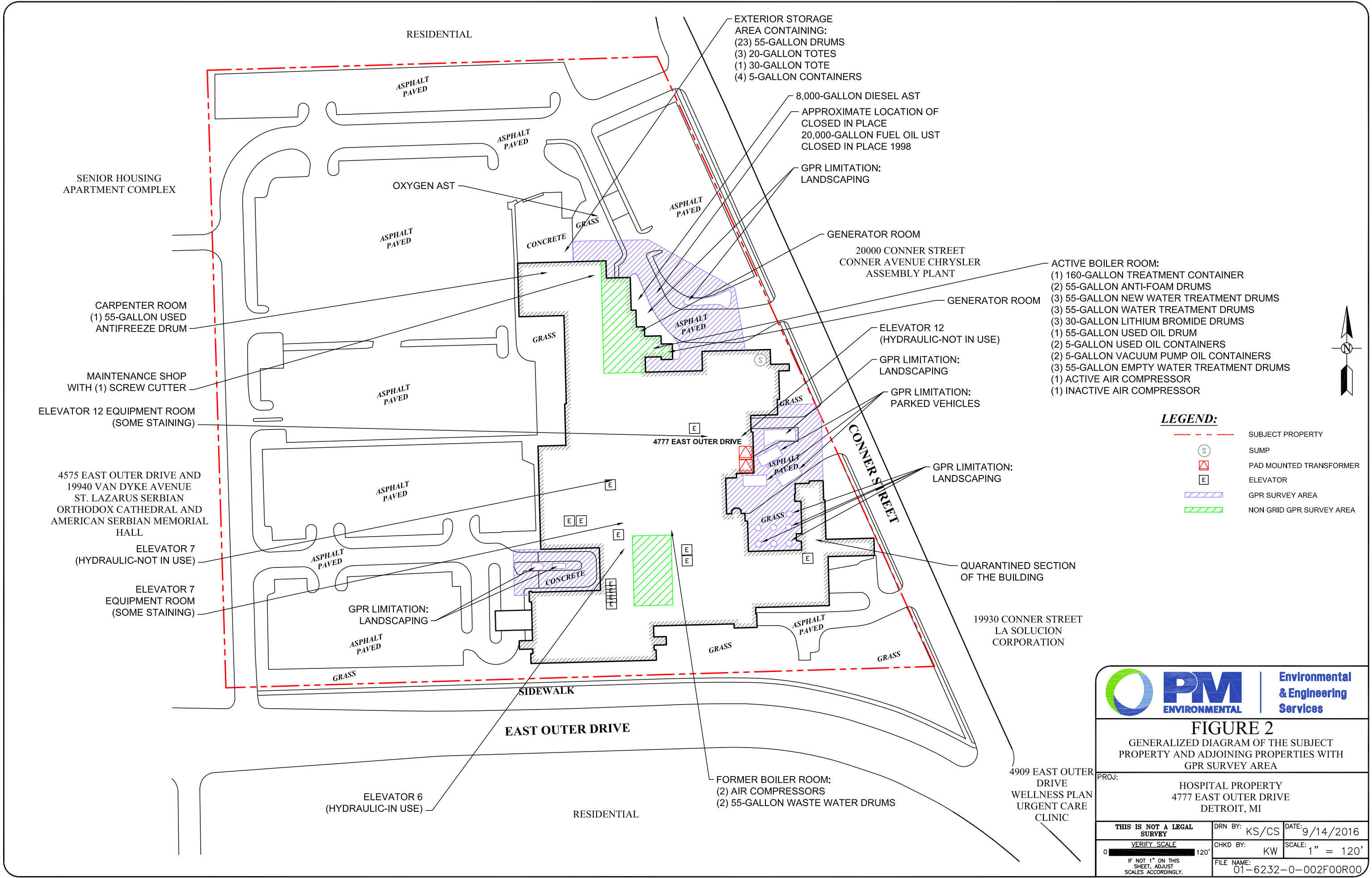
VERIFY SCALE
0 2,000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: KS DATE: 11/16/2015

CHKD BY: KW SCALE: 1" = 2,000'

FILE NAME:
01-6232-0-001F01R00



EXTERIOR STORAGE AREA CONTAINING:
 (23) 55-GALLON DRUMS
 (3) 20-GALLON TOTES
 (1) 30-GALLON TOTE
 (4) 5-GALLON CONTAINERS

8,000-GALLON DIESEL AST
 APPROXIMATE LOCATION OF CLOSED IN PLACE 20,000-GALLON FUEL OIL UST CLOSED IN PLACE 1998

GPR LIMITATION: LANDSCAPING

GENERATOR ROOM
 20000 CONNER STREET CONNER AVENUE CHRYSLER ASSEMBLY PLANT

ACTIVE BOILER ROOM:
 (1) 160-GALLON TREATMENT CONTAINER
 (2) 55-GALLON ANTI-FOAM DRUMS
 (3) 55-GALLON NEW WATER TREATMENT DRUMS
 (3) 55-GALLON WATER TREATMENT DRUMS
 (3) 30-GALLON LITHIUM BROMIDE DRUMS
 (1) 55-GALLON USED OIL DRUM
 (2) 5-GALLON USED OIL CONTAINERS
 (2) 5-GALLON VACUUM PUMP OIL CONTAINERS
 (3) 55-GALLON EMPTY WATER TREATMENT DRUMS
 (1) ACTIVE AIR COMPRESSOR
 (1) INACTIVE AIR COMPRESSOR

ELEVATOR 12 (HYDRAULIC-NOT IN USE)

GPR LIMITATION: LANDSCAPING

GPR LIMITATION: PARKED VEHICLES

GPR LIMITATION: LANDSCAPING

QUARANTINED SECTION OF THE BUILDING

19930 CONNER STREET LA SOLUCION CORPORATION

4909 EAST OUTER DRIVE WELLNESS PLAN URGENT CARE CLINIC

FORMER BOILER ROOM:
 (2) AIR COMPRESSORS
 (2) 55-GALLON WASTE WATER DRUMS

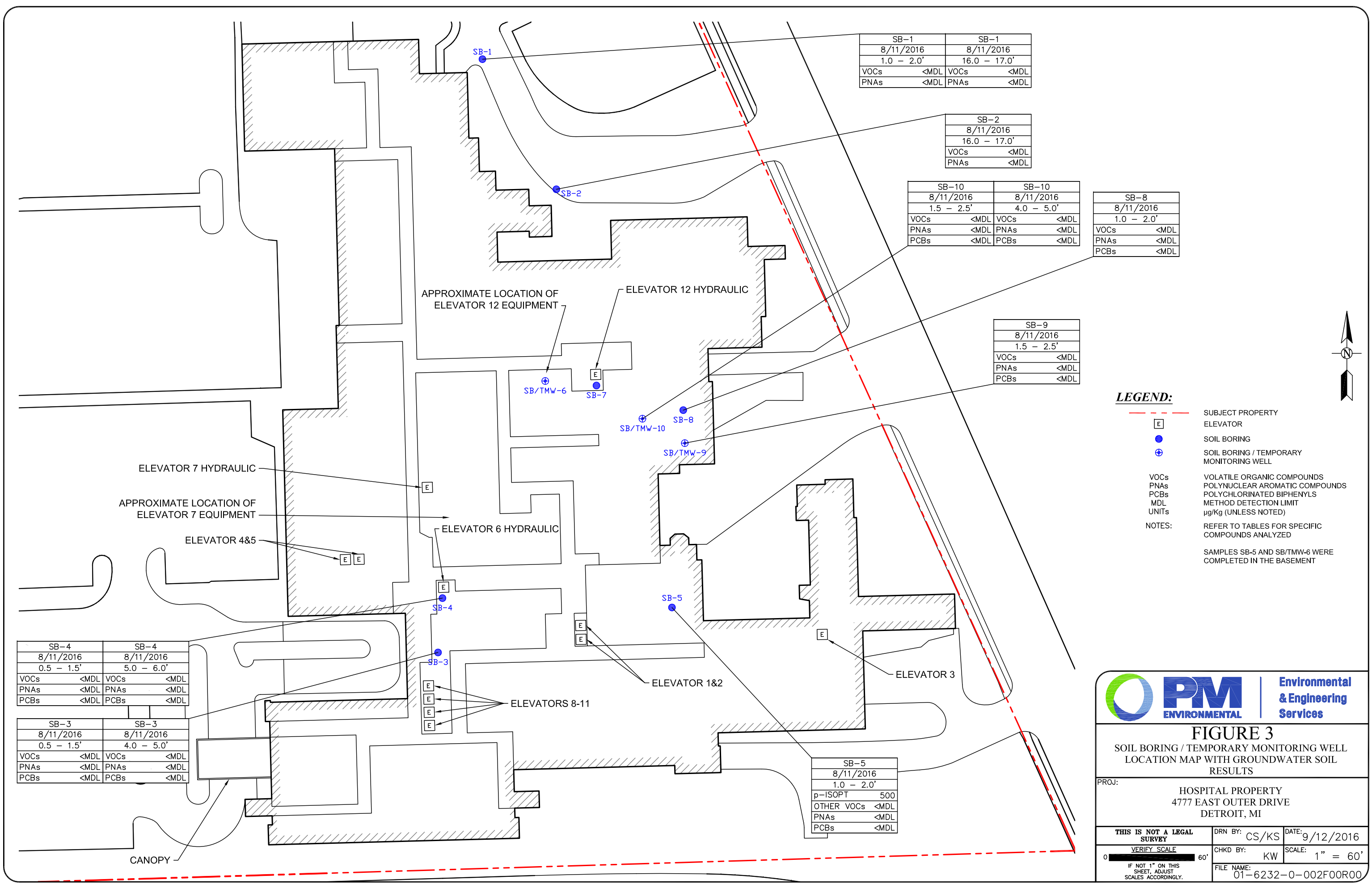
- LEGEND:**
- SUBJECT PROPERTY
 - S SUMP
 - △ PAD MOUNTED TRANSFORMER
 - E ELEVATOR
 - GPR SURVEY AREA
 - NON GRID GPR SURVEY AREA



FIGURE 2
 GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES WITH GPR SURVEY AREA

PROJ: HOSPITAL PROPERTY
 4777 EAST OUTER DRIVE
 DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: KS/CS	DATE: 9/14/2016
VERIFY SCALE	CHKD BY: KW	SCALE: 1" = 120'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-6232-0-002F00R00	



SB-1	SB-1
8/11/2016	8/11/2016
1.0 - 2.0'	16.0 - 17.0'
VOCs <MDL	VOCs <MDL
PNAs <MDL	PNAs <MDL

SB-2
8/11/2016
16.0 - 17.0'
VOCs <MDL
PNAs <MDL

SB-10	SB-10
8/11/2016	8/11/2016
1.5 - 2.5'	4.0 - 5.0'
VOCs <MDL	VOCs <MDL
PNAs <MDL	PNAs <MDL
PCBs <MDL	PCBs <MDL

SB-8
8/11/2016
1.0 - 2.0'
VOCs <MDL
PNAs <MDL
PCBs <MDL

SB-9
8/11/2016
1.5 - 2.5'
VOCs <MDL
PNAs <MDL
PCBs <MDL

SB-4	SB-4
8/11/2016	8/11/2016
0.5 - 1.5'	5.0 - 6.0'
VOCs <MDL	VOCs <MDL
PNAs <MDL	PNAs <MDL
PCBs <MDL	PCBs <MDL

SB-3	SB-3
8/11/2016	8/11/2016
0.5 - 1.5'	4.0 - 5.0'
VOCs <MDL	VOCs <MDL
PNAs <MDL	PNAs <MDL
PCBs <MDL	PCBs <MDL

SB-5
8/11/2016
1.0 - 2.0'
p-ISOPT 500
OTHER VOCs <MDL
PNAs <MDL
PCBs <MDL

LEGEND:

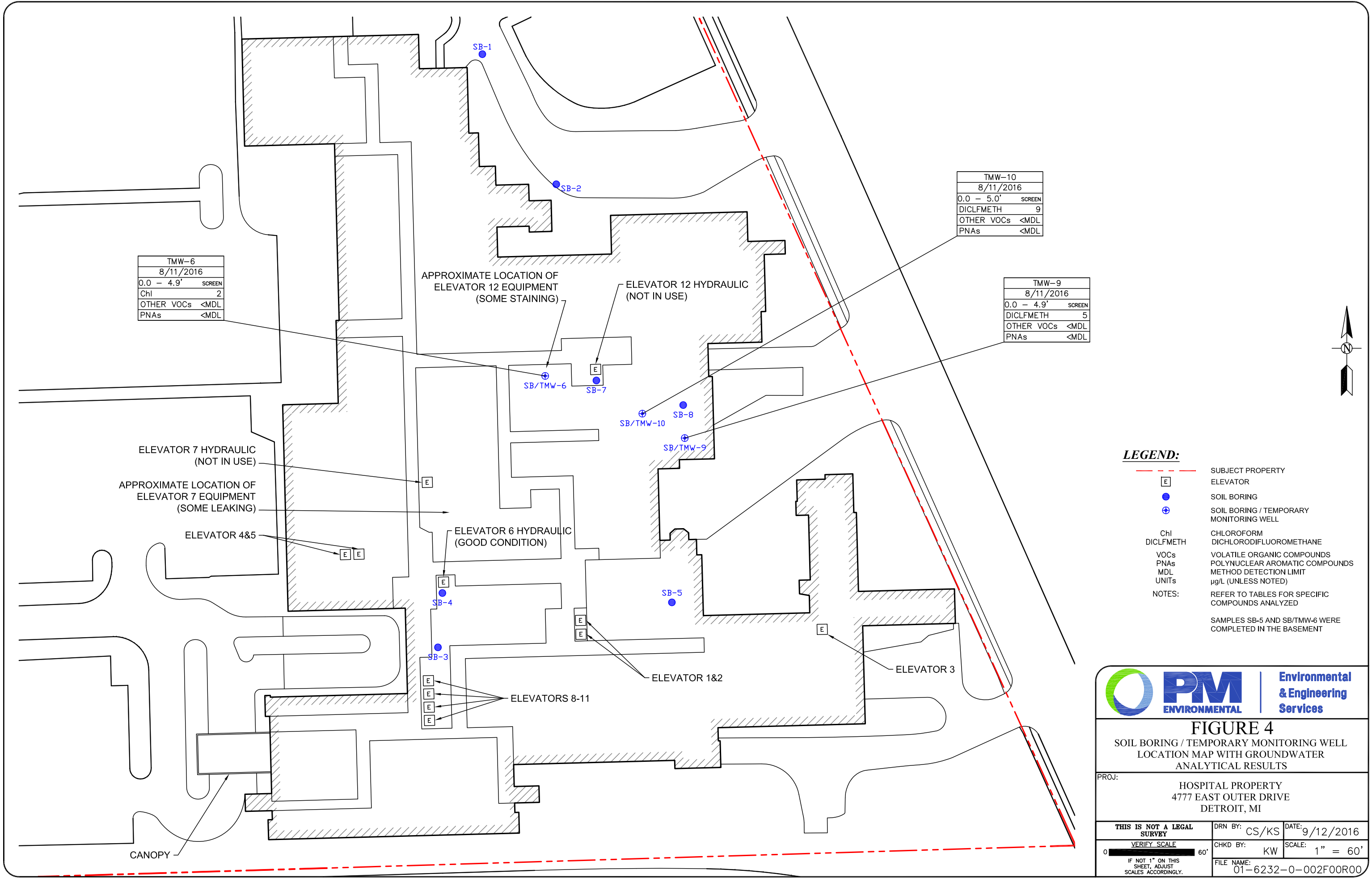
- SUBJECT PROPERTY
- E ELEVATOR
- SOIL BORING
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAs POLYNUCLEAR AROMATIC COMPOUNDS
- PCBs POLYCHLORINATED BIPHENYLS
- MDL METHOD DETECTION LIMIT
- UNITS μg/Kg (UNLESS NOTED)
- NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED
- SAMPLES SB-5 AND SB/TMW-6 WERE COMPLETED IN THE BASEMENT



FIGURE 3
SOIL BORING / TEMPORARY MONITORING WELL LOCATION MAP WITH GROUNDWATER SOIL RESULTS

PROJ: HOSPITAL PROPERTY
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: CS/KS	DATE: 9/12/2016
VERIFY SCALE	CHKD BY: KW	SCALE: 1" = 60'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-6232-0-002F00R00	



LEGEND:

- - - SUBJECT PROPERTY
- E ELEVATOR
- SOIL BORING
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- Chl CHLOROFORM
- DICLFMETH DICHLORODIFLUOROMETHANE
- VOCs VOLATILE ORGANIC COMPOUNDS
- PNAAs POLYNUCLEAR AROMATIC COMPOUNDS
- MDL METHOD DETECTION LIMIT
- UNITS μg/L (UNLESS NOTED)
- NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED
- SAMPLES SB-5 AND SB/TMW-6 WERE COMPLETED IN THE BASEMENT



FIGURE 4
 SOIL BORING / TEMPORARY MONITORING WELL
 LOCATION MAP WITH GROUNDWATER
 ANALYTICAL RESULTS

PROJ: HOSPITAL PROPERTY
 4777 EAST OUTER DRIVE
 DETROIT, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: CS/KS	DATE: 9/12/2016
VERIFY SCALE	CHKD BY: KW	SCALE: 1" = 60'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	FILE NAME: 01-6232-0-002F00R00	

Tables

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
VOCs, PNAs, AND PCBs
4777 EAST OUTER DRIVE, DETROIT, MICHIGAN
PM PROJECT #01-6232-0-0002

VOLATILE ORGANIC COMPOUNDS (VOCs), POLYNUCLEAR AROMATICS (PNAs), AND POLYCHLORINATED BIPHENYLS (PCBs)			p-Isopropyltoluene	Other VOCs	PNAs	PCBs
(µg/Kg)						
Chemical Abstract Service Number (CAS#)			99876	Various	Various	1336363
Sample ID	Sample Date	Sample Depth (feet bgs)	VOCs		PNAs	PCBs
SB-1	08/11/2016	1.0-2.0	<100	<MDL	<MDL	NA
SB-1	08/11/2016	16.0-17.0	<100	<MDL	<MDL	NA
SB-2	08/11/2016	16.0-17.0	<100	<MDL	<MDL	NA
SB-3	08/11/2016	0.5-1.5	<100	<MDL	<MDL	<330
SB-3	08/11/2016	4.0-5.0	<100	<MDL	<MDL	<330
SB-4	08/11/2016	0.5-1.5	<100	<MDL	<MDL	<330
SB-4	08/11/2016	5.0-6.0	<100	<MDL	<MDL	<330
SB-5	08/11/2016	1.0-2.0	500	<MDL	<MDL	<330
SB-8	08/11/2016	1.0-2.0	<100	<MDL	<MDL	<330
SB-9	08/11/2016	1.5-2.5	<100	<MDL	<MDL	<330
SB-10	08/11/2016	1.5-2.5	<100	<MDL	<MDL	<330
SB-10	08/11/2016	4.0-5.0	<200	<MDL	<MDL	<330
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013						
Residential (µg/Kg)						
Drinking Water Protection (Res DWP)			NL	Various	Various	NLL
Groundwater Surface Water Interface Protection (GSIP)			NL	Various	Various	NLL
Soil Volatilization to Indoor Air Inhalation (Res SVII)			NL	Various	Various	3.0E+06
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)			NL	Various	Various	2.40E+05
Ambient Air Finite VSI for 5 Meter Source Thickness			NL	Various	Various	7.9E+06
Ambient Air Finite VSI for 2 Meter Source Thickness			NL	Various	Various	7.9E+06
Ambient Air Particulate Soil Inhalation (Res PSI)			NL	Various	Various	5.2E+06
Direct Contact (Res DC)			NL	Various	Various	{T}
Nonresidential (µg/Kg)						
Drinking Water Protection (Nonres DWP)			NL	Various	Various	NLL
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)			NL	Various	Various	1.6E+07
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)			NL	Various	Various	8.10E+05
Ambient Air Finite VSI for 5 Meter Source Thickness			NL	Various	Various	2.8E+07
Ambient Air Finite VSI for 2 Meter Source Thickness			NL	Various	Various	2.8E+07
Ambient Air Particulate Soil Inhalation (Nonres PSI)			NL	Various	Various	6.5E+06
Direct Contact (Nonres DC)			NL	Various	Various	{T}
Screening Levels (µg/Kg)						
Soil Saturation Concentration Screening Levels (Csat)			NL	Various	Various	NA

- Applicable Criterion/RBSL Exceeded
- BOLD** Value Exceeds Applicable Criterion/RBSL
- bgs Below Ground Surface (feet)
- MDL Laboratory method detection limit
- NA Not Applicable
- NL Not Listed
- NLL Not Likely to Leach
- NLV Not Likely to Volatilize
- ID Insufficient Data

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
VOCs AND PNAs
4777 EAST OUTER DRIVE, DETROIT, MICHIGAN
PM PROJECT #01-6232-0-0002

VOLATILE ORGANIC COMPOUNDS (VOCs) AND POLYNUCLEAR AROMATICS (PNAs) (µg/L)				Chloroform	Dichlorodifluoromethane	Other VOCs	PNAs
Chemical Abstract Service Number (CAS#)				67663	75718	Various	Various
Sample ID	Sample Date	Screen Depth (feet bgs)	Depth to Groundwater (feet bgs)	VOCs			PNAs
TMW-6	08/11/2016	0.0-4.9	0.86	2	<5	<MDL	<MDL
TMW-9	08/11/2016	0.0-4.9	2.39	<1	5	<MDL	<MDL
TMW-10	08/11/2016	0.0-5.0	2.42	<1	9	<MDL	<MDL
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Groundwater Cleanup Criteria Table 1: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013 MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013							
Residential/Nonresidential (µg/L)							
Residential Drinking Water (Res DW)				80 {A,W}	1,700	Various	Various
Residential Health Based Drinking Water Values				NL	NL	Various	Various
Nonresidential Drinking Water (Nonres DW)				80 {A,W}	4,800	Various	Various
Nonresidential Health Based Drinking Water Values				NL	NL	Various	Various
Groundwater Surface Water Interface (GSI)				350	ID	Various	Various
Residential Groundwater Volatilization to Indoor Air Inhalation (Res GVII) ²				28,000	2.20E+05	Various	Various
Nonresidential Groundwater Volatilization to Indoor Air Inhalation (Nonres GVII) ²				1.80E+05	3.0E+5 {S}	Various	Various
Screening Levels (µg/L)							
Residential Groundwater Vapor Intrusion Screening Levels (GW_{VI-res}) ³				140	7,000	Various	Various
Nonresidential Groundwater Vapor Intrusion Screening Levels (GW_{VI-nr}) ³				720	29,000	Various	Various
Residential Vapor Intrusion Shallow Groundwater Screening Levels (GW_{VI-sump-res}) ⁴				80	7.0	Various	Various
Nonresidential Vapor Intrusion Shallow Groundwater Screening Levels (GW_{VI-sump-nr}) ⁴				80	29	Various	Various
Water Solubility				7.92E+06	3.00E+05	Various	Various
Flammability and Explosivity Screening Level				ID	ID	Various	Various



Applicable Criteria/RBSL Exceeded

BOLD Value Exceeds Applicable Criteria

bgs Below Ground Surface (feet)

MDL Laboratory Method Detection Limit

² Tier 1 GVII Criteria based on 3 meter (or greater) groundwater depth

³ (2013 Vapor Intrusion Guidance) Screening Levels based on depth to groundwater less than 3.0 meters and not in contact with building foundation

⁴ (2013 Vapor Intrusion Guidance) Screening levels based on groundwater in contact with the building foundation or within a sump

NL Not Listed

ID Insufficient Data



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PHASE I ENVIRONMENTAL SITE ASSESSMENT

4777 East Outer Drive | Detroit, Michigan
PM Project Number 01-6232-0-0003

Prepared for:

Corner Creek Center, LLC
4777 East outer Drive
Detroit, Michigan 48234

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

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September 8, 2017

Mr. Raymond McLemore
Conner Creek Center, LLC
4777 East Outer Drive
Detroit, Michigan 48234

**Re: Phase I Environmental Site Assessment of the Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-0003**

Dear Mr. McLemore:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated September 8, 2017 to the Michigan State Housing Development Authority.

It is our understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

We **represent** that the attached is a true, correct, and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents our professional opinion of the site as of this date and that we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-13, ASTM Practice E 2600-10, and MSHDA's Environmental Review Requirements for 2017.

If you have any questions related to this report please do not hesitate to contact our office at (800) 313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.
PM Environmental, Inc.

Jackie Schafer
Project Consultant

PM Environmental, Inc.

Peter S. Bosanic, P.E., EP
Principal

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- Section 10.2: Site Plan
- Section 10.3: Site Photographs
- Section 10.4: Historical Research Documentation
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- Section 10.6: Interview Documentation
- Section 10.7: Special Contractual Conditions between User and Environmental Professional
- Section 10.8: Qualification(s) of the Environmental Professional(s)
- Section 10.9: MSHDA Phase I Letter of Reliance
- Section 10.10: Copy of Environmental Professional Insurance Certificates

SECTION 1.0: EXECUTIVE SUMMARY

Section 1.1: Phase I ESA Summary and Conclusions

PM Environmental, Inc., (PM) has completed a Phase I Environmental Site Assessment (ESA) of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) guidelines established by the ASTM in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-10* (ASTM Practice E 2600-10) and (4) MSHDA’s Environmental Review Requirements for 2017.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

The subject property consists of a 2.69 acre portion of a larger parcel totaling 16 acres. The subject property is located on the west side of Conner Street, north of East Outer Drive, and south of the Milbank Greenway, in Detroit, Michigan. The subject property currently contains parking areas and an access drive for the south adjoining property, which is occupied by the Connor Creek Health Center. The subject property is proposed to be redeveloped with veteran housing.

Reasonably ascertainable records for the subject property extended back to approximately 1937. No data failure was identified. Standard and other historical sources document the subject property contained vacant land from at least 1937 to 1972. The current paved parking areas and access drive for the south adjoining property were constructed between 1972 and 1981.

Below is a Summary Table presenting PM’s recommended actions for the subject property. PM’s Findings, Opinions, and Recommendations are present in Section 8.1-8.4. In addition, any potential Non-ASTM scope related concerns identified in association with the subject property are included. Affirmative answers are further discussed below the table:

Summary Table		
Assessment Topic	Section	Recommended Action
De Minimis Condition	8.1.1	No Further Action
Significant Data Gap	8.1.2	No Further Action
Historical Recognized Environmental Condition (HREC)	8.1.3	No Further Action
Controlled Recognized Environmental Condition (CREC)	8.1.4	No Further Action
Recognized Environmental Condition (REC)	8.1.5	No Further Action
Asbestos Containing Materials	9.1	No Further Action
Lead Based Paint	9.2	No Further Action
Radon	9.3	No Further Action
100-Year Floodplain	9.4	No Further Action
Potential Wetlands	9.5	No Further Action
Electromagnetic Fields	9.6	No Further Action
High Pressure Buried Gas Mains	9.7	No Further Action
Blast Analysis	9.8	See Below

Noise Assessment	9.9	No Further Action
Vapor Encroachment	9.10	No Further Action

Blast Analysis: PM identified 30,000-gallon oxygen AST located at 4777 East Outer Drive (Connor Creek Health Center and the south adjoining property), which is located approximately 150 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. Since the user owns this property and maintains this AST, PM recommends the AST be enclosed to mitigate a blast concern.

Conclusions/Recommendations

PM has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Requirements of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report. This assessment has revealed no evidence of on-site or off-site RECs in connection with the property. A non-ASTM scope item Blast Analysis has identified an AST within the distance required for additional action, which is summarized above.

Section 1.2: Identified Data Gaps

Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1937. No data failure was identified.

Section 1.3: Identified Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

**Phase I Environmental Site Assessment of Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-0003, Dated September 8, 2017**

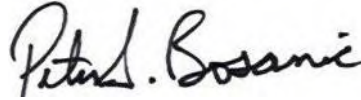
This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at (800) 313-2966 to discuss this report.

Report Prepared By:
PM Environmental, Inc.



Jackie Schafer
Project Consultant

Report Reviewed By:
PM Environmental, Inc.



Peter S. Bosanic, P.E., EP
Principal

SECTION 2.0: INTRODUCTION

PM Environmental, Inc. (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of Benjamin O. Davis Veterans Village located 4777 East Outer Drive, Detroit, Wayne County, Michigan (subject property). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) guidelines established by the ASTM in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-10* (ASTM Practice E 2600-10) and (4) MSHDA'S Environmental Review Requirements for 2017.

Section 2.1: Purpose

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

Section 2.2: Detailed Scope of Services

PM's scope-of-services is based on its proposal dated May 18, 2017, and the terms and conditions of that agreement. This Phase I ESA included the following:

- An inquiry of environmental conditions by an environmental professional.
- A review of specialized knowledge reported by the Client.
- A review of public and historical records, including those maintained by federal, state, tribal, and local government agencies.
- Interviews with regulatory officials and personnel associated or knowledgeable with the subject property, including as appropriate past and present owners, or neighbors if the property is abandoned.
- A reconnaissance of the subject property and adjoining properties.

Section 2.3: Significant Assumptions

During this Phase I ESA, PM made the following significant assumptions:

- PM assumed that the information provided by Environmental Data Resources (EDR) in the regulatory database report is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.
- PM assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed

by those individuals, representatives, or sources.

Section 2.4: Limitations and Exceptions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 9.0. Any physical limitations identified during the completion of this report are referenced in Section 6.1.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA that would deviate the scope of work from the ASTM Standard Practice E 1527-13.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the User must provide certain information (if available) included on the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. PM provided the User with a copy of the User Questionnaire, which was not returned to PM within the time constraints of this report. Therefore, the lack of a completed User questionnaire is considered a limitation of this report, and, as noted above, could result in a determination that all appropriate inquiry has not been completed.

PM was not provided with a copy of the recorded land title records for subject property by the client and was not requested to complete a title search. Therefore, PM cannot comment on any potential relevant information that may have been obtained through review of these records.

Section 2.5: Special Terms and Conditions

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA.

Section 2.6: User Reliance

PM HAS PREPARED THIS REPORT FOR THE EXCLUSIVE USE OF THE CONNER CREEK CENTER, LLC, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

PM acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PM makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

SECTION 3.0: SUBJECT PROPERTY DESCRIPTION

Section 3.1: Location and Legal Description

The subject property consists of a 2.69 acre portion of a larger parcel totaling 16 acres. The

subject property is located on the west side of Conner Street, north of East Outer Drive, and south of the Milbank Greenway, in Detroit, Michigan. The subject property currently contains paved parking areas and an access drive for the south adjoining property, which is occupied by the Connor Creek Health Center. The subject property is proposed to be redeveloped with veteran housing.

The subject property is located in the Township one South (T. 1S), Range twelve East (R. 12E), Section 3, Detroit, Wayne County, Michigan.

The legal description of the subject property is presented in Section 10.4. Photographs taken during PM's subject property reconnaissance are provided in Section 10.3.

Section 3.2: Subject Property and Vicinity Characteristics

The subject property is located within a commercial and residential area of Detroit that was observed to be occupied by manufacturing, commercial, and residential properties.

Section 3.3: Current Use of the Subject Property

The subject property is currently occupied by paved parking areas and an access drive for the south adjoining property.

Section 3.4: Descriptions of Structures, Roads and Other Improvements on the Subject Property

The subject property is currently occupied by a parking area and an access drive for the south adjoining property; therefore, there are not structures or other improvements on the property.

Section 3.4.1: Municipal Water/Water Wells

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to municipal water. Review of available City of Detroit sewer maps, municipal sewer has been available to the subject property area since at least 1930. It is likely that municipal water has also been available since this time. No records of private water wells have been identified through review of reasonably ascertainable information.

Section 3.4.2: Sanitary Sewer/Septic System

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to municipal sewer. Review of available City of Detroit sewer maps, municipal sewer has been available to the subject property area since at least 1930. No records of private septic systems have been identified through review of reasonably ascertainable information.

Section 3.4.3: Storm Sewer/Storm Water Detention Ponds

PM observed several storm water catch basins on the subject property, which likely discharge to the municipal sewer system. No staining or evidence of poor waste management practices was observed in association with these exterior catch basins.

Section 3.4.4: Heat Source

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to a heat source. Natural gas has been available to the subject property area since at least 1939.

Natural gas is supplied through a twelve inch main (108 pounds per square inch (psi)), which is located in the right-of-way to the east of the subject property. MSHDA requirements specify that natural gas transmission lines that have an operational pressure of 400 psi or higher and a diameter of four inches or greater must comply with MSHDA's setback requirements. Since the operational pressure is below 400 psi, calculation of setback distances was not completed. No alternative heat sources have been identified through review of reasonably ascertainable information.

Section 3.5: Current Uses of Adjoining Properties

A visual inspection of the adjoining properties was made from the subject property and public thoroughfares. Color photographs are included within Section 10.3. Refer to Section 5.5 for details on historical usage. Refer to the paragraphs below for additional information.

North Adjoining Property, across Millbrook Greenway

The north adjoining properties are occupied by multiple residential dwellings.

East Adjoining Property, across Conner Street

The east adjoining property, identified as 20000 Conner Street, is occupied by a Chrysler Assembly Plant.

South Adjoining Property

The south adjoining property, identified as 4777 East Outer Drive, is occupied by Connor Creek Health Center

West Adjoining Property

The west adjoining property, identified as 4661-4663 East Outer Drive, is occupied by Conner Creek Senior Living.

SECTION 4.0: USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outline in Section 6 (of the ASTM Standard E-1527-13).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small business Liability relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the User must provide certain information (if available) included on the User

Questionnaire to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

PM provided Mr. Ray McLemore (i.e. the User) with a copy of MSHDA’s User’s Environmental Questionnaire and Disclosure Statement, which was completed and returned to PM. None of the questions were answered in the affirmative or in a manner that would suggest the potential for RECs by Mr. McLemore. No other specialized knowledge or experience of the subject property was provided to PM by the User.

Section 4.1: Title Records

A chain of title was not conducted for the subject property. PM utilized aerial photography, city directories, assessing information, and interviews with individuals knowledgeable of the subject property area as sources to determine the historical use of the subject property (see Section 10.4). Information from these sources is referenced throughout this report.

The Client did not provide recorded land title records to PM for review. Based on the lack of commercial or industrial use identified in association with the subject property, a title search is not required.

Section 4.2: Environmental Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

PM reviewed the Part the 201 Enforcement Liens list available through the Michigan Department of Environmental Quality (MDEQ), Remediation and Redevelopment Division (RRD), for information about environmental liens on the subject property. There was no information regarding environmental liens encumbering the subject property, or any pending, threatened, or past environmental litigation, environmental administrative procedures, or notices from government entities regarding possible violations of environmental law or possible environmental liability.

PM has not identified any record of activity and use limitations or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

Section 4.3: Specialized Knowledge

The User did not report specialized knowledge or experience, actual knowledge, or commonly known or reasonable ascertainable information that is material to identifying recognized environmental conditions in connection with the subject property, except as conveyed during in the following reports, which respectively document previous environmental investigations of the subject property:

- Phase I ESA, December 20, 1995, Stock Environmental Limited;
- Phase I ESA, November 19, 2015, PM.

The contents of the previous environmental reports are summarized and discussed in Section 5.2.3.

Section 4.4: Commonly Known or Reasonably Ascertainable Information

The User did not report knowledge of any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the subject property.

Section 4.5: Valuation Reduction for Environmental Issues

The User did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

Section 4.6: Owner, Property Manager, and Occupant Information

The User did not report knowledge relevant information from the owner, property manager, or occupants.

Section 4.7: Reason for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted to fulfill MSHDA’s requirements as part of an application for a MSHDA tax credit and due diligence related to purchasing the property.

Section 4.8: Other

The User did not provide PM with any additional information pertaining to the subject property.

SECTION 5.0: RECORDS REVIEW

Section 5.1: Standard Environmental Record Sources

PM retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the database report is included in Section 10.5. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property. PM reviewed the following federal and state databases for such listings within the indicated search radii.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Superfund Enterprise Management System (SEMS) (formerly CERCLIS – renamed in 2015) Sites	½ mile	0
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites	subject property and adjoining properties	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	2

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Conditionally Exempt Small Quantity Generators (CESQG) Sites	subject property and adjoining properties	1
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	U.S. Brownfield Sites	½ mile	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	0
State & Tribal	Delisted Hazardous Waste Sites (HWS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile	0
State & Tribal	Historical Landfill Sites (HIST LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	12
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	2
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0
State	Michigan Inventory of Facilities (Includes Part 201 Sites and Baseline Environmental Assessment {BEA} Sites)	½ mile	10
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

Section 5.1.1: Subject Property and Occupant Listings

The subject property address is identified as an above ground storage tank (AST) site, a RCRA-CESQG site, a LUST site, and a UST site. However all of these listings are associated with the south adjoining property, which shares an address with the subject property. Refer to Section 5.1.2 for additional information. No listings were associated with the subject property.

Section 5.1.2: Adjoining and Nearby Sites

PM's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, PM considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, PM did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property, with the exception of the following:

Chrysler LLC/Skyline Painting Inc – This site is identified as 20000 Conner Street and is the east adjoining property. Review of the regulatory database indicates this site is an open LUST site with one release reported in 1991, a closed UST site, a RCRA-NonGen site with no reported violations, and a BEA site. An 8,000-gallon heating oil UST was installed in 1974 and removed in 1995. Available MDEQ file information included a 1995 Risk Based Corrective Action (RBCA) Plan. PM attempted to review the BEA; however, a copy was not available for review within the time constraints of this report. According to the RBCA report, the former UST was located approximately 900 feet southeast of the subject property. Impact was identified above applicable criteria in the former UST basin area. However, based on the distance from the subject property and the regional clay geology, PM has not identified the UST/BEA status as a REC.

St. John (Northeast)/Holy Cross Hospital/St John North East C – This site is identified as 4777 East Outer Drive and is the south adjoining property. Review of the regulatory database indicates this site is an AST site, a RCRA-CESQG site with no reported violations, a closed LUST site with one release reported in 1998, and a closed UST site. A 20,000-gallon diesel UST was installed in 1966 and was closed in place in 1998. Previous site investigations provide by the client included Phase I ESAs (1995 and 2015), a LUST closure report (1998), and a Phase II ESA (2015). The 1995 Phase I ESA identified RECs associated with a potential release from a fuel oil UST located adjacent to the building and a potential PCB release associated with elevator equipment within the building. During the LUST investigation a release was discovered from the product lines of the fuel oil UST. Approximately 130 yards of impacted soil was removed from the UST basin area and 840 gallons of perched groundwater were removed from the basin area. Sidewall and floor samples were below method detection limits (MDLs). Since the UST was located close to a natural gas main that services the building, the UST was closed in place and received unrestricted closure in 1999. The 2015 Phase I ESA identified RECs associated with the potential for orphan USTs on the property, a potential release from the hydraulic elevator equipment, and the likely use of PCB containing transformers within the building. The 2015 Phase II ESA included a ground penetrating radar (GPR) survey and the advancement of ten soil borings to the northeast of the building and within the building. All analytical results closest to the subject property were below MDLs and no anomalies consistent with USTs were identified. Based on this information, limited and perched groundwater, and the regional clay geology, PM has not identified this site as a REC.

Section 5.2: Additional Environmental Records Sources

The objective of reviewing historical sources is to: (1) develop a history of previous uses or specific occupancies of the subject property, (2) identify those uses or specific occupancies that are likely to have led to potential environmental concerns at the subject property, and to the extent identifiable, at adjoining properties, and (3) identify obvious uses of the subject property from the present, back to the property's *obvious* first developed use, or back to 1940, whichever is earlier. Further, the historical review was completed to assess whether operations were conducted that involved the use, storage and/or disposal of hazardous waste, hazardous substances, and/or petroleum products.

An understanding of the subject property was obtained from reasonably ascertainable standard and other historical sources extending back to 1937. No data failure was identified. Interviewees provided independent knowledge of subject property and surrounding area usage which in turn provided information confirming historical subject property and general adjoining and surrounding land usage. See Sections 5.4.3 and 5.5 for specific documentation of standard and other historical sources consulted and availability of these sources. The history of the subject property and adjoining and surrounding areas, which was able to be derived from standard historical sources and other sources to satisfy the ASTM standard requirements for uses of a property (except those excluded by data failure), have been described within the text of this report.

Section 5.2.1: Assessing Department/Building Department Records

Reasonably ascertainable assessment information provided by the City of Detroit Assessing Department was obtained and reviewed. Assessing records document that the subject property consist of one parcel totaling approximately 16 acres and is developed with a 100,000 square foot hospital building constructed in 1950. Information provided by the client indicates the subject property contains the northwestern 2.69 acre portion of the larger parcel. No buildings are present on this portion of the parcel. Assessing records only documented the current assessment information for the subject property. No historical field cards were available for review. Copies of available assessment records for the subject property and the current legal description are included in Section 10.4.

Reasonably ascertainable assessment information provided by the City of Detroit Buildings, Safety Engineering and Environmental Department was obtained and reviewed. Available building records were associated with the building located on the south adjoining property, which shares an address with the subject property. No records were available for the portion of the parcel containing the subject property.

PM also reviewed available City of Detroit Oil and Gas records cards, which were available through the City of Detroit Buildings, Safety Engineering and Environmental Department. Oil and Gas records cards document a 20,000-gallon UST (located on the south adjoining property) was present in at least August 1953, which is likely the same UST used associated with the emergency generator which has a reported release in May 1998. Refer to Section 5.1.2 for additional information.

Additionally, Oil and Gas records cards document the south adjoining property used steam in at least 1981 and contained information associated with the boiler system. No other relevant information was included with the available records reviewed.

Section 5.2.2: Zoning Department Records

PM reviewed the City of Detroit zoning map. The subject property is currently zoned “R5: Medium Density Residential District”. PM’s review did not identify potential environmental concerns associated with the subject property based on its current zoning.

Section 5.2.3: Previous Site Investigations

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12-20-1995	Stock Environnement Limited (Stock)
Phase I ESA	11-19-2015	PM

Section 5.2.3.1: Previous Site Investigations

The 1995 Phase I ESA included the subject property, the south adjoining property, and the west adjoining property. At the time of the Phase I ESA, the properties were occupied by the hospital on the south adjoining property. RECs were identified associated with a potential release from the fuel oil UST located on the south adjoining property and suspect polychlorinated biphenyl (PCB) machinery within the hospital building. A LUST report was completed for the UST and is summarized in Section 5.1.2.

The 2015 Phase I ESA included the subject property and the south adjoining property. At the time of the Phase I ESA, the subject property was utilized for parking and an access drive for the south adjoining property. The release associated with the fuel oil UST was identified as an HREC. RECs included the potential presence of additional USTs located adjacent to the hospital building, the observed leaking of hydraulic fluid near two out of use elevators within the hospital building, and the potential for PCP machinery to have been used within the building.

The RECs identified within the hospital building do not represent a REC to the subject property. Refer to Section 5.1.2 for additional information.

Section 5.3: Physical Setting Source(s)

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 1 for an excerpt of the Topographic Map		
<i>Site Elevation</i>	620 feet above mean sea level (msl)	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Highland Park, Michigan Quadrangle, 1968 (photo revised in 1983)
<i>Topographic Gradient</i>	West	
<i>Closest Surface Water</i>	No surface water bodies are located within the immediate subject property area	

General Soil Characteristics: Refer to Section 10.4 for a copy of the soil survey map and soil type descriptions		
<i>Soil Type</i>	Pewamo-Selfridge-Corunna Association	United States Department of Agriculture, General Soil Map for Wayne County, Michigan (compiled 1976)
<i>Description</i>	Nearly level to gently sloping, very poorly drained to somewhat poorly drained soils that have a moderately fine textured to coarse textured subsoil.	
Area Specific Geology/Hydrogeology Characteristics:		
<i>Geology</i>	Geology was identified as clay to a depth of 28.0 feet bgs, the maximum depth explored.	Previous site investigations for the south adjoining property
<i>Hydrogeology</i>	Perched and limited groundwater was encountered within the UST basin between 2.2 and 6.0 feet bgs in the sandy/loamy backfill material. No groundwater was encountered outside of the UST basin area.	
Oil and Gas Wells:		
<i>Current Oil and Gas Wells on Subject Property</i>	None identified	MDEQ Geologic Survey Division (GSD) web site
<i>Historical Oil and Gas Wells On Subject property</i>	None identified	

Section 5.4: Historical Use Information on the Subject Property

Section 5.4.1: Aerial Photographs and Sanborn Map Coverage for the Subject Property

PM reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in Section 10.4.

PM reviewed reasonably ascertainable Sanborn Fire Insurance Maps for the subject property area, which were obtained from EDR. The sources and years reviewed are identified in the table below. Relevant Sanborn Maps are included in Section 10.4.

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 5.5.

Aerial and Sanborn Summary for the Subject Property

Year and Source	Summary of Information
1937 Aerial (EDR)	Appears to be vacant land based on the lack of buildings, structures, or well-defined field perimeters.
1940 Aerial (EDR)	Similar to the previous aerial year.
1949 Aerial (EDR)	Similar to the previous aerial year.

Phase I Environmental Site Assessment of Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-0003, Dated September 8, 2017

Year and Source	Summary of Information
1952 Aerial (EDR)	Similar to the previous aerial year.
1956 Aerial (EDR)	Similar to the previous aerial year.
1960 Sanborn Map (EDR)	No buildings or structures are identified on the subject property.
1961 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
1962 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1967 Aerial (EDR)	The property has been cleared of vegetation. Portions of likely construction trailers and construction equipment is present in the eastern portion of the property.
1972 Aerial (EDR)	The entire property contains vacant land.
1978 Sanborn Map (EDR)	No buildings or structures are identified on the subject property.
1981 Aerial (EDR)	The current parking lot and access drive have been constructed. Similar to the current layout.
1984 Sanborn Map (EDR)	No buildings or structures are identified on the subject property.
1987 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
1987 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1990 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1993 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1997 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
1998 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1999 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2002 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
2005 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2009 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2010 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2012 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2014 Aerial (Mapcard)	Similar to the previous Sanborn map and aerial years.

A summary of this information along with other historical sources is included in Section 5.4.3.

Section 5.4.2: Local Street Directories for the Subject Property

Reasonably ascertainable local street directories for Detroit, Michigan were researched. Directories were available from 1891 to 2014. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

PM also reviewed listings for adjoining commercial properties. Information from the listings reviewed is included in Section 5.5.

Subject Property: 4777 East Outer Drive*

2014	Black Family Development Conner Creek Medical Associates Conner Creek Urgent Care Conner Creek Village Detroit Community Initiative Eastwood Clinics Detroit House of Prayer mission International Kindred Hospital Metro Home Health NCADD Northeast Physicians Health Center Patrick Murray Eye Center Saint John Conner Creek Village The Youth Connection Triumph Hospital U S Government V A Medical Center Universal Macomb Ambulance Service Vodi Impact
2010	Advantage Health Center Conner Creek Urgent Care Detroit Community Initiative Eastwood Clinics NCADD Patrick Murray Eye Center Saraloga Rehabilitation Triumph Hospital Detroit Universal Macomb Ambulance Service USA Mobility Inc. We Care NPHC
2006-2005	Arch Wireless Operating Co Inc. Conner Creek MD Detroit Community Initiative Inc. Conner Creek Village Eastwood Clinics-Detroit Northeast Physicians Health Center Nortown Community Development Corporation Nortown Homes Patrick Murray Eye Center

	SCCI Hospital Detroit
	St. John Health System
	We Care NPHC
2003-2002	Holy Cross Foundation
	Nortwon Community
	St John Health System
	We Care NPHC
1999-1993	Holy Cross Foundation
	Holy Cross Hospital Center
	Nortown Community
1990-1949	Holy Cross Hospital
1946	Holy Cross Hospital
	Spence Bros Construction
1941-1926	Not Listed
1921-1891	East Outer Drive not included in the research resources

*The subject property shares an address with the south adjoining property and the above listings are associated with the south adjoining property. No current or historic structures have been identified on the subject property.

A summary of this information along with other historical sources is included in Section 6.0

Section 5.4.3: Summary of Historical Use for the Subject Property

Standard and other historical sources document the subject property contained vacant land from at least 1937 to 1972. The current paved parking areas and access drive for the south adjoining property were constructed between 1972 and 1981.

Section 5.5: Historical Use Information on the Adjoining Properties

The same aerial photographs and Sanborn Maps described in Section 5.4.1 and city directories from Section 5.4.2 were obtained and reviewed for the adjoining properties. The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

North Adjoining Property, across Millbrook Greenway

The north adjoining properties are currently and have historically been occupied by multiple residential dwellings.

East Adjoining Property, across Conner Street

The east adjoining property, identified as 20000 Conner Street, is occupied by a Chrysler Assembly Plant. Review of historical sources documents the property consisted of undeveloped land from at least 1937 until between 1952 and 1957 when the property was developed with an auto storage yard with associated small offices with some limited repair operations and guard buildings. A portion of the current building was constructed in the northern portion of the property in 1966, and most of the remainder of the building constructed between 1967 and 1972 when the previously identified buildings were demolished. The property was occupied by an auto storage yard with limited automotive repair operations from at least 1957 until at least 1967, and has been

occupied by an automotive assembly plant since 1966. Review of Sanborn maps documents a gasoline UST was located in the western portion the property associated with the limited repair operations in at least 1960 and 1962. PM was unable to confirm if the UST was removed. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, at least 100 feet from the former operations and former UST, and approximately 300 feet from the current operations, and across Conner Street, PM has not identified the current or historic operations on this property as a REC. This property has been identified in the regulatory database. Refer to Section 5.1.2 for additional information.

South Adjoining Property

The south adjoining property, identified as 4777 East Outer Drive, is occupied by Connor Creek Health Center. Review of historical records documents the property contained vacant land in at least 1937. A portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The subject property has been occupied by a hospital since 1945.

West Adjoining Property

The west adjoining property, identified as 4661-4663 East Outer Drive, is occupied by Conner Creek Senior Living. Review of historical sources documents the property consisted of vacant land and/or contained paved surface parking lots associated with the south adjoining property from at least 1937 until the construction of the current buildings between 1999 and 2005, and between 2010 and 2012. The current buildings have been occupied by residential apartments since construction.

SECTION 6.0: SITE RECONNAISSANCE

Section 6.1: Methodology and Limiting Conditions

Reconnaissance Information	
PM Field Personnel:	Mr. Matt Selesko
Site Reconnaissance Date:	August 7, 2017
Weather Conditions:	79° and mostly sunny
Escort:	PM was not escorted during the site reconnaissance.
Limitations:	None identified.

Section 6.2: General Subject Property Setting

The subject property currently contains parking areas and an access drive for the south adjoining property. The subject property is proposed to be redeveloped with veteran housing.

Section 6.3: Exterior Observations

Section 6.3.1: Description of Exterior Portions of the Subject Property

The subject property currently contains parking areas and an access drive for the south adjoining property. The subject property is proposed to be redeveloped with veteran housing.

Section 6.3.2: Exterior Site Operations

Current and historical exterior site operations consist of temporary vehicle parking, which does not represent a REC.

Section 6.3.3: Exterior Site Observations

The following table summarizes the exterior site observations.

Category	Feature	Observed
Exterior Observations	Aboveground Storage Tanks (ASTs)	No
	Drums, Barrels and/or Containers > 5 gallons	No
	Stressed Vegetation	No
	Stained Soil or Pavement	No
	Monitoring Wells	No
	Soil Piles of Unknown Origin/Site Filling	No
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	No
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
	Pits, Ponds, Lagoons	No

Section 6.3.4: Underground Storage Tanks (USTs)

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of USTs on the subject property. Specifically, no records of USTs were identified though review of reasonably ascertainable records and PM did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance. Additionally, the current owner indicated he had no knowledge of any USTs associated with the subject property.

Section 6.3.5: Potential PCB Containing Materials

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the United States Environmental Protection Agency (U.S. EPA). PCBs in electrical equipment are controlled by U.S. EPA regulations 40 CFR, Part 761. The ASTM Standard requires identification of electrical or hydraulic equipment, not including light ballasts, that are known to contain PCBs or likely to contain PCBs.

No transformers or other potential PCB containing equipment was observed during the site reconnaissance.

Section 6.4: Interior Observations

Section 6.4.1: Description of Interior Operations

The subject property is currently occupied by parking areas and an access drive for the south adjoining property; therefore, there are no current operations at the subject property.

Section 7.1: Interview with Owner

A MSHDA Environmental Questionnaire and Disclosure Statement was completed by Mr. Ray McLemore, a representative of the entity that is the current owner of the subject property (Section 10.6). Mr. McLemore did not indicate to PM any knowledge of environmental liens encumbering the subject property, or any pending, threatened, or past environmental litigation, environmental administrative procedures, or notices from government entities regarding possible violations of environmental law or possible environmental liability.

Section 7.2: Interview with “Key Site Manager”

The ASTM Standard identified the “key site manager” as a person with good knowledge of the uses and physical characteristics of the property.

Due to the vacant status of the subject property, consisting of parking areas and an access drive, a key site manager was not available for interview.

Section 7.3: Interview with Occupants

The ASTM Standard specifies that if the property has five or less occupants, a reasonable attempt to interview a representative from each occupant shall be made. If there are more than five occupants, a reasonable attempt to interview the major occupant(s) shall be made, as well as any occupants whose operations are likely to indicate RECs.

Due to the use of the property for parking and an access drive, there are no current occupants of the property.

Section 7.4: Interview with Local Government Officials

PM interviewed representatives from the City of Detroit municipal offices and the Wayne County Health Department.

Section 7.4.1: Local Fire Department

PM submitted a Freedom of Information Act (FOIA) City of Detroit Fire Department to review Fire Department records for the subject property from 2015 to present. PM did not receive a response within the time constraints of this report. Since the subject property shares an address with the south adjoining property, all files are likely associated with the south adjoining property. If PM does receive a response, and it changes the findings of the report, the client will be notified.

During the competition of the 2015 Phase I ESA, PM submitted a Freedom of Information Act (FOIA) request to the City of Detroit Fire Department to review Fire Department records for the subject property and the south adjoining property. Fire Department records were all associated with the building located on the south adjoining property. Refer to Sections 5.1.2 and 5.5 for additional information.

Section 7.4.2: Local Health Department

PM submitted a FOIA request to the Wayne County Health Department to review records for the subject property. PM received a written response from a representative of the department

indicating no files were available for the subject property.

Section 7.5: Interview with Others

No other interviews were completed for the subject property.

Section 7.6: Interviews with Past Owners, Operators, and Occupants

The ASTM Standard requires interviews with past owners, operators, and occupants of the subject property who are likely to have material information regarding the potential for contamination at the property. Interviews should be conducted to the extent that the past owners, operators, or occupants have been identified and have information that is not duplicative of information already obtained from other sources.

PM was not provided with contact information for the past owner, operators, or occupants of the subject property by the current site owner. Additionally, reasonably ascertainable information reviewed during the completion of this Phase I ESA did not identify any contact information for former owners, operators, or occupants. Therefore, no other interviews were conducted.

SECTION 8.0: EVALUATION AND REPORT PREPARATION

Section 8.1: Findings

The following known or suspect environmental conditions associated with the subject property have been identified. These conditions may include de minimis conditions, RECs, both on-site and off-site, as well as historical RECs, controlled RECs, non-ASTM findings such as Asbestos Containing Materials and/or wetland identification, and environmental non-compliance issues.

Section 8.1.1: De Minimis Condition

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and 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 are not RECs or CRECs. No de minimis conditions were identified during this assessment.

Section 8.1.2: Significant Data Gaps

A data gap, as defined in the ASTM Standard, is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. The environmental professional must then determine whether these gaps are significant. PM did not identify or encounter any instances of significant data gaps during the course of this ESA.

Section 8.1.3: Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject

property to any required controls. PM has not identified any HRECs in association with the subject property.

Section 8.1.4: Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. PM has not identified any CRECs in association with the subject property.

Section 8.1.5: Recognized Environmental Conditions (RECs)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

Section 8.2: Opinion

PM has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-10 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2017 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

No evidence or indication of RECs has been revealed for the subject property. A non-ASTM scope Blast concern has been identified. Refer to Section 8.4 for additional information.

Section 8.3: Additional Investigation

No evidence or indication of RECs has been revealed for the subject property. Therefore, no further investigation is recommended at this time.

Section 8.4: Conclusions

PM has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

In addition, the following potential Non-CERCLA related concerns have been identified in association with the subject property:

- PM identified 30,000-gallon oxygen AST located at 4777 East Outer Drive (Connor Creek Health Center), which is located approximately 150 feet east of the subject property. The

AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. Since the user owns this property and maintains this AST, PM recommends the AST be enclosed to mitigate a blast concern.

Section 8.5: Additional Services

Additions to the ASTM Standard include a 100-year flood plain evaluation, an evaluation for the presence of potential wetlands, inspection for potential electromagnetic fields due to high tension power lines, an evaluation of the presence of high pressure gas mains in the vicinity of the subject property, a railroad/roadway/airport noise analysis, and a Tier I Vapor Encroachment Screen (VES) of the target property.

Section 8.6: Deviations

Refer to Section 2.4 for additional discussion.

Section 8.7: References

The following published sources were utilized during completion of this Phase I ESA:

- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 2013.
- R.L. Polk's Directories, obtained from the State of Michigan Library in Lansing, Michigan. City: Detroit. Years: 1891-1941.
- Bresser's Cross-Index City Directories, Bresser's in Detroit, Michigan. City: Detroit. Years: 1946-2014.
- Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Map No. 26163C0125E).
- U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, referenced August 9, 2017.
- United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Highland Park, Michigan Quadrangle, 1968 (photo-revised 1983).
- *General Soil Map for Wayne County, Michigan*, U.S. Department of Agriculture, compiled 1976.

In addition, PM reviewed the following previous site investigations, provided by the client.

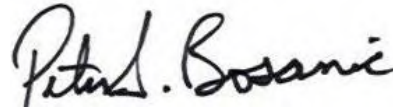
Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12-20-1995	Stock Environnement Limited (Stock)
Phase I ESA	11-19-2015	PM

Section 8.8: Signature(s) of Environmental Professional(s)

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 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Jackie Schafer
 Project Consultant



Peter S. Bosanic, P.E., EP
 Principal

Section 8.9: Qualification(s) of Environmental Professional(s)

Refer to resumes included in Section 10.8 for descriptions of qualifications for the above Environmental Professionals.

SECTION 9.0: NON-ASTM SCOPE SERVICES

Section 9.1: Friable and Non-friable Asbestos Containing Materials (ACMs)

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, an evaluation for the existence of suspect asbestos containing materials was not performed.

Section 9.2: Lead-Based Paint (LBP)

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, evaluation of the potential for LBP was not performed.

Section 9.3: Radon gas

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, radon sampling was not completed.

A radon inspection was not required for the subject property, since it is not located within one of the nine counties (Branch, Calhoun, Cass, Hillsdale, Jackson, Kalamazoo, Lenawee, St. Joseph, and Washtenaw) designated by HUD as high risk areas for radon exposure.

Review of the U.S Environmental Protection Agency (USEPA) “Map of Radon Zones for Michigan” map, the subject property is located within Zone 3, which is a low potential county. Low potential counties have a predicted average indoor radon screening level less than 2.0 picocuries per lit (pCi/L). Since average radon concentrations are not expected to exceed 4.0 pCi/L, no radon

sampling was completed as part of this Phase I ESA.

Section 9.4: 100-Year Floodplain

According to a Federal Emergency Management Agency (FEMA) floodplain map, dated February 2, 2012 (Map number 26163C0125E), the subject property is located in "Zone X (Unshaded)", defined as areas of minimal risk outside the 100-year (1% annual chance) and 500-year (0.2% annual chance) floodplains. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Documentation of the floodplain map is included in Section 10.7.

Section 9.5: Wetlands

PM did not observe any wet areas potentially associated with wetlands on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Maps from the U.S. Fish and Wildlife Service and the MDEQ Wetlands Map Viewer, did not identify any wetlands on the subject property. Documentation of the NWI map is included in Section 10.7.

Section 9.6: Electromagnetic Fields

PM did not observe any high tension wires or substations in the vicinity of the subject property.

Section 9.7: High Pressure Buried Gas Lines

No high pressure gas lines were identified within 1,000 feet of the subject property.

Section 9.8: Blast Analysis

In accordance with HUD's Guidebook entitled "*Siting of HUD-Assisted Projects Near Hazardous Facilities*" (hereafter "Guidebook"), PM searched a one-mile radius around the subject property for ASTs containing flammable materials.

PM identified 30,000-gallon oxygen AST located at 4777 East Outer Drive (Conner Creek Health Center), which is located approximately 150 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. Since the user owns this property and maintains this AST, PM recommends the AST be enclosed to mitigate a blast concern.

PM identified 8,000-gallon diesel AST located at 4777 East Outer Drive (Connor Creek Health Center), which is located approximately 360 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 131.5 feet and 657.7 feet, respectively. The ASD for fire width for an undiked containment area is 89.4 feet. The actual distance from the closest AST to the closest

portion of the subject property is approximately 360 feet. The building is located within the thermal radiation distance for people and buildings. However since the AST is located on the east side of the building, the blast radius would be redirected/mitigated away from the subject property.

PM identified 6,000-gallon gasoline AST located at 20000 Conner Street (Chrysler Assembly), which is located approximately 1,000 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 115.1 feet and 583.4 feet, respectively. The ASD for fire width for an undiked containment area is 141.4 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 1,000 feet; therefore, the subject property is not within the calculated ASD for thermal radiation (people or buildings), fire, or blast overpressure in accordance with HUD guidelines. Additionally, this AST is located to the east of the building on this property and therefore would mitigate the blast radius.

PM identified an approximately 20,000-gallon AST with unknown contents located at 20101 Hoover Street (Futuramatic Tool & Engineering), which is located approximately 3,400 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 200.85 feet and 963.4 feet, respectively. The ASD for fire width for an undiked containment area is 141.4 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 3,400 feet; therefore, the subject property is not within the calculated ASD for thermal radiation (people or buildings), fire, or blast overpressure in accordance with HUD guidelines.

Additional ASTs were located within one mile of the subject property. However based on contents (likely water), no calculations for thermal radiation and/or blast overpressure were completed.

Supporting documentation for these calculations is included within Section 10.7.

Section 9.9: Noise Analysis

MSHDA requires that a noise assessment be completed for all undeveloped properties that are located within 1,000 feet of a limited access highway or "busy roadway", 3,000 feet of a railroad track, or 15 miles of an airport.

The subject property is located approximately 660 feet east of Van Dyke Avenue, which is considered busy roadway. The HUD Site Day/Night Noise Level (DNL) Calculator was utilized to obtain a DNL for the potential roadway noise source. The most recent traffic count data available for Van Dyke Avenue was from 2016. Using this data, PM performed calculations from the Noise Assessment Location (NAL) located closest to the potential noise source, which was the eastern property boundary. The calculated DNL with a projection to 2027 for Van Dyke Avenue is 60.23 dB, which is within HUD's Acceptable range (<65 dB), which is also within HUD's Acceptable range.

The subject property is located approximately 815 feet north of East Outer Drive, which is considered busy roadway. The HUD Site Day/Night Noise Level (DNL) Calculator was utilized to obtain a DNL for the potential roadway noise source. The most recent traffic count data available for Mack Avenue was from 2011. Using this data, PM performed calculations from the Noise Assessment Location (NAL) located closest to the potential noise source, which was the southern

property boundary. The calculated DNL with a projection to 2027 for East Outer Drive is 59.8 dB, which is within HUD's Acceptable range (<65 dB), which is also within HUD's Acceptable range.

The subject property is located approximately 2,500 feet west of a Grand Trunk Western Railroad Inc. railroad. The tracks are oriented southwest to northeast. PM obtained U.S. DOT Crossing Inventory information and performed calculations from the Noise Assessment Location (NAL) located closest to the potential noise source, which was the eastern property boundary. The HUD Site DNL Calculator was utilized to obtain a DNL for the railroad potential noise source. The calculated DNL is 56.8, which is in HUDs Acceptable range (<65 dB).

The combined NAL for Van Dyke Avenue, East Outer Drive, and the Grand Trunk Railroad is 63.9 dB, which is also within HUD's Acceptable range.

The subject property is located approximately 3 miles north of Coleman A. Young International Airport. Review of the noise contour map, which was provided to PM, indicates the subject property is located outside the airport's 65 DNL contour. Therefore, the subject property would not be within an area with noise impact from the airport. In addition, the subject property is not within a designated crash zone, incoming/outgoing flight paths from the airport, or designated as a potential property to be seized under eminent domain in the case of an expansion of the airport.

Additionally, the subject property is located approximately 10 miles southeast of Oakland Troy Airport. Review of the noise contour map, which was provided to PM, indicates the subject property is located outside the airport's 65 DNL contour. Therefore, the subject property would not be within an area with noise impact from the airport. In addition, the subject property is not within a designated crash zone, incoming/outgoing flight paths from the airport, or designated as a potential property to be seized under eminent domain in the case of an expansion of the airport.

Lastly, the subject property is located approximately 12 miles north of Windsor Airport. PM obtained the Airport Land Use Drawing for the Windsor Airport to document Day Night Levels (DNLs) associated with the airport (Section 10.7). The drawing, which is dated in 2006, documents that the noise levels exceeding 65 DNLs, which is MSHDA's acceptable noise exposure limit, extend off the airport property to the northeast, south, and southwest. However, noise levels above 65 DNLs do not extend more than one mile off the airport property in the direction of the subject property, therefore, the subject property would not be within an area with noise impact from the airport. In addition, the subject property is not within a designated crash zone, incoming/outgoing flight paths from the airport, or designated as a potential property to be seized under eminent domain in the case of an expansion of the airport.

Section 9.10: Assessment of Potential Vapor Encroachment Conditions (VECs)

PM completed a Tier I Vapor Encroachment Screen (VES) of the target property. The Tier I VES were conducted in general accordance with the guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation E 2600-10* (ASTM Standard Practice E 2600-10).

The purpose of the VES was to determine if potential Vapor Encroachment Concerns (pVECs) or Vapor Encroachment Concerns (VECs) exist in association with the target property. ASTM's Standard Practice E 2600-10 defines the term VEC as the presence or likely presence of any contaminant of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the

property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. A VEC can be further defined as any COC within 100 feet for soil impacts or ground water impacts of an existing/planned structure or to the target property boundary if there are no planned structures.

The scope of this Tier I VES included a review of the geologic, hydrologic, hydrogeologic, topographic maps, aerial photography, city directories, Sanborn Fire Insurance Maps, a review of previous site investigations, regulatory databases and other pertinent data obtained during the preparation of the Phase I. No subsurface investigation of the property was undertaken as part of this Tier I VES.

Section 9.10.1: Additional Historical Record Sources

PM conducted additional historical record review beyond the scope of a Phase I ESA consisting of review of city directories, aerial photography, and the regulatory database to identify additional potentially contaminated sources of COCs within the ASTM E 2600-10 Approximate Minimum Search Distances (AMSDs). The additional historical review did not identify any further potential sources of COCs within ASTM E 2600-10 AMSDs, with the exception of:

Property Address	Distance and direction from Property	Suspect Historical Usage (dates of usage)	Historical Source	Represents VEC (yes or no with justification)
20000 Conner Street	East adjoining property (located approximately 300 feet across Connor Street)	Storage yard and limited repair operations (1957 to the 1960s), manufacturing operations (1966 to present), and a UST identified in the 1960s	City directories and Sanborn maps	No, based on the regional clay geology, perched groundwater, and the distance from the subject property

Section 9.10.2: Additional Environmental Record Sources

PM retained EDR to provide current environmental database information compiled by a variety of federal and state regulatory agencies. A copy of the database report is included in Section 10.5. PM reviewed the following federal and state databases for such listings within the indicated search radii for the ASTM E 2600-10 standard.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD) for ASTM E 2600-10	Number of Sites within AMSD
Federal	National Priority List (NPL)	1/10 to 1/3 mile *	0
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	1/10 to 1/3 mile *	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities List	1/10 to 1/3 mile *	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List	1/10 to 1/3 mile *	0

**Phase I Environmental Site Assessment of Benjamin O. Davis Veterans Village
 Located at 4777 East Outer Drive, Detroit, Michigan
 PM Environmental, Inc. Project No. 01-6232-0-0003, Dated September 8, 2017**

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD) for ASTM E 2600-10	Number of Sites within AMSD
Federal	RCRA Large Quantity Generators List	subject property	0
Federal	RCRA Small Quantity Generators List	subject property	0
Federal	RCRA Conditionally Exempt Small Quantity Generators List	subject property	0
Federal	RCRA Non-Generators List	subject property	0
Federal	Institutional Control / Engineering Control Registries ¹	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1/10 to 1/3 mile *	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	1/10 to 1/3 mile *	0
State & Tribal	Leaking Underground Storage Tank (LUST) List	1/10 to 1/3 mile *	6
State & Tribal	Registered Underground Storage Tank (UST) List	subject property	0
State & Tribal	Institutional Control / Engineering Control Registries ³	subject property	0
State & Tribal	Brownfield Sites	1/10 to 1/3 mile *½ mile	0
State	Baseline Environmental Assessment (BEA) Sites	1/10 to 1/3 mile *	3
Either	Unmappable Database Listings (a.k.a. Orphan Sites) ²	database-dependent	0

* ASTM E 2600-10 AMSD is variable depending whether or not the identified regulated site is determined to be hydraulically up gradient from the subject property.

PM reviewed available file information for the subject property and adjoining/nearby properties within the scope of the Phase I ESA, which are summarized in Sections 5.4.3 and 5.5. PM has not identified any additional adjoining (i.e., bordering) or nearby sites (e.g., properties within ASTM E 2600-10 AMSD) listed in the regulatory database that were judged to present a potential VEC environmental risk to the subject property, with the exception of the following:

Chrysler LLC/Skyline Painting Inc – This site is identified as 20000 Conner Street and is the east adjoining property. Review of the regulatory database indicates this site is an open LUST site with one release reported in 1991, a closed UST site, a RCRA-NonGen site with no reported violations, and a BEA site. An 8,000-gallon heating oil UST was installed in 1974 and removed in 1995. Available MDEQ file information included a 1995 Risk Based Corrective Action (RBCA) Plan. PM attempted to review the BEA; however, a copy was not available for review within the time constraints of this report. According to the RBCA report, the former UST was located approximately 900 feet southeast of the subject property. Impact was identified above applicable

¹ Neither the US EPA nor Michigan Tribal Governments nor the State of Michigan maintains registries of sites with Institutional Controls / Engineering Controls in the subject property area. Refer to Section 2.2 for additional information.

² PM attempted to plot orphan sites identified within the environmental databases. Orphan sites that plotted within ASTM Minimum Search Distances are summarized below if deemed necessary.

criteria in the former UST basin area. However, based on the distance from the subject property and the regional clay geology, PM has not identified the UST/BEA status as a VEC.

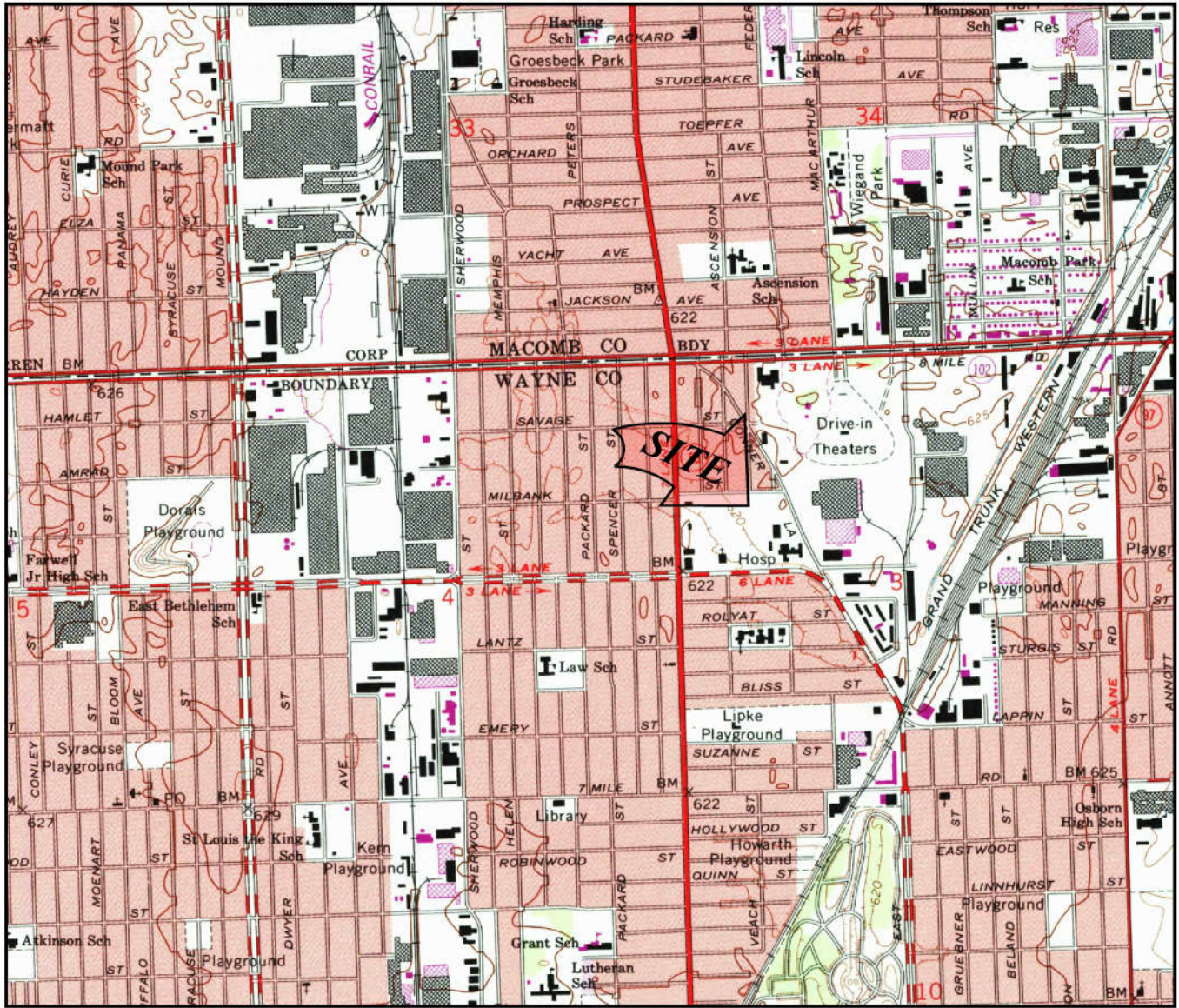
St. John (Northeast)/Holy Cross Hospital/St John North East C – This site is identified as 4777 East Outer Drive and is the south adjoining property. Review of the regulatory database indicates this site is an AST site, a RCRA-CESQG site with no reported violations, a closed LUST site with one release reported in 1998, and a closed UST site. A 20,000-gallon diesel UST was installed in 1966 and was closed in place in 1998. Previous site investigations provide by the client included Phase I ESAs (1995 and 2015), a LUST closure report (1998), and a Phase II ESA (2015). The 1995 Phase I ESA identified RECs associated with a potential release from a fuel oil UST located adjacent to the building and a potential PCB release associated with elevator equipment within the building. During the LUST investigation a release was discovered from the product lines of the fuel oil UST. Approximately 130 yards of impacted soil was removed from the UST basin area and 840 gallons of perched groundwater were removed from the basin area. Sidewall and floor samples were below method detection limits (MDLs). Since the UST was located close to a natural gas main that services the building, the UST was closed in place and received unrestricted closure in 1999. The 2015 Phase I ESA identified RECs associated with the potential for orphan USTs on the property, a potential release from the hydraulic elevator equipment, and the likely use of PCB containing transformers within the building. The 2015 Phase II ESA included a ground penetrating radar (GPR) survey and the advancement of ten soil borings to the northeast of the building and within the building. All analytical results closest to the subject property were below MDLs and no anomalies consistent with USTs were identified. Based on this information and the regional clay geology, PM has not identified this site as a VEC.

Additional properties were listed in the regulatory database, however, based on the regional clay geology and distance considerations, PM has not identified these properties as VECs.

Section 9.10.3: Conclusions/Opinion

This Tier I VES did not reveal any VECs in association with the target property and/or nearby/adjoining properties.

Section 10.1: Site (Vicinity) Map



WAYNE COUNTY

SCALE 1:24,000
0

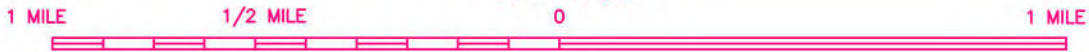


FIGURE 1
PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES
HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.



Section 10.2: Development Site Plan

RESIDENTIAL

20000 CONNOR STREET
CHRYSLER ASSEMBLY PLANT
(CLOSED UST SITE
AND BEA SITE)

MILBANK GREENWAY

ASPHALT
PAVED

ASPHALT
PAVED

CONNOR STREET

LEGEND:

--- SUBJECT PROPERTY
--- PROPOSED SITE FEATURES

4661-4663 EAST OUTER DRIVE
CONNOR CREEK SENIOR LIVING

APPROXIMATE LOCATION OF
30,000-GALLON OXYGEN AST

4777 EAST OUTER DRIVE
CONNOR CREEK HEALTH CENTER
(CLOSED UST SITE)



FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ: BENJAMIN O. DAVIS VETERANS VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL SURVEY
DRN BY: CS DATE: 8/30/2017

VERIFY SCALE
CHKD BY: JS SCALE: 1" = 60'

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
FILE NAME: 01-6232-0-003F00R00



Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE,
ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

4777 East Outer Drive | Detroit, Michigan
PM Project Number 01-6232-0-0005

Prepared for:

Conner Creek Center, LLC
4777 East Outer Drive
Detroit, Michigan 48234

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

Know Your Risk.
Take Control.
Work with the Experts.

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March 27, 2019

Mr. Raymond McLemore
Conner Creek Center, LLC
4777 East Outer Drive
Detroit, Michigan 48234

**Re: Phase I Environmental Site Assessment of the Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-0005**

Dear Mr. McLemore:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated March 27, 2019 to the Michigan State Housing Development Authority.

It is our understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

We **represent** that the attached is a true, correct, and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents our professional opinion of the site as of this date and that we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-13, ASTM Practice E 2600-15, and MSHDA's Environmental Review Requirements for 2019.

If you have any questions related to this report please do not hesitate to contact our office at 248.336.9988.

Sincerely,
PM ENVIRONMENTAL, INC.
PM Environmental, Inc.

Carey Kratz, EP
Regional Manager – Due Diligence

PM Environmental, Inc.

Jackie Schafer, EP
Regional Manager – Due Diligence

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SECTION 1.0: EXECUTIVE SUMMARY

Section 1.1: Phase I ESA Summary and Conclusions

PM Environmental, Inc., (PM) has completed a Phase I Environmental Site Assessment (ESA) of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) guidelines established by the ASTM in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-15* (ASTM Practice E 2600-15) and (4) MSHDA’s Environmental Review Requirements for 2019.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

The subject property consists of a 2.69 acre portion of a larger parcel totaling 16 acres. The subject property is located on the west side of Conner Street, north of East Outer Drive, and south of the Milbank Greenway, in Detroit, Michigan. The subject property currently contains parking areas and an access drive for the south adjoining property, which is occupied by the Connor Creek Health Center. The subject property is proposed to be redeveloped with veteran housing.

Reasonably ascertainable records for the subject property extended back to approximately 1937. No data failure was identified. Standard and other historical sources document the subject property contained vacant land from at least 1937 to 1972. The current paved parking areas and access drive for the south adjoining property were constructed between 1972 and 1981.

Below is a Summary Table presenting PM’s recommended actions for the subject property. PM’s Findings, Opinions, and Recommendations are present in Section 8.1-8.4. In addition, any potential Non-ASTM scope related concerns identified in association with the subject property are included. Affirmative answers are further discussed below the table:

Summary Table		
Assessment Topic	Section	Recommended Action
Adjoining Blast Hazard	5.5	See Below
De Minimis Condition	8.1.1	No Further Action
Significant Data Gap	8.1.2	No Further Action
Historical Recognized Environmental Condition (HREC)	8.1.3	No Further Action
Recognized Environmental Condition (REC)	8.1.4	No Further Action
Controlled Recognized Environmental Condition (CREC)	8.1.5	No Further Action
Asbestos Containing Materials (ACM)	9.1	No Further Action
Lead Based Paint (LBP)	9.2	No Further Action
Radon Gas	9.3	No Further Action
100-Year Floodplain	9.4	No Further Action
Potential Wetlands	9.5	No Further Action
Electromagnetic Fields	9.6	No Further Action
High Pressure Buried Gas Mains	9.7	No Further Action

Summary Table		
Assessment Topic	Section	Recommended Action
Noise Assessment	9.9	No Further Action
Vapor Encroachment	9.10	No Further Action

Adjoining Blast Hazard: PM observed a 30,000-gallon oxygen AST located at 4777 East Outer Drive (Connor Creek Health Center and the south adjoining property), which is located approximately 150 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. The Client/Sponsor owns the adjoining property and intends on relocating the AST beyond the thermal radiation distance required for people and buildings.

Conclusions and Recommendations

PM has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-15 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Requirements for 2019 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report. This assessment has revealed no evidence of on-site or off-site RECs in connection with the property. A non-ASTM scope item Blast Hazard Analysis has identified an AST within the distance required for additional action, which is summarized above.

Section 1.2: Identified Data Gaps

Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1937. No data failure was identified.

Section 1.3: Identified Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

**Phase I Environmental Site Assessment of Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Project No 01-6232-0-0005; March 27, 2019**

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at 248.336.9988 to discuss this report.

Report Prepared By:
PM Environmental, Inc.



David Balash
Staff Consultant

Report Reviewed By:
PM Environmental, Inc.



Carey Kratz, EP
Regional Manager – Due Diligence



Jackie Schafer, EP
Regional Manager – Due Diligence

SECTION 2.0: INTRODUCTION

PM Environmental, Inc. (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of Benjamin O. Davis Veterans Village located 4777 East Outer Drive, Detroit, Wayne County, Michigan (subject property). This Phase I ESA was conducted in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13) (3) guidelines established by the ASTM in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions / Designation E 2600-15* (ASTM Practice E 2600-15) and (4) MSHDA's Environmental Review Requirements for 2019.

Section 2.1: Purpose

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

Section 2.2: Detailed Scope of Services

PM's scope-of-services is based on its proposal dated January 18, 2019, and the terms and conditions of that agreement. This Phase I ESA included the following:

- An inquiry of environmental conditions by an environmental professional.
- A review of specialized knowledge reported by the Client.
- A review of public and historical records, including those maintained by federal, state, tribal, and local government agencies.
- Interviews with regulatory officials and personnel associated or knowledgeable with the subject property, including as appropriate past and present owners, or neighbors if the property is abandoned.
- A reconnaissance of the subject property and adjoining properties.

Section 2.3: Significant Assumptions

During this Phase I ESA, PM made the following significant assumptions:

- PM assumed that the information provided by Environmental Data Resources (EDR) in the regulatory database report is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.
- PM assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed

by those individuals, representatives, or sources.

Section 2.4: Limitations and Exceptions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 9.0. Any physical limitations identified during the completion of this report are referenced in Section 6.1.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA that would deviate the scope of work from the ASTM Standard Practice E 1527-13.

PM was not provided with a copy of the recorded land title records for subject property by the client and was not requested to complete a title search. Therefore, PM cannot comment on any potential relevant information that may have been obtained through review of these records.

Section 2.5: Special Terms and Conditions

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA.

Section 2.6: User Reliance

PM HAS PREPARED THIS REPORT FOR THE EXCLUSIVE USE OF THE CONNER CREEK CENTER, LLC AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

PM acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PM makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

SECTION 3.0: SUBJECT PROPERTY DESCRIPTION

Section 3.1: Location and Legal Description

The subject property consists of a 2.69 acre portion of a larger parcel totaling 16 acres. The subject property is located on the west side of Conner Street, north of East Outer Drive, and south of the Milbank Greenway, in Detroit, Michigan. The subject property currently contains paved parking areas and an access drive for the south adjoining property, which is occupied by the Connor Creek Health Center. The subject property is proposed to be redeveloped with veteran housing.

The subject property is located in the Township one South (T. 1S), Range twelve East (R. 12E), Section 3, Detroit, Wayne County, Michigan.

The legal description of the parent parcel is presented in Section 10.4. Photographs taken during

PM's subject property reconnaissance are provided in Section 10.3.

Section 3.2: Subject Property and Vicinity Characteristics

The subject property is located within a commercial and residential area of Detroit that was observed to be occupied by manufacturing, commercial, and residential properties.

Section 3.3: Current Use of the Subject Property

The subject property is currently occupied by paved parking areas and an access drive for the south adjoining property.

Section 3.4: Descriptions of Structures, Roads and Other Improvements on the Subject Property

The subject property is currently occupied by a parking area and an access drive for the south adjoining property; therefore, there are not structures or other improvements on the property.

Section 3.4.1: Municipal Water/Water Wells

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to municipal water. Review of available City of Detroit sewer maps indicates that municipal sewer has been available to the subject property area since at least 1930. It is likely that municipal water has also been available since this time. No records of private water wells have been identified through review of reasonably ascertainable information.

Section 3.4.2: Sanitary Sewer/Septic System

Given that the subject property is currently and has historically been vacant of buildings or structures, it is not connected to municipal sewer. Review of available City of Detroit sewer maps indicates that municipal sewer has been available to the subject property area since at least 1930. No records of private septic systems have been identified through review of reasonably ascertainable information.

Section 3.4.3: Storm Sewer/Storm Water Detention Ponds

PM observed several storm water catch basins on the subject property, which likely discharge to the municipal sewer system. No staining or evidence of poor waste management practices was observed in association with these exterior catch basins.

Section 3.4.4: Heat Source

Given that the subject property is currently, and has historically been vacant of buildings or structures, it is not connected to a heat source. Natural gas has been available to the subject property area since at least 1939. No alternative heat sources have been identified through review of reasonably ascertainable information.

Natural gas is supplied through a twelve inch main (108 pounds per square inch (psi)), which is located in the right-of-way to the east of the subject property. MSHDA requirements specify that natural gas transmission lines that have an operational pressure of 400 psi or higher and a

diameter of four inches or greater must comply with MSHDA's setback requirements. Since the operational pressure is below 400 psi, calculation of setback distances was not completed..

Section 3.5: Current Uses of Adjoining Properties

A visual inspection of the adjoining properties was made from the subject property and public thoroughfares. Color photographs are included within Section 10.3. Refer to Section 5.5 for details on historical usage. Refer to the paragraphs below for additional information.

North Adjoining Property, across Millbrook Greenway

The north adjoining properties are occupied by multiple residential dwellings.

East Adjoining Property, across Conner Street

The east adjoining property, identified as 20000 Conner Street, is occupied by a Chrysler Assembly Plant.

South Adjoining Property

The south adjoining property, identified as 4777 East Outer Drive, is occupied by Connor Creek Health Center.

West Adjoining Property

The west adjoining property, identified as 4661-4663 East Outer Drive, is occupied by Conner Creek Senior Living.

SECTION 4.0: USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outline in Section 6 (of the ASTM Standard E-1527-13).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small business Liability relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the User must provide certain information (if available) included on the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

PM provided Mr. Ray McLemore (i.e. the User representative) with a copy of MSHDA's User's Environmental Questionnaire and Disclosure Statement, which was completed and returned to PM. None of the questions were answered in the affirmative or in a manner that would suggest the potential for RECs by Mr. McLemore. No other specialized knowledge or experience of the subject property was provided to PM by the User.

Section 4.1: Title Records

A chain of title was not conducted for the subject property. PM utilized aerial photography, city directories, assessing information, and interviews with individuals knowledgeable of the subject property area as sources to determine the historical use of the subject property (see Section 10.4). Information from these sources is referenced throughout this report.

The Client did not provide recorded land title records to PM for review. Based on the lack of commercial or industrial use identified in association with the subject property, a title search is not required.

Section 4.2: Environmental Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

PM reviewed the Part the 201 Enforcement Liens list available through the Michigan Department of Environmental Quality (MDEQ), Remediation and Redevelopment Division (RRD), for information about environmental liens on the subject property. There was no information regarding environmental liens encumbering the subject property, or any pending, threatened, or past environmental litigation, environmental administrative procedures, or notices from government entities regarding possible violations of environmental law or possible environmental liability.

PM has not identified any record of activity and use limitations or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

Section 4.3: Specialized Knowledge

The User did not report specialized knowledge or experience, actual knowledge, or commonly known or reasonable ascertainable information that is material to identifying recognized environmental conditions in connection with the subject property, except as conveyed during in the following reports, which respectively document previous environmental investigations of the subject property:

- Phase I ESA, December 20, 1995, Stock Environmental Limited;
- Phase I ESA, November 19, 2015, PM;
- Phase I ESA, September 8, 2017, PM.

The contents of the previous environmental reports are summarized and discussed in Section 5.2.3. The User also indicated that the subject property is part of a larger parcel of land currently used as an overflow parking lot.

Section 4.4: Commonly Known or Reasonably Ascertainable Information

The User did not report knowledge of any commonly known or reasonably ascertainable

information within the local community that is material to RECs in connection with the subject property.

Section 4.5: Valuation Reduction for Environmental Issues

The User did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

Section 4.6: Owner, Property Manager, and Occupant Information

The User did not report knowledge relevant information from the owner, property manager, or occupants.

Section 4.7: Reason for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted to fulfill MSHDA’s requirements as part of an application for a MSHDA tax credit.

Section 4.8: Other

The User did not provide PM with any additional information pertaining to the subject property.

SECTION 5.0: RECORDS REVIEW

Section 5.1: Standard Environmental Record Sources

PM retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the database report is included in Section 10.5. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property. PM reviewed the following federal and state databases for such listings within the indicated search radii.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Superfund Enterprise Management System (SEMS) (formerly CERCLIS – renamed in 2015) Sites	½ mile	1
Federal	SEMS-Archive Sites (formerly CERLIS-NFRAP – renamed 2015)	½ mile	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	2
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal Facilities (TSDF) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	RCRA Conditionally Exempt Small Quantity Generators (CESQG) Sites	subject property and adjoining properties	1
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWF/LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	14
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	2
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0
State & Tribal	Michigan Inventory of Facilities (Includes Part 201 Sites and Baseline Environmental Assessment {BEA} Sites)	½ mile	19
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

Section 5.1.1: Subject Property and Occupant Listings

The subject property address is identified as an above ground storage tank (AST) site, a RCRA-CESQG site, a LUST site, and a UST site. However, all of these listings are associated with the south adjoining property, which shares an address with the subject property. Refer to Section 5.1.2 for additional information. No listings were associated with the subject property.

Section 5.1.2: Adjoining and Nearby Sites

PM's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, PM considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, PM did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property, with the exception of the following:

Chrysler LLC/Skyline Painting Inc – This site is identified as 20000 Conner Street and is the east adjoining property. Review of the regulatory database indicates this site is an open LUST site with one release reported in 1991, a closed UST site, a RCRA-NonGen site with no reported violations, and a BEA site. An 8,000-gallon heating oil UST was installed in 1974 and removed in 1995. Available MDEQ file information included a 1995 Risk Based Corrective Action (RBCA) Plan. PM attempted to review the BEA; however, a copy was not available for review within the time constraints of this report. According to the RBCA report, the former UST was located approximately 900 feet southeast of the subject property. Impact was identified above applicable criteria in the former UST basin area. However, based on the distance from the subject property, limited and perched groundwater, and the regional clay geology, PM has not identified the UST/BEA status as a REC.

St. John (Northeast)/Holy Cross Hospital/St John North East C – This site is identified as 4777 East Outer Drive and is the south adjoining property. Review of the regulatory database indicates this site is an AST site, a RCRA-CESQG site with no reported violations, a closed LUST site with one release reported in 1998, and a closed UST site. A 20,000-gallon diesel UST was installed in 1966 and was closed in place in 1998. Previous site investigations provide by the client included Phase I ESAs (1995 and 2015), a LUST closure report (1998), and a Phase II ESA (2015). The 1995 Phase I ESA identified RECs associated with a potential release from a fuel oil UST located adjacent to the building and a potential PCB release associated with elevator equipment within the building. During the LUST investigation a release was discovered from the product lines of the fuel oil UST. Approximately 130 yards of impacted soil was removed from the UST basin area and 840 gallons of perched groundwater were removed from the basin area. Sidewall and floor samples were below method detection limits (MDLs). Since the UST was located close to a natural gas main that services the building, the UST was closed in place and received unrestricted closure in 1999. The 2015 Phase I ESA identified RECs associated with the potential for orphan USTs on the property, a potential release from the hydraulic elevator equipment, and the likely use of PCB containing transformers within the building. The 2015 Phase II ESA included a ground penetrating radar (GPR) survey and the advancement of ten soil borings to the northeast of the building and within the building. All analytical results closest to the subject property were below MDLs and no anomalies consistent with USTs were identified. Based on this information, limited and perched groundwater, and the regional clay geology, PM has not identified this site as a REC.

Section 5.2: Additional Environmental Records Sources

The objective of reviewing historical sources is to: (1) develop a history of previous uses or specific occupancies of the subject property, (2) identify those uses or specific occupancies that are likely to have led to potential environmental concerns at the subject property, and to the extent identifiable, at adjoining properties, and (3) identify obvious uses of the subject property from the present, back to the property's *obvious* first developed use, or back to 1940, whichever is earlier. Further, the historical review was completed to assess whether operations were conducted that involved the use, storage and/or disposal of hazardous waste, hazardous substances, and/or

petroleum products.

An understanding of the subject property was obtained from reasonably ascertainable standard and other historical sources extending back to 1937. No data failure was identified. Interviewees provided independent knowledge of subject property and surrounding area usage which in turn provided information confirming historical subject property and general adjoining and surrounding land usage. See Sections 5.4.3 and 5.5 for specific documentation of standard and other historical sources consulted and availability of these sources. The history of the subject property and adjoining and surrounding areas, which was able to be derived from standard historical sources and other sources to satisfy the ASTM standard requirements for uses of a property (except those excluded by data failure), have been described within the text of this report.

Section 5.2.1: Assessing Department/Building Department Records

Reasonably ascertainable assessment information provided by the City of Detroit Assessing Department was obtained and reviewed. Assessing records document that the subject property is part of one parent parcel totaling approximately 16 acres and is developed with a 100,000 square foot hospital building constructed in 1950. Information provided by the client indicates the subject property contains the northwestern 2.69 acre portion of the larger parcel. No buildings are present on this portion of the parcel. Assessing records only documented the current assessment information for the subject property. No historical field cards were available for review. Copies of available assessment records for the subject property and the current legal description for the parent parcel are included in Section 10.4.

Reasonably ascertainable assessment information provided by the City of Detroit Buildings, Safety Engineering and Environmental Department was obtained and reviewed. Available building records were associated with the building located on the south adjoining property, which shares an address with the subject property. No records were available for the portion of the parcel containing the subject property.

PM also reviewed available City of Detroit Oil and Gas records cards, which were available through the City of Detroit Buildings, Safety Engineering and Environmental Department. Oil and Gas records cards document a 20,000-gallon UST (located on the south adjoining property) was present in at least August 1953, which is likely the same UST used associated with the emergency generator which has a reported release in May 1998. Refer to Section 5.1.2 for additional information.

Additionally, Oil and Gas records cards document the south adjoining property used steam in at least 1981 and contained information associated with the boiler system. No other relevant information was included with the available records reviewed.

Section 5.2.2: Zoning Department Records

PM reviewed the City of Detroit zoning map. The subject property is currently zoned "R5: Medium Density Residential District". PM's review did not identify potential environmental concerns associated with the subject property based on its current zoning.

Section 5.2.3: Previous Site Investigations

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environment Limited (Stock)
Phase I ESA	11/19/2015	PM
Phase I ESA	9/8/2017	PM

Section 5.2.3.1: Previous Site Investigations

The 1995 Phase I ESA included the subject property, the south adjoining property, and the west adjoining property. At the time of the Phase I ESA, the properties were occupied by the hospital on the south adjoining property. RECs were identified associated with a potential release from the fuel oil UST located on the south adjoining property and suspect polychlorinated biphenyl (PCB) machinery within the hospital building. A LUST report was completed for the UST and is summarized in Section 5.1.2.

The 2015 Phase I ESA included the subject property and the south adjoining property. At the time of the Phase I ESA, the subject property was utilized for parking and an access drive for the south adjoining property. The release associated with the fuel oil UST was identified as an HREC. RECs included the potential presence of additional USTs located adjacent to the hospital building, the observed leaking of hydraulic fluid near two out of use elevators within the hospital building, and the potential for PCB machinery to have been used within the building.

The 2017 Phase I ESA was completed solely for the subject property, and was completed in general accordance with MSHDA’s Environmental Review Requirements for 2017. At the time of the Phase I ESA, the subject property consisted of the current paved parking lot. PM did not identify any RECs in the previous report, but identified a concern with the blast analysis regarding a 30,000-gallon oxygen AST located at the south adjoining property, and recommended that the tank be enclosed or relocated to mitigate the concern.

The RECs identified within the hospital building do not represent a REC to the subject property. Refer to Section 5.1.2 for additional information.

Section 5.3: Physical Setting Source(s)

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 1 for an excerpt of the Topographic Map		
<i>Site Elevation</i>	620 feet above mean sea level (msl)	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Highland Park, Michigan Quadrangle, 1968 (photo revised in 1983)
<i>Topographic Gradient</i>	West	
<i>Closest Surface Water</i>	No surface water bodies are located within the immediate subject property area	

**Phase I Environmental Site Assessment of Benjamin O. Davis Veterans Village
 Located at 4777 East Outer Drive, Detroit, Michigan
 PM Project No 01-6232-0-0005; March 27, 2019**

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
General Soil Characteristics: Refer to Section 10.4 for a copy of the soil survey map and soil type descriptions		
<i>Soil Type</i>	Colwood-Urban land complex, 0 to 2 percent slopes	United States Department of Agriculture, Custom Soil Resource Report for Wayne County, Michigan (survey area data: September 11, 2018)
<i>Description</i>	<p>Colwood, human transported surface, and similar soils comprise 60 percent of soils of this composition. A typical soil profile consists of sandy loam to nine inches below ground surface (bgs), loam to 12 inches bgs, silty clay loam to 35 inches bgs, silt loam to 65 inches bgs, underlain by clay to 80 inches bgs. The soils are poorly drained with a depth to the water table of 24 to 30 inches. The risk of corrosion is high for uncoated steel and low for concrete.</p> <p>Urban land comprises 35 percent of soils of this composition. This soil type is typically an area covered by commercial buildings, condominiums, apartment buildings, parking lots, streets, sidewalks, driveways, railroad yards, industrial complexes, and other structures. Permeability and corrosivity are not defined. A typical soil profile is not defined.</p>	

**Phase I Environmental Site Assessment of Benjamin O. Davis Veterans Village
 Located at 4777 East Outer Drive, Detroit, Michigan
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<i>Soil Type</i>	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	
<i>Description</i>	<p>Shebeon, human transported surface, and similar soils comprise 40 percent of soils of this composition. A typical soil profile consists of sandy loam to nine inches bgs, loam to 27 inches bgs, clay loam to 55 inches bgs, underlain by loam to 80 inches bgs. The soils are somewhat poorly drained with a depth to the water table of about 33 to 47 inches. The risk of corrosion is high for uncoated steel and low for concrete.</p> <p>Urban land comprises 35 percent of soils of this composition. This soil type is typically an area covered by commercial buildings, condominiums, apartment buildings, parking lots, streets, sidewalks, driveways, railroad yards, industrial complexes, and other structures. Permeability and corrosivity are not defined. A typical soil profile is not defined.</p> <p>Avoca, human transported surface, and similar soils comprise 15 percent of soils of this composition. A typical soil profile consists of sandy loam to 12 inches bgs, sand to 31 inches bgs, clay loam to 49 inches bgs, underlain by loam to 80 inches bgs. The soils are somewhat poorly drained with a depth to the water table of 19.0 to 46.0 inches. The risk of corrosion is high for uncoated steel and low for concrete.</p>	
<i>Soil Type</i>	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	
<i>Description</i>	A typical soil profile consists of sandy loam to six inches bgs, very artificial sandy loam to 16 inches bgs, gravelly-artificial loam to 46 inches bgs, very artificial loam to 68 inches, underlain by clay to 80 inches bgs. This soil is well drained with a depth to the water table of more than 80.0 inches. The risk of corrosion is low for both uncoated steel and concrete.	
Area Specific Geology/Hydrogeology Characteristics:		
<i>Geology</i>	Geology consists of clay to a depth of 28.0 feet bgs, the maximum depth explored.	
<i>Hydrogeology</i>	Perched and limited groundwater was encountered within the UST basin between 2.2 and 6.0 feet bgs in the sandy/loamy backfill material. No groundwater was encountered outside of the UST basin area.	Previous site investigations for the south adjoining property

Oil and Gas Wells:		
<i>Current Oil and Gas Wells on Subject Property</i>	None identified	MDEQ Geologic Survey Division (GSD) web site
<i>Historical Oil and Gas Wells On Subject property</i>	None identified	

Section 5.4: Historical Use Information on the Subject Property

Section 5.4.1: Aerial Photographs and Sanborn Map Coverage for the Subject Property

PM reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in Section 10.4.

PM reviewed reasonably ascertainable Sanborn Fire Insurance Maps for the subject property area, which were obtained from EDR. The sources and years reviewed are identified in the table below. Relevant Sanborn Maps are included in Section 10.4.

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 5.5.

Aerial and Sanborn Summary for the Subject Property

Year and Source	Summary of Information
1937 Aerial (EDR)	Appears to be vacant land based on the lack of buildings, structures, or well-defined field perimeters.
1940 Aerial (EDR)	Similar to the previous aerial year.
1949 Aerial (EDR)	Similar to the previous aerial year.
1952 Aerial (EDR)	Similar to the previous aerial year.
1956 Aerial (EDR)	Similar to the previous aerial year.
1960 Sanborn Map (EDR)	No buildings or structures are identified on the subject property.
1961 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
1962 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1967 Aerial (EDR)	Appears to have been cleared of vegetation with portions of apparent construction trailers and construction equipment present in the eastern portion.
1972 Aerial (EDR)	Consists entirely of vacant land.
1978 Sanborn Map (EDR)	Similar to the previous aerial year.
1981 Aerial (EDR)	The current parking lot and access drive have been constructed. Similar to the current layout.
1984 Sanborn Map (EDR)	Similar to the previous aerial year.
1987 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
1987 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.

Year and Source	Summary of Information
1990 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1993 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1997 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
1998 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
1999 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2002 Sanborn Map (EDR)	Similar to the previous Sanborn map and aerial years.
2005 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2009 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2010 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2012 Aerial (EDR)	Similar to the previous Sanborn map and aerial years.
2015 Aerial (Wayne County)	Similar to the previous Sanborn map and aerial years.

A summary of this information along with other historical sources is included in Section 5.4.3.

Section 5.4.2: Local Street Directories for the Subject Property

Reasonably ascertainable local street directories for Detroit, Michigan were researched. Directories were available from 1891 to 2014 and were researched from 1921 to 2014. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

PM also reviewed listings for adjoining commercial properties. Information from the listings reviewed is included in Section 5.5.

Subject Property Address: 4777 East Outer Drive*

- 2014
 - Black Family Development
 - Conner Creek Medical Associates
 - Conner Creek Urgent Care
 - Conner Creek Village
 - Detroit Community Initiative
 - Eastwood Clinics Detroit
 - House of Prayer mission International
 - Kindred Hospital
 - Metro Home Health
 - NCADD
 - Northeast Physicians Health Center
 - Patrick Murray Eye Center
 - Saint John Conner Creek Village
 - The Youth Connection
 - Triumph Hospital
 - U S Government V A Medical Center
 - Universal Macomb Ambulance Service
 - Vodi Impact
- 2010
 - Advantage Health Center

	Conner Creek Urgent Care
	Detroit Community Initiative
	Eastwood Clinics
	NCADD
	Patrick Murray Eye Center
	Saraloga Rehabilitation
	Triumph Hospital Detroit
	Universal Macomb Ambulance Service
	USA Mobility Inc.
	We Care NPHC
2006-2005	Arch Wireless Operating Co Inc.
	Conner Creek MD
	Detroit Community Initiative Inc.
	Conner Creek Village
	Eastwood Clinics-Detroit
	Northeast Physicians Health Center
	Nortown Community Development Corporation
	Nortown Homes
	Patrick Murray Eye Center
	SCCI Hospital Detroit
	St. John Health System
	We Care NPHC
2003-2002	Holy Cross Foundation
	Nortwon Community
	St John Health System
	We Care NPHC
1999-1993	Holy Cross Foundation
	Holy Cross Hospital Center
	Nortown Community
1990-1949	Holy Cross Hospital
1946	Holy Cross Hospital
	Spence Bros Construction
1941-1921	Not Listed

*The subject property shares an address with the south adjoining property and the above listings are associated with the south adjoining property. No current or historic structures have been identified on the subject property.

A summary of this information along with other historical sources is included in Section 6.0

Section 5.4.3: Summary of Historical Use for the Subject Property

Standard and other historical sources document the subject property contained vacant land from at least 1937 to 1972. The current paved parking areas and access drive for the south adjoining property were constructed between 1972 and 1981.

Section 5.5: Historical Use Information on the Adjoining Properties

The same aerial photographs and Sanborn Maps described in Section 5.4.1 and city directories from Section 5.4.2 were obtained and reviewed for the adjoining properties. The following

paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

North Adjoining Property, across Millbrook Greenway

The north adjoining properties are currently and have historically been residential.

East Adjoining Property, across Conner Street

The east adjoining property, identified as 20000 Conner Street, is occupied by a Chrysler Assembly Plant. Review of historical sources documents the property consisted of undeveloped land from at least 1937 until between 1952 and 1957 when the property was developed with an auto storage yard with associated small offices with some limited repair operations and guard buildings. A portion of the current building was constructed in the northern portion of the property in 1966, and most of the remainder of the building constructed between 1967 and 1972 when the previously identified buildings were demolished. The property was occupied by an auto storage yard with limited automotive repair operations from at least 1957 until at least 1967, and has been occupied by an automotive assembly plant since 1966. Review of Sanborn maps documents a gasoline UST was located in the western portion the property associated with the limited repair operations in at least 1960 and 1962. PM was unable to confirm if the UST was removed. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property, at least 100 feet from the former operations and former UST, and approximately 300 feet from the current operations, and across Conner Street, PM has not identified the current or historic operations on this property as a REC. This property has been identified in the regulatory database. Refer to Section 5.1.2 for additional information.

South Adjoining Property

The south adjoining property, identified as 4777 East Outer Drive, is occupied by Connor Creek Health Center. Review of historical records documents the property contained vacant land in at least 1937. A portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The property has been occupied by a hospital since 1945.

PM observed a 30,000-gallon oxygen AST located at 4777 East Outer Drive (Connor Creek Health Center and the south adjoining property), which is located approximately 150 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. The Client/Sponsor owns the adjoining property and intends on relocating the AST beyond the thermal radiation distance required for people and buildings. Supporting documentation for these calculations is included within Section 10.7.

West Adjoining Property

The west adjoining property, identified as 4661-4663 East Outer Drive, is occupied by Conner

Creek Senior Living. Review of historical sources documents the property consisted of vacant land and/or contained paved surface parking lots associated with the south adjoining property from at least 1937 until the construction of the current buildings between 1999 and 2005, and between 2010 and 2012. The current buildings have been occupied by residential apartments since construction.

SECTION 6.0: SITE RECONNAISSANCE

Section 6.1: Methodology and Limiting Conditions

Reconnaissance Information	
PM Field Personnel:	Mr. David Balash
Site Reconnaissance Date:	March 11, 2019
Escort:	None
Limitations:	None identified

Section 6.2: General Subject Property Setting

A general property description and improvements is provided in Sections 3.1 and 3.2.

The subject property consists of a 2.69 acre portion of a larger parcel totaling 16 acres. The subject property is located on the west side of Conner Street, north of East Outer Drive, and south of the Milbank Greenway, in Detroit, Michigan. The subject property currently contains parking areas and an access drive for the south adjoining property, which is occupied by the Connor Creek Health Center.

Section 6.3: Exterior Observations

Section 6.3.1: Description of Exterior Portions of the Subject Property

The subject property currently contains overflow parking areas and an access drive for the south adjoining property. The subject property is proposed to be redeveloped with veteran housing.

Section 6.3.2: Exterior Site Operations

Current and historical exterior site operations consist of temporary vehicle parking, which does not represent a REC.

Section 6.3.3: Exterior Site Observations

The following table summarizes the exterior site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Exterior Observations	Aboveground Storage Tanks (ASTs)	No
	Drums, Barrels and/or Containers > 5 gallons	No
	Stressed Vegetation	No
	Stained Soil or Pavement	No
	Monitoring Wells	No
	Soil Piles of Unknown Origin/Site Filling	No

Category	Feature	Observed
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	Yes
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
	Pits, Ponds, Lagoons	No
	Pad or Pole Mounted Transformers and/or Capacitors	No
	Underground Storage Tanks	No
	Fuel Dispensers	No
	Pipeline Markers	No

Trash, Debris, and/or Other Waste Materials: PM observed general household debris (such as plastic bottles, aluminum cans, and paper products) along the onsite road and throughout the subject property. PM did not observe any stained soil or dumping of apparent hazardous materials associated with the debris, therefore, the debris does not represent a REC.

Section 6.3.4: Underground Storage Tanks (USTs)

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of USTs on the subject property. Specifically, no records of USTs were identified though review of reasonably ascertainable records and PM did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance. Additionally, the current owner indicated he had no knowledge of any USTs associated with the subject property.

Section 6.3.5: Potential PCB Containing Materials

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the United States Environmental Protection Agency (U.S. EPA). PCBs in electrical equipment are controlled by U.S. EPA regulations 40 CFR, Part 761. The ASTM Standard requires identification of electrical or hydraulic equipment, not including light ballasts, that are known to contain PCBs or likely to contain PCBs.

No transformers or other potential PCB containing equipment was observed during the site reconnaissance.

Section 6.4: Interior Observations

Section 6.4.1: Description of Interior Operations

The subject property is currently occupied by parking areas and an access drive for the south adjoining property; therefore, there are no current interior operations at the subject property.

SECTION 7.0: INTERVIEWS

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property.

In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

Section 7.1: Interview with Owner

A MSHDA Environmental Questionnaire and Disclosure Statement was completed by Mr. Ray McLemore, a representative of the entity that is the current owner of the subject property (Section 10.6). Mr. McLemore did not indicate to PM any knowledge of environmental liens encumbering the subject property, or any pending, threatened, or past environmental litigation, environmental administrative procedures, or notices from government entities regarding possible violations of environmental law or possible environmental liability.

Section 7.2: Interview with “Key Site Manager”

The ASTM Standard identified the “key site manager” as a person with good knowledge of the uses and physical characteristics of the property.

Due to the vacant status of the subject property, consisting of parking areas and an access drive, a key site manager was not available for interview.

Section 7.3: Interview with Occupants

The ASTM Standard specifies that if the property has five or less occupants, a reasonable attempt to interview a representative from each occupant shall be made. If there are more than five occupants, a reasonable attempt to interview the major occupant(s) shall be made, as well as any occupants whose operations are likely to indicate RECs.

Due to the use of the subject property for overflow parking and an access drive, there are no current occupants of the property.

Section 7.4: Interview with Local Government Officials

PM interviewed representatives from the City of Detroit municipal offices and the Wayne County Health Department.

Section 7.4.1: Local Fire Department

PM submitted a Freedom of Information Act (FOIA) City of Detroit Fire Department to review Fire Department records for the subject property from 2015 to present. PM did not receive a response within the time constraints of this report. Since the subject property shares an address with the south adjoining property, all files are likely associated with the south adjoining property. If PM does receive a response, and it changes the findings of the report, the client will be notified.

During the competition of the 2015 Phase I ESA, PM submitted a Freedom of Information Act (FOIA) request to the City of Detroit Fire Department to review records for the subject property and the south adjoining property. Fire Department records were all associated with the building located on the south adjoining property. Refer to Sections 5.1.2 and 5.5 for additional information.

Section 7.4.2: Local Health Department

PM submitted a FOIA request to the Wayne County Health Department to review records for the subject property. PM received a written response from a representative of the department indicating no files were available for the subject property.

Section 7.5: Interview with Others

No other interviews were completed for the subject property.

Section 7.6: Interviews with Past Owners, Operators, and Occupants

The ASTM Standard requires interviews with past owners, operators, and occupants of the subject property who are likely to have material information regarding the potential for contamination at the property. Interviews should be conducted to the extent that the past owners, operators, or occupants have been identified and have information that is not duplicative of information already obtained from other sources.

PM was not provided with contact information for the past owner, operators, or occupants of the subject property by the current site owner. Additionally, reasonably ascertainable information reviewed during the completion of this Phase I ESA did not identify any contact information for former owners, operators, or occupants. Therefore, no other interviews were conducted.

SECTION 8.0: EVALUATION AND REPORT PREPARATION

Section 8.1: Findings

The following known or suspect environmental conditions associated with the subject property have been identified. These conditions may include de minimis conditions, RECs, both on-site and off-site, as well as historical RECs, controlled RECs, non-ASTM findings such as Asbestos Containing Materials and/or wetland identification, and environmental non-compliance issues.

Section 8.1.1: De Minimis Condition

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and 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 are not RECs or CRECs. No de minimis conditions were identified during this assessment.

Section 8.1.2: Significant Data Gaps

A data gap, as defined in the ASTM Standard, is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. The environmental professional must then determine whether these gaps are significant. PM did not identify or encounter any instances of significant data gaps during the course of this ESA.

Section 8.1.3: Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. PM has not identified any HRECs in association with the subject property.

Section 8.1.4: Recognized Environmental Conditions (RECs)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

Section 8.1.5: Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. PM has not identified any CRECs in association with the subject property.

Section 8.2: Opinion

PM has performed an Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13, ASTM Practice E 2600-15 and the Michigan State Housing Development Authority (MSHDA) Environmental Review Guidelines for 2019 of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan. Any exceptions to or deletions from this practice are described in the Limitations section of this report.

No evidence or indication of RECs has been revealed for the subject property. A non-ASTM scope Blast Hazard has been identified. Refer to Section 8.4 for additional information.

Section 8.3: Additional Investigation

No evidence or indication of RECs has been revealed for the subject property. Therefore, no further investigation is recommended at this time.

Section 8.4: Conclusions

PM has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.5 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

In addition, the following potential Non-CERCLA related concern has been identified in association with the subject property:

- PM observed a 30,000-gallon oxygen AST located at 4777 East Outer Drive (Connor Creek Health Center and the south adjoining property), which is located approximately 150 feet east of the subject property. The AST is located within the minimum distance that would require the calculation of acceptable separation distances (ASD) for thermal radiation and blast overpressure. The ASD for thermal radiation for buildings and people for the AST is 242.3 feet and 1,141 feet, respectively. The ASD for fire width for an undiked containment area is 173.2 feet. The actual distance from the closest AST to the closest portion of the subject property is approximately 150 feet; which is within the thermal radiation distance for people and buildings. The Client/Sponsor owns the adjoining property and intends on relocating the AST beyond the thermal radiation distance required for people and buildings.

Section 8.5: Additional Services

Additions to the ASTM Standard include a 100-year flood plain evaluation, an evaluation for the presence of potential wetlands, inspection for potential electromagnetic fields due to high tension power lines, an evaluation of the presence of high pressure gas mains in the vicinity of the subject property, a railroad/roadway/airport noise analysis, and a Tier I Vapor Encroachment Screen (VES) of the target property.

Section 8.6: Deviations

Refer to Section 2.4 for additional discussion.

Section 8.7: References

The following published sources were utilized during completion of this Phase I ESA:

- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 2013.
- R.L. Polk's Directories, obtained from the State of Michigan Library in Lansing, Michigan. City: Detroit. Years: 1891-1941.
- Bresser's Cross-Index City Directories, Bresser's in Detroit, Michigan. City: Detroit. Years: 1946-2014.
- Michigan Department of Environmental Quality (MDEQ) "Your County's Radon Levels" map, referenced March 2019.
- Federal Emergency Management Agency (FEMA) floodplain map (Map No. 26163C0125E).
- U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, referenced March 2019.

- United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Highland Park, Michigan Quadrangle, 1968 (photo-revised 1983).
- *Custom Soil Survey of Wayne County, Michigan*, U.S. Department of Agriculture, September 11, 2019.

In addition, PM reviewed the following previous site investigations, some of which are available from public sources.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environment Limited (Stock)
Phase I ESA	11/19/2015	PM
Phase I ESA	9/8/2017	PM

Section 8.8: Signature(s) of Environmental Professional(s)

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 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Carey Kratz, EP
 Regional Manager – Due Diligence



Jackie Schafer, EP
 Regional Manager – Due Diligence

Section 8.9: Qualification(s) of Environmental Professional(s)

Refer to resumes included in Section 10.8 for descriptions of qualifications for the above Environmental Professionals.

SECTION 9.0: NON-ASTM SCOPE SERVICES

Section 9.1: Friable and Non-friable Asbestos Containing Materials (ACMs)

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, an evaluation for the existence of suspect asbestos containing materials was not performed.

Section 9.2: Lead-Based Paint (LBP)

No buildings or other structures were present at the subject property during the site reconnaissance. Therefore, evaluation of the potential for LBP was not performed.

Section 9.3: Radon Gas

No buildings or other structures were present at the subject property during the site

reconnaissance. Therefore, radon sampling was not completed.

The subject property is not located within one of the 24 counties (Barry, Berrien, Branch, Calhoun, Cass, Clinton, Dickinson, Eaton, Hillsdale, Ionia, Iron, Jackson, Kalamazoo, Lapeer, Livingston, Lenawee, Monroe, Oakland, Otsego, Ottawa, Shiawassee, St. Joseph, Tuscola, and Washtenaw) designated by the MDEQ as 25% or more homes tested equal to or above 4 picocuries/liter (pCi/L) of radon exposure. Therefore, no additional investigation is necessary.

Section 9.4: 100-Year Floodplain

According to the Federal Emergency Management Agency (FEMA) website, the subject property is located within an unmapped area. PM did not observe any sensitive ecological areas on the subject property, including potential wetlands, during the site reconnaissance. Furthermore, topographical features present in the subject property area are not representative of a flood plain. Documentation indicating that the subject property is in an unmapped area is included in Section 10.7.

Section 9.5: Wetlands

PM did not observe any wet areas potentially associated with wetlands on the subject property during the site reconnaissance. In addition, review of the National Wetlands Inventory (NWI) Maps from the U.S. Fish and Wildlife Service and the MDEQ Wetlands Map Viewer, did not identify any wetlands on the subject property. Documentation of the NWI map is included in Section 10.7.

Section 9.6: Electromagnetic Fields

PM did not observe any high tension wires or substations in the vicinity of the subject property.

Section 9.7: High Pressure Buried Gas Lines

No high pressure gas lines were identified within 1,000 feet of the subject property.

Section 9.8: Noise Analysis

MSHDA requires that a HUD desktop noise assessment be completed for properties that are located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated airports. The subject property is located within the applicable distance of Coleman A. Young International Airport, Oakland County Troy Airport, Windsor Airport, Van Dyke Avenue, East Outer Drive, and a set of Grand Trunk Western railroad tracks. PM conducted a Desktop Noise Assessment in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 CFR 51B. The Desktop Noise Assessment is provided in Appendix 10.7. One NAL (NAL #1) located in the southwestern portion of the subject property was used for this analysis based on proximity to noise sources.

Using the HUD DNL calculator, the following is a summary of the findings of the Desktop Noise Assessment.

NAL #	Combined Source DNL (dB)	Category
1	63.4	Acceptable

All sites whose environmental or community noise exposure do not exceed the day night average sound level (DNL) of 65 decibels (dB) are not considered-impacted, therefore, no noise attenuation is required.

Section 9.9: Assessment of Potential Vapor Encroachment Conditions (VECs)

PM completed a Tier I Vapor Encroachment Screen (VES) of the target property. The Tier I VES were conducted in general accordance with the guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions Designation E 2600-15* (ASTM Standard Practice E 2600-15).

The purpose of the VES was to determine if potential Vapor Encroachment Concerns (pVECs) or Vapor Encroachment Concerns (VECs) exist in association with the target property. ASTM's Standard Practice E 2600-15 defines the term VEC as the presence or likely presence of any contaminant of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. A VEC can be further defined as any COC within 100 feet for soil impacts or ground water impacts of an existing/planned structure or to the target property boundary if there are no planned structures.

The scope of this Tier I VES included a review of the geologic, hydrologic, hydrogeologic, topographic maps, aerial photography, city directories, Sanborn Fire Insurance Maps, a review of previous site investigations, regulatory databases and other pertinent data obtained during the preparation of the Phase I. No subsurface investigation of the property was undertaken as part of this Tier I VES.

Section 9.10.1: Additional Historical Record Sources

Screening tests: 1) search distance test to determine if there are any known or suspected contaminated properties in the area of concern (AOC); 2) a chemical of concern (COC) test to determine for those known or suspect contaminated properties within the AOC whether or not COC are likely to be present. The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest property boundary. For contaminated properties downgradient of the subject property, the AOC is reduced to the area within the critical distance.

PM conducted additional historical record review beyond the scope of a Phase I ESA consisting of review of city directories, aerial photography, and the regulatory database to identify additional potentially contaminated sources of COCs within the ASTM E 2600-15 Approximate Minimum Search Distances (AMSDs). The primary area of concern included a radius of 1/3 mile (1,742 feet) and 1/10 mile (528 feet) for COCs using various factors (geology, hydrogeology, COCs,

etc.). The additional historical review did not identify any further potential sources of COCs within ASTM E 2600-15 AMSDs, with the exception of:

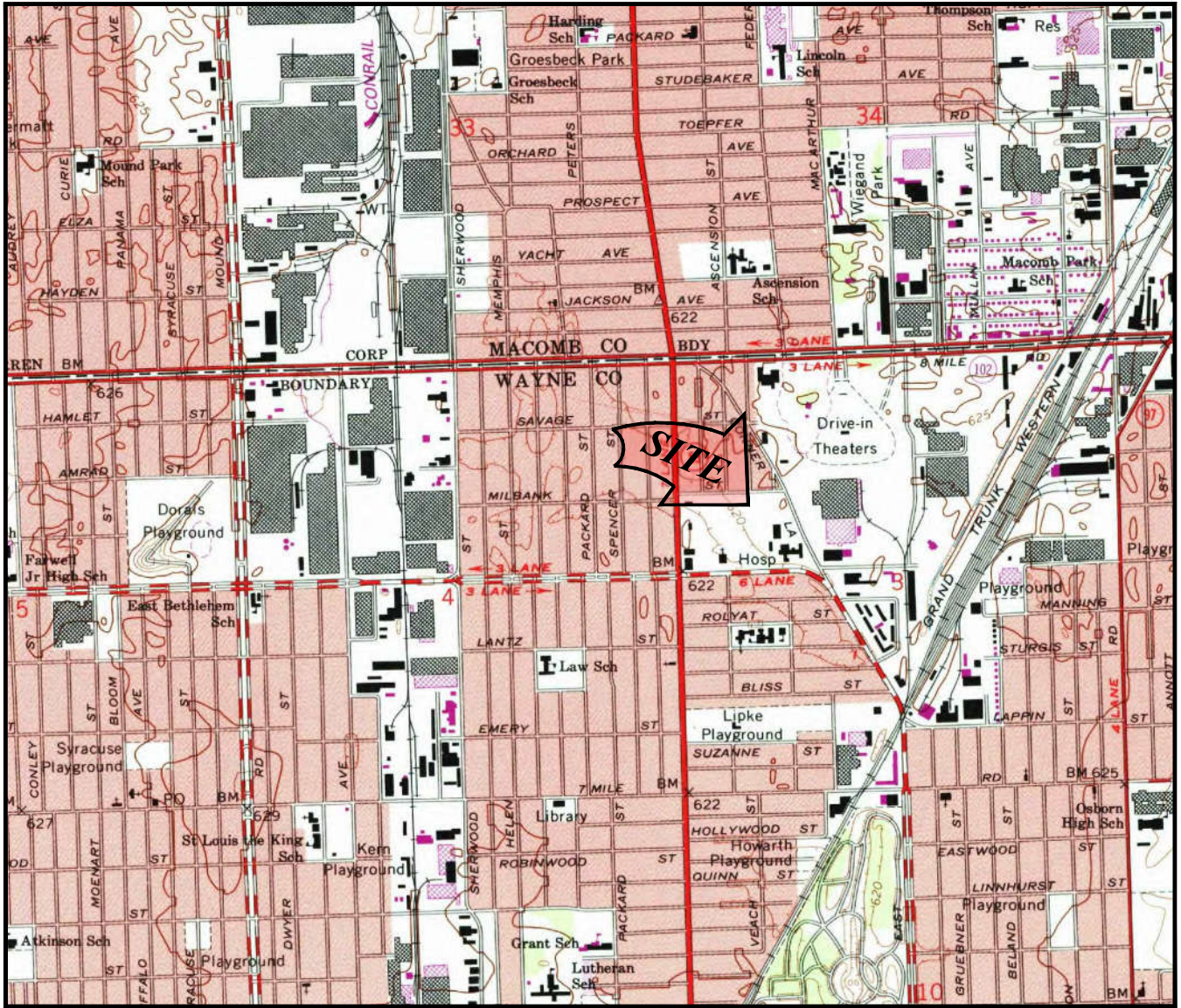
Property Address	Distance and direction from Property	Suspect Historical Usage (dates of usage)	Historical Source	Represents VEC (yes or no with justification)
4777 East Outer Drive	South Adjoining Property (located approximately 250 feet southeast)	Hospital from 1940s to present	City directories, Sanborn maps, and regulatory database	No, based on the regional clay geology, limited and perched groundwater, distance from the subject property, and delineation in the direction of the subject property. Additional information provided in Section 5.1.2.
20000 Conner Street	East adjoining property (located approximately 300 feet across Connor Street)	Storage yard and limited repair operations (1957 to the 1960s), manufacturing operations (1966 to present), and a UST identified in the 1960s	City directories and Sanborn maps	No, based on the regional clay geology, limited and perched groundwater, and the distance from the subject property.

Additional properties were listed in the regulatory database, Sanborn Maps, and/or city directory listings, however, based on the regional clay geology, lack of groundwater to act as a transport mechanism, and distance considerations, PM has not identified these properties as VECs.

Section 9.10.2: Conclusions/Opinion

This Tier I VES did not reveal any VECs in association with the target property and/or nearby/adjoining properties.

Section 10.1: Site (Vicinity) Map



WAYNE COUNTY



MICHIGAN QUADRANGLE LOCATION

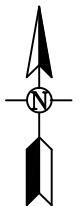


SCALE 1:24,000

FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.



**Environmental
& Engineering
Services**

PROJ:
BENJAMIN O. DAVIS VETERANS
VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

**THIS IS NOT A LEGAL
SURVEY**

VERIFY SCALE 0 2,000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: CS DATE: 3/25/2019

CHKD BY: JS/DB SCALE: 1" = 2,000'

FILE NAME: 01-6232-0-005F01R00

Section 10.2: Development Site Plan

RESIDENTIAL

20000 CONNOR STREET
CHRYSLER ASSEMBLY PLANT
(CLOSED UST SITE
AND BEA SITE)

MILBANK GREENWAY




ASPHALT
PAVED

ASPHALT
PAVED

CONNOR STREET



LEGEND:

-  SUBJECT PROPERTY
-  PROPOSED SITE FEATURES
-  NOISE ASSESSMENT LOCATION

4661-4663 EAST OUTER DRIVE
CONNOR CREEK SENIOR LIVING

NAL #1

4777 EAST OUTER DRIVE
CONNOR CREEK HEALTH CENTER
(CLOSED UST SITE)

APPROXIMATE LOCATION OF
30,000-GALLON OXYGEN AST



FIGURE 2

GENERALIZED DIAGRAM OF THE SUBJECT
PROPERTY AND ADJOINING PROPERTIES

PROJ: BENJAMIN O. DAVIS VETERANS VILLAGE
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL SURVEY DRN BY: CS DATE: 3/25/2019

VERIFY SCALE CHKD BY: JS/DB SCALE: 1" = 60'

0 60' FILE NAME: 01-6232-0-005F00R00

IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



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INCENTIVES CONSULTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

4777 East Outer Drive | Detroit, Michigan
PM Project Number 01-6232-1-0001

Prepared for:

Conner Creek Center LLC
4777 East Outer Drive
Detroit, Michigan 48234

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

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Michigan Locations
Berkley Bay City
Grand Rapids Chesterfield
Lansing Oak Park

February 17, 2020

Mr. Raymond McLemore
Conner Creek Center LLC
4777 East Outer Drive
Detroit, Michigan 48234

**Re: Phase I Environmental Site Assessment of the Hospital Property
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-1-0001**

Dear Mr. McLemore:

PM Environmental, Incorporated (PM) has completed the Phase I Environmental Site Assessment (ESA) of the above referenced property. This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

The Phase I ESA for the above referenced property represents the product of PM's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **CONNER CREEK CENTER, LLC AND CONNER LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS** to rely on PM's Phase I ESA report.

If you have any questions related to this report, please do not hesitate to contact our office at 248.336.9988.

Sincerely,
PM ENVIRONMENTAL, INC.

Lauren Babuska
Project Consultant

Kevin M. Kruszewski, PG
V.P. - Environmental Risk Management

EXECUTIVE SUMMARY

PM Environmental, Inc., (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC AND CONNER LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

Item	Comments
Number of Parcels and Acreage	One parcel totaling 16.10 acres
Number of Building(s) and Square Footage	A three to four-story hospital containing approximately 340,600 square feet
Current Property Use	General medical and office activities

Reasonably ascertainable records for the subject property extended back to approximately 1937. PM did not identify any significant data gaps during the completion of this Phase I ESA.

Standard and other historical sources document the property was vacant land from at least 1937 until a portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The subject building has been utilized as a hospital since 1945.

The following table summarizes the conditions identified as part of this assessment. Affirmative answers are further discussed below the table:

Type of Condition	Identified During the Course of this Assessment
De Minimis Condition	No
Significant Data Gap	No
Historical Recognized Environmental Condition (HREC)	Yes
Recognized Environmental Condition (REC)	No
Controlled Recognized Environmental Condition (CREC)	No
Significant Non-ASTM Scope Considerations and/or Business Environmental Risks	No

Historical Recognized Environmental Condition

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. The following HREC was identified during completion of this Phase I ESA:

- The subject property is a closed leaking underground storage tank (LUST) site, with one release (C-0429-98) reported in May 1998, associated with a 20,000-gallon fuel oil underground storage tank (UST) and Tier 1 Unrestricted LUST Closure granted in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains on-site above the current Part 213 Tier 1 Risk Based Screening Levels (RBSLs). Based on the closed LUST status, unrestricted LUST Closure, and documented site assessment activities which were adequate to assess the former release, PM has identified the closed LUST status as an HREC.

Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property. No further investigation is recommended.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

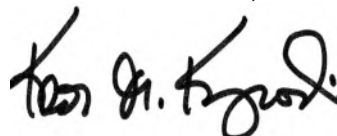
This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at 248.336.9988 to discuss this report.

REPORT PREPARED BY:
PM Environmental, Inc.



Lauren Babuska
Project Consultant

REPORT REVIEWED BY:
PM Environmental, Inc.



Kevin M. Kruszewski, PG
V.P. - Environmental Risk Management

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FIGURES

Figure 1: Property Vicinity Map

Figure 2: Generalized Diagram of the Subject Property and Adjoining Properties

APPENDICES

Appendix A: Property Photographs from Site Reconnaissance

Appendix B: Correspondence and Supporting Documentation

Appendix C: Previous Site Investigations

Appendix D: Regulatory Database and File Review Correspondence

Appendix E: Professional Resumes

Appendix F: Acronyms and Terminology, Scope of Work, ASTM Reference Document,
and User's Continuing Obligations under CERCLA

1.0 INTRODUCTION

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF CONNER CREEK CENTER, LLC AND CONNER LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

PM acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PM makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

1.1: Property Overview

Subject Property Location/Address	4777 East Outer Drive, Detroit, Wayne County, Michigan
Number of Parcels and Acreage	One parcel totaling 16.10 acres
Number of Building(s) and Square Footage	A three to four-story hospital containing approximately 340,600 square feet
Current Property Use	General medical and office activities
Current Zoning	R-5: Medium Density Residential District

The subject property location is depicted on Figure 1, Property Vicinity Map. A diagram of the subject property and adjoining properties is included as Figure 2, Generalized Diagram of the Subject Property and Adjoining Properties. Photographs taken during the site reconnaissance are included in Appendix A.

1.2: Purpose and Scope of Services

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

Acronyms and terms used in this report are described in Appendix F. Additionally, PM's scope of services is included in Appendix F.

1.3: Significant Assumptions

Pursuant to ASTM Standard Practice E 1527-13, PM assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

1.4: Limitations, Deviations, and Special Terms and Conditions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 11.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA that would deviate the scope of work from the ASTM Standard Practice E 1527-13.

PM was not provided with a copy of the recorded land title records for subject property by the client and was not requested to complete a title search. Therefore, PM cannot comment on any potentially relevant information that may have been obtained through review of these records.

2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-13.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

The following responses were provided by the User. A copy of the completed User Questionnaire is included in Appendix B.

Question	Response
Name of Preparer and User Entity	Mr. Raymond McLemore; Conner Creek Center LLC
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No
Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No

Question	Response
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Not applicable
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Not applicable
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:	
Do you know the past uses of the property?	Yes; hospital
Do you know of specific chemicals that are present or once were present at the property?	No
Do you know of spills or other chemical releases that have taken place at the property?	No
Do you know of any environmental cleanups that have taken place at the property?	No
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

2.1: Recorded Land Title Records

PM requested reasonably ascertainable recorded land title records for the subject property from the User. However, PM did not receive any title records from the User within the time constraints of this report. Additionally, PM was not requested to complete a title search by the User. PM did review available environmental lien and activity and use limitations for the subject property, which are further discussed in Section 4.10. Based upon the information reviewed as part of this Phase I ESA, PM has not identified the lack of provided land title records as a data failure that represents a significant data gap.

2.2: Reason for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence related to the refinance of the subject property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 1 for an excerpt of the Topographic Map		
<i>Site Elevation</i>	620-625 feet above mean sea level (msl)	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Highland Park, Michigan Quadrangle, 1968 (photo revised in 1983)
<i>Topographic Gradient</i>	West	
<i>Closest Surface Water</i>	Unnamed drain located 1,670 feet east at an elevation of 625 feet above msl	
General Soil Characteristics: Refer to Appendix B for a copy of the custom soil survey		
<i>Soil Type</i>	Colwood-Urban land complex, dense substratum, 0 to 2 percent slopes	United States Department of Agriculture, Custom Soil Resource Report for Wayne County, Michigan (survey area date: September 16, 2019)
<i>Description</i>	Colwood soils consist of sandy loam to 9.0 inches below ground surface (bgs), loam to 12.0 inches bgs, silty clay loam to 35.0 inches bgs, silt loam to 65.0 inches bgs, underlain by clay to 80.0 inches bgs. The soil is poorly drained with 24.0 to 30.0 inches to the water table. The risk of corrosion for uncoated steel is high and low for concrete. Urban land is typically an area covered by commercial buildings, condominiums, apartment buildings, parking lots, streets, sidewalks, driveways, railroad yards, industrial complexes, and other structures. Permeability and corrosivity are not defined. A typical soil profile is not defined.	
<i>Soil Type</i>	Shebeon-Urban land-Avoca complex, 0 to 4 percent slopes	
<i>Description</i>	Shebeon soils consist of sandy loam to 9.0 inches bgs, loam to 27.0 inches bgs, clay loam to 55.0 inches bgs, underlain by loam to 80.0 inches bgs. The soil is somewhat poorly drained with 33.0 to 47.0 inches to the water table. The risk of corrosion for uncoated steel is high and low for concrete. Refer above for Urban land description. Avoca soils consist of sandy loam to 12.0 inches bgs, sand to 31.0 inches bgs, clay loam to 49.0 inches bgs, underlain by loam to 80.0 inches bgs. The soil is somewhat poorly drained with 19.0 to 46.0 inches to the water table. The risk of corrosion for uncoated steel is high and low for concrete.	

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
<i>Soil Type</i>	Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes	
<i>Description</i>	Refer above for Urban land description. Riverfront soils consist of sandy loam to 6.0 inches bgs, very artificial sandy loam to 16.0 inches bgs, gravelly-artificial loam to 46.0 inches bgs, very artificial loam to 68.0 inches bgs, underlain by clay to 80.0 inches bgs. The soil is well drained with more than 80.0 inches to the water table. The risk of corrosion for uncoated steel and concrete is low.	
<i>Soil Type</i>	Ziegenfuss-Urban land -Avoca complex, 0 to 4 percent slopes	
<i>Description</i>	Ziegenfuss soils consist of sandy loam to 9.0 inches bgs, loam to 12.0 inches bgs, clay loam to 56.0 inches bgs, underlain by clay to 80.0 inches bgs. The soil is poorly drained with 8.0 to 24.0 inches to the water table. The risk of corrosion for uncoated steel is high and low for concrete. Refer above for Urban land and Avoca soil descriptions.	
Area Specific Geology/Hydrogeology Characteristics		
<i>Geology</i>	Clay to at least 20.0 feet bgs, the maximum depth explored.	Previous site investigations on the subject property (1998-2016)
<i>Hydrogeology</i>	Limited, discontinuous, and perched groundwater was encountered in three borings in the most recent site investigation at depths between 0.5 and 2.5 feet bgs. Groundwater flow direction was not calculated.	
Oil and Gas Wells		
<i>Current Oil and Gas Wells on Subject Property</i>	None identified	Michigan Department of Environment, Great Lakes, and Energy (EGLE) Geologic Survey Division (GSD) web site
<i>Historical Oil and Gas Wells on Subject Property</i>	None identified	

4.0 RECORDS REVIEW

PM reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1937. No data failure was identified.

4.1: Aerial Photographs and Sanborn Maps

PM reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in Appendix B.

PM reviewed reasonably ascertainable Sanborn Fire Insurance Maps for the subject property area, which were obtained from EDR. The sources and years reviewed are identified in the table below. Relevant Sanborn Maps are included in Appendix B.

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 8.0.

Aerial Photographs and Sanborn Maps Summary

Year and Source	Summary of Information
1937 Aerial (EDR)	Appears to be vacant land based on the lack of defined crop rows, building, or structures visible. A small stream is visible in the western portion of the subject property, extending from the northwest corner in a southeasterly direction. East Outer Drive is visible south of the property and Conner Street is visible east of the property.
1940 Aerial (EDR)	Similar to the previous aerial year.
1949 Aerial (EDR)	A portion of the current building is visible in the southeastern corner. The remainder appears to be vacant land.
1950 Sanborn Map (EDR)	Sanborn maps were available; however, the subject property was not depicted.
1952 Aerial (EDR)	The previously identified stream appears to have been rerouted and the area has been cleared. Two small garage structures are visible north of the previously identified building. The remainder appears similar to the previous aerial year.
1952 Sanborn Map (EDR)	Sanborn maps were available; however, the subject property was not depicted.
1956 Aerial (EDR)	Several additions are visible on the current building and a small storage structure is visible north of the previously identified garages. The remainder appears similar to the previous aerial year.
1957 Sanborn Map (EDR)	Sanborn maps were available; however, the subject property was not depicted.
1960 Sanborn Map (EDR)	The building is depicted as "Holy Cross Hospital". The building is depicted with a chapel, boiler room, and basements. Generally, appears similar to the previous aerial year.
1961 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1962 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1967 Aerial (EDR)	The current building appears to be under construction, with a large addition in the northwestern portion and what appears to be a construction staging area in the northeastern corner. A large paved parking area is visible west of the building. The remainder generally appears similar to the previous aerial and Sanborn years.
1972 Aerial (EDR)	Several additions are visible on the building. The previously identified construction staging area and garages and storage structures are no longer visible. The remainder generally appears similar to the previous aerial and Sanborn years.

Year and Source	Summary of Information
1978 Sanborn Map (EDR)	Additions are depicted on the north, east, and south portions of the building. A laundry room and additional boiler room are depicted in the northwestern portion of the building. The remainder appears similar to the previous aerial and Sanborn years. Appears similar to the current layout.
1981 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1984 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1987 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1987 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1990 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1993 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1997 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
1998 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
1999 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2002 Sanborn Map (EDR)	Similar to the previous aerial and Sanborn years.
2005 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2009 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2010 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2012 Aerial (EDR)	Similar to the previous aerial and Sanborn years.
2015 Aerial (Wayne County)	Similar to the previous aerial and Sanborn years.

A summary of this information along with other historical sources is included in Section 6.0.

4.2: Local Street Directories

Reasonably ascertainable local street directories for Detroit, Michigan were researched. Directories were available from 1891 to 2014. Directories were researched in at least five-year increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

Subject Property: 4777 East Outer Drive

2014 Black Family Development
 Conner Creek Medical Associates
 Conner Creek Urgent Care
 Conner Creek Village

	Detroit Community Initiative
	Eastwood Clinics Detroit
	House of Prayer mission International
	Kindred Hospital
	Metro Home Health
	NCADD
	Northeast Physicians Health Center
	Patrick Murray Eye Center
	Saint John Conner Creek Village
	The Youth Connection
	Triumph Hospital
	U S Government V A Medical Center
	Universal Macomb Ambulance Service
	Vodi Impact
2010	Advantage Health Center
	Conner Creek Urgent Care
	Detroit Community Initiative
	Eastwood Clinics
	NCADD
	Patrick Murray Eye Center
	Saraloga Rehabilitation
	Triumph Hospital Detroit
	Universal Macomb Ambulance Service
	USA Mobility Inc.
	We Care NPHC
2006-2005	Arch Wireless Operating Co Inc.
	Conner Creek MD
	Detroit Community Initiative Inc.
	Conner Creek Village
	Eastwood Clinics-Detroit
	Northeast Physicians Health Center
	Nortown Community Development Corporation
	Nortown Homes
	Patrick Murray Eye Center
	SCCI Hospital Detroit
	St. John Health System
	We Care NPHC
2003-2002	Holy Cross Foundation
	Nortwon Community
	St John Health System
	We Care NPHC
1999-1993	Holy Cross Foundation
	Holy Cross Hospital Center
	Nortown Community
1990-1949	Holy Cross Hospital
1946	Holy Cross Hospital
	Spence Bros Construction
1941-1926	Not Listed
1921-1891	East Outer Drive not included in the research resources

A summary of this information along with other historical sources is included in Section 6.0.

PM also reviewed listings for adjoining commercial properties. Information from the listings reviewed is included in Section 8.0.

4.3: Assessing Department

Reasonably ascertainable assessment information provided by the City of Detroit Assessing Department was obtained and reviewed. Assessing records document the subject property consists of one parcel containing 16.10 acres and is developed with an approximately 340,600 square foot hospital. Records document the hospital building was initially constructed in 1945, with multiple additions completed throughout the 1950s, 1960s, and 1970s. PM was also provided with historical assessing records; however, no relevant information was included in records reviewed. Copies of available assessment records for the subject property and the current legal description are included in Appendix B.

4.4: Building Department

Reasonably ascertainable assessment information provided by the City of Detroit Buildings, Safety Engineering and Environmental Department was obtained and reviewed. Building records document a permit to construct the footings of the hospital building in January 1945. Building records also documented various permits for interior alterations, additions, and general repairs between 1950 and 1992. No additional relevant information was included within the records reviewed.

PM also reviewed available City of Detroit Oil and Gas records cards, which were available through the City of Detroit Buildings, Safety Engineering and Environmental Department. Oil and Gas records cards document one 20,000-gallon UST was present in at least August 1953. The 20,000-gallon UST is likely the same UST associated with the emergency generator which had a reported release in May 1998. Refer to Section 4.9 for a summary of the LUST site investigation activities and previous reports completed for the subject property.

Additionally, Oil and Gas records cards document the hospital utilized steam in at least 1981 and contained information associated with the boiler system. No additional relevant information was included with the available records reviewed.

4.5: Fire Department

PM submitted a Freedom of Information Act (FOIA) request to the City of Detroit Fire Department to review records for the subject property. Fire Department records document one 15,000-gallon diesel tank was in use during a September 1986 inspection; however, records did not indicate if the tank was stored aboveground or underground. A complaint was made in December 1994, associated with a spill of approximately three ounces of formaldehyde. The complaint indicated the spill was diluted down the sink, and the floor was flushed with water and cleaned. No additional information was provided. Based on the nature of the spill, PM has not identified this as a REC.

Lastly, records provided documented an odor complaint at the property in August 1998 near the emergency generator. The complaint was likely associated with a fuel oil UST utilized as backup

for the generator, that had a reported release during that timeframe. Refer to Section 4.9 for additional information.

4.6: Health Department

PM submitted a FOIA request to the City of Detroit Institute for Population Health Department to review records for the subject property. PM did not receive a response within the time constraints of this report. If PM does receive a response, and it changes the findings of the report, the client will be notified.

4.7: Utilities

4.7.1: Municipal Water/Water Wells

The subject property is currently connected to municipal water. Review of available City of Detroit sewer maps, document municipal sewer has been available to the subject property area since at least 1930. It is likely that municipal water has also been available since this time, and therefore, that the subject property was most likely connected to municipal water during initial construction activities in 1945. No records of private water wells have been identified through review of reasonably ascertainable information.

4.7.2: Sanitary Sewer/Septic System

The subject property is currently connected to municipal sewer. Review of available City of Detroit sewer maps, document municipal sewer has been available to the subject property area since at least 1930. Therefore, the subject property was most likely connected to municipal sewer during initial construction activities in 1945. No records of private septic systems have been identified through review of reasonably ascertainable information.

4.7.3: Heat Source

The subject property is currently connected to natural gas, which is supplied by MICHCON, a subsidiary of DTE Energy. Review of a natural gas distribution map provided by a representative of MICHCON documents natural gas has been available to the subject property area since at least 1939.

Review of previous reports completed for the subject property document the former boiler system was powered by coal and was later converted to natural gas, at which time a former fuel oil UST was likely installed to act as an emergency backup for the generator. PM was unable to confirm when the subject property was initially connected to natural gas. Refer to Section 4.8 for a summary of the former UST systems and Section 4.9 for a summary of the LUST site investigation activities and previous reports completed for the subject property.

No other alternative heat sources have been identified through review of reasonably ascertainable information.

4.8: Underground Storage Tank (UST) Systems

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current presence of USTs on the subject property.

Specifically, no records of active USTs were identified through review of reasonably ascertainable records and PM did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance. Additionally, the current owner indicated he had no knowledge of current USTs associated with the subject property.

The subject property contained potentially three former USTs. The following table indicates the size of the UST, contents, location (if known), the dates of installation and removal, and the source of the information.

Historical UST Information

Size	Contents	Location	Date Installed	Date Removed	Source
20,000-gallons	Unknown (likely fuel oil)	Beneath the current ambulance bay	Prior to 1953	1960s-1970s	Oil and Gas record cards, Knowledgeable Site Contact
20,000-gallons	Fuel Oil	East of the building	1966	1998 (closed in place)	Fire Dept. & EGLE
15,000-gallons	Fuel Oil	Unknown	Prior to 1980s	Unknown	Fire Dept & PSI*

*Previous Site Investigation

PM reviewed a 1998 leaking underground storage tank (LUST) Closure report for the subject property. The report was completed to assess the former 20,000-gallon fuel oil UST, located east of the building, which was closed in place in 1998. PM has identified this UST as an HREC. Refer to Section 4.9 for a summary of the report.

Review of previous reports completed for the subject property and other historical sources document two additional USTs were located on the subject property. A 20,000-gallon fuel oil UST was identified within City of Detroit Oil and Gas record cards, dated 1953. An employee interviewed as part of the 1995 Phase I ESA indicated a tank had been removed in the 1960s, prior to the 1967 addition (west of the former boiler room location) and a current site contact indicated the UST may have been located beneath the current ambulance bay and removed prior to the 1974 addition. The UST identified in Oil and Gas record cards is likely the same one that was reportedly removed in the 1960s or 1970s, however, PM was unable to verify if the UST was removed. Additionally, review of the previous 1995 report and City of Detroit Fire Department records document a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. PM completed a Ground Penetrating Radar (GPR) survey in September 2016 to assess for the potential of orphan USTs located at the subject property. Refer to Section 4.9 for additional information.

4.9: Previous Environmental Reports

PM reviewed the following previous environmental reports for the subject property. Relevant portions of the reports are included in Appendix C.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environmental Limited (Stock)
LUST Closure Report	12/27/1998	Bio-Tech, Inc. (Bio-Tech)
Hazardous Materials Survey, Lead Paint Chip Testing, and Mold Survey Report	3/14/2005	Performance Environmental Services, Inc. (Performance)
Limited Microbial Assessment and Testing Report	4/28/2005	Performance
Asbestos Air Monitoring Documentation	4/29/2005	Performance
Hazardous Materials Survey Report	4/18/2007	Performance
Phase I ESA	11/19/2015	PM
GPR survey and Phase II ESA	9/12/2016	PM

4.9.1: Summary of Previous Environmental Reports

1995 Phase I ESA (Stock)

The 1995 Phase I ESA was completed for the subject property and west adjoining senior residential apartment complex (4661-4663 East Outer Drive). At the time of the report, the current hospital building was present with similar operations. Stock indicated the former boiler system was powered by coal and was later converted to natural gas; at which time a former fuel oil UST was installed to act as an emergency backup generator fuel source. According to an employee who worked at the property in the 1950s and 1960s, a tank was removed in the 1960s prior to the 1967 addition (west of the former boiler room location).

Additionally, Stock reviewed available City of Detroit Fire Department records which documented that a 15,000-gallon fuel oil UST was present at the property in the 1980s. Stock and employees at the time could not verify the location of the 15,000-gallon fuel oil UST, and Stock indicated it was likely an error made by the Fire Department, and was most likely either the former UST removed in the 1960s, or the current UST which had been relocated in 1976.

During Stock's site reconnaissance, a boiler was being tested using the emergency fuel oil when a diaphragm had blown causing a release of approximately one to two gallons of fuel oil on the unsealed concrete floor. Stock indicated absorbent material had been placed in the release area. Stock interviewed an employee who indicated the boiler usually had issues while running on fuel oil. Stock indicated the active boiler system has been connected to natural gas since that portion of the building was constructed in 1976.

Stock also noted minor leaks of fuel oil were associated with both emergency generators located in the generating rooms in the northeastern portion of the building, and absorbent material was located at the base of the generators. An employee interviewed, indicated despite the hoses on the generators being replaced several times, they continued to leak, had been leaking for at least the last three years (since approximately 1992).

A 20,000-gallon fuel oil UST was located east of the building at the time of the report, which was reportedly installed in the area of the current building and was moved in 1976 to the then current location when the 1976 addition was constructed. Stock was unable to confirm the initial installation date or location of the UST.

Stock had documented that the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee indicated the old transformers and PCB-containing fluid was disposed of properly and waste manifest records were provided to Stock.

A potential release from the 20,000-gallon fuel oil UST and oil staining associated with the third floor elevator equipment with suspect PCBs as RECs, was identified in the 1995 Phase I ESA and a Phase II ESA was recommended be completed for the UST, and a PCB wipe test be completed for the oil staining.

1998 LUST Closure Report (Bio-Tech)

One release (C-0429-98) was reported on May 27, 1998 associated with a 20,000-gallon fuel oil UST. However, review of EGLE UST records document the UST contained diesel.

Based on observations made during subsurface investigation activities, it was determined the release was caused from leaking product lines. The decision was made to close the UST in place in August 1998, based on the close proximity of the main natural gas line that services the property. A total of approximately 134 yards of soil was removed from the UST area and stockpiled and a total of approximately 840 gallons of perched groundwater was pumped from the fill sand within the UST basin area and temporarily stored within a frack tank until analytical results were obtained from the subsurface investigation activities. Sidewall and floor soil samples were collected and analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tert-butyl ether (MTBE), polynuclear aromatic hydrocarbons (PNAs), 1,2,4-trimethylbenzene (TMB), 1,3,5-TMB, 1,2-dibromoethane, 1,2-dichloroethane. Analytical results documented soil contamination was not detected above laboratory method detection limits (MDLs)

The perched groundwater encountered surrounding the UST basin was analyzed on three separate events, first for diesel range organics (DRO) in May 1998, which indicated contamination was detected, however, was below the most restrictive Part 213 Risked Based Screening Levels (RBSLs). The second two sampling events in August and September 1998 analyzed for BTEX, 1,2,4-TMB, 1,3,5-TMB, 1,2-dibromoethane, and 1,2-dichloroethane, which indicated contamination was not detected above MDLs.

The water was disposed of off-site, the soils were returned to the UST basin area, and based on the analytical results, Bio-Tech indicated no further investigation was warranted. The release was granted Tier I Unrestricted Residential closure in August 1999.

The property is a closed LUST site, with one release reported in May 1998 and Tier 1 Unrestricted LUST Closure granted in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains on-site above the current Part 213 Tier 1 RBSLs. Based on the closed LUST status, unrestricted LUST Closure, and

documented site assessment activities which were adequate to assess the former release, PM has identified the closed LUST status as an HREC.

2015 Phase I ESA (PM)

At the time of the Phase I ESA, the property was occupied by the current hospital with similar operations. PM identified similar historical and municipal information as included within the current Phase I ESA.

PM identified the following on-site RECs:

- Review of previous reports completed for the subject property and other historical sources documents two additional USTs were located on the subject property. A 20,000-gallon fuel oil UST was identified within City of Detroit Oil and Gas record cards, dated 1953. An employee interviewed as part of the previous 1995 Phase I ESA indicated a tank had been removed in the 1960s prior to the 1967 addition (west of the former boiler room location). The UST identified in Oil and Gas record cards is likely the same one that was reportedly removed in the 1960s, however, PM was unable to verify if the UST was removed. Additionally, review of the previous 1995 report and City of Detroit Fire Department records document a 15,000-gallon fuel oil UST was present at the subject property in the 1980s. The potential exists for orphan USTs to be present on the subject property and/or for a release to have occurred from the systems.
- PM observed three hydraulic lift elevators, identified as elevators 6-7 and 12, located throughout the subject building, which were installed during renovation/addition activities in the 1960s and 1970s. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), PM is of the opinion that the elevator hydraulic fluid potentially contains PCBs. According to the site contact, elevators 7 and 12 have been out-of-use since 2014 when the elevator equipment rooms were flooded. PM observed visual evidence of hydraulic fluid leaking at the bases of the elevator equipment for elevators 7 and 12, with a floor drain located approximately five feet from the elevator equipment for elevator 12. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the Toxic Substance Control Act (TSCA) standards, a BEA will not protect the purchaser from cleanup to TSCA standards.
- The subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. PCBs were banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Additionally, review of the previous 1995 Phase I ESA documents the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was used from 1976 when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee interviewed as part of the 1995 report indicated the old transformers and PCB-containing fluid was disposed of properly. These records were not available for review. Therefore the 1987 violation is likely associated with former PCB-containing transformers in the

building, which were likely removed in 1990, likely as a result of the violation. The potential exists for contamination to be present in these areas. If PCB contamination is identified on-site that exceeds the TSCA standards, a BEA will not protect the purchaser from cleanup to TSCA standards.

2016 GPR Survey and Phase II ESA (PM)

A GPR survey was completed in September 2016 to assess for the potential of orphan USTs at the property. PM encountered landscaped areas, parked vehicles, and interior storage within the GPR survey area that limited its ability to assess the property. However, no anomalies consistent with the presence of orphan USTs were identified during the investigation. However, the potential exists that USTs could be present and not identified by the GPR survey if the location was directly below a limitation; located outside of the GPR survey area; and/or deeper than 4.0 feet bgs, the physical limits of the GPR survey.

To assess the RECs identified in the 2015 Phase I ESA, PM advanced ten soil borings (SB-1 through SB-10), installed three temporary monitoring wells (TMW-6, TMW-9, and TMW-10), and collected 12 soil samples and three groundwater samples for laboratory analysis of volatile organic compounds (VOCs), PNAs, and/or PCBs. At least 2.0 feet of concrete was encountered in the area of SB-7; therefore, a soil boring was unable to be advanced to allow for soil and/or groundwater sample collection.

Soil and groundwater analytical results did not identify concentrations of VOCs, PNAs, and/or PCBs above laboratory MDLs in any of the samples analyzed when compared to 2016 standards.

Concentrations of chloroform were identified in the perched groundwater sample collected at TMW-6 above current criteria. However, based on a review of the soil and remaining groundwater results with lack of chloroform identified, the source of the chloroform is likely related to an alternate or naturally occurring source and is not a result of a release of chloroform to the subsurface soil and/or groundwater located on the subject property. Therefore, the source of chloroform identified in the perched groundwater sample collected at TMW-6 is likely a result of chlorinated water from subsurface plumbing or from the use of tap water and cleaning products used to clean the floors in this area of the building. No concentrations of chloroform or other VOCs were identified in any of the remaining soil gas samples above the laboratory MDLs.

Based on the results of the 2016 site investigation, previously identified RECs have been adequately assessed.

4.10: Environmental Liens, Activity and Use Limitations, and Government Institutional and Engineering Controls

PM has not identified any record of environmental liens, activity and use limitations, or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

5.0 INTERVIEWS

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property. In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

Represents	Interviewed	Name and Title	Length of Time Associated with Subject Property	Comments
Current Property Owner, Key Site Manager, and Current Occupant	Yes	Mr. Raymond McLemore, Operations Manager and representative of the current owner	Since 2015	Mr. McLemore indicated that no significant changes have occurred since 2015, when the previous reports were completed. Additional information provided by Mr. McLemore is provided throughout this report.
Former Property Owner	No	Not applicable	Not applicable	Contact information for the former owner was not reasonably ascertainable or provided by the User.
Former Occupant(s)	No	Not applicable	Not applicable	Contact information for the former occupants was not reasonably ascertainable or provided by the User.
Other(s)	No	Not applicable	Not applicable	No other relevant interviews were conducted as part of this Phase I ESA

6.0 SUMMARY OF HISTORICAL USE

Standard and other historical sources document the property was vacant land from at least 1937 until a portion of the current building was constructed in 1945. Multiple additions were constructed throughout the 1950s, 1960s, and 1970s. The subject building has been utilized as a hospital since 1945.

7.0 SUBJECT PROPERTY RECONNAISSANCE

Reconnaissance Information	
PM Field Personnel:	Mr. David Balash
Site Reconnaissance Date:	February 6, 2020
Escort:	Mr. Raymond McLemore
Limitations:	Exterior observations were limited by approximately two to three inches of snow cover. However, PM has not identified this limitation as a significant data gap.

7.1: Subject Property Observations

The hospital building contains up to five stories including ground/garden level floors totaling approximately 340,600 square feet, which are divided into lobbies, offices, medical examination/patient rooms, vacant areas (lobbies, medical examination/patient rooms, surgical units, clinic, labs, kitchens), storage areas, restrooms, kitchens, utility rooms, electrical rooms, maintenance rooms, mechanical rooms, boiler rooms, and a garage.

Interior finish materials include suspended acoustical ceiling tiles, drywall and plaster ceilings and walls, concrete block walls, ceramic wall and tiles, carpeted floors, poured concrete floors, terrazzo floors, wood floors, and 12-inch by 12-inch vinyl floor tiles. Storage areas, utility rooms, mechanical rooms, electrical rooms, and boiler rooms are partially finished with metal deck ceilings, drywall walls, concrete block walls, and poured concrete floors. The concrete floors were in good condition with no significant cracking, pitting, or damage observed.

Asphalt paved parking areas and/or drives are present in the northern, northeastern, eastern, and western portions. The remainder of the subject property contains groomed grass and landscaped areas.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Interior Equipment	Elevators	Yes
	Air Compressors	Yes
	Incinerators	No
	Waste Treatment Systems	No
	Presses/Stamping Equipment	No
	Press Pits and/or In-ground Pits	No
	Hydraulic Lifts or In-ground hoists	No
	Paint Booth	No
	Plating Tanks	No
	Parts Washers	No
	Lathes, Screw Machines, etc.	No
	Aboveground Chemical or Other Waste Storage or Waste Streams	Aboveground Storage Tanks (ASTs)
Drums, Barrels and/or Containers > 5 gallons		Yes
Chip Hoppers		No
Hazardous or Petroleum Waste Streams		Yes
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks	No
	Fuel Dispensers	No
	Sumps or Cisterns	Yes
	Dry Wells	No
	Oil/Water Separators	No
	Floor Drains, Trench Drains, etc.	Yes
	Pipeline Markers	No
Exterior Observations	Stressed Vegetation	No
	Stained Soil or Pavement	Yes
	Monitoring Wells	No
	Pad or Pole Mounted Transformers and/or Capacitors	Yes
	Soil Piles of Unknown Origin	No
	Exterior Dumpsters with Staining	No

Category	Feature	Observed
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	No
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
	Pits, Ponds, Lagoons	No

Elevators: PM observed eight traction elevators, identified as elevators 1-5 and 8-11, located throughout the subject building, which were installed during construction. The elevators are cable-drawn with equipment located on the highest floor of elevator access (second or fourth floor, depending on the elevator). No chemical storage or staining was observed associated with the traction elevators.

Additionally, PM observed three hydraulic lift elevators, identified as elevators 6-7 and 12, located throughout the subject building, which were installed during renovation/addition activities in the 1960s and 1970s. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), PM is of the opinion that the elevator hydraulic fluid potentially contains PCBs. According to Mr. Kyle, elevators 7 and 12 have been out-of-use since 2014 when the elevator equipment rooms were flooded. PM observed visual evidence of hydraulic fluid leaking at the bases of the elevator equipment for elevators 7 and 12, with a floor drain located approximately five feet from the elevator equipment for elevator 12. The leaking equipment associated with the out-of-service hydraulic elevators was assessed as part of the previous site investigations. Therefore, PM has not identified the hydraulic elevators as a REC.

Air Compressors: PM observed two air compressors located in the active boiler room in the northern portion and two air compressors located in the former boiler room in the central portion of the subject building. The air compressors, which were staged on concrete, were in good condition with no evidence of leaking and/or staining observed on the air compressors or on the concrete floors in the vicinity of the air compressors. Based on the observed conditions, PM has not identified the air compressors as a REC.

ASTs: PM observed an 8,000-gallon diesel AST located in the northeastern portion of the subject property, which is used to power the emergency generator. The AST, which is staged on concrete and stored in secondary containment, was in good condition with no evidence of leaking and/or staining observed on the AST or on the concrete in the vicinity of the AST. According to Mr. Kyle, the AST is serviced by Fuel Tanks Services, and has not needed to be filled during his time at the subject property (since 2007). Based on the observed conditions, PM has not identified the AST as a REC.

PM observed staining near the base of the emergency diesel generator within the northeastern portion of the property. However, based on the observed condition of the flooring and lack of floor drains within the immediate vicinity of the generator, PM has not identified the staining as a REC. PM recommends the source of the staining be repaired and that the current staining be removed.

Additionally, PM observed an oxygen AST located north of the building. The AST, which is used associated with hospital operations, was stored on a concrete pad, adjacent to an out-of-use

oxygen AST. Based on the gaseous nature of the AST, PM has not identified the ASTs as a REC.

Drums, Barrels, and/or Containers > 5-gallons: PM observed numerous drums and containers of varying size and contents in multiple areas of the subject building, which are further described below.

Active Boiler Room

PM observed one 160-gallon sulfite mixture drum, numerous 55-gallon water treatment drums, one 30-gallon lithium bromide drum, and multiple 20-gallon lithium bromide drums located throughout the active boiler room. The sulfite mixture drum and several of the water treatment drums and lithium bromide drums were connected to water treatment systems, and the remainder of the drums were new/unused. Water treatment drum contents included chlorine, sodium nitrate, steam condensate treatment chemicals, boiler water treatment chemicals, and cooling tower treatment chemicals, all of which are used associated with water treatment activities. The drums were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. Based on the observed conditions and use of the drum materials to treat water, PM has not identified the drums as a REC.

PM also observed multiple new oil/new vacuum pump oil containers of varying sizes (i.e., one to five gallons) located throughout the active boiler room. The containers, which were staged on concrete and not stored in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the containers or on the concrete floors in the vicinity of the containers. Based on the observed conditions, PM has not identified the containers as a REC.

Lastly, PM observed 12 empty 55-gallon drums located in the northern portion of the active boiler room. The drums, which were staged on concrete and not in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. The drums are reportedly removed by Safety Kleen on an as-needed basis. Based upon this information and the observed site conditions, PM has not identified the drums as a REC.

Former Boiler Room

PM observed four five-gallon empty hydraulic fluid containers located in the former boiler room. The containers, which were used associated with air compressor operations, contained labels indicating former contents are classified as non-hazardous according to OSHA. The containers, which were staged on concrete and/or tables, were in good condition with no evidence of significant leaking and/or staining observed. However, the containers are stored approximately three feet from an active sump, with one of the containers on its side with limited concrete staining at the base of the container. PM recommends the containers be removed from the vicinity of the sump and disposed of in accordance with state hazardous waste regulations to prevent subsurface contamination.

Maintenance Room

PM observed four 55-gallon drums of new water treatment chemicals located in a maintenance room, adjacent to the active boiler room. The drums, which were staged on concrete and not in

secondary containment, were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. Based on the observed conditions, PM has not identified the containers as a REC.

Mechanical Room

PM observed a 55-gallon lift station cleaner drum located in a mechanical room. The drum, which is used associated with sewer maintenance, contained labels indicating contents are classified as non-toxic under Section 313 of Title III, (SARA) and 40 CFR Part 373. The drum, which was staged on a drum holder on its side, was in good condition with no evidence of leaking and/or staining observed on the drum or on the concrete floors in the vicinity of the drum. Based upon this information, PM has not identified the drum as a REC.

PM observed two 55-gallon coolant drums located in a mechanical room. The antifreeze is used to cool water treatment systems. The drums, which were staged on concrete and not stored in secondary containment, were in good condition with no evidence of leaking and/or staining observed on the drums or on the concrete floors in the vicinity of the drums. Based on the observed conditions, PM has not identified the drums as a REC; however, PM recommends the drums be stored in secondary containment to prevent subsurface contamination.

Hazardous or Petroleum Waste Streams: Mr. McLemore indicated that used oil, used water treatment chemicals, and used coolant are collected in 55-gallon drums and stored in the active boiler room until they are removed from the subject property by Safety Kleen (a licensed waste hauler) on an as needed basis.

Sumps or Cisterns: PM observed a large sump located in a mechanical room in the eastern portion of the building. PM was unable to observe the contents of the sump, which was covered at the time of the site reconnaissance. However, no storage of hazardous materials was observed in the area of the sump. Based on the observed conditions, PM has not identified the sump as a REC.

Additionally, PM observed a small sump located in the former boiler room. The water in sump appeared to be dark in color; however, PM did not observe any oily sheen or odor indicating the presence of hazardous substances and/or petroleum products. PM observed four five-gallon empty hydraulic fluid containers, which were not stored in secondary containment and stored approximately three feet from an active sump, with one of the containers on its side with limited concrete staining at the base of the container. PM recommends the containers be removed from the vicinity of the sump and disposed of in accordance with state hazardous waste regulations to prevent subsurface contamination.

Floor Drains, Trench Drains, etc.: PM observed multiple circular floor drains located in the kitchens, restrooms, mechanical rooms, and the boiler rooms. The floor drains, which likely discharge to municipal sewer, were in good condition with no evidence of staining and/or poor waste management practices observed with the exception of one former boiler room floor drain and two active boiler room drains, further discussed below.

PM observed a floor drain in the former boiler room with evidence of staining observed on the concrete floors in the vicinity of the floor drain. Additionally, PM observed two circular floor drains located in the active boiler room with evidence of staining observed on the concrete

floors in the vicinity of the drains. The active and former boiler room was previously assessed during the 2016 site investigation. Refer to Section 4.9 for additional information.

Additionally, PM observed multiple trench floor drains located in the active and former boiler rooms. The floor drains, which likely discharge to municipal sewer, were in good condition with no evidence of staining and/or poor waste management practices observed. Based on the observed conditions, PM has not identified the trench drains as a REC.

Pad or Pole Mounted Transformers and/or Capacitors: PM observed two exterior pad mounted transformers located east of the subject building and two interior pad-mounted electrical transformers in an electrical room in the eastern portion of the subject building. The transformers, which are likely owned by Detroit Edison (DTE), did not contain labels indicating PCB content. The transformers were in good condition with no evidence of leaking and/or staining observed. Based on the observed conditions, PM has not identified the transformers as a REC.

Review of the 1995 Phase I ESA documents the silicone fluid transformers on the ground floor of the building previously contained PCB-containing fluid, which was utilized from 1976, when the previous transformers were installed, until 1990 when the current transformers were installed using silicone fluid. An employee interviewed as part of the 1995 report indicated the old transformers and PCB-containing fluid was disposed of properly. These records were not available for review. Additionally, the subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. PCBs were banned in 1979, and following that, inspections were made throughout the 1980s to verify that no PCB-containing equipment was being used. Therefore, this violation is likely associated with former PCB-containing transformers in the building, which were likely removed in 1990, likely as a result of the violation. The transformers were assessed as part of the 2016 previous site investigations and no contamination was identified. Therefore, PM has not identified the hydraulic elevators as a REC. Refer to Section 4.9 for additional information.

7.1.1: Current Operations

The subject property is currently occupied by various hospital and medical tenants, and current business operations consist of general medical and office activities.

8.0 ADJOINING PROPERTIES

The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

North Adjoining Properties, across Milbank Greenway

The north adjoining properties developed with residential dwellings. Review of historical sources documents the properties have consisted of vacant land or used for residential purposes since at least 1937.

East Adjoining Properties, across Conner Street

The east adjoining property, identified as 20000 Conner Street, is occupied by Conner Avenue Chrysler Assembly Plant. Review of historical sources document the property was vacant land from at least 1937 until between 1952 and 1957 when the property was developed with an automotive storage yard with associated small offices and limited repair operations. A portion of the current building was constructed in the northern portion of the property in 1966, and most of the remainder of the building constructed between 1967 and 1972 when the previously identified buildings were demolished. The building has been occupied by an automotive assembly plant since 1966. This property is identified in the regulatory database. Refer to Section 9.2 for additional information.

The east adjoining property, identified as 19930 Conner Street, is occupied by La Solucion Corporation, a wholesale filtration product manufacturer. Review of historical sources document the property was vacant land from at least 1937 until construction of the current building between 1952 and 1956. An addition was constructed to the eastern portion between 1967 and 1972. The building was occupied by a paint warehouse from at least 1957 until 1993, Triad Plastics Inc., a plastic injection molding operation, in at least 1998, and has been occupied by La Solucion Corporation since at least 2003. This property is identified in the regulatory database. Refer to Section 9.2 for additional information.

South Adjoining Properties, across East Outer Drive

The southeast adjoining property, identified as 4909 East Outer Drive, is occupied by Wellness Plan Urgent Care Clinic. Review of historical sources document the property was vacant land from at least 1937 until a building was constructed between 1949 and 1952. An addition was constructed to the eastern portion between 1961 and 1967. The building was demolished between 1978 and 1981, and the current building was constructed in approximately 1981. The former building was occupied by Twin Pines Farm Dairy and associated activities from at least 1953 until at least 1981, and the current building has been used for various medical office and medical activities since construction of the current building in approximately 1981.

The remaining south adjoining properties developed with residential dwellings. Review of historical sources documents the properties have consisted of vacant land or used for residential purposes since at least 1937.

West Adjoining Properties

The west adjoining property, identified as 4575 East Outer Drive and 19940 Van Dyke Avenue, is occupied by St. Lazarus Serbian Orthodox Cathedral (eastern building) and American Serbian Memorial Hall (western building). The western hall building was constructed between 1957 and 1960, with an addition constructed between 1981 and 1984. The eastern church building was constructed in 1966. The property has been occupied by a hall and church since initial development.

The west adjoining property is occupied by a senior housing apartment complex associated with the subject property. Review of historical sources document the property was vacant land and/or contained paved surface parking lots associated with the subject property from at least 1937 until the construction of the current buildings between 1999 and 2005, and between 2010 and 2012.

9.0 REGULATORY RECORDS REVIEW

PM retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in Appendix D. The following information was obtained:

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Superfund Enterprise Management System (SEMS) (formerly CERCLIS – renamed in 2015) Sites	½ mile	0
Federal	SEMS-Archive Sites (formerly CERLIS-NFRAP – renamed 2015)	½ mile	1
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	2
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal Facilities (TSDF) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Very Small Quantity Generators (VSQG) Sites	subject property and adjoining properties	2
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	2
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWF/LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	14
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	2
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	3
State & Tribal	Michigan Inventory of Facilities (Includes Part 201 Sites and Baseline Environmental Assessment {BEA} Sites)	½ mile	28
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

9.1: Subject Property and Occupant Listings

The regulatory database report identified the following listings for the subject property or its known occupants on the referenced databases:

Holy Cross Hospital/St. John Northeast Community Hospital – The subject property is identified as a Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act (FIFRA/TSCA) Tracking System (FTTS) site, an active AST site, a Material Licensing Tracking System (MLTS) site, a closed UST site, a closed LUST site with a release reported in May 1998, a RCRA-VSQG of hazardous waste with no reported violations, a Waste Data System (WDS) site, and a historical auto station. Refer to Section 4.8 for a summary of the current and former UST systems and Section 4.9 for a summary of the LUST site investigation activities and previous reports completed for the subject property.

The subject property is identified as a FTTS site. PM attempted to review available EGLE file information; however, PM did not receive a response within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the listing is associated with a violation during a Section 6 PCB State conducted inspection completed in November 1987. No additional information was available. Refer to Sections 4.9 and 7.1 for additional information on potential former PCB usage.

9.2: Adjoining and Nearby Sites

PM's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, PM considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, PM did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property, with the exception of the following:

Chrysler LLC/ Skyline Painting, Inc./FCA US LLC – This property is identified as 20000 Conner Street and is an east adjoining property. The regulatory database has identified this property as a RCRA-VSQG of hazardous waste with no reported violations, a closed UST site, an open LUST site with a release reported in October 1991, a RCRA non-generator of hazardous waste with no reported violations, and a BEA site. Review of available EGLE records document that following removal of the former UST, soil contamination was identified. The contamination appears to be contained to the former UST basin, located southeast of the building. Based on the removal of the UST, regional clay geology, insufficient groundwater to

act as a transport mechanism, and the distance from the subject property (over 485 feet across Conner Street), PM has not identified the open LUST status as a REC.

The property was occupied by an automotive storage yard with limited automotive repair operations from at least 1957 until at least 1967 and has been occupied by an automotive assembly plant since 1966. Review of historical Sanborn maps document that a gasoline UST was located in the western portion of the property, associated with the limited repair operations in at least 1960 and 1962. PM was unable to confirm if the UST was removed. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property (over 100 feet across Conner Street), PM has not identified this property as a REC.

E I Du Pont De Nemours and Co. - This property is identified as 19930 Conner Street and is an east adjoining property. The regulatory database has identified this property as a RCRA non-generator of hazardous waste with no reported violations and a BEA site. PM attempted to review EGLE records for the property; however, records were not available within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents the BEA was completed and submitted to the EGLE in May 2003, when the current operations began. The property was occupied by a paint warehouse from at least 1957 until 1993, which is likely the cause of contamination at the property. However, based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property (over 150 feet and across Conner Street), PM has not identified this property as a REC.

Abys American Gas, Inc. – This property is identified as 19840 Van Dyke Avenue and is located within one-eighth of a mile southwest of the subject property. The regulatory database has identified this property as a closed LUST site with a release reported in April 1995. PM attempted to review EGLE records for the property; however, records were not available within the time constraints of this report. If PM does receive a response and it changes the findings of this report, the client will be notified. Review of the regulatory database documents three 10,000-gallon USTs containing gasoline/diesel were installed in 1979 and a 3,000-gallon kerosene UST was installed in 1986, all of which were subsequently removed in 1995. Based on the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, removal of the USTs and closed LUST status, and distance from the subject property (over 515 feet across East Outer Drive), PM has not identified this property as a REC.

Amoco Oil Co./Amoco SS #5460/CVS Store #8082 – This property is identified as 19900 Van Dyke Avenue and is located within one-eighth of a mile west-southwest of the subject property. The regulatory database has identified this property as a closed LUST site with releases reported in October 1990 and February and March 2000 and a BEA site. Review of available EGLE records, document contamination from former releases has been delineated north, south, and west of the property. Based on this information, the regional clay geology, lack of sufficient groundwater to act as a transport mechanism, and distance from the subject property (over 390 feet), PM has not identified this property as a REC.

10.0 FINDINGS, OPINIONS AND CONCLUSIONS

10.1: De Minimis Condition

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and 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 are not RECs or CRECs. No de minimis conditions were identified during this assessment.

10.2: Significant Data Gaps

A data gap, as defined in the ASTM Standard, is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. The environmental professional must then determine whether these gaps are significant. PM did not identify or encounter any instances of significant data gaps during the course of this ESA.

10.3: Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. The following HREC was identified:

- The subject property is a closed LUST site, with one release (C-0429-98) reported in May 1998, associated with a 20,000-gallon fuel oil UST and Tier 1 Unrestricted LUST Closure granted in August 1999. Review of previous site assessment activities documents that no subsurface contamination remains on-site above the current Part 213 Tier 1 RBSLs. Based on the closed LUST status, unrestricted LUST Closure, and documented site assessment activities which were adequate to assess the former release, PM has identified the closed LUST status as an HREC.

10.4: Recognized Environmental Conditions (RECs)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

10.5: Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. PM has not identified any CRECs in association with the subject property.

10.6: Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Hospital Property located at 4777 East Outer Drive, Detroit, Wayne County, Michigan, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property. Therefore, no further investigation is recommended at this time.

11.0 NON-ASTM SCOPE CONSIDERATIONS/BUSINESS ENVIRONMENTAL RISKS

PM has included a discussion of Non-ASTM Scope Considerations based upon industry standards and lender requirements. A Business Environmental Risk is defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

Non-ASTM Item	Observations or Information
<p>Potential Asbestos Containing Materials (ACMs)</p>	<p>Based upon PM's limited visual observations during the site reconnaissance, suspect ACBMs identified included one foot by one foot, two foot by two foot, and two foot by four foot suspended acoustic ceiling tiles, drywall and plaster ceilings and walls, and 12 inch by 12 inch vinyl floor tiles. The materials appeared to be in generally good condition. PM reviewed Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property by Performance Environmental Services, Inc. (Performance), and dated March 14, 2005. As part of the report, Performance identified 29 types of suspect ACM materials, and collected a total of 65 samples. 14 out of the 29 materials sampled were either presumed to be ACM or tested positive for ACM. A 2007 Hazardous Materials Survey Report was completed, which documented similar observations and conclusions/recommendations. Performance indicated that if renovation or demolition activities are planned, the materials should be properly managed.</p> <p>PM previously reviewed an Asbestos Air Monitoring Documentation report, completed on April 29, 2005, documenting air monitoring completed before, during, and after the removal of select ACMs within the kitchen area, dock area, and office area within the basement. The report documents the air samples were at or below the Michigan Department of Labor and Economic Growth (MDLEG) clearance criteria of 0.05 fibers per cubic centimeter (f/cc) and OSHA Permissible Exposure Limits of 1.0 f/cc for a 30-minute excursion and 0.1 f/cc for an 8-hour time-weighted average (TWA) using appropriate respiratory protection. PM recommends that an ACM O&M Plan be completed for the subject property.</p>

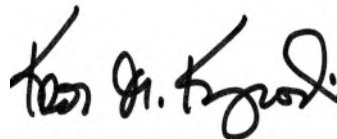
Non-ASTM Item	Observations or Information
Lead Based Paint (LBP)	<p>Based on the construction of the building prior to 1978, PM completed a limited visual assessment for potential lead-based paint (LBP). PM did not observe indications of peeling, blistering, or chipped paint on-site during the site reconnaissance. As part of the 2005 Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property, Performance identified three types of paint that were suspect for lead. A total of three representative samples of each paint color were collected and analyzed for LBP, two of which contained a lead content of 0.02% (on bay doors) and 0.03% (within the kitchen and offices). Performance indicated all paints and component coatings were presumed to contain lead and indicated if the affected materials were to be disturbed during renovation or demolition activities, Occupational and Safety Health Administration (OSHA) requirements would apply. PM recommends that a LBP O&M Plan be completed for the subject property.</p>
Visual Mold or Significant Moisture Damage	<p>PM observed limited water damage or moisture intrusion throughout the ground floor. During the 2015 Phase I ESA, it was documented that the ground floor of the hospital was flooded in August 2014 due to excessive amounts of rainfall that affected a large portion of Wayne County. A representative of the property stated all areas on the ground floor that were affected by the flood/had mold growth were abated; however, abatement reports were not available for review. PM did not observe indications of suspect microbial growth inside the building at the time of the site reconnaissance.</p> <p>As part of the 2005 Hazardous Materials Survey, Lead Paint Chip Testing and Mold Survey Report completed for the subject property, a tape impaction test was completed on five areas identified for suspect mold growth, three of which tested positive for mold spores. Performance recommended the areas be cleaned and post-remediation testing be completed. Performance completed a Limited Microbial Assessment and Testing Report, dated April 28, 2005, documenting the impacted areas had been successfully cleaned and post-remediation testing was negative for mold.</p>

12.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

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 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Lauren Babuska
Project Consultant



Kevin M. Kruszewski, PG
V.P. - Environmental Risk Management

13.0 REFERENCES

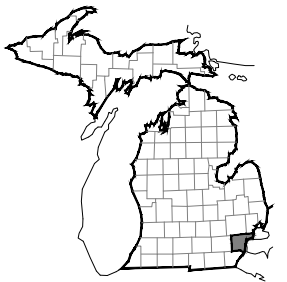
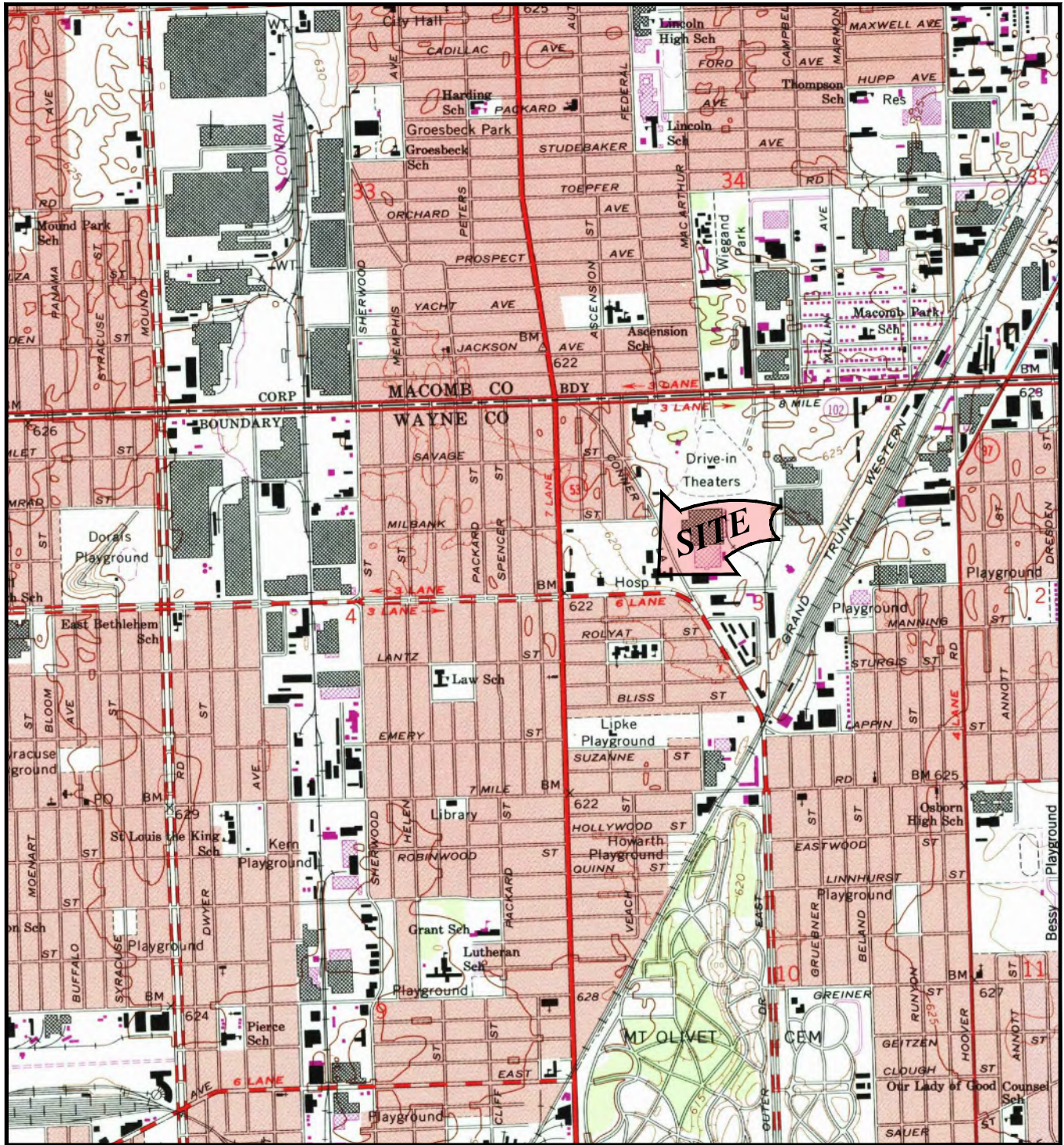
The following published sources were utilized during completion of this Phase I ESA:

- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 2013.
- Bresser's Cross-Index City Directories, Bresser's in Detroit, Michigan. City: Detroit. Years: 1946-2014.
- R.L. Polk's Directories, obtained from the State of Michigan Library in Lansing, Michigan. City: Detroit. Years: 1891-1941.
- United States Geological Survey Division (U.S.G.S.) 7.5 Minute Topographic Map Highland Park, Michigan Quadrangle, 1968 (photo-revised 1983).
- *Custom Soil Resource Report for Wayne County, Michigan*, U.S. Department of Agriculture, survey area data: September 16, 2019.

In addition, PM reviewed the following previous site investigations, some of which are available from public sources.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12/20/1995	Stock Environmental Limited (Stock)
LUST Closure Report	12/27/1998	Bio-Tech, Inc. (Bio-Tech)
Hazardous Materials Survey, Lead Paint Chip Testing, and Mold Survey Report	3/14/2005	Performance Environmental Services, Inc. (Performance)
Limited Microbial Assessment and Testing Report	4/28/2005	Performance
Asbestos Air Monitoring Documentation	4/29/2005	Performance
Hazardous Materials Survey Report	4/18/2007	Performance
Phase I ESA	11/19/2015	PM
GPR survey and Phase II ESA	9/12/2016	PM

Figures



MICHIGAN QUADRANGLE LOCATION

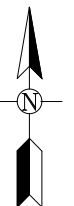
WAYNE COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

HIGHLAND PARK, MI QUADRANGLE, 1968. PHOTO REVISED 1983.



PROJ: HOSPITAL PROPERTY
4777 EAST OUTER DRIVE
DETROIT, MI

THIS IS NOT A LEGAL
SURVEY

VERIFY SCALE

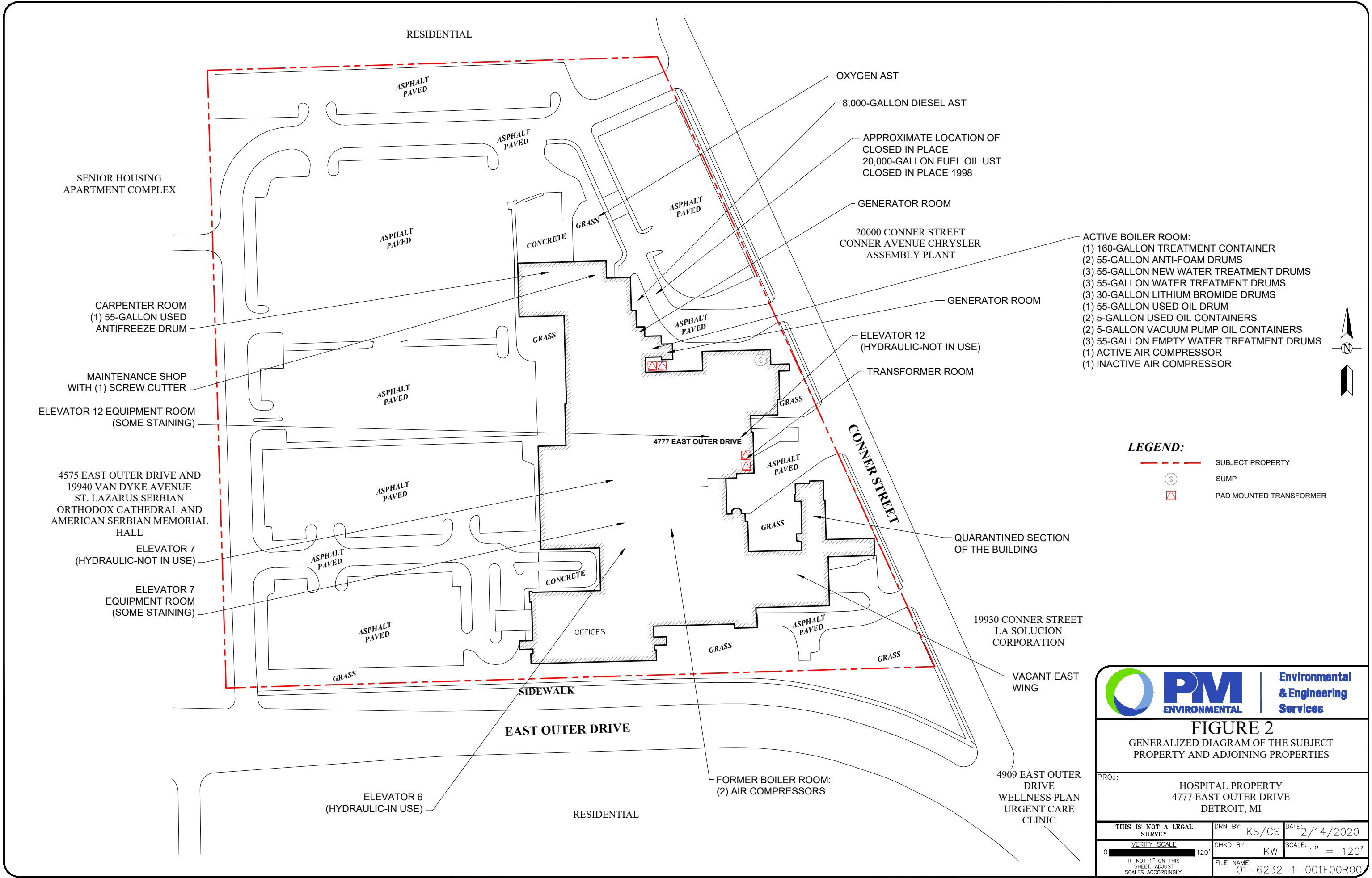
0 2,000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: KS DATE: 2/14/2020

CHKD BY: LB SCALE: 1" = 2,000'

FILE NAME:
01-6232-1-001F00R00



- ACTIVE BOILER ROOM:**
- (1) 160-GALLON TREATMENT CONTAINER
 - (2) 55-GALLON ANTI-FOAM DRUMS
 - (3) 55-GALLON NEW WATER TREATMENT DRUMS
 - (3) 55-GALLON WATER TREATMENT DRUMS
 - (3) 30-GALLON LITHIUM BROMIDE DRUMS
 - (1) 55-GALLON USED OIL DRUM
 - (2) 5-GALLON USED OIL CONTAINERS
 - (2) 5-GALLON VACUUM PUMP OIL CONTAINERS
 - (3) 55-GALLON EMPTY WATER TREATMENT DRUMS
 - (1) ACTIVE AIR COMPRESSOR
 - (1) INACTIVE AIR COMPRESSOR

LEGEND:

- SUBJECT PROPERTY
- S SUMP
- X PAD MOUNTED TRANSFORMER



FIGURE 2
GENERALIZED DIAGRAM OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

PROJ: HOSPITAL PROPERTY 4777 EAST OUTER DRIVE DETROIT, MI		
THIS IS NOT A LEGAL SURVEY	DRN BY: KS/CS	DATE: 2/14/2020
VERIFY SCALE	CHKD BY: KW	SCALE: 1" = 120'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-6232-1-001F00R00		

Section 10.5: Regulatory Records Documentation

ENVIRONMENTAL DATABASE SEARCH

4777 East Outer Drive
4777 East Outer Drive
Detroit, MI 48234

Inquiry Number: 06047252.2r
April 23, 2020

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). PM ENVIRONMENTAL, INC. used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by PM ENVIRONMENTAL, INC.. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

4777 EAST OUTER DRIVE
DETROIT, MI 48234

COORDINATES

Latitude (North):	42.4434820 - 42° 26' 36.53"
Longitude (West):	83.0214340 - 83° 1' 17.16"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	333749.3
UTM Y (Meters):	4700783.0
Elevation:	621 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6067814 HIGHLAND PARK, MI
Version Date:	2014
East Map:	6066656 GROSSE POINTE, MI
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140628
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
4777 EAST OUTER DRIVE
DETROIT, MI 48234

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	AMERIGAS PROPANE LP	20210 CONNER	MI AST	Higher	321, 0.061, NE
A2	ST JOHN NORTH EAST C	4777 E OUTER DR	RCRA-VSQQ, MI UST, MI LUST, MI WDS	Higher	383, 0.073, SE
A3	ST. JOHN (NORTHEAST)	4777 E OUTER	MI AST	Higher	386, 0.073, SE
A4	PROPOSED CONNER CREE	4777 EAST OUTER DRIV	FINDS, US BROWNFIELDS	Higher	387, 0.073, SE
B5	YRCW DBA HOLLAND DE	20210 CONNER ST	FINDS, ECHO, RCRA NonGen / NLR	Higher	603, 0.114, NNE
B6	WCI CONTRACTORS INC	20210 CONNER ST	RCRA NonGen / NLR	Higher	603, 0.114, NNE
C7	SCHMIDT A J CO	20070 CONNER AVE	EDR Hist Auto	Higher	639, 0.121, East
C8	SKYLINE PAINTING INC	20000 CONNER ST	RCRA NonGen / NLR	Higher	643, 0.122, East
C9	CHAMPION SPARK PLUG	20000 CONNER ST	MN MANIFEST	Higher	643, 0.122, East
C10	FCA US LLC	20000 CONNER ST	RCRA-VSQQ, WI MANIFEST, NY MANIFEST	Higher	643, 0.122, East
C11	CHRYSLER LLC	20000 CONNER ST	MI UST, MI BEA, MI INVENTORY, MI LUST, MI WDS	Higher	643, 0.122, East
C12	CONNER AVENUE ASSEMB	20000 CONNER	MI AST	Higher	643, 0.122, East
D13	CVS STORE #8082	19900 VAN DYKE	MI BEA, MI WDS	Higher	683, 0.129, SW
D14	AMOCO OIL CO	19900 VAN DYKE ST	FINDS, ECHO, RCRA NonGen / NLR	Higher	683, 0.129, SW
D15	CVS STORE #8082	19900 VAN DYKE	MI INVENTORY	Higher	683, 0.129, SW
D16	WOODWARD DETROIT CVS	19900 VAN DYKE ST	RCRA-VSQQ	Higher	683, 0.129, SW
E17	NORTOWN COLLISION IN	20035 VAN DYKE ST	FINDS, RCRA-VSQQ, ECHO	Lower	688, 0.130, West
E18	NORTOWN CDC-20017 VA	20017 VAN DYKE	US BROWNFIELDS, FINDS	Higher	697, 0.132, West
F19	MARATHON	20216 VAN DYKE ST	MI UST, MI INVENTORY, MI LUST, MI Financial...	Higher	752, 0.142, NW
20	TARGET CORPORATION	8500 E 8 MILE RD	FINDS, RCRA-VSQQ, ECHO	Higher	831, 0.157, NE
D21	AMOCO SS #5460	19900 VAN DYKE & OUT	MI UST, MI INVENTORY, MI LUST	Higher	886, 0.168, SW
G22	E I DU PONT DE NEMOU	19930 CONNER ST	MI BEA, MI WDS	Higher	922, 0.175, ESE
G23	E I DUPONT DE NEMOUR	19930 CONNER ST	FINDS, ECHO, RCRA NonGen / NLR	Higher	928, 0.176, ESE
H24	ABYS AMERICAN GAS IN	19840 VAN DYKE ST	MI UST, MI LUST, MI WDS	Higher	936, 0.177, SSW
H25	SUNOCO INC	19840 VAN DYKE ST	FINDS, ECHO, RCRA NonGen / NLR	Higher	936, 0.177, SSW
F26	NORTOWN COMMUNITY DE	20245 VAN DYKE	FINDS, US BROWNFIELDS	Lower	993, 0.188, NW
27	BUILDERS SQUARE	8400 E 8 MILE RD	FINDS, RCRA NonGen / NLR, ECHO	Higher	1250, 0.237, NNE
28	FORMER SPEEDWAY	8200 E 8 MILE RD	MI UST, MI LUST	Higher	1511, 0.286, North
I29	KBM PETRO	8076 E 8 MILE RD	MI UST, MI INVENTORY, MI LUST, MI Financial...	Higher	1535, 0.291, NNW
I30	8077 E. 8 MILE	8077 EAST 8 MILE ROA	MI INVENTORY	Higher	1712, 0.324, NNW
I31	PEKIN CHINESE FOODS	8077 E. EIGHT MILE R	MI BEA	Higher	1712, 0.324, NNW
32	QUICK STOP BRAKE SHO	19545 VAN DYKE ST	MI UST, MI INVENTORY, MI LUST, MI WDS	Higher	1744, 0.330, SSW
33	PEKIN CHINESE FOODS	8077 E. EIGHT MILE R	MI INVENTORY	Higher	1750, 0.331, NNW
34	HASSAN FAHS	8091 E 8 MILE RD	MI UST, MI INVENTORY, MI LUST, MI Financial...	Higher	1799, 0.341, North
35	ASSI REAL ESTATE LLC	8309 E 8 MILE RD	MI UST, MI INVENTORY, MI LUST, MI Financial...	Higher	1803, 0.341, North
36	UNKNOWN	20723 VAN DYKE AVE	MI INVENTORY, MI LUST	Higher	1865, 0.353, NNW
37	ARADDEN HALL	8529 EIGHT MILE ROAD	MI INVENTORY	Higher	1974, 0.374, NNE
J38	COMMERCIAL PROPERTY	7625 AND 7635 EAST E	MI INVENTORY	Lower	2023, 0.383, NW
J39	COMMERCIAL PROPERTY	7625 AND 7635 EAST E	MI BEA	Lower	2023, 0.383, NW

MAPPED SITES SUMMARY

Target Property Address:
4777 EAST OUTER DRIVE
DETROIT, MI 48234

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
J40	LEONARDO STRIP CENTE	7625-7635 EIGHT MILE	MI BEA	Lower	2031, 0.385, NW
41	GRAND TRUCK/DETROIT	11010 EAST STATE FAI	MI INVENTORY	Lower	2087, 0.395, ESE
K42	CARBOLOY INCORPORATE	11177 EAST EIGHT MIL	CORRACTS, SEMS-ARCHIVE, RCRA NonGen / NLR, MI UST,..	Higher	2490, 0.472, NE
K43	CARBOLOY PROPERTY (F	11177 EAST EIGHT MIL	MI BEA	Higher	2490, 0.472, NE
44	CARBOLOY CO.	11177 E. EIGHT MILE	FUSRAP	Higher	2959, 0.560, ENE
45	TROY AUTO PARTS	SEVEN MILE & ANTWERP	MI INVENTORY, MI PART 201	Lower	3630, 0.688, SSE
46	PDS PROPERTIES	19925 HOOVER STREET	MI AIRS, MI DEL PART 201, MI WDS	Higher	3948, 0.748, East
47	INLAND TOOL AND MFG	20263 HOOVER ST	ECHO, FINDS, RCRA NonGen / NLR, MI BEA, MI...	Higher	4060, 0.769, ENE
48	TOMPKINS PRODUCTS IN	3775 E OUTER DR	RAATS, RCRA-VSQG, RCRA-TSDF, CORRACTS	Higher	4245, 0.804, West
49	U S INDUSTRIES	18695 SHERWOOD	MI INVENTORY, MI WDS, MI PART 201	Higher	5260, 0.996, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

MI SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State and tribal landfill and/or solid waste disposal site lists

MI SWF/LF..... Solid Waste Facilities Database

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

MI AUL..... Engineering and Institutional Controls

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

MI BROWNFIELDS..... Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

MI HIST LF..... Inactive Solid Waste Facilities
MI SWRCY..... Recycling Facilities
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
MI CDL..... Clandestine Drug Lab Listing
US CDL..... National Clandestine Laboratory Register
MI PFAS..... PFAS Contaminated Sites Listing

Local Land Records

MI LIENS..... Lien List
LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
MI SPILLS..... Pollution Emergency Alerting System

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List

EXECUTIVE SUMMARY

TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
MI ASBESTOS.....	ASBESTOS
MI COAL ASH.....	Coal Ash Disposal Sites
MI DRYCLEANERS.....	Drycleaning Establishments
MI LEAD.....	Lead Safe Housing Registry
MI NPDES.....	List of Active NPDES Permits
MI UIC.....	Underground Injection Wells Database
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

MI RGA PART 201.....	Recovered Government Archive State Hazardous Waste Facilities List
MI RGA LF.....	Recovered Government Archive Solid Waste Facilities List
MI RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. 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 National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

An online review and analysis by PM ENVIRONMENTAL, INC. of the SEMS-ARCHIVE list, as provided by EDR, has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CARBOLOY INCORPORATE</i> EPA Id: MID044254423: Site ID: 0507217:	<i>11177 EAST EIGHT MIL</i>	<i>NE 1/4 - 1/2 (0.472 mi.)</i>	<i>K42</i>	<i>93</i>

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

An online review and analysis by PM ENVIRONMENTAL, INC. of the CORRACTS list, as provided by EDR, has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CARBOLOY INCORPORATE</i> EPA ID:: MID044254423:	<i>11177 EAST EIGHT MIL</i>	<i>NE 1/4 - 1/2 (0.472 mi.)</i>	<i>K42</i>	<i>93</i>
<i>TOMPKINS PRODUCTS IN</i> EPA ID:: MID005354949:	<i>3775 E OUTER DR</i>	<i>W 1/2 - 1 (0.804 mi.)</i>	<i>48</i>	<i>111</i>

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

An online review and analysis by PM ENVIRONMENTAL, INC. of the RCRA-VSQG list, as provided by EDR, has revealed that there are 5 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ST JOHN NORTH EAST C EPA ID:: MID078408259: EPA ID:: MID078408259: EPA ID:: MID078408259: EPA ID:: MID078408259:	4777 E OUTER DR	SE 0 - 1/8 (0.073 mi.)	A2	8
FCA US LLC EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814: EPA ID:: MID034729814:	20000 CONNER ST	E 0 - 1/8 (0.122 mi.)	C10	24
WOODWARD DETROIT CVS EPA ID:: MIK118600211: EPA ID:: MIK118600211: EPA ID:: MIK118600211: EPA ID:: MIK118600211: EPA ID:: MIK118600211: EPA ID:: MIK118600211: EPA ID:: MIK118600211:	19900 VAN DYKE ST	SW 1/8 - 1/4 (0.129 mi.)	D16	33
TARGET CORPORATION EPA ID:: MI0000663922: EPA ID:: MI0000663922: EPA ID:: MI0000663922:	8500 E 8 MILE RD	NE 1/8 - 1/4 (0.157 mi.)	20	44
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTOWN COLLISION IN EPA ID:: MID056988751: EPA ID:: MID056988751: EPA ID:: MID056988751:	20035 VAN DYKE ST	W 1/8 - 1/4 (0.130 mi.)	E17	36

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

MI LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

An online review and analysis by PM ENVIRONMENTAL, INC. of the MI LUST list, as provided by EDR, has revealed that there are 12 MI LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ST JOHN NORTH EAST C Release Status: Closed: Facility Id: 00007747: Substance Release: Unknown:	4777 E OUTER DR	SE 0 - 1/8 (0.073 mi.)	A2	8
CHRYSLER LLC Release Status: Open: Facility Id: 00012751: Substance Release: Unknown:	20000 CONNER ST	E 0 - 1/8 (0.122 mi.)	C11	27
MARATHON Release Status: Open: Facility Id: 00012378: Substance Release: Gasoline:	20216 VAN DYKE ST	NW 1/8 - 1/4 (0.142 mi.)	F19	40
AMOCO SS #5460 Release Status: Closed: Facility Id: 00005804: Substance Release: Unknown: Substance Release::	19900 VAN DYKE & OUT	SW 1/8 - 1/4 (0.168 mi.)	D21	46
ABYS AMERICAN GAS IN Release Status: Closed: Facility Id: 00033163: Substance Release: Unknown:	19840 VAN DYKE ST	SSW 1/8 - 1/4 (0.177 mi.)	H24	54
FORMER SPEEDWAY Release Status: Closed: Facility Id: 00041152: Substance Release: Gasoline,Gasoline:	8200 E 8 MILE RD	N 1/4 - 1/2 (0.286 mi.)	28	65
KBM PETRO Release Status: Open: Facility Id: 00037108: Substance Release: Gasoline:	8076 E 8 MILE RD	NNW 1/4 - 1/2 (0.291 mi.)	I29	67
QUICK STOP BRAKE SHO Release Status: Open: Facility Id: 00034827: Substance Release: Unknown: Substance Release: :	19545 VAN DYKE ST	SSW 1/4 - 1/2 (0.330 mi.)	32	74
HASSAN FAHS Release Status: Open: Facility Id: 00014324: Substance Release: Unknown: Substance Release: :	8091 E 8 MILE RD	N 1/4 - 1/2 (0.341 mi.)	34	79
ASSI REAL ESTATE LLC	8309 E 8 MILE RD	N 1/4 - 1/2 (0.341 mi.)	35	85

EXECUTIVE SUMMARY

Facility Type: CLOSED:
 Facility Type: CLOSED:
 Facility Type: CLOSED:
 Facility Type: CLOSED:
 Facility Type: CLOSED:

ABYS AMERICAN GAS IN **19840 VAN DYKE ST** **SSW 1/8 - 1/4 (0.177 mi.)** **H24** **54**

Tank Status: Removed from Ground:
 Tank Status: Removed from Ground:
 Tank Status: Removed from Ground:
 Tank Status: Removed from Ground:
 Facility Id: 00033163:
 Facility Type: CLOSED:
 Facility Type: CLOSED:
 Facility Type: CLOSED:
 Facility Type: CLOSED:

MI AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Natural Resources' Michigan AST database.

An online review and analysis by PM ENVIRONMENTAL, INC. of the MI AST list, as provided by EDR, has revealed that there are 3 MI AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AMERIGAS PROPANE LP Facility Id: 92082077: Tank Status: Removed from Premises: Removed/Closed Date: 08/01/1997: List Status::	20210 CONNER	NE 0 - 1/8 (0.061 mi.)	1	8
ST. JOHN (NORTHEAST) Facility Id: 91084091: Tank Status: Currently In Use: Tank Status: Removed from Premises: Removed/Closed Date: 10/31/1998: Removed/Closed Date: : List Status: : List Status::	4777 E OUTER	SE 0 - 1/8 (0.073 mi.)	A3	12
CONNER AVENUE ASSEMB Facility Id: 91084928: Tank Status: Currently In Use: Removed/Closed Date: : List Status::	20000 CONNER	E 0 - 1/8 (0.122 mi.)	C12	30

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program,

EXECUTIVE SUMMARY

which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

An online review and analysis by PM ENVIRONMENTAL, INC. of the US BROWNFIELDS list, as provided by EDR, has revealed that there are 3 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PROPOSED CONNER CREE Cleanup Completion Date: -: Cleanup Completion Date: -: ACRES property ID: 106421: ACRES property ID: 106421:	4777 EAST OUTER DRIV	SE 0 - 1/8 (0.073 mi.)	A4	12
NORTOWN CDC-20017 VA Cleanup Completion Date: -: ACRES property ID: 139062:	20017 VAN DYKE	W 1/8 - 1/4 (0.132 mi.)	E18	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTOWN COMMUNITY DE Cleanup Completion Date: -: ACRES property ID: 106392:	20245 VAN DYKE	NW 1/8 - 1/4 (0.188 mi.)	F26	60

Local Lists of Hazardous waste / Contaminated Sites

MI PART 201: A Part 201 Listed site is a location that has been evaluated and scored by the DEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use. The Part 201 List does not include all of the sites of contamination that are subject to regulation under Part 201 because owners are not required to inform the DEQ about the sites and can pursue cleanup independently. Sites of environmental contamination that are not known to DEQ are not on the list, nor are sites with releases that resulted in low environmental impact.

An online review and analysis by PM ENVIRONMENTAL, INC. of the MI PART 201 list, as provided by EDR, has revealed that there are 3 MI PART 201 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INLAND TOOL AND MFG Facility ID: 82001413: Facility Status: Interim Response in progress:	20263 HOOVER ST	ENE 1/2 - 1 (0.769 mi.)	47	109
U S INDUSTRIES Facility ID: 82000164: Facility Status: Interim Response conducted - No further activities anticipated:	18695 SHERWOOD	SW 1/2 - 1 (0.996 mi.)	49	128
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TROY AUTO PARTS Facility ID: 82000052: Facility Status: Inactive - no actions taken to address contamination:	SEVEN MILE & ANTWERP	SSE 1/2 - 1 (0.688 mi.)	45	107

EXECUTIVE SUMMARY

MI INVENTORY: The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

An online review and analysis by PM ENVIRONMENTAL, INC. of the MI INVENTORY list, as provided by EDR, has revealed that there are 14 MI INVENTORY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHRYSLER LLC Facility ID: 00012751:	20000 CONNER ST	E 0 - 1/8 (0.122 mi.)	C11	27
CVS STORE #8082 Facility ID: :	19900 VAN DYKE	SW 1/8 - 1/4 (0.129 mi.)	D15	33
MARATHON Facility ID: 00012378:	20216 VAN DYKE ST	NW 1/8 - 1/4 (0.142 mi.)	F19	40
AMOCO SS #5460 Facility ID: 00005804:	19900 VAN DYKE & OUT	SW 1/8 - 1/4 (0.168 mi.)	D21	46
KBM PETRO Facility ID: 00037108:	8076 E 8 MILE RD	NNW 1/4 - 1/2 (0.291 mi.)	I29	67
8077 E. 8 MILE Facility ID: 50000970:	8077 EAST 8 MILE ROA	NNW 1/4 - 1/2 (0.324 mi.)	I30	73
QUICK STOP BRAKE SHO Facility ID: 00034827:	19545 VAN DYKE ST	SSW 1/4 - 1/2 (0.330 mi.)	32	74
PEKIN CHINESE FOODS Facility ID: 50000970:	8077 E. EIGHT MILE R	NNW 1/4 - 1/2 (0.331 mi.)	33	78
HASSAN FAHS Facility ID: 00014324:	8091 E 8 MILE RD	N 1/4 - 1/2 (0.341 mi.)	34	79
ASSI REAL ESTATE LLC Facility ID: 00002207: Facility ID: :	8309 E 8 MILE RD	N 1/4 - 1/2 (0.341 mi.)	35	85
UNKNOWN Facility ID: 50005770:	20723 VAN DYKE AVE	NNW 1/4 - 1/2 (0.353 mi.)	36	90
ARADDEN HALL Facility ID: 50000805:	8529 EIGHT MILE ROAD	NNE 1/4 - 1/2 (0.374 mi.)	37	91
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COMMERCIAL PROPERTY	7625 AND 7635 EAST E	NW 1/4 - 1/2 (0.383 mi.)	J38	91

EXECUTIVE SUMMARY

EPA ID : MID034729814:

WI MANIFEST: Hazardous waste manifest information.

An online review and analysis by PM ENVIRONMENTAL, INC. of the WI MANIFEST list, as provided by EDR, has revealed that there is 1 WI MANIFEST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FCA US LLC ACT Status: A: EPA ID: MID034729814: FID: 0:	20000 CONNER ST	E 0 - 1/8 (0.122 mi.)	C10	24

MN MANIFEST: Hazardous waste manifest data.

An online review and analysis by PM ENVIRONMENTAL, INC. of the MN MANIFEST list, as provided by EDR, has revealed that there is 1 MN MANIFEST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHAMPION SPARK PLUG	20000 CONNER ST	E 0 - 1/8 (0.122 mi.)	C9	23

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

An online review and analysis by PM ENVIRONMENTAL, INC. of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCHMIDT A J CO	20070 CONNER AVE	E 0 - 1/8 (0.121 mi.)	C7	21

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 06047252.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

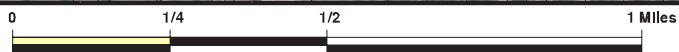
Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 4777 East Outer Drive
 ADDRESS: 4777 East Outer Drive
 Detroit MI 48234
 LAT/LONG: 42.443482 / 83.021434

CLIENT: PM Environmental, Inc.
 CONTACT: Lindsey Sorensen
 INQUIRY #: 06047252.2r
 DATE: April 24, 2020 10:19 am

DETAIL MAP - 06047252.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 4777 East Outer Drive
 ADDRESS: 4777 East Outer Drive
 Detroit MI 48234
 LAT/LONG: 42.443482 / 83.021434

CLIENT: PM Environmental, Inc.
 CONTACT: Lindsey Sorensen
 INQUIRY #: 06047252.2r
 DATE: April 24, 2020 10:19 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	1	1	NR	2
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		2	3	NR	NR	NR	5
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
MI SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
MI SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
MI LUST	0.500		2	3	7	NR	NR	12
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MI UST	0.250		2	3	NR	NR	NR	5
MI AST	0.250		3	0	NR	NR	NR	3
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
MI AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
MI BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		1	2	0	NR	NR	3
Local Lists of Landfill / Solid Waste Disposal Sites								
MI HIST LF	0.500		0	0	0	NR	NR	0
MI SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
MI PART 201	1.000		0	0	0	3	NR	3
MI INVENTORY	0.500		1	3	10	NR	NR	14
MI CDL	TP		NR	NR	NR	NR	NR	0
MI DEL PART 201	1.000		0	0	1	1	NR	2
US CDL	TP		NR	NR	NR	NR	NR	0
MI PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
MI LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
MI SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	4	NR	NR	NR	7
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	1	NR	1
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
MI AIRS	TP		NR	NR	NR	NR	NR	0
MI ASBESTOS	TP		NR	NR	NR	NR	NR	0
MI BEA	0.500		1	2	4	NR	NR	7
MI COAL ASH	0.500		0	0	0	NR	NR	0
MI DRYCLEANERS	0.250		0	0	NR	NR	NR	0
MI Financial Assurance	TP		NR	NR	NR	NR	NR	0
MI LEAD	TP		NR	NR	NR	NR	NR	0
NY MANIFEST	0.250		1	0	NR	NR	NR	1
WI MANIFEST	0.250		1	0	NR	NR	NR	1
MN MANIFEST	0.250		1	0	NR	NR	NR	1
MI NPDES	TP		NR	NR	NR	NR	NR	0
MI UIC	TP		NR	NR	NR	NR	NR	0
MI WDS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
MI RGA PART 201	TP		NR	NR	NR	NR	NR	0
MI RGA LF	TP		NR	NR	NR	NR	NR	0
MI RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	19	20	24	6	0	69

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

1 NE < 1/8 0.061 mi. 321 ft.	AMERIGAS PROPANE LP 20210 CONNER DETROIT, MI 48234	MI AST	A100207301 N/A
--	---	---------------	---------------------------------

Relative: Higher Actual: 625 ft.	AST:	Name: AMERIGAS PROPANE LP Address: 20210 CONNER City: DETROIT Zip: 48234-3226 Facility ID: 92082077 Facility Phone: (810) 731-4400 Owner Name: AMERIGAS PROPANE LP Owner Address: 6654 COTTER Owner City,St,Zip: STERLING HEIGHTS, MI 48234-3226 Owner County: Not reported Owner Contact: Not reported Owner Telephone: 5866340142 District: 1 Contact: MATT STEVENS List Status: Not reported Date of Collection: 01/11/2001 Accuracy: 100 FEET Source: STATE OF MICHIGAN Point Line Area: POINT Description Category: Plant Entrance (Freight) Method of Collection: Address Matching-House Number Horizontal Datum: NAD83 Latitude: 42.4433610 Longitude: -83.019242 Tank Id: ATK-092512-15 Tank Status: Removed from Premises Capacity (in gallons): 30000 Installation Date: 02/06/1979 Substance Stored: Other Removed/Closed Date: 08/01/1997
---	-------------	--

A2 SE < 1/8 0.073 mi. 383 ft.	ST JOHN NORTH EAST COMMUNITY HOSPITAL 4777 E OUTER DR DETROIT, MI 48234 Site 1 of 3 in cluster A	RCRA-VSQG MI UST MI LUST MI WDS	1000439878 N/A
---	---	--	---------------------------------

Relative: Higher Actual: 621 ft. Client Plot	RCRA-VSQG:	Date form received by agency: 2004-02-25 00:00:00.0 Facility name: ST JOHN NORTH EAST COMMUNITY HOSPITAL Facility address: 4777 E OUTER DR DETROIT, MI 48234 EPA ID: MID078408259 Contact: GILBERT ALPAUGH Contact address: 4777 E OUTER DR DETROIT, MI 48234 Contact country: US Contact telephone: 313-369-5692 Contact email: Not reported EPA Region: 05 Classification: Conditionally Exempt Small Quantity Generator Description: Handler: generates 100 kg or less of hazardous waste per calendar
---	-------------------	--

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ST JOHN NORTH EAST COMMUNITY HOSPITAL (Continued)

1000439878

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: ST JOHN HEALTH
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1998-09-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: ST JOHN HEALTH
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1998-09-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ST JOHN NORTH EAST COMMUNITY HOSPITAL (Continued)

1000439878

Used oil transporter: No

Historical Generators:

Date form received by agency: 2003-03-07 00:00:00.0
Site name: ST JOHN NORTH EAST COMMUNITY HOSPITAL
Classification: Small Quantity Generator

Date form received by agency: 2002-08-27 00:00:00.0
Site name: ST JOHN NORTH EAST COMMUNITY HOSPITAL
Classification: Small Quantity Generator

Date form received by agency: 1986-03-24 00:00:00.0
Site name: ST JOHN NORTH EAST COMMUNITY HOSPITAL
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

LUST:

Name: HOLY CROSS HOSPITAL
Address: 4777 E OUTER DR
City,State,Zip: DETROIT, MI 48234-
Facility ID: 00007747
Source: STATE OF MICHIGAN
Owner Name: Cross Hospital, Holy
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: (313) 362-5695
Country: USA
District: Warren
Site Name: Holy Cross Hospital
Latitude: 42.44145
Longitude: -83.02063
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0429-98
Release Date: 05/27/1998
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 08/25/1999

UST:

Name: HOLY CROSS HOSPITAL
Address: 4777 E OUTER DR
City,State,Zip: DETROIT, MI 48234-3241
Facility Type: CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ST JOHN NORTH EAST COMMUNITY HOSPITAL (Continued)

1000439878

Facility ID: 00007747
Facility Region: 1
Owner Name: HOLY CROSS HOSPITAL
Owner Address: 4777 E OUTER DR
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3241
Owner Contact: Not reported
Owner Phone: 3133625695
Contact: GILBERT ALPAUGH
Contact Phone: (313) 369-5695
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 20000
Tank Status: Closed in Ground
Substance: Diesel
Install Date: 03/26/1966
Remove Date: 08/21/1998
Tank Number: UTK-098979-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Suction: No Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44145
Longitude: -83.02063

WDS:

Name: ST JOHN NORTH EAST COMMUNITY HOSPITAL
Address: 4777 E OUTER DR
City,State,Zip: DETROIT, MI 48234
Site Id: MID078408259
WMD Id: 397275
Site Specific Name: ST JOHN NORTHEAST CAMPUS CENTER
Mailing Address: 4777 E OUTER DR
Mailing City/State/Zip: 48234
Mailing County: WAYNE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

A3 **ST. JOHN (NORTHEAST)**
SE **4777 E OUTER**
< 1/8 **DETROIT, MI 48234**
0.073 mi.
386 ft. **Site 2 of 3 in cluster A**

MI AST **A100205026**
N/A

Relative:
Higher
Actual:
621 ft.
Client Plot

AST:
 Name: ST. JOHN (NORTHEAST)
 Address: 4777 E OUTER
 City: DETROIT
 Zip: 48234-3241
 Facility ID: 91084091
 Facility Phone: (313) 369-5692
 Owner Name: ST. JOHN (NORTHEAST)
 Owner Address: 4777 E OUTER DR
 Owner City,St,Zip: DETROIT, MI 48234-3241
 Owner County: Not reported
 Owner Contact: Not reported
 Owner Telephone: 3133695692
 District: 1
 Contact: GILBERT ALPAUGH
 List Status: Not reported
 Date of Collection: 01/11/2001
 Accuracy: 100 FEET
 Source: STATE OF MICHIGAN
 Point Line Area: POINT
 Description Category: Plant Entrance (Freight)
 Method of Collection: Address Matching-House Number
 Horizontal Datum: NAD83
 Latitude: 42.4414510
 Longitude: -83.020636

Tank Id: ATK-070522-15
 Tank Status: Currently In Use
 Capacity (in gallons): 8000
 Installation Date: 10/08/1998
 Substance Stored: Other
 Removed/Closed Date: Not reported

Tank Id: ATK-069996-15
 Tank Status: Removed from Premises
 Capacity (in gallons): 20000
 Installation Date: Not reported
 Substance Stored: Other
 Removed/Closed Date: 10/31/1998

A4 **PROPOSED CONNER CREEK VILLAGE**
SE **4777 EAST OUTER DRIVE**
< 1/8 **DETROIT, MI 48234**
0.073 mi.
387 ft. **Site 3 of 3 in cluster A**

FINDS **1023620468**
US BROWNFIELDS **N/A**

Relative:
Higher
Actual:
621 ft.
Client Plot

US BROWNFIELDS:
 Name: PROPOSED CONNER CREEK VILLAGE
 Address: 4777 EAST OUTER DRIVE
 City,State,Zip: DETROIT, MI 48234
 Recipient Name: Detroit/Wayne County Port Authority
 Grant Type: Assessment
 Property Number: 17016350

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PROPOSED CONNER CREEK VILLAGE (Continued)

1023620468

Parcel size: 20.9
 Latitude: 42.442097
 Longitude: -83.0207205
 HCM Label: Address Matching-House Number
 Map Scale: -
 Point of Reference: Entrance Point of a Facility or Station
 Highlights: -
 Datum: North American Datum of 1983
 Acres Property ID: 106421
 IC Data Access: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 15380
 Assessment Funding Source: DCI
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: Private/Other Funding
 Cleanup Funding Entity: -
 Grant Type: Petroleum
 Accomplishment Type: Supplemental Assessment
 Accomplishment Count: N
 Cooperative Agreement Number: 96550501
 Start Date: 7-Apr-08
 Ownership Entity: Private
 Completion Date: 21-Jul-08
 Current Owner: Holy Cross Hospital
 Did Owner Change: N
 Cleanup Required: N
 Video Available: N
 Photo Available: Y
 Institutional Controls Required: -
 IC Category Proprietary Controls: -
 IC Cat. Info. Devices: -
 IC Cat. Gov. Controls: -
 IC Cat. Enforcement Permit Tools: -
 IC in place date: -
 IC in place: -
 State/tribal program date: -
 State/tribal program ID: -
 State/tribal NFA date: -
 Air cleaned: -
 Asbestos found: Y
 Asbestos cleaned: -
 Controled substance found: -
 Controled substance cleaned: -
 Drinking water affected: -
 Drinking water cleaned: -
 Groundwater affected: -
 Groundwater cleaned: -
 Lead contaminant found: -
 Lead cleaned up: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PROPOSED CONNER CREEK VILLAGE (Continued)

1023620468

No media affected:	-	
Unknown media affected:	Y	
Other cleaned up:	-	
Other metals found:	-	
Other metals cleaned:	-	
Other contaminants found:	-	
Other contams found description:	-	-
PAHs found:	-	
PAHs cleaned up:	-	
PCBs found:	-	
PCBs cleaned up:	-	
Petro products found:	-	
Petro products cleaned:	-	
Sediments found:	-	
Sediments cleaned:	-	
Soil affected:	-	
Soil cleaned up:	-	
Surface water cleaned:	-	
VOCs found:	-	
VOCs cleaned:	-	
Cleanup other description:	-	
Num. of cleanup and re-dev. jobs:	-	-
Past use greenspace acreage:	-	
Past use residential acreage:	-	
Surface Water:	-	
Past use commercial acreage:	20.9	
Past use industrial acreage:	-	
Future use greenspace acreage:	-	
Future use residential acreage:	-	-
Future use commercial acreage:	-	
Future use industrial acreage:	-	
Superfund Fed. landowner flag:	-	
Arsenic cleaned up:	-	
Cadmium cleaned up:	-	
Chromium cleaned up:	-	
Copper cleaned up:	-	
Iron cleaned up:	-	
mercury cleaned up:	-	
Nickel Cleaned Up:	-	
No clean up:	-	
Pesticides cleaned up:	-	
Selenium cleaned up:	-	
SVOCs cleaned up:	-	
Unknown clean up:	-	
Arsenic contaminant found:	-	
Cadmium contaminant found:	-	
Chromium contaminant found:	-	
Copper contaminant found:	-	
Iron contaminant found:	-	
Mercury contaminant found:	-	
Nickel contaminant found:	-	
No contaminant found:	Y	
Pesticides contaminant found:	-	
Selenium contaminant found:	-	
SVOCs contaminant found:	-	
Unknown contaminant found:	-	
Future Use: Multistory	-	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROPOSED CONNER CREEK VILLAGE (Continued)

1023620468

Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -
Property Description: -
Below Poverty Number: 1688
Below Poverty Percent: 42
Meidan Income: 7905
Meidan Income Number: 2480
Meidan Income Percent: 61.71
Vacant Housing Number: 382
Vacant Housing Percent: 20.69
Unemployed Number: 776
Unemployed Percent: 19.31

Name: PROPOSED CONNER CREEK VILLAGE
Address: 4777 EAST OUTER DRIVE
City,State,Zip: DETROIT, MI 48234
Recipient Name: Detroit/Wayne County Port Authority
Grant Type: Assessment
Property Number: 17016350
Parcel size: 20.9
Latitude: 42.442097
Longitude: -83.0207205
HCM Label: Address Matching-House Number
Map Scale: -
Point of Reference: Entrance Point of a Facility or Station
Highlights: -
Datum: North American Datum of 1983
Acres Property ID: 106421
IC Data Access: -
Start Date: -
Redev Completion Date: -
Completed Date: -
Acres Cleaned Up: -
Cleanup Funding: -
Cleanup Funding Source: -
Assessment Funding: 11620
Assessment Funding Source: DCI
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: Private/Other Funding
Cleanup Funding Entity: -
Grant Type: Petroleum
Accomplishment Type: Phase II Environmental Assessment
Accomplishment Count: N
Cooperative Agreement Number: 96550501
Start Date: 27-May-08
Ownership Entity: Private
Completion Date: 11-Jun-08
Current Owner: Holy Cross Hospital
Did Owner Change: N
Cleanup Required: N

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PROPOSED CONNER CREEK VILLAGE (Continued)

1023620468

Video Available:	N	
Photo Available:	Y	
Institutional Controls Required:		-
IC Category Proprietary Controls:		-
IC Cat. Info. Devices:	-	
IC Cat. Gov. Controls:	-	
IC Cat. Enforcement Permit Tools:		-
IC in place date:	-	
IC in place:	-	
State/tribal program date:		-
State/tribal program ID:		-
State/tribal NFA date:	-	
Air cleaned:	-	
Asbestos found:	Y	
Asbestos cleaned:	-	
Controlled substance found:		-
Controlled substance cleaned:		-
Drinking water affected:		-
Drinking water cleaned:	-	
Groundwater affected:	-	
Groundwater cleaned:	-	
Lead contaminant found:	-	
Lead cleaned up:	-	
No media affected:	-	
Unknown media affected:	Y	
Other cleaned up:	-	
Other metals found:	-	
Other metals cleaned:	-	
Other contaminants found:		-
Other contams found description:		-
PAHs found:	-	
PAHs cleaned up:	-	
PCBs found:	-	
PCBs cleaned up:	-	
Petro products found:	-	
Petro products cleaned:	-	
Sediments found:	-	
Sediments cleaned:	-	
Soil affected:	-	
Soil cleaned up:	-	
Surface water cleaned:	-	
VOCs found:	-	
VOCs cleaned:	-	
Cleanup other description:		-
Num. of cleanup and re-dev. jobs:		-
Past use greenspace acreage:		-
Past use residential acreage:		-
Surface Water:	-	
Past use commercial acreage:	20.9	
Past use industrial acreage:	-	
Future use greenspace acreage:		-
Future use residential acreage:		-
Future use commercial acreage:	-	
Future use industrial acreage:	-	
Superfund Fed. landowner flag:		-
Arsenic cleaned up:	-	
Cadmium cleaned up:	-	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PROPOSED CONNER CREEK VILLAGE (Continued)

1023620468

Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: Y
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory -
Property Description: -
Below Poverty Number: 1688
Below Poverty Percent: 42
Meidan Income: 7905
Meidan Income Number: 2480
Meidan Income Percent: 61.71
Vacant Housing Number: 382
Vacant Housing Percent: 20.69
Unemployed Number: 776
Unemployed Percent: 19.31

FINDS:

Registry ID: 110060467846
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110060467846

Environmental Interest/Information System:

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES)
is an federal online database for Brownfields Grantees to
electronically submit data directly to EPA.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B5
NNE
< 1/8
0.114 mi.
603 ft.

YRCW DBA HOLLAND DE
20210 CONNER ST
DETROIT, MI 48234

FINDS 1019900630
ECHO N/A
RCRA NonGen / NLR

Site 1 of 2 in cluster B

Relative:
Higher

RCRA NonGen / NLR:

Actual:
625 ft.

Date form received by agency: 2016-09-12 00:00:00.0
Facility name: YRCW DBA HOLLAND DE
Facility address: 20210 CONNER ST
DETROIT, MI 48234
EPA ID: MIK179057635
Mailing address: 10990 ROE AVENUE
OVERLAND PARK, KS 66211
Contact: JAMIE HAINES
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: 440-349-2700
Telephone ext.: 306
Contact email: APACE@YECI.US
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: YRCW DBA HOLLAND DE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: YRCW DBA HOLLAND DE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YRCW DBA HOLLAND DE (Continued)

1019900630

Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110070121025
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070121025

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1019900630
Registry ID: 110070121025
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110070121025>
Name: YRCW DBA HOLLAND DE
Address: 20210 CONNER ST
City,State,Zip: DETROIT, MI 48234

B6
NNE
< 1/8
0.114 mi.
603 ft.

WCI CONTRACTORS INC
20210 CONNER ST
DETROIT, MI 48234
Site 2 of 2 in cluster B

RCRA NonGen / NLR **1007098856**
N/A

Relative:
Higher
Actual:
625 ft.

RCRA NonGen / NLR:
Date form received by agency: 2001-10-24 00:00:00.0
Facility name: WCI CONTRACTORS INC
Facility address: 20210 CONNER ST
DETROIT, MI 48234
EPA ID: MIK577788680
Contact: BRAD GABLE
Contact address: 20210 CONNER ST
DETROIT, MI 48234
Contact country: US
Contact telephone: 313-368-2100
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WCI CONTRACTORS INC (Continued)

1007098856

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: WCI CONTRACTORS
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2001-10-24 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: WCI CONTRACTORS
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2001-10-24 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C7
East
< 1/8
0.121 mi.
639 ft.

SCHMIDT A J CO
20070 CONNER AVE
DETROIT, MI
Site 1 of 6 in cluster C

EDR Hist Auto **1009489072**
N/A

Relative:
Higher

EDR Hist Auto:

Actual:
622 ft.

Year:
1964:

Name: / Type:
SCHMIDT A J CO / AUTOMOBILE REPAIRING

Client Plot

C8
East
< 1/8
0.122 mi.
643 ft.

SKYLINE PAINTING INC
20000 CONNER ST
DETROIT, MI 48234
Site 2 of 6 in cluster C

RCRA NonGen / NLR **1001228812**
N/A

Relative:
Higher

RCRA NonGen / NLR:

Actual:
622 ft.

Date form received by agency: 2002-10-03 00:00:00.0
Facility name: SKYLINE PAINTING INC
Facility address: 20000 CONNER ST
DETROIT, MI 48234

Client Plot

EPA ID: MIR000034934
Mailing address: 1700 BLANEY DR
TROY, MI 48084
Contact: TIMOTHY O CONNOR
Contact address: 20000 CONNER ST
DETROIT, MI 48234
Contact country: US
Contact telephone: 248-649-2500
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CHRYSLER CORP (PROPERTY OWNER)
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: TIMOTHY O'CONNOR
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SKYLINE PAINTING INC (Continued)

1001228812

Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: TIMOTHY O'CONNOR
Owner/operator address: Not reported
Not reported

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: CHRYSLER CORP (PROPERTY OWNER)
Owner/operator address: Not reported
Not reported

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2002-09-30 00:00:00.0
Site name: SKYLINE PAINTING INC
Classification: Not a generator, verified

Date form received by agency: 1998-08-26 00:00:00.0
Site name: SKYLINE PAINTING INC
Classification: Small Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SKYLINE PAINTING INC (Continued)

1001228812

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

C9
East
< 1/8
0.122 mi.
643 ft.

CHAMPION SPARK PLUG CO INC
2000 CONNER ST
DETROIT, MI 48234
Site 3 of 6 in cluster C

MN MANIFEST S119126812
N/A

Relative:
Higher
Actual:
622 ft.
Client Plot

MANIFEST:
Manifest ID: 11941
Generator ID: MID034729814
Generator AI ID: 32473
Transporter 1 ID: ILD099202681
Transporter 1 AI ID: 33601
Transporter 1 AI Name: Chemical Waste Management
Transporter 1 Address: 3003 Butterfield Rd
Transporter 1 City: Oak Brook
Transporter 1 State: IL
Transporter 1 ZIP: 60523-1107
Transporter 2 ID: Not reported
Transporter 2 AI ID: Not reported
Transporter 2 AI Name: Not reported
Transporter 2 Address: Not reported
Transporter 2 City: Not reported
Transporter 2 State: Not reported
Transporter 2 ZIP: Not reported
TSD ID: MN0000903468
TSD AI ID: 8215
TSD AI Name: Onyx Environmental Services
TSD Address: 405 86th St W
TSD City: Bloomington
TSD State: MN
TSD Zip: 55420
Gen Copy Recd Date: Not reported
Fac Copy Recd Date: 1995-09-19 00:00:00
Gen Ship Date: 1995-08-29 00:00:00
Trans 1 Recd Date: 1995-08-29 00:00:00
Trans 2 Recd Date: Not reported
Tsd Recd Date: 1995-09-14 00:00:00
Comments: Not reported

Detail:

Manifest ID: 11941
Manifest Row: 1
Haz Material Name: HAZ SOLID NOS
Haz Class Number: Not reported
UN NA Number: NA3077
Packing Group Number: Not reported
Container Qty: 58
Container Code: BXPf
Waste Qty: 1000
Waste Units Code: IB
Waste Code List: D009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C10
East
< 1/8
0.122 mi.
643 ft.

FCA US LLC
20000 CONNER ST
DETROIT, MI 48234
Site 4 of 6 in cluster C

RCRA-VSQQ **1000302507**
WI MANIFEST **N/A**
NY MANIFEST

Relative:
Higher

RCRA-VSQQ:
Date form received by agency: 2015-07-14 00:00:00.0

Actual:
622 ft.

Facility name: FCA US LLC
Facility address: 20000 CONNER ST
DETROIT, MI 48234

Client Plot

EPA ID: MID034729814
Contact: THOMAS A VALLONE
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: 313-369-6705
Contact email: TAV13@CHRYSLER.COM
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: FCA US LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2015-02-08 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: FCA US LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FCA US LLC (Continued)

1000302507

Owner/Op start date: 2015-02-08 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2014-06-25 00:00:00.0
Site name: CHRYSLER GROUP LLC - CONNER PLANT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2013-08-06 00:00:00.0
Site name: CHRYSLER GROUP LLC - CONNER PLANT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2013-01-30 00:00:00.0
Site name: CHRYSLER GROUP LLC - CONNER PLANT
Classification: Small Quantity Generator

Date form received by agency: 2010-04-29 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Date form received by agency: 2007-04-18 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Date form received by agency: 2006-04-27 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Date form received by agency: 2005-03-22 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Date form received by agency: 2004-03-11 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Date form received by agency: 2003-04-30 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FCA US LLC (Continued)

1000302507

Date form received by agency: 1995-07-19 00:00:00.0
Site name: CHRYSLER GROUP LLC
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

NY MANIFEST:

Name: CHAMPION SPARK PLUG
Address: 2000 CONNER ST
City,State,Zip: DETROIT, MI 48234
Country: USA
EPA ID: MID034729814
Facility Status: Not reported
Location Address 1: 2000 CONNER ST
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: DETROIT
Location State: MI
Location Zip: Not reported
Location Zip 4: Not reported

NY MANIFEST:

EPAID: MID034729814
Mailing Name: CHAMPION SPARK PLUG
Mailing Contact: CHAMPION SPARK PLUG
Mailing Address 1: 2000 CONNER ST
Mailing Address 2: Not reported
Mailing City: DETROIT
Mailing State: MI
Mailing Zip: 48234
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 4195352007

NY MANIFEST:

Document ID: NYB4965642
Manifest Status: K
seq: Not reported
Year: 1994
Trans1 State ID: 11338PNY
Trans2 State ID: Not reported
Generator Ship Date: 11/01/1994
Trans1 Recv Date: 11/01/1994
Trans2 Recv Date: / /
TSD Site Recv Date: 11/28/1994
Part A Recv Date: 11/21/1994
Part B Recv Date: 12/12/1994
Generator EPA ID: MID034729814
Trans1 EPA ID: NYD980769947
Trans2 EPA ID: Not reported
TSD ID 1: NYD000632372

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FCA US LLC (Continued)

1000302507

TSD ID 2: Not reported
 Manifest Tracking Number: Not reported
 Import Indicator: Not reported
 Export Indicator: Not reported
 Discr Quantity Indicator: Not reported
 Discr Type Indicator: Not reported
 Discr Residue Indicator: Not reported
 Discr Partial Reject Indicator: Not reported
 Discr Full Reject Indicator: Not reported
 Manifest Ref Number: Not reported
 Alt Facility RCRA ID: Not reported
 Alt Facility Sign Date: Not reported
 MGMT Method Type Code: Not reported
 Waste Code: D001 - NON-LISTED IGNITABLE WASTES
 Waste Code: Not reported
 Waste Code: Not reported
 Waste Code: Not reported
 Waste Code: Not reported
 Waste Code: Not reported
 Quantity: 00020
 Units: P - Pounds
 Number of Containers: 001
 Container Type: DF - Fiberboard or plastic drums (glass)
 Handling Method: T Chemical, physical, or biological treatment.
 Specific Gravity: 100

WI MANIFEST:

Name: DAIMLER CHRYSLER CORP CONNER ASSEMBLY PLANT
 Address: 20000 CONNER AVENUE
 City,State,Zip: DETROIT, MI 48234
 Year: 2005
 EPA ID: MID034729814
 FID: 0
 ACT Code: 202
 ACT Status: A
 ACT Code 1: 202
 ACT Name: HW Generator - Small
 Contact Title: Not reported
 Contact Name: Not reported
 Contact Address: Not reported
 Contact City/State/Zip: 0
 Contact Telephone: 0
 Contact EMail Address: Not reported

C11 **CHRYSLER LLC**
East **20000 CONNER ST**
< 1/8 **DETROIT, MI 48234**
0.122 mi.
643 ft. **Site 5 of 6 in cluster C**

MI UST **U003330020**
MI BEA **N/A**
MI INVENTORY
MI LUST
MI WDS

Relative: **LUST:**
Higher Name: CHRYSLER LLC
Actual: Address: 20000 CONNER ST
622 ft. City,State,Zip: DETROIT, MI 48234-
Client Plot Facility ID: 00012751

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHRYSLER LLC (Continued)

U003330020

Source: STATE OF MICHIGAN
Owner Name: LLC, Chrysler
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: (313) 369-6720
Country: USA
District: Warren
Site Name: Champion Spark Plug
Latitude: 42.44133
Longitude: -83.01797
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-2258-91
Release Date: 10/17/1991
Substance Released: Unknown
Release Status: Open
Release Closed Date: Not reported

UST:

Name: CHRYSLER LLC
Address: 20000 CONNER ST
City,State,Zip: DETROIT, MI 48234-3227
Facility Type: CLOSED
Facility ID: 00012751
Facility Region: 1
Owner Name: CHRYSLER LLC
Owner Address: 20000 CONNER ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3227
Owner Contact: Not reported
Owner Phone: 3133696720
Contact: Mark A Richeson
Contact Phone: (313) 369-6720
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 8000
Tank Status: Closed in Ground
Substance: Heating Oil
Install Date: 03/11/1974
Remove Date: 10/16/1995
Tank Number: UTK-002033-15
Tank Details Compartments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHRYSLER LLC (Continued)

U003330020

Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Not reported
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel,Concrete
Impressed Device: Not reported
Latitude: 42.44133
Longitude: -83.01797

INVENTORY:

Name: CHRYSLER LLC
Address: 20000 CONNER ST
City,State,Zip: DETROIT, MI 48234
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.44133
Longitude: -83.01797

BEA:

Secondary Address: Not reported
BEA Number: 25
District: Southeast MI
Date Received: 10/25/1995
Submitter Name: CHRYSLER CORPORATION
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: tempm
Division Assigned: Environmental Response Division

WDS:

Name: FCA US LLC
Address: 20000 CONNER ST
City,State,Zip: DETROIT, MI 48234
Site Id: MID034729814
WMD Id: 395339
Site Specific Name: CONNER AVENUE ASSEMBLY PLANT
Mailing Address: 20000 CONNER ST
Mailing City/State/Zip: 48234
Mailing County: WAYNE

Name: SKYLINE PAINTING INC
Address: 20000 CONNER ST
City,State,Zip: DETROIT, MI 48234
Site Id: MIR000034934
WMD Id: 412645
Site Specific Name: SKYLINE PAINTING AT CHRYSLER CONNER ASSY
Mailing Address: 1700 BLANEY DR
Mailing City/State/Zip: 48084
Mailing County: OAKLAND

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

C12 **CONNER AVENUE ASSEMBLY PLANT**
East **20000 CONNER**
< 1/8 **DETROIT, MI 48234**
0.122 mi.
643 ft. **Site 6 of 6 in cluster C**

MI AST **A100350953**
N/A

Relative: **AST:**
Higher Name: CONNER AVENUE ASSEMBLY PLANT
 Address: 20000 CONNER
 City: DETROIT
Actual: Zip: 48234-3227
622 ft. Facility ID: 91084928
Client Plot Facility Phone: (313) 369-6720
 Owner Name: CONNER AVENUE ASSEMBLY PLANT
 Owner Address: 20000 CONNER AVE.
 Owner City,St,Zip: DETROIT, MI 48234
 Owner County: Not reported
 Owner Contact: Not reported
 Owner Telephone: 2482458268
 District: 1
 Contact: Thomas Kelly
 List Status: Not reported
 Date of Collection: Not reported
 Accuracy: Not reported
 Source: Not reported
 Point Line Area: Not reported
 Description Category: Not reported
 Method of Collection: Not reported
 Horizontal Datum: Not reported
 Latitude: Not reported
 Longitude: Not reported

 Tank Id: ATK-137339-15
 Tank Status: Currently In Use
 Capacity (in gallons): 6000
 Installation Date: Not reported
 Substance Stored: Not reported
 Removed/Closed Date: Not reported

D13 **CVS STORE #8082**
SW **19900 VAN DYKE**
1/8-1/4 **DETROIT, MI 48234**
0.129 mi.
683 ft. **Site 1 of 5 in cluster D**

MI BEA **S105768171**
MI WDS **N/A**

Relative: **BEA:**
Higher Secondary Address: Not reported
 BEA Number: 1590
 District: Southeast MI
 Date Received: 12/26/2001
 Submitter Name: WEC 2000B-01-GL-18 LLC
 Petition Determination: No Request
 Petition Disclosure: 0
 Category: Not reported
 Determination 20107A: No Request
 Reviewer: williakt
 Division Assigned: Environmental Response Division

WDS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS STORE #8082 (Continued)

S105768171

Name: AMOCO OIL CO
Address: 19900 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Site Id: MID985618081
WMD Id: 405688
Site Specific Name: AMOCO OIL CO 5460
Mailing Address: 30230 ORCHARD LAKE RD
Mailing City/State/Zip: 48334
Mailing County: OAKLAND

Name: WOODWARD DETROIT CVS LLC
Address: 19900 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Site Id: MIK118600211
WMD Id: 491134
Site Specific Name: CVS PHARMACY #8082
Mailing Address: ONE CVS DR
Mailing City/State/Zip: 2895
Mailing County: Not reported

D14
SW
1/8-1/4
0.129 mi.
683 ft.

AMOCO OIL CO
19900 VAN DYKE ST
DETROIT, MI 48234

FINDS 1000529369
ECHO N/A
RCRA NonGen / NLR

Site 2 of 5 in cluster D

Relative:
Higher
Actual:
621 ft.

RCRA NonGen / NLR:
Date form received by agency: 1998-09-17 00:00:00.0
Facility name: AMOCO OIL CO
Facility address: 19900 VAN DYKE ST
DETROIT, MI 48234
EPA ID: MID985618081
Mailing address: 30230 ORCHARD LAKE RD
FARMINGTON HILLS, MI 48334
Contact: KAYE CLEGHORN
Contact address: 19900 VAN DYKE ST
DETROIT, MI 48234
Contact country: US
Contact telephone: 313-855-1060
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: AMOCO OIL CO
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO OIL CO (Continued)

1000529369

Owner/operator name: AMOCO OIL CO
Owner/operator address: Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1991-07-02 00:00:00.0
Site name: AMOCO OIL CO
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110007578834
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110007578834

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000529369

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AMOCO OIL CO (Continued)

1000529369

Registry ID: 110007578834
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110007578834>
 Name: AMOCO OIL CO
 Address: 19900 VAN DYKE ST
 City,State,Zip: DETROIT, MI 48234

**D15
 SW
 1/8-1/4
 0.129 mi.
 683 ft.**

**CVS STORE #8082
 19900 VAN DYKE
 , MI 48234
 Site 3 of 5 in cluster D**

**MI INVENTORY S114033799
 N/A**

**Relative:
 Higher**

INVENTORY:
 Name: CVS STORE #8082
 Address: 19900 VAN DYKE
 City,State,Zip: MI 48234
 Bea Number: 200101590LV
 Township: Detroit
 District: Southeast MI
 Data Source: BEA
 Latitude: Not reported
 Longitude: Not reported

**Actual:
 621 ft.**

**D16
 SW
 1/8-1/4
 0.129 mi.
 683 ft.**

**WOODWARD DETROIT CVS LLC
 19900 VAN DYKE ST
 DETROIT, MI 48234
 Site 4 of 5 in cluster D**

**RCRA-VSQG 1014954516
 N/A**

**Relative:
 Higher**

RCRA-VSQG:
 Date form received by agency: 2015-06-17 00:00:00.0
 Facility name: WOODWARD DETROIT CVS LLC
 Facility address: 19900 VAN DYKE ST
 DETROIT, MI 48234
 EPA ID: MIK118600211
 Mailing address: ONE CVS DR
 WOONSOCKET, RI 02895
 Contact: WENDY L BRANT
 Contact address: Not reported
 Not reported
 Contact country: Not reported
 Contact telephone: 401-770-7457
 Contact email: WENDY.BRANT@CVSCAREMARK.COM
 EPA Region: 05
 Classification: Conditionally Exempt Small Quantity Generator
 Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of

**Actual:
 621 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WOODWARD DETROIT CVS LLC (Continued)

1014954516

any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: WOODWARD DETROIT CVS LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2001-12-20 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: WOODWARD DETROIT CVS LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2001-12-20 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Universal Waste Summary:

Waste type: Pesticides
Accumulated waste on-site: Yes
Generated waste on-site: Yes

Historical Generators:

Date form received by agency: 2015-04-23 00:00:00.0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WOODWARD DETROIT CVS LLC (Continued)

1014954516

Site name: WOODWARD DETROIT CVS LLC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2014-10-21 00:00:00.0
Site name: WOODWARD DETROIT CVS LLC
Classification: Large Quantity Generator

Date form received by agency: 2014-05-09 00:00:00.0
Site name: WOODWARD DETROIT CVS LLC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2014-02-28 00:00:00.0
Site name: CVS PHARMACY #8082
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2013-07-30 00:00:00.0
Site name: WOODWARD DETROIT CVS LLC
Classification: Small Quantity Generator

Date form received by agency: 2012-05-16 00:00:00.0
Site name: WOODWARD DETROIT CVS LLC
Classification: Small Quantity Generator

Hazardous Waste Summary:

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D011
- . Waste name: SILVER

- . Waste code: P001
- . Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, &SALT; WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, &SALT; WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

- . Waste code: P075
- . Waste name: NICOTINE, &SALT; (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, &SALT;

- . Waste code: P081
- . Waste name: 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)

- . Waste code: P188
- . Waste name: BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYLPYRROLO[2,3-B]INDOL-5-YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE

Violation Status: No violations found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E17
West
1/8-1/4
0.130 mi.
688 ft.

NORTOWN COLLISION INC
20035 VAN DYKE ST
DETROIT, MI 48234

Site 1 of 2 in cluster E

FINDS 1000418141
RCRA-VSQG N/A
ECHO

Relative:
Lower

RCRA-VSQG:

Date form received by agency: 2003-10-01 00:00:00.0

Actual:
620 ft.

Facility name: NORTOWN COLLISION INC

Facility address: 20035 VAN DYKE ST

DETROIT, MI 48234

EPA ID: MID056988751

Contact: EUGENE OLESZKO

Contact address: 20035 VAN DYKE ST

DETROIT, MI 48234

Contact country: US

Contact telephone: 313-893-1113

Contact email: Not reported

EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: OLESZKO EUGENE

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 1985-01-01 00:00:00.

Owner/Op end date: Not reported

Owner/operator name: OLESZKO EUGENE

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTOWN COLLISION INC (Continued)

1000418141

Owner/Op start date: 1985-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2003-04-09 00:00:00.0
Site name: NORTOWN COLLISION INC
Classification: Small Quantity Generator

Date form received by agency: 2002-08-13 00:00:00.0
Site name: NORTOWN COLLISION INC
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003598508
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003598508

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000418141
Registry ID: 110003598508
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110003598508>
Name: NORTOWN COLLISION INC
Address: 20035 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NORTOWN CDC-20017 VAN DYKE (Continued)

1016361817

State/tribal program date:	-	-
State/tribal program ID:	-	-
State/tribal NFA date:	-	-
Air cleaned:	-	-
Asbestos found:	-	-
Asbestos cleaned:	-	-
Controlled substance found:	-	-
Controlled substance cleaned:	-	-
Drinking water affected:	-	-
Drinking water cleaned:	-	-
Groundwater affected:	-	-
Groundwater cleaned:	-	-
Lead contaminant found:	-	-
Lead cleaned up:	-	-
No media affected:	-	-
Unknown media affected:	-	-
Other cleaned up:	-	-
Other metals found:	-	-
Other metals cleaned:	-	-
Other contaminants found:	-	-
Other contams found description:	-	-
PAHs found:	-	-
PAHs cleaned up:	-	-
PCBs found:	-	-
PCBs cleaned up:	-	-
Petro products found:	-	-
Petro products cleaned:	-	-
Sediments found:	-	-
Sediments cleaned:	-	-
Soil affected:	-	-
Soil cleaned up:	-	-
Surface water cleaned:	-	-
VOCs found:	-	-
VOCs cleaned:	-	-
Cleanup other description:	-	-
Num. of cleanup and re-dev. jobs:	-	-
Past use greenspace acreage:	-	-
Past use residential acreage:	-	-
Surface Water:	-	-
Past use commercial acreage:	0.17	-
Past use industrial acreage:	-	-
Future use greenspace acreage:	-	-
Future use residential acreage:	-	-
Future use commercial acreage:	-	-
Future use industrial acreage:	-	-
Superfund Fed. landowner flag:	-	-
Arsenic cleaned up:	-	-
Cadmium cleaned up:	-	-
Chromium cleaned up:	-	-
Copper cleaned up:	-	-
Iron cleaned up:	-	-
mercury cleaned up:	-	-
Nickel Cleaned Up:	-	-
No clean up:	-	-
Pesticides cleaned up:	-	-
Selenium cleaned up:	-	-
SVOCs cleaned up:	-	-

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NORTOWN CDC-20017 VAN DYKE (Continued)

1016361817

Unknown clean up: -
 Arsenic contaminant found: -
 Cadmium contaminant found: -
 Chromium contaminant found: -
 Copper contaminant found: -
 Iron contaminant found: -
 Mercury contaminant found: -
 Nickel contaminant found: -
 No contaminant found: -
 Pesticides contaminant found: -
 Selenium contaminant found: -
 SVOCs contaminant found: -
 Unknown contaminant found: -
 Future Use: Multistory -
 Media affected Bluiding Material: -
 Media affected indoor air: -
 Building material media cleaned up: -
 Indoor air media cleaned up: -
 Unknown media cleaned up: -
 Past Use: Multistory -
 Property Description: The subject property was unimproved land from at least 1937 until it was improved with a commercial/residential building in 1946/
 Below Poverty Number: 1918
 Below Poverty Percent: 41.19
 Meidan Income: 7896
 Meidan Income Number: 2905
 Meidan Income Percent: 62.38
 Vacant Housing Number: 527
 Vacant Housing Percent: 24.95
 Unemployed Number: 885
 Unemployed Percent: 19

FINDS:

Registry ID: 110045010199
 Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110045010199

Environmental Interest/Information System:

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

**F19
 NW
 1/8-1/4
 0.142 mi.
 752 ft.**

**MARATHON
 20216 VAN DYKE ST
 DETROIT, MI 48234
 Site 1 of 2 in cluster F**

**MI UST U003322449
 MI INVENTORY N/A
 MI LUST
 MI Financial Assurance
 MI WDS**

**Relative:
 Higher
 Actual:
 621 ft.**

LUST:
 Name: MARATHON
 Address: 20216 VAN DYKE ST
 City,State,Zip: DETROIT, MI 48234-
 Facility ID: 00012378
 Source: STATE OF MICHIGAN
 Owner Name: Enterprise, ZMT
 Owner Address: Not reported
 Owner City,St,Zip: UNKNOWN, MI
 Owner Contact: Not reported
 Owner Phone: (313) 892-9633

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARATHON (Continued)

U003322449

Country: USA
District: Warren
Site Name: Sam's Service /sam Laham
Latitude: 42.44471
Longitude: -83.02454
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-1078-98
Release Date: 02/12/1999
Substance Released: Gasoline
Release Status: Open
Release Closed Date: Not reported

UST:

Name: MARATHON
Address: 20216 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3214
Facility Type: ACTIVE
Facility ID: 00012378
Facility Region: 1
Owner Name: ZMT ENTERPRISE
Owner Address: 20216 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3214
Owner Contact: Not reported
Owner Phone: 3138929633
Contact: Jamil Alshibah
Contact Phone: (313) 744-1130
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 8000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 11/09/1998
Remove Date: Not reported
Tank Number: UTK-103369-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Other
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Fiberglass Reinforced Plastic,Other
Impressed Device: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARATHON (Continued)

U003322449

Latitude: 42.44471
Longitude: -83.02454

Name: MARATHON
Address: 20216 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3214
Facility Type: ACTIVE
Facility ID: 00012378
Facility Region: 1
Owner Name: ZMT ENTERPRISE
Owner Address: 20216 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3214
Owner Contact: Not reported
Owner Phone: 3138929633
Contact: Jamil Alshibah
Contact Phone: (313) 744-1130
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 6000
Tank Status: Temporarily Out of Use
Substance: Gasoline
Install Date: 05/02/1958
Remove Date: Not reported
Tank Number: UTK-014539-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Other
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Lined Interior,Other
Impressed Device: Not reported
Latitude: 42.44471
Longitude: -83.02454

Name: MARATHON
Address: 20216 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3214
Facility Type: ACTIVE
Facility ID: 00012378
Facility Region: 1
Owner Name: ZMT ENTERPRISE
Owner Address: 20216 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3214
Owner Contact: Not reported
Owner Phone: 3138929633

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARATHON (Continued)

U003322449

Contact: Jamil Alshibah
Contact Phone: (313) 744-1130
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 6000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 05/02/1958
Remove Date: Not reported
Tank Number: UTK-043231-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Lined Interior,Other
Impressed Device: Not reported
Latitude: 42.44471
Longitude: -83.02454

INVENTORY:

Name: MARATHON
Address: 20216 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.44471
Longitude: -83.02455

FINANCIAL ASSURANCE 3:

Name: MARATHON
Address: 20216 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3214
Facility ID: 00012378
Exempt: No
Expiration Date: 10/17/2018
Bond Rating Tests: Not reported
Commerical Insurance: Not reported
Guarantee: Not reported
Letter of Credit: Not reported
Risk Retention Group: Not reported
Self Insurance: Not reported
State Funds: CHECKED
Surety Bond: Not reported
Trust Funds: Not reported
Year: 2017

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARATHON (Continued)

U003322449

WDS:

Name: SAMS SERVICE
Address: 20216 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Site Id: MIG000055339
WMD Id: 428773
Site Specific Name: SAMS SERVICE
Mailing Address: 20216 VAN DYKE ST
Mailing City/State/Zip: 48234
Mailing County: WAYNE

20
NE
1/8-1/4
0.157 mi.
831 ft.

TARGET CORPORATION
8500 E 8 MILE RD
DETROIT, MI 48234

FINDS 1000909202
RCRA-VSQQ N/A
ECHO

Relative:
Higher
Actual:
624 ft.

RCRA-VSQQ:

Date form received by agency: 2001-12-14 00:00:00.0
Facility name: TARGET CORPORATION
Facility address: 8500 E 8 MILE RD
DETROIT, MI 48234
EPA ID: MI0000663922
Mailing address: 1905 ASTON AVENUE
CARLSBAD, CA 92008
Contact: JEFF KACIREK
Contact address: 8500 E 8 MILE RD
DETROIT, MI 48234
Contact country: US
Contact telephone: 800-360-3220
Contact email: Not reported
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: DAYTON HUDSON TARGET
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET CORPORATION (Continued)

1000909202

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: DAYTON HUDSON TARGET
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1970-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1999-04-26 00:00:00.0
Site name: TARGET CORPORATION
Classification: Not a generator, verified

Date form received by agency: 1994-09-01 00:00:00.0
Site name: TARGET CORPORATION
Classification: Not a generator, verified

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110008440302
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110008440302

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TARGET CORPORATION (Continued)

1000909202

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000909202
 Registry ID: 110008440302
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110008440302>
 Name: TARGET CORPORATION
 Address: 8500 E 8 MILE RD
 City,State,Zip: DETROIT, MI 48234

**D21
 SW
 1/8-1/4
 0.168 mi.
 886 ft.**

**AMOCO SS #5460
 19900 VAN DYKE & OUTER DR
 DETROIT, MI 48234
 Site 5 of 5 in cluster D**

**MI UST U003320685
 MI INVENTORY N/A
 MI LUST**

**Relative:
 Higher
 Actual:
 622 ft.**

LUST:

Name: AMOCO SS #5460
 Address: 19900 VAN DYKE & OUTER DR
 City,State,Zip: DETROIT, MI 48234-
 Facility ID: 00005804
 Source: STATE OF MICHIGAN
 Owner Name: Petroleum Products, Amoco
 Owner Address: Not reported
 Owner City,St,Zip: UNKNOWN, MI
 Owner Contact: Jeff Weston
 Owner Phone: (734) 953-7013
 Country: USA
 District: Warren
 Site Name: Amoco SS #5460
 Latitude: 42.44125
 Longitude: -83.02438
 Date of Collection: 01/11/2001
 Method of Collection: Address Matching-House Number
 Accuracy: 100
 Accuracy Value Unit: FEET
 Horizontal Data: NAD83
 Point Line Area: POINT
 Desc Category: Plant Entrance (Freight)

Leak Number: C-0217-00
 Release Date: 02/29/2000
 Substance Released: Unknown
 Release Status: Closed
 Release Closed Date: 08/15/2014

Leak Number: C-0320-00
 Release Date: 03/28/2000
 Substance Released: Unknown
 Release Status: Closed
 Release Closed Date: 08/15/2014

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO SS #5460 (Continued)

U003320685

Leak Number: C-2127-90
Release Date: 10/22/1990
Substance Released: Not reported
Release Status: Closed
Release Closed Date: 04/08/1998

UST:

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI
Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 7
Capacity: 560
Tank Status: Removed from Ground
Substance: Used Oil
Install Date: 01/01/1987
Remove Date: 02/16/2000
Tank Number: UTK-092332-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Manual (Static) Tank Gauging,Tank Tightness Testing
Pipe Release Detection: Not reported
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Not reported
Tank Construction: Cathodically Protected Steel
Impressed Device: Not reported
Latitude: 42.44125
Longitude: -83.02438

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO SS #5460 (Continued)

U003320685

Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 6
Capacity: 1000
Tank Status: Removed from Ground
Substance: Used Oil
Install Date: 04/28/1970
Remove Date: 12/01/1987
Tank Number: UTK-025447-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44125
Longitude: -83.02438

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI
Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 5
Capacity: 12000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO SS #5460 (Continued)

U003320685

Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 04/28/1970
Remove Date: 02/16/2000
Tank Number: UTK-092324-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Manual (Static) Tank Gauging,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Double Walled,Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Cathodically Protected Steel,Lined Interior
Impressed Device: Not reported
Latitude: 42.44125
Longitude: -83.02438

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI
Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 10000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 04/28/1970
Remove Date: 02/15/2000
Tank Number: UTK-025446-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Manual (Static) Tank Gauging,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Double Walled,Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Cathodically Protected Steel,Lined Interior
Impressed Device: Yes
Latitude: 42.44125
Longitude: -83.02438

Name: AMOCO SS #5460

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO SS #5460 (Continued)

U003320685

Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI
Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 10000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 04/28/1970
Remove Date: 02/15/2000
Tank Number: UTK-036151-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Manual (Static) Tank Gauging,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Cathodically Protected Steel,Lined Interior
Impressed Device: Yes
Latitude: 42.44125
Longitude: -83.02438

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI
Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001
Accuracy: 100

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO SS #5460 (Continued)

U003320685

Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 8000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 04/28/1970
Remove Date: 02/15/2000
Tank Number: UTK-039279-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Manual (Static) Tank Gauging,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Double Walled,Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Cathodically Protected Steel,Lined Interior
Impressed Device: Yes
Latitude: 42.44125
Longitude: -83.02438

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Facility Type: CLOSED
Facility ID: 00005804
Facility Region: 1
Owner Name: AMOCO PETROLEUM PRODUCTS
Owner Address: 17187 N LAUREL PARK STE 365
Owner City: LIVONIA
Owner State: MI
Owner Zip: 48152-3954
Owner Contact: Not reported
Owner Phone: 7349537013
Contact: J E WESTON
Contact Phone: (734) 953-7013
Date of Collection: 01/11/2001

Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 8000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 04/28/1970
Remove Date: 02/15/2000
Tank Number: UTK-045517-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Manual (Static) Tank Gauging,Tank Tightness Testing

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AMOCO SS #5460 (Continued)

U003320685

Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Double Walled,Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Cathodically Protected Steel,Lined Interior
Impressed Device: Yes
Latitude: 42.44125
Longitude: -83.02438

INVENTORY:

Name: AMOCO SS #5460
Address: 19900 VAN DYKE & OUTER DR
City,State,Zip: DETROIT, MI 48234
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.44126
Longitude: -83.02439

G22
ESE
1/8-1/4
0.175 mi.
922 ft.

E I DU PONT DE NEMOURS & CO
19930 CONNER ST
DETROIT, MI 48234
Site 1 of 2 in cluster G

MI BEA S105966664
MI WDS N/A

Relative:
Higher
Actual:
621 ft.
Client Plot

BEA:
Secondary Address: Not reported
BEA Number: 2014
District: Southeast MI
Date Received: 05/09/2003
Submitter Name: La Solucion Corporation
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: williaht
Division Assigned: Environmental Response Division

Secondary Address: Not reported
BEA Number: 2015
District: Southeast MI
Date Received: 05/08/2003
Submitter Name: RIO, LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: williaht
Division Assigned: Environmental Response Division

WDS:

Name: E I DU PONT DE NEMOURS & CO
Address: 19930 CONNER ST
City,State,Zip: DETROIT, MI 48234
Site Id: MID061865622
WMD Id: 396634
Site Specific Name: E I DU PONT DE NEMOURS & CO

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

E I DU PONT DE NEMOURS & CO (Continued)

S105966664

Mailing Address: 19930 CONNER ST
 Mailing City/State/Zip: 48234
 Mailing County: WAYNE

G23
ESE
1/8-1/4
0.176 mi.
928 ft.

E I DUPONT DE NEMOURS
19930 CONNER ST
DETROIT, MI 48234
Site 2 of 2 in cluster G

FINDS 1000348695
ECHO N/A
RCRA NonGen / NLR

Relative:
Higher
Actual:
621 ft.

RCRA NonGen / NLR:
 Date form received by agency: 1998-09-17 00:00:00.0
 Facility name: E I DU PONT DE NEMOURS & CO
 Facility address: 19930 CONNER ST
 DETROIT, MI 48234
 EPA ID: MID061865622
 Contact: LISI DI
 Contact address: 19930 CONNER ST
 DETROIT, MI 48234
 Contact country: US
 Contact telephone: 313-366-8800
 Contact email: Not reported
 EPA Region: 05
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Client Plot

Owner/Operator Summary:

Owner/operator name: NAME NOT REPORTED
 Owner/operator address: Not reported
 Not reported
 Owner/operator country: Not reported
 Owner/operator telephone: Not reported
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: 1970-01-01 00:00:00.
 Owner/Op end date: Not reported
 Owner/operator name: ANDET BUILDING CORPORATION
 Owner/operator address: Not reported
 Not reported
 Owner/operator country: Not reported
 Owner/operator telephone: Not reported
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: 1970-01-01 00:00:00.
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
 Mixed waste (haz. and radioactive): No
 Recycler of hazardous waste: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

E I DUPONT DE NEMOURS (Continued)

1000348695

Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Historical Generators:

Date form received by agency: 1980-08-18 00:00:00.0
 Site name: E I DU PONT DE NEMOURS & CO
 Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
 . Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003600434
 Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003600434

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000348695
 Registry ID: 110003600434
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110003600434>
 Name: E I DUPONT DE NEMOURS
 Address: 19930 CONNER ST
 City,State,Zip: DETROIT, MI 48234

H24
SSW
1/8-1/4
0.177 mi.
936 ft.

ABYS AMERICAN GAS INC
19840 VAN DYKE ST
DETROIT, MI 48234
Site 1 of 2 in cluster H

MI UST U003330243
MI LUST N/A
MI WDS

Relative:
Higher
Actual:
621 ft.

LUST:
 Name: ABYS AMERICAN GAS INC
 Address: 19840 VAN DYKE ST
 City,State,Zip: DETROIT, MI 48234-
 Facility ID: 00033163
 Source: STATE OF MICHIGAN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABYS AMERICAN GAS INC (Continued)

U003330243

Owner Name: SHUAYTO, GHASSAN
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: (313) 584-0304
Country: USA
District: Warren
Site Name: Aby's American Gas, Inc.
Latitude: 42.44068
Longitude: -83.02435
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0456-95
Release Date: 04/24/1995
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 09/28/1995

UST:

Name: ABYS AMERICAN GAS INC
Address: 19840 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3354
Facility Type: CLOSED
Facility ID: 00033163
Facility Region: 1
Owner Name: GHASSAN SHUAYTO
Owner Address: 7440 OAKMAN BLVD
Owner City: DEARBORN
Owner State: MI
Owner Zip: 48126-1529
Owner Contact: Not reported
Owner Phone: 3135840304
Contact: GHASSAN SHUAYTO
Contact Phone: (313) 584-0304
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 10000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 01/01/1979
Remove Date: 05/20/1995
Tank Number: UTK-024267-15
Tank Details Compartments: Not reported
Tank Release Detection: Manual (Static) Tank Gauging

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABYS AMERICAN GAS INC (Continued)

U003330243

Pipe Release Detection: Automatic Line Leak Detectors,GroundWater Monitoring
Piping Material: Galvanized Steel
Piping Type: Suction:Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44068
Longitude: -83.02435

Name: ABYS AMERICAN GAS INC
Address: 19840 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3354
Facility Type: CLOSED
Facility ID: 00033163
Facility Region: 1
Owner Name: GHASSAN SHUAYTO
Owner Address: 7440 OAKMAN BLVD
Owner City: DEARBORN
Owner State: MI
Owner Zip: 48126-1529
Owner Contact: Not reported
Owner Phone: 3135840304
Contact: GHASSAN SHUAYTO
Contact Phone: (313) 584-0304
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 10000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 01/01/1979
Remove Date: 05/20/1995
Tank Number: UTK-106346-15
Tank Details Compartments: Not reported
Tank Release Detection: Groundwater Monitoring,Manual (Static) Tank Gauging
Pipe Release Detection: Automatic Line Leak Detectors,GroundWater Monitoring
Piping Material: Galvanized Steel
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44068
Longitude: -83.02435

Name: ABYS AMERICAN GAS INC
Address: 19840 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3354
Facility Type: CLOSED
Facility ID: 00033163
Facility Region: 1
Owner Name: GHASSAN SHUAYTO
Owner Address: 7440 OAKMAN BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABYS AMERICAN GAS INC (Continued)

U003330243

Owner City: DEARBORN
Owner State: MI
Owner Zip: 48126-1529
Owner Contact: Not reported
Owner Phone: 3135840304
Contact: GHASSAN SHUAYTO
Contact Phone: (313) 584-0304
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 3000
Tank Status: Removed from Ground
Substance: Kerosene
Install Date: 01/01/1986
Remove Date: 05/20/1995
Tank Number: UTK-106336-15
Tank Details Compartments: Not reported
Tank Release Detection: Groundwater Monitoring,Manual (Static) Tank Gauging
Pipe Release Detection: Automatic Line Leak Detectors,GroundWater Monitoring
Piping Material: Galvanized Steel
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44068
Longitude: -83.02435

Name: ABYS AMERICAN GAS INC
Address: 19840 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3354
Facility Type: CLOSED
Facility ID: 00033163
Facility Region: 1
Owner Name: GHASSAN SHUAYTO
Owner Address: 7440 OAKMAN BLVD
Owner City: DEARBORN
Owner State: MI
Owner Zip: 48126-1529
Owner Contact: Not reported
Owner Phone: 3135840304
Contact: GHASSAN SHUAYTO
Contact Phone: (313) 584-0304
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABYS AMERICAN GAS INC (Continued)

U003330243

Tank ID: 1
Capacity: 10000
Tank Status: Removed from Ground
Substance: Diesel
Install Date: 01/01/1979
Remove Date: 05/20/1995
Tank Number: UTK-106331-15
Tank Details Compartments: Not reported
Tank Release Detection: Groundwater Monitoring,Manual (Static) Tank Gauging
Pipe Release Detection: Automatic Line Leak Detectors,GroundWater Monitoring
Piping Material: Galvanized Steel
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44068
Longitude: -83.02435

WDS:

Name: SUNOCO INC
Address: 19840 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Site Id: MID000666636
WMD Id: 392057
Site Specific Name: SUNOCO SERVICE STATION
Mailing Address: 19840 VAN DYKE ST
Mailing City/State/Zip: 48234
Mailing County: WAYNE

H25
SSW
1/8-1/4
0.177 mi.
936 ft.

SUNOCO INC
19840 VAN DYKE ST
DETROIT, MI 48234

FINDS 1000330933
ECHO N/A
RCRA NonGen / NLR

Site 2 of 2 in cluster H

Relative:
Higher
Actual:
621 ft.

RCRA NonGen / NLR:
Date form received by agency: 1997-07-15 00:00:00.0
Facility name: SUNOCO INC
Facility address: 19840 VAN DYKE ST
DETROIT, MI 48234
EPA ID: MID000666636
Contact: GIL LOVELL
Contact address: 19840 VAN DYKE ST
DETROIT, MI 48234
Contact country: US
Contact telephone: 313-358-2540
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUNOCO INC (Continued)

1000330933

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1997-07-16 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1997-07-16 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1980-08-18 00:00:00.0
Site name: SUNOCO INC
Classification: Not a generator, verified

Date form received by agency: 1980-01-01 00:00:00.0
Site name: SUNOCO INC
Classification: Not a generator, verified

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003573017
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SUNOCO INC (Continued)

1000330933

registry_id=110003573017

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000330933
 Registry ID: 110003573017
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110003573017>
 Name: SUNOCO INC
 Address: 19840 VAN DYKE ST
 City,State,Zip: DETROIT, MI 48234

**F26
 NW
 1/8-1/4
 0.188 mi.
 993 ft.**

**NORTOWN COMMUNITY DEVELOPMENT CORPORATION
 20245 VAN DYKE
 DETROIT, MI 48234**

**FINDS 1016456960
 US BROWNFIELDS N/A**

Site 2 of 2 in cluster F

**Relative:
 Lower
 Actual:
 620 ft.**

US BROWNFIELDS:

Name: NORTOWN COMMUNITY DEVELOPMENT CORPORATION
 Address: 20245 VAN DYKE
 City,State,Zip: DETROIT, MI 48234
 Recipient Name: Detroit/Wayne County Port Authority
 Grant Type: Assessment
 Property Number: -
 Parcel size: 0.52
 Latitude: 42.4457639
 Longitude: -83.024963
 HCM Label: Address Matching-House Number
 Map Scale: -
 Point of Reference: Entrance Point of a Facility or Station
 Highlights: -
 Datum: North American Datum of 1983
 Acres Property ID: 106392
 IC Data Access: -
 Start Date: -
 Redev Completion Date: -
 Completed Date: -
 Acres Cleaned Up: -
 Cleanup Funding: -
 Cleanup Funding Source: -
 Assessment Funding: 2400
 Assessment Funding Source: -
 Redevelopment Funding: -
 Redev. Funding Source: -
 Redev. Funding Entity Name: -
 Redevelopment Start Date: -
 Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement
 Cleanup Funding Entity: -
 Grant Type: Hazardous
 Accomplishment Type: Phase I Environmental Assessment
 Accomplishment Count: Y
 Cooperative Agreement Number: 96550501

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTOWN COMMUNITY DEVELOPMENT CORPORATION (Continued)

1016456960

Start Date: 10-Sep-09
Ownership Entity: Government
Completion Date: 14-Oct-09
Current Owner: City of Detroit P&DD, Z. Grissam, and G. Bogoevski
Did Owner Change: N
Cleanup Required: U
Video Available: N
Photo Available: Y
Institutional Controls Required: U
IC Category Proprietary Controls: -
IC Cat. Info. Devices: -
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: -
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: -
Groundwater cleaned: -
Lead contaminant found: -
Lead cleaned up: -
No media affected: -
Unknown media affected: Y
Other cleaned up: -
Other metals found: -
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: -
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: -
Petro products cleaned: -
Sediments found: -
Sediments cleaned: -
Soil affected: -
Soil cleaned up: -
Surface water cleaned: -
VOCs found: -
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -
Past use commercial acreage: -
Past use industrial acreage: -
Future use greenspace acreage: -

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NORTOWN COMMUNITY DEVELOPMENT CORPORATION (Continued)

1016456960

Future use residential acreage:	-	
Future use commercial acreage:	-	
Future use industrial acreage:	-	
Superfund Fed. landowner flag:	-	
Arsenic cleaned up:	-	
Cadmium cleaned up:	-	
Chromium cleaned up:	-	
Copper cleaned up:	-	
Iron cleaned up:	-	
mercury cleaned up:	-	
Nickel Cleaned Up:	-	
No clean up:	-	
Pesticides cleaned up:	-	
Selenium cleaned up:	-	
SVOCs cleaned up:	-	
Unknown clean up:	-	
Arsenic contaminant found:	-	
Cadmium contaminant found:	-	
Chromium contaminant found:	-	
Copper contaminant found:	-	
Iron contaminant found:	-	
Mercury contaminant found:	-	
Nickel contaminant found:	-	
No contaminant found:	-	
Pesticides contaminant found:	-	
Selenium contaminant found:	-	
SVOCs contaminant found:	-	
Unknown contaminant found:	Y	
Future Use: Multistory	-	
Media affected Bluiding Material:	-	
Media affected indoor air:	-	
Building material media cleaned up:	-	
Indoor air media cleaned up:	-	
Unknown media cleaned up:	-	
Past Use: Multistory	-	
Property Description:	<p>The subject property was unimproved land from at least 1937 until it was improved with a commercial building on the northern portion of 20245 through 20249 Van Dyke in 1941. An additional commercial space was constructed on the southern portion of 20245 through 20249 Van Dyke in 1953. These storefronts were combined in the mid-1960s. 20253 Van Dyke has been unimproved land since prior to 1937. 20257 Van Dyke contained unimproved land from at least 1937 until 1942 when a two-story commercial building was constructed. This building was initially occupied by a beauty salon and later a bar with an apartment above until the late 2000s when the building was demolished. 20265 Van Dyke was previously utilized as an asphalt-paved parking lot for the commercial structure on 20257 Van Dyke .</p>	
Below Poverty Number:	1712	
Below Poverty Percent:	41.93	
Meidan Income:	7350	
Meidan Income Number:	2570	
Meidan Income Percent:	62.94	
Vacant Housing Number:	498	
Vacant Housing Percent:	26.63	
Unemployed Number:	667	
Unemployed Percent:	16.34	

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

NORTOWN COMMUNITY DEVELOPMENT CORPORATION (Continued)

1016456960

FINDS:

Registry ID: 110040215629
 Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110040215629

Environmental Interest/Information System:

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

27
NNE
1/8-1/4
0.237 mi.
1250 ft.

BUILDERS SQUARE
8400 E 8 MILE RD
DETROIT, MI 48234

FINDS
RCRA NonGen / NLR
ECHO

1000278594
N/A

Relative:
Higher

RCRA NonGen / NLR:

Date form received by agency: 2001-12-31 00:00:00.0
 Facility name: BUILDERS SQUARE
 Facility address: 8400 E 8 MILE RD
 DETROIT, MI 48234
 EPA ID: MID181191321
 Mailing address: 201 LOMAS SANTA FE DR
 SOLANA BEACH, CA 92075
 Contact: RANDY INGELS
 Contact address: 8400 E 8 MILE RD
 DETROIT, MI 48234
 Contact country: US
 Contact telephone: 512-721-0755
 Contact email: Not reported
 EPA Region: 05
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Actual:
625 ft.

Owner/Operator Summary:

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
 Owner/operator address: Not reported
 Not reported
 Owner/operator country: Not reported
 Owner/operator telephone: Not reported
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: 2002-01-01 00:00:00.
 Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
 Owner/operator address: Not reported
 Not reported
 Owner/operator country: Not reported
 Owner/operator telephone: Not reported
 Owner/operator email: Not reported
 Owner/operator fax: Not reported
 Owner/operator extension: Not reported
 Legal status: Private
 Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BUILDERS SQUARE (Continued)

1000278594

Owner/Op start date: 2002-01-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1990-02-22 00:00:00.0
Site name: BUILDERS SQUARE
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110008449321
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110008449321

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000278594
Registry ID: 110008449321
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110008449321>
Name: BUILDERS SQUARE
Address: 8400 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

28
North
1/4-1/2
0.286 mi.
1511 ft.

FORMER SPEEDWAY
8200 E 8 MILE RD
DETROIT, MI 48234

MI UST **U003868310**
MI LUST **N/A**

Relative:
Higher
Actual:
625 ft.

LUST:
Name: FORMER SPEEDWAY
Address: 8200 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-
Facility ID: 00041152
Source: STATE OF MICHIGAN
Owner Name: & Look, Stop
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: 810-444-5400
Country: USA
District: Warren
Site Name: Former Speedway
Latitude: 42.44820
Longitude: -83.02138
Date of Collection: 10/05/2004
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0204-02
Release Date: 04/24/2002
Substance Released: Gasoline,Gasoline
Release Status: Closed
Release Closed Date: 01/13/2003

UST:
Name: FORMER SPEEDWAY
Address: 8200 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1107
Facility Type: CLOSED
Facility ID: 00041152
Facility Region: 1
Owner Name: STOP & LOOK
Owner Address: 8146 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 8104445400
Contact: TONY GARLTON
Contact Phone: 517-444-5400
Date of Collection: 10/05/2004
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER SPEEDWAY (Continued)

U003868310

District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 6000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 09/08/1950
Remove Date: 04/12/2002
Tank Number: UTK-117507-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44820
Longitude: -83.02138

Name: FORMER SPEEDWAY
Address: 8200 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1107
Facility Type: CLOSED
Facility ID: 00041152
Facility Region: 1
Owner Name: STOP & LOOK
Owner Address: 8146 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 8104445400
Contact: TONY GARLTON
Contact Phone: 517-444-5400
Date of Collection: 10/05/2004
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 6000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 09/08/1950
Remove Date: 04/12/2002
Tank Number: UTK-117506-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44820

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER SPEEDWAY (Continued)

U003868310

Longitude: -83.02138

I29
NNW
1/4-1/2
0.291 mi.
1535 ft.

KBM PETRO
8076 E 8 MILE RD
DETROIT, MI 48234

Site 1 of 3 in cluster I

MI UST
MI INVENTORY
MI LUST
MI Financial Assurance

U001148476
N/A

Relative:
Higher

Actual:
625 ft.

LUST:
Name: 8076 PROPERTY LLC
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-
Facility ID: 00037108
Source: STATE OF MICHIGAN
Owner Name: Petro, KBM
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: (313) 893-6780
Country: USA
District: Warren
Site Name: K & B Car Wash
Latitude: 42.44796
Longitude: -83.02307
Date of Collection: 07/08/2001
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Accuracy: 10
Accuracy Value Unit: METERS
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0131-93
Release Date: 01/22/1993
Substance Released: Gasoline
Release Status: Open
Release Closed Date: Not reported

UST:
Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KBM PETRO (Continued)

U001148476

Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 7
Capacity: 2000
Tank Status: Currently In Use
Substance: Kerosene
Install Date: 08/14/1995
Remove Date: Not reported
Tank Number: UTK-004426-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Composite (Steel With Fiberglass),Other
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 6
Capacity: 6000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 08/14/1995
Remove Date: Not reported
Tank Number: UTK-077021-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Fiberglass Reinforced Plastic

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KBM PETRO (Continued)

U001148476

Piping Type: Pressure (Remote)
Tank Construction: Composite (Steel With Fiberglass),Other
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 5
Capacity: 6000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 08/14/1995
Remove Date: Not reported
Tank Number: UTK-047518-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Composite (Steel With Fiberglass),Other
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KBM PETRO (Continued)

U001148476

Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 10000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 08/14/1995
Remove Date: Not reported
Tank Number: UTK-077018-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure (Remote)
Tank Construction: Composite (Steel With Fiberglass),Other
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 1000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

KBM PETRO (Continued)

U001148476

Tank Status: Removed from Ground
Substance: Used Oil
Install Date: Not reported
Remove Date: 02/03/1993
Tank Number: UTK-077015-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Suction: No Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 15000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: Not reported
Remove Date: 02/03/1993
Tank Number: UTK-077011-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Suction: No Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

Name: KBM PETRO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KBM PETRO (Continued)

U001148476

Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility Type: ACTIVE
Facility ID: 00037108
Facility Region: 1
Owner Name: KBM PETRO
Owner Address: 8076 EAST 8 MILE RD
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234
Owner Contact: Not reported
Owner Phone: 3138936780
Contact: John Leslie
Contact Phone: (248) 877-2900
Date of Collection: 07/08/2001
Accuracy: 10
Horizontal Datum: NAD83
Accuracy Value Unit: METERS
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 12000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: Not reported
Remove Date: 02/03/1993
Tank Number: UTK-077007-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Bare Steel
Piping Type: Suction: No Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.44796
Longitude: -83.02307

INVENTORY:

Name: 8076 PROPERTY LLC
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.44796
Longitude: -83.02308

FINANCIAL ASSURANCE 3:

Name: KBM PETRO
Address: 8076 E 8 MILE RD
City,State,Zip: DETROIT, MI 48234-1103
Facility ID: 00037108

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KBM PETRO (Continued)

U001148476

Exempt: No
Expiration Date: 03/29/2014
Bond Rating Tests: Not reported
Commerical Insurance: CHECKED
Guarantee: Not reported
Letter of Credit: Not reported
Risk Retention Group: Not reported
Self Insurance: Not reported
State Funds: Not reported
Surety Bond: Not reported
Trust Funds: Not reported
Year: 2014

I30
NNW
1/4-1/2
0.324 mi.
1712 ft.

8077 E. 8 MILE
8077 EAST 8 MILE ROAD
WARREN, MI 48089

MI INVENTORY S114027156
N/A

Site 2 of 3 in cluster I

Relative:
Higher

INVENTORY:

Actual:
624 ft.

Name: 8077 E. 8 MILE
Address: 8077 EAST 8 MILE ROAD
City,State,Zip: WARREN, MI 480892907
Bea Number: Not reported
Township: Warren
District: Southeast MI
Data Source: Part 201
Latitude: 42.4485
Longitude: -83.02384

I31
NNW
1/4-1/2
0.324 mi.
1712 ft.

PEKIN CHINESE FOODS
8077 E. EIGHT MILE ROAD
WARREN, MI

MI BEA S104911926
N/A

Site 3 of 3 in cluster I

Relative:
Higher

BEA:

Actual:
624 ft.

Secondary Address: Not reported
BEA Number: 704
District: Southeast MI
Date Received: 08/26/1998
Submitter Name: NICK LAVDAS
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: tempm
Division Assigned: Environmental Response Division

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

32
SSW
1/4-1/2
0.330 mi.
1744 ft.

QUICK STOP BRAKE SHOP INC
19545 VAN DYKE ST
DETROIT, MI 48234

MI UST U000267568
MI INVENTORY N/A
MI LUST
MI WDS

Relative:
Higher
Actual:
622 ft.

LUST:
Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-
Facility ID: 00034827
Source: STATE OF MICHIGAN
Owner Name: Stop Brake Shop Inc, Quick
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: (313) 366-3930
Country: USA
District: Warren
Site Name: Quick Stop Brake Shop
Latitude: 42.43840
Longitude: -83.02462
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-1296-91
Release Date: 06/25/1991
Substance Released: Unknown
Release Status: Open
Release Closed Date: Not reported

Leak Number: C-1627-91
Release Date: 08/05/1991
Substance Released: Not reported
Release Status: Open
Release Closed Date: Not reported

UST:
Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3393
Facility Type: CLOSED
Facility ID: 00034827
Facility Region: 1
Owner Name: QUICK STOP BRAKE SHOP INC
Owner Address: 19545 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3323
Owner Contact: Not reported
Owner Phone: 3133663930
Contact: DAVID AQUILANTE
Contact Phone: (313) 366-3930
Date of Collection: 01/11/2001
Accuracy: 100

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUICK STOP BRAKE SHOP INC (Continued)

U000267568

Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 5
Capacity: 550
Tank Status: Removed from Ground
Substance: Used Oil
Install Date: Not reported
Remove Date: 08/16/1991
Tank Number: UTK-084127-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Not reported
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.43840
Longitude: -83.02462

Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3393
Facility Type: CLOSED
Facility ID: 00034827
Facility Region: 1
Owner Name: QUICK STOP BRAKE SHOP INC
Owner Address: 19545 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3323
Owner Contact: Not reported
Owner Phone: 3133663930
Contact: DAVID AQUILANTE
Contact Phone: (313) 366-3930
Date of Collection: 01/11/2001

Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 500
Tank Status: Removed from Ground
Substance: Other(FUEL OIL)
Install Date: Not reported
Remove Date: 08/16/1991
Tank Number: UTK-084122-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUICK STOP BRAKE SHOP INC (Continued)

U000267568

Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction:Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.43840
Longitude: -83.02462

Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3393
Facility Type: CLOSED
Facility ID: 00034827
Facility Region: 1
Owner Name: QUICK STOP BRAKE SHOP INC
Owner Address: 19545 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3323
Owner Contact: Not reported
Owner Phone: 3133663930
Contact: DAVID AQUILANTE
Contact Phone: (313) 366-3930
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 6000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: Not reported
Remove Date: 08/16/1991
Tank Number: UTK-084116-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction:Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.43840
Longitude: -83.02462

Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3393
Facility Type: CLOSED
Facility ID: 00034827
Facility Region: 1
Owner Name: QUICK STOP BRAKE SHOP INC
Owner Address: 19545 VAN DYKE ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUICK STOP BRAKE SHOP INC (Continued)

U000267568

Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3323
Owner Contact: Not reported
Owner Phone: 3133663930
Contact: DAVID AQUILANTE
Contact Phone: (313) 366-3930
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 6000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: Not reported
Remove Date: 08/16/1991
Tank Number: UTK-084112-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction:Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.43840
Longitude: -83.02462

Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234-3393
Facility Type: CLOSED
Facility ID: 00034827
Facility Region: 1
Owner Name: QUICK STOP BRAKE SHOP INC
Owner Address: 19545 VAN DYKE ST
Owner City: DETROIT
Owner State: MI
Owner Zip: 48234-3323
Owner Contact: Not reported
Owner Phone: 3133663930
Contact: DAVID AQUILANTE
Contact Phone: (313) 366-3930
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

QUICK STOP BRAKE SHOP INC (Continued)

U000267568

Tank ID: 1
Capacity: 10000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: Not reported
Remove Date: 08/16/1991
Tank Number: UTK-084106-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Suction:Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel
Impressed Device: Not reported
Latitude: 42.43840
Longitude: -83.02462

INVENTORY:

Name: QUICK STOP BRAKE SHOP INC
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.43841
Longitude: -83.02462

WDS:

Name: QUICK STOP BRAKES
Address: 19545 VAN DYKE ST
City,State,Zip: DETROIT, MI 48234
Site Id: MIG000027977
WMD Id: 448905
Site Specific Name: QUICK STOP BRAKES
Mailing Address: 19545 VAN DYKE ST
Mailing City/State/Zip: 48234
Mailing County: WAYNE

33
NNW
1/4-1/2
0.331 mi.
1750 ft.

PEKIN CHINESE FOODS
8077 E. EIGHT MILE ROAD
, MI

MI INVENTORY S114037646
N/A

Relative:
Higher
Actual:
622 ft.

INVENTORY:

Name: PEKIN CHINESE FOODS
Address: 8077 E. EIGHT MILE ROAD
City,State,Zip: MI
Bea Number: 199800704LV
Township: Warren
District: Southeast MI
Data Source: BEA
Latitude: 42.4485
Longitude: -83.02384

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

34
North
1/4-1/2
0.341 mi.
1799 ft.

HASSAN FAHS
8091 E 8 MILE RD
WARREN, MI 48089

MI UST **U000714600**
MI INVENTORY **N/A**
MI LUST
MI Financial Assurance

Relative:
Higher
Actual:
623 ft.

LUST:

Name: HASSAN FAHS
 Address: 8091 E 8 MILE RD
 City,State,Zip: WARREN, MI 48089-
 Facility ID: 00014324
 Source: STATE OF MICHIGAN
 Owner Name: Fahs, Hassan
 Owner Address: Not reported
 Owner City,St,Zip: UNKNOWN, MI
 Owner Contact: Not reported
 Owner Phone: (313) 433-6682
 Country: USA
 District: Warren
 Site Name: Uncocal 76 Station
 Latitude: 42.44864
 Longitude: -83.02338
 Date of Collection: 01/11/2001
 Method of Collection: Address Matching-House Number
 Accuracy: 100
 Accuracy Value Unit: FEET
 Horizontal Data: NAD83
 Point Line Area: POINT
 Desc Category: Plant Entrance (Freight)

Leak Number: C-0412-99
 Release Date: 04/29/1999
 Substance Released: Unknown
 Release Status: Open
 Release Closed Date: Not reported

Leak Number: C-0839-85
 Release Date: 10/01/1987
 Substance Released: Not reported
 Release Status: Open
 Release Closed Date: Not reported

Leak Number: C-0840-85
 Release Date: 01/01/1985
 Substance Released: Not reported
 Release Status: Open
 Release Closed Date: Not reported

Leak Number: C-1884-92
 Release Date: 10/22/1992
 Substance Released: Unknown
 Release Status: Open
 Release Closed Date: Not reported

UST:

Name: HASSAN FAHS
 Address: 8091 E 8 MILE RD
 City,State,Zip: WARREN, MI 48089-2907
 Facility Type: ACTIVE
 Facility ID: 00014324

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HASSAN FAHS (Continued)

U000714600

Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS
Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 7
Capacity: 15000
Tank Status: Currently In Use
Substance: Diesel,Gasoline,Kerosene
Install Date: 07/08/2009
Remove Date: Not reported
Tank Number: UTK-124886-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Interstitial Monitoring Double Walled Tank/Piping
Pipe Release Detection: Automatic Line Leak Detectors,Interstitial Monitoring Double Walled Piping,Other
Piping Material: Double Walled
Piping Type: Pressure (Remote)
Tank Construction: Double Walled,Fiberglass Reinforced Plastic,Other
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility Type: ACTIVE
Facility ID: 00014324
Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS
Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HASSAN FAHS (Continued)

U000714600

Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 6
Capacity: 15000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 07/08/2009
Remove Date: Not reported
Tank Number: UTK-124885-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Interstitial Monitoring Double Walled
Tank/Piping
Pipe Release Detection: Automatic Line Leak Detectors,Other
Piping Material: Double Walled
Piping Type: Pressure (Remote)
Tank Construction: Double Walled,Fiberglass Reinforced Plastic,Other
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility Type: ACTIVE
Facility ID: 00014324
Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS
Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 5
Capacity: 4000
Tank Status: Removed from Ground
Substance: Diesel
Install Date: 05/10/1974
Remove Date: 07/08/2009
Tank Number: UTK-000172-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HASSAN FAHS (Continued)

U000714600

Piping Material: Double Walled
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Lined Interior,Other
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility Type: ACTIVE
Facility ID: 00014324
Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS
Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 1000
Tank Status: Removed from Ground
Substance: Kerosene
Install Date: 05/10/1974
Remove Date: 04/13/1999
Tank Number: UTK-000166-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Double Walled,Flexible Piping
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Double Walled
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility Type: ACTIVE
Facility ID: 00014324
Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HASSAN FAHS (Continued)

U000714600

Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 12000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 05/10/1974
Remove Date: 07/08/2009
Tank Number: UTK-000164-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Double Walled,Flexible Piping
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Lined Interior,Other
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility Type: ACTIVE
Facility ID: 00014324
Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS
Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HASSAN FAHS (Continued)

U000714600

Capacity: 4000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 05/10/1974
Remove Date: 07/07/2009
Tank Number: UTK-024477-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Double Walled,Flexible Piping
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Lined Interior,Other
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility Type: ACTIVE
Facility ID: 00014324
Facility Region: 1
Owner Name: HASSAN FAHS
Owner Address: 2201 EVAGLINE
Owner City: DEARBORN HEIGHTS
Owner State: MI
Owner Zip: 48127
Owner Contact: Not reported
Owner Phone: 3134336682
Contact: Hassan Fahs
Contact Phone: (313) 433-6682
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 4000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 05/10/1974
Remove Date: 07/06/2009
Tank Number: UTK-026304-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Double Walled,Flexible Piping
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Lined Interior,Other
Impressed Device: Not reported
Latitude: 42.44864
Longitude: -83.02338

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HASSAN FAHS (Continued)

U000714600

INVENTORY:

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.44865
Longitude: -83.02338

FINANCIAL ASSURANCE 3:

Name: HASSAN FAHS
Address: 8091 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2907
Facility ID: 00014324
Exempt: No
Expiration Date: 06/01/2018
Bond Rating Tests: Not reported
Commerical Insurance: CHECKED
Guarantee: Not reported
Letter of Credit: Not reported
Risk Retention Group: Not reported
Self Insurance: Not reported
State Funds: Not reported
Surety Bond: Not reported
Trust Funds: Not reported
Year: 2017

35
North
1/4-1/2
0.341 mi.
1803 ft.

ASSI REAL ESTATE LLC
8309 E 8 MILE RD
WARREN, MI 48089

MI UST **U003319701**
MI INVENTORY **N/A**
MI LUST
MI Financial Assurance

Relative:
Higher

LUST:

Actual:
625 ft.

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-
Facility ID: 00002207
Source: STATE OF MICHIGAN
Owner Name: Mile Petro Inc, Fedro/8
Owner Address: 5525 Neckel St
Owner City,St,Zip: Dearborn, MI 48126-
Owner Contact: Not reported
Owner Phone: (313) 903-1219
Country: United States
District: Warren
Site Name: Marathon Station
Latitude: 42.44893
Longitude: -83.02010
Date of Collection: 05/16/2005
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSI REAL ESTATE LLC (Continued)

U003319701

Desc Category: Plant Entrance (Freight)

Leak Number: C-0232-05
Release Date: 08/10/2005
Substance Released: Kerosene
Release Status: Open
Release Closed Date: Not reported

UST:

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2955
Facility Type: ACTIVE
Facility ID: 00002207
Facility Region: 1
Owner Name: ASSI REAL ESTATE LLC
Owner Address: 8309 EAST 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48091
Owner Contact: Not reported
Owner Phone: 3139031219
Contact: Samir Assi
Contact Phone: (313) 903-1219
Date of Collection: 05/16/2005
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 5
Capacity: 2000
Tank Status: Removed from Ground
Substance: Kerosene
Install Date: 01/01/1981
Remove Date: 08/10/2005
Tank Number: UTK-020001-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: GroundWater Monitoring,Other,Vapor Monitoring
Piping Material: Bare Steel,Cathodically Protected
Piping Type: Suction: No Valve at Tank
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel,Other
Impressed Device: Yes
Latitude: 42.44893
Longitude: -83.02010

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2955
Facility Type: ACTIVE
Facility ID: 00002207
Facility Region: 1
Owner Name: ASSI REAL ESTATE LLC
Owner Address: 8309 EAST 8 MILE RD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSI REAL ESTATE LLC (Continued)

U003319701

Owner City: WARREN
Owner State: MI
Owner Zip: 48091
Owner Contact: Not reported
Owner Phone: 3139031219
Contact: Samir Assi
Contact Phone: (313) 903-1219
Date of Collection: 05/16/2005
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 8000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 01/01/1981
Remove Date: Not reported
Tank Number: UTK-005816-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Bare Steel,Cathodically Protected
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel
Impressed Device: Yes
Latitude: 42.44893
Longitude: -83.02010

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2955
Facility Type: ACTIVE
Facility ID: 00002207
Facility Region: 1
Owner Name: ASSI REAL ESTATE LLC
Owner Address: 8309 EAST 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48091
Owner Contact: Not reported
Owner Phone: 3139031219
Contact: Samir Assi
Contact Phone: (313) 903-1219
Date of Collection: 05/16/2005
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSI REAL ESTATE LLC (Continued)

U003319701

Tank ID: 3
Capacity: 12000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 01/01/1981
Remove Date: Not reported
Tank Number: UTK-009045-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Bare Steel,Cathodically Protected
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel
Impressed Device: Yes
Latitude: 42.44893
Longitude: -83.02010

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2955
Facility Type: ACTIVE
Facility ID: 00002207
Facility Region: 1
Owner Name: ASSI REAL ESTATE LLC
Owner Address: 8309 EAST 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48091
Owner Contact: Not reported
Owner Phone: 3139031219
Contact: Samir Assi
Contact Phone: (313) 903-1219
Date of Collection: 05/16/2005
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office

Tank ID: 2
Capacity: 12000
Tank Status: Currently In Use
Substance: Gasoline
Install Date: 01/01/1981
Remove Date: Not reported
Tank Number: UTK-051041-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Bare Steel,Cathodically Protected
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel
Impressed Device: Yes
Latitude: 42.44893
Longitude: -83.02010

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSI REAL ESTATE LLC (Continued)

U003319701

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2955
Facility Type: ACTIVE
Facility ID: 00002207
Facility Region: 1
Owner Name: ASSI REAL ESTATE LLC
Owner Address: 8309 EAST 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48091
Owner Contact: Not reported
Owner Phone: 3139031219
Contact: Samir Assi
Contact Phone: (313) 903-1219
Date of Collection: 05/16/2005
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 6000
Tank Status: Removed from Ground
Substance: Diesel
Install Date: 04/28/1956
Remove Date: 08/24/2014
Tank Number: UTK-051032-15
Tank Details Compartments: Not reported
Tank Release Detection: Inventory Control,Tank Tightness Testing
Pipe Release Detection: Automatic Line Leak Detectors,Line Tightness Testing,Other
Piping Material: Bare Steel,Cathodically Protected
Piping Type: Pressure (Remote)
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel,Other
Impressed Device: Yes
Latitude: 42.44893
Longitude: -83.02010

INVENTORY:

Name: ASSI REAL ESTATE LLC
Address: 8309 EAST 8 MILE ROAD
City,State,Zip: MI 48089
Bea Number: 201506481LV
Township: Warren
District: Southeast MI
Data Source: BEA
Latitude: Not reported
Longitude: Not reported

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089
Bea Number: Not reported
Township: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSI REAL ESTATE LLC (Continued)

U003319701

District: Southeast MI
Data Source: Part 213
Latitude: 42.44894
Longitude: -83.0201

FINANCIAL ASSURANCE 3:

Name: ASSI REAL ESTATE LLC
Address: 8309 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-2955
Facility ID: 00002207
Exempt: No
Expiration Date: 01/01/2021
Bond Rating Tests: Not reported
Commerical Insurance: Not reported
Guarantee: Not reported
Letter of Credit: Not reported
Risk Retention Group: Not reported
Self Insurance: Not reported
State Funds: CHECKED
Surety Bond: Not reported
Trust Funds: Not reported
Year: 2017

36
NNW
1/4-1/2
0.353 mi.
1865 ft.

UNKNOWN
20723 VAN DYKE AVE
WARREN, MI 48089

MI INVENTORY S110483145
MI LUST N/A

Relative:
Higher
Actual:
621 ft.

LUST:
Name: UNKNOWN
Address: 20723 VAN DYKE AVE
City,State,Zip: WARREN, MI 48089-
Facility ID: 50005770
Source: STATE OF MICHIGAN
Owner Name: Owner, Nrt
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: Not reported
Country: USA
District: Warren
Site Name: Unknown
Latitude: 42.44882
Longitude: -83.02523
Date of Collection: 03/14/2014
Method of Collection: Interpolation-Photo
Accuracy: 10
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0309-07
Release Date: 11/01/2007
Substance Released: Gasoline,Gasoline
Release Status: Open

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNKNOWN (Continued)

S110483145

Release Closed Date: Not reported

INVENTORY:

Name: UNKNOWN
Address: 20723 VAN DYKE AVE
City,State,Zip: WARREN, MI 48089
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.44882
Longitude: -83.02524

37
NNE
1/4-1/2
0.374 mi.
1974 ft.

**ARADDEN HALL
8529 EIGHT MILE ROAD
WARREN, MI 48089**

**MI INVENTORY S114026984
N/A**

**Relative:
Higher
Actual:
624 ft.**

INVENTORY:

Name: ARADDEN HALL
Address: 8529 EIGHT MILE ROAD
City,State,Zip: WARREN, MI 48089
Bea Number: Not reported
Township: temptownship
District: Southeast MI
Data Source: Part 201
Latitude: 42.44889
Longitude: -83.0183

J38
NW
1/4-1/2
0.383 mi.
2023 ft.

**COMMERCIAL PROPERTY
7625 AND 7635 EAST EIGHT MILE ROAD
, MI 48091**

**MI INVENTORY S114033620
N/A**

Site 1 of 3 in cluster J

**Relative:
Lower
Actual:
620 ft.**

INVENTORY:

Name: COMMERCIAL PROPERTY
Address: 7625 AND 7635 EAST EIGHT MILE ROAD
City,State,Zip: MI 48091
Bea Number: 200904237LV
Township: Warren
District: Southeast MI
Data Source: BEA
Latitude: Not reported
Longitude: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

J39
NW
1/4-1/2
0.383 mi.
2023 ft.

COMMERCIAL PROPERTY
7625 AND 7635 EAST EIGHT MILE ROAD
WARREN, MI 48091

MI BEA **S109847312**
 N/A

Site 2 of 3 in cluster J

Relative:
Lower
Actual:
620 ft.

BEA:
 Secondary Address: Not reported
 BEA Number: 4237
 District: Southeast MI
 Date Received: 08/10/2009
 Submitter Name: Comerica Bank
 Petition Determination: No Request
 Petition Disclosure: 0
 Category: Different Hazardous Substance(s)
 Determination 20107A: No Request
 Reviewer: ndukwee
 Division Assigned: RRD

J40
NW
1/4-1/2
0.385 mi.
2031 ft.

LEONARDO STRIP CENTER, LLC
7625-7635 EIGHT MILE ROAD
WARREN, MI

MI BEA **S110142537**
 N/A

Site 3 of 3 in cluster J

Relative:
Lower
Actual:
620 ft.

BEA:
 Secondary Address: Not reported
 BEA Number: 4354
 District: Southeast MI
 Date Received: 01/21/2010
 Submitter Name: Leonardo Strip Center, LLC
 Petition Determination: No Request
 Petition Disclosure: 0
 Category: No Hazardous Substance(s)
 Determination 20107A: No Request
 Reviewer: ndukwee
 Division Assigned: RRD

41
ESE
1/4-1/2
0.395 mi.
2087 ft.

GRAND TRUCK/DETROIT NOLAN YARD
11010 EAST STATE FAIR STREET
DETROIT, MI

MI INVENTORY **S114031798**
 N/A

Relative:
Lower
Actual:
620 ft.

INVENTORY:
 Name: GRAND TRUCK/DETROIT NOLAN YARD
 Address: 11010 EAST STATE FAIR STREET
 City,State,Zip: DETROIT, MI
 Bea Number: Not reported
 Township: Detroit
 District: Southeast MI
 Data Source: Part 201
 Latitude: 42.44065
 Longitude: -83.0131

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K42
NE
1/4-1/2
0.472 mi.
2490 ft.
Relative:
Higher
Actual:
625 ft.

CARBOLOY INCORPORATED
11177 EAST EIGHT MILE ROAD
WARREN, MI 48089

Site 1 of 2 in cluster K

CORRACTS
SEMS-ARCHIVE
RCRA NonGen / NLR
MI UST
NY MANIFEST
MI AIRS
MI LUST
MI DEL PART 201
MI WDS

1000213201
N/A

SEMS Archive:
Site ID: 0507217
EPA ID: MID044254423
Name: CARBOLOY INCORPORATED
Address: 11177 EAST EIGHT MILE ROAD
Address 2: Not reported
City,State,Zip: WARREN, MI 48089
Cong District: 12
FIPS Code: 26099
FF: N
NPL: Not on the NPL
Non NPL Status: Deferred to RCRA (Subtitle C)

SEMS Archive Detail:
Region: 05
Site ID: 0507217
EPA ID: MID044254423
Site Name: CARBOLOY INCORPORATED
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: Not reported
Finish Date: 1995-12-18 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf In-Hse

Region: 05
Site ID: 0507217
EPA ID: MID044254423
Site Name: CARBOLOY INCORPORATED
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1992-03-09 05:00:00
Finish Date: 1992-03-09 05:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 05
Site ID: 0507217
EPA ID: MID044254423
Site Name: CARBOLOY INCORPORATED
NPL: N
FF: N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: Not reported
Finish Date: 1993-03-30 05:00:00
Qual: D
Current Action Lead: EPA Perf

CORRACTS:

EPA ID: MID044254423
EPA Region: 05
Area Name: ENTIRE FACILITY
Actual Date: 2009-05-01 00:00:00.0
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary
NAICS Code(s): 333515
Cutting Tool and Machine Tool Accessory Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: MID044254423
EPA Region: 05
Area Name: ENTIRE FACILITY
Actual Date: 1992-09-28 00:00:00.0
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority
NAICS Code(s): 333515
Cutting Tool and Machine Tool Accessory Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

LUST:

Name: CARBOLOY INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-00017122
Facility ID: 00017122
Source: STATE OF MICHIGAN
Owner Name: Inc, Carboloy
Owner Address: Not reported
Owner City,St,Zip: UNKNOWN, MI
Owner Contact: Not reported
Owner Phone: (810) 497-5000
Country: USA
District: Warren
Site Name: Carboloy Inc
Latitude: 42.44911
Longitude: -83.00884
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Leak Number: C-1099-89
Release Date: 02/11/1989
Substance Released: Not reported
Release Status: Closed
Release Closed Date: 02/07/1994

Leak Number: C-1214-89
Release Date: 12/26/1989
Substance Released: Not reported
Release Status: Closed
Release Closed Date: 02/07/1994

UST:

Name: CARBOLOY INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-4033
Facility Type: CLOSED
Facility ID: 00017122
Facility Region: 1
Owner Name: CARBOLOY INC
Owner Address: 11177 E 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48089-3071
Owner Contact: Not reported
Owner Phone: 8104975000
Contact: BARRY A MOSER
Contact Phone: (810) 497-5499
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 5
Capacity: 1000
Tank Status: Closed in Ground
Substance: Hazardous Substance(ACETONE,6)
Install Date: 05/06/1977
Remove Date: 07/23/1991
Tank Number: UTK-082760-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Not reported
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel
Impressed Device: Not reported
Latitude: 42.44911
Longitude: -83.00884

Name: CARBOLOY INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-4033
Facility Type: CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Facility ID: 00017122
Facility Region: 1
Owner Name: CARBOLOY INC
Owner Address: 11177 E 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48089-3071
Owner Contact: Not reported
Owner Phone: 8104975000
Contact: BARRY A MOSER
Contact Phone: (810) 497-5499
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 4
Capacity: 2000
Tank Status: Removed from Ground
Substance: Gasoline
Install Date: 05/06/1973
Remove Date: 05/01/1989
Tank Number: UTK-082758-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Cathodically Protected,Unknown
Piping Type: Not reported
Tank Construction: Asphalt Coated or Bare Steel,Cathodically Protected Steel
Impressed Device: Not reported
Latitude: 42.44911
Longitude: -83.00884

Name: CARBOLOY INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-4033
Facility Type: CLOSED
Facility ID: 00017122
Facility Region: 1
Owner Name: CARBOLOY INC
Owner Address: 11177 E 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48089-3071
Owner Contact: Not reported
Owner Phone: 8104975000
Contact: BARRY A MOSER
Contact Phone: (810) 497-5499
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 3
Capacity: 4000
Tank Status: Removed from Ground
Substance: Hazardous Substance(HEXANE,1)
Install Date: 05/06/1984
Remove Date: 05/20/1998
Tank Number: UTK-031290-15
Tank Details Compartments: Not reported
Tank Release Detection: Not reported
Pipe Release Detection: Not reported
Piping Material: Not reported
Piping Type: Not reported
Tank Construction: Cathodically Protected Steel
Impressed Device: Not reported
Latitude: 42.44911
Longitude: -83.00884

Name: CARBOLOY INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-4033
Facility Type: CLOSED
Facility ID: 00017122
Facility Region: 1
Owner Name: CARBOLOY INC
Owner Address: 11177 E 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48089-3071
Owner Contact: Not reported
Owner Phone: 8104975000
Contact: BARRY A MOSER
Contact Phone: (810) 497-5499
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 2
Capacity: 8000
Tank Status: Removed from Ground
Substance: Hazardous Substance(ACETONE,6)
Install Date: 05/06/1984
Remove Date: 05/21/1998
Tank Number: UTK-041733-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Not reported
Piping Material: Cathodically Protected
Piping Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Tank Construction: Cathodically Protected Steel
Impressed Device: Not reported
Latitude: 42.44911
Longitude: -83.00884

Name: CARBOLOY INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089-4033
Facility Type: CLOSED
Facility ID: 00017122
Facility Region: 1
Owner Name: CARBOLOY INC
Owner Address: 11177 E 8 MILE RD
Owner City: WARREN
Owner State: MI
Owner Zip: 48089-3071
Owner Contact: Not reported
Owner Phone: 8104975000
Contact: BARRY A MOSER
Contact Phone: (810) 497-5499
Date of Collection: 01/11/2001
Accuracy: 100
Horizontal Datum: NAD83
Accuracy Value Unit: FEET
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
District: Region 1 - SE Michigan District Office
Tank ID: 1
Capacity: 8000
Tank Status: Removed from Ground
Substance: Hazardous Substance(ACETONE,6)
Install Date: 05/06/1973
Remove Date: 05/21/1998
Tank Number: UTK-004498-15
Tank Details Compartments: Not reported
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Release Detection: Automatic Line Leak Detectors
Piping Material: Cathodically Protected
Piping Type: Not reported
Tank Construction: Cathodically Protected Steel
Impressed Device: Not reported
Latitude: 42.44911
Longitude: -83.00884

DEL_PART201:

Facility ID: 50000011
Status: Delisted - no longer meets criteria specified in rules

RCRA NonGen / NLR:

Date form received by agency: 2009-06-08 00:00:00.0
Facility name: SECO TOOLS INC
Facility address: 11177 E 8 MILE RD
WARREN, MI 48089
EPA ID: MID044254423

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Contact: JIM BROOKS
Contact address: 11177 E 8 MILE RD
WARREN, MI 48089
Contact country: US
Contact telephone: 248-528-5540
Contact email: Not reported
EPA Region: 05
Land type: Other land type
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2008-09-20 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2008-09-20 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Historical Generators:

Date form received by agency: 2008-04-29 00:00:00.0
Site name: SECO TOOLS INC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2006-04-28 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Date form received by agency: 2006-04-28 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Date form received by agency: 2006-03-01 00:00:00.0
Site name: CARBOLOY INC
Classification: Small Quantity Generator

Date form received by agency: 2004-04-29 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Date form received by agency: 2002-09-13 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Date form received by agency: 2002-09-11 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Date form received by agency: 1995-07-31 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Date form received by agency: 1990-06-06 00:00:00.0
Site name: CARBOLOY INC.
Classification: Large Quantity Generator

Date form received by agency: 1980-11-19 00:00:00.0
Site name: SECO TOOLS INC
Classification: Not a generator, verified

Date form received by agency: 1980-08-18 00:00:00.0
Site name: SECO TOOLS INC
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Corrective Action Summary:

Event date: 1992-09-28 00:00:00.0
Event: CA PRIORITIZATION-LOW CA PRIORITY

Event date: 2009-05-01 00:00:00.0
Event: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

NECESSARY

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Permits - Conditions
Date violation determined: 2001-12-18 00:00:00.0
Date achieved compliance: 2002-06-14 00:00:00.0
Violation lead agency: State
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 2001-12-18 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Financial Requirements
Date violation determined: 1992-04-23 00:00:00.0
Date achieved compliance: 1992-05-20 00:00:00.0
Violation lead agency: State
Enforcement action: FINANCIAL RECORD REVIEW
Enforcement action date: 1992-04-23 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Financial Requirements
Date violation determined: 1991-03-05 00:00:00.0
Date achieved compliance: 1991-10-22 00:00:00.0
Violation lead agency: State
Enforcement action: FINANCIAL RECORD REVIEW
Enforcement action date: 1991-03-05 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1990-02-06 00:00:00.0
Date achieved compliance: 1990-10-19 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1990-02-16 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: LDR - General
Date violation determined: 1989-03-09 00:00:00.0
Date achieved compliance: 1989-07-05 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1989-03-15 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1989-03-09 00:00:00.0
Date achieved compliance: 1989-07-05 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1989-03-15 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Financial Requirements
Date violation determined: 1989-03-09 00:00:00.0
Date achieved compliance: 1989-07-05 00:00:00.0
Violation lead agency: State
Enforcement action: FINANCIAL RECORD REVIEW
Enforcement action date: 1989-03-15 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: LDR - General
Date violation determined: 1988-03-15 00:00:00.0
Date achieved compliance: 1988-06-22 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1988-03-23 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Evaluation Action Summary:

Evaluation date: 2001-12-18 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: Permits - Conditions
Date achieved compliance: 2002-06-14 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1992-04-23 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Financial Requirements
Date achieved compliance: 1992-05-20 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1991-03-05 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Financial Requirements
Date achieved compliance: 1991-10-22 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1990-02-06 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - General
Date achieved compliance: 1990-10-19 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-03-09 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: LDR - General
Date achieved compliance: 1989-07-05 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-03-09 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - General
Date achieved compliance: 1989-07-05 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-03-09 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Financial Requirements
Date achieved compliance: 1989-07-05 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1988-03-15 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: LDR - General
Date achieved compliance: 1988-06-22 00:00:00.0
Evaluation lead agency: State

AIRS:

Name: GENERAL ELECTRIC COMPANY
Address: 11177 E 8 MILE ROAD
City,State,Zip: WARREN, MI 48089
State Registration Number: B1775
Naics Code: Not reported
Contact Email: Not reported
Contact Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

Contact Phone: Not reported
Contact Address: (same as site address)
Contact City,St,Zip: Not reported
Permit Number: 267-72
Date Received: 10/31/1972
Application Reason: ZIRCOMIA SLAB CLEANING BAGHOUSE
Record Type: Not reported
State County FIPS: Not reported
Facility Category: Not reported
SIC Primary: Not reported
Tribal Code: Not reported
Facility Status Code: Not reported
Facility Status: Active
Supplemental Location Text: Not reported
Business Name: Not reported
Principal Product: Not reported
Principal Product Description: Not reported
UTM Zone (Geo Coordinates Universal Transverse Mercator System): Not reported
UTM Horizontal Coord: Not reported
UTM Vertical Coord: Not reported
Mailing Name: Not reported
Mailing Contact Person: Not reported
Mailing Street: Not reported
Mailing City: Not reported
Mailing State: Not reported
Mailing Zip: Not reported
Mailing Zip 4 Extension: Not reported
Compliance Person: Not reported
Compliance Area Code: Not reported
Compliance Phone Number: Not reported
Emission Inventory Contact Person: Not reported
EI Contact Area Code: Not reported
EI Contact Phone Number: Not reported
Permit Contact Person: Not reported
Permit Contact Person Area Code: Not reported
Permit Contact Person Phone Number: Not reported
Federal Employer Id Number: Not reported
Of Employees: Not reported
Reporting Year: Not reported
Date Record Was Created: Not reported

NY MANIFEST:

Name: CARBOLOY INCORPORATED
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089
Country: USA
EPA ID: MID044254423
Facility Status: Not reported
Location Address 1: 11177 EAST EIGHT MILE ROAD
Code: BP
Location Address 2: Not reported
Total Tanks: Not reported
Location City: WARREN
Location State: MI
Location Zip: 48089
Location Zip 4: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

NY MANIFEST:

EPAID: MID044254423
Mailing Name: CARBOLOY INCORPORATED
Mailing Contact: TIM KROCHTA
Mailing Address 1: 11177 EAST EIGHT MILE ROAD
Mailing Address 2: Not reported
Mailing City: WARREN
Mailing State: MI
Mailing Zip: 48089
Mailing Zip 4: Not reported
Mailing Country: USA
Mailing Phone: 3134975510

NY MANIFEST:

Document ID: NYB1316430
Manifest Status: K
seq: Not reported
Year: 1990
Trans1 State ID: 10740PNY
Trans2 State ID: Not reported
Generator Ship Date: 05/09/1990
Trans1 Recv Date: 05/09/1990
Trans2 Recv Date: 05/16/1990
TSD Site Recv Date: 05/18/1990
Part A Recv Date: 08/24/1990
Part B Recv Date: 07/11/1990
Generator EPA ID: MID044254423
Trans1 EPA ID: NYD980769947
Trans2 EPA ID: Not reported
TSD ID 1: NYD000632372
TSD ID 2: Not reported
Manifest Tracking Number: Not reported
Import Indicator: Not reported
Export Indicator: Not reported
Discr Quantity Indicator: Not reported
Discr Type Indicator: Not reported
Discr Residue Indicator: Not reported
Discr Partial Reject Indicator: Not reported
Discr Full Reject Indicator: Not reported
Manifest Ref Number: Not reported
Alt Facility RCRA ID: Not reported
Alt Facility Sign Date: Not reported
MGMT Method Type Code: Not reported
Waste Code: D002 - NON-LISTED CORROSIVE WASTES
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Waste Code: Not reported
Quantity: 01337
Units: P - Pounds
Number of Containers: 006
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CARBOLOY INCORPORATED (Continued)

1000213201

WDS:

Name: SECO TOOLS INC
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089
Site Id: MID044254423
WMD Id: 395621
Site Specific Name: SECO TOOLS INC
Mailing Address: 11177 E 8 MILE RD
Mailing City/State/Zip: 48089
Mailing County: MACOMB

Name: GENERAL ELECTRIC CO
Address: 11177 E 8 MILE RD
City,State,Zip: WARREN, MI 48089
Site Id: MID985657022
WMD Id: 408256
Site Specific Name: GENERAL ELECTRIC INC
Mailing Address: ONE COMPUTER DR S
Mailing City/State/Zip: 12205
Mailing County: Not reported

**K43
NE
1/4-1/2
0.472 mi.
2490 ft.**

**CARBOLOY PROPERTY (FORMER)
11177 EAST EIGHT MILE ROAD
WARREN, MI**

**MI BEA S107791255
N/A**

Site 2 of 2 in cluster K

**Relative:
Higher
Actual:
625 ft.**

BEA:
Secondary Address: and 21551 Mullins Avenue
BEA Number: 4372
District: Southeast MI
Date Received: 02/09/2010
Submitter Name: ALI 8 Mile, LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: ndukwee
Division Assigned: RRD

**44
ENE
1/2-1
0.560 mi.
2959 ft.**

**CARBOLOY CO.
11177 E. EIGHT MILE ROAD
UNION CITY, MI**

**FUSRAP 1016603258
N/A**

**Relative:
Higher
Actual:
625 ft.**

FUSRAP:
Site Name: CARBOLOY CO.
Site Id: MI.12
Site Status: Eliminated from further consideration under FUSRA
Designated Name: Not Designated
Alternate Name: General Electric
Location Street Address: 11177 E. EIGHT MILE ROAD
Location City: UNION CITY
Location State: MI
Location County: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CARBOLOY CO. (Continued)

1016603258

Evaluation Year: 1987-1991
 Site Operations: Turned-down the outer diameter of uranium metal slugs and conducted pilot plant scale operations for hot pressing uranium dioxide pellets into different solid shapes of fuel elements.
 Site Disposition: Eliminated - AEC licensed
 Radioactive Materials Handled: Yes
 Primary Radioactive Materials Handled: Uranium
 Radiological Survey(S): Yes
 Long Term Care Requirements: Not reported
 Historical Operations: Not reported
 Website URL: www.lm.doe.gov/Considered_Sites/Carboloy_Co_-_MI_12.aspx

45
SSE
1/2-1
0.688 mi.
3630 ft.

TROY AUTO PARTS
SEVEN MILE & ANTWERP
DETROIT, MI 48234

MI INVENTORY **S105144791**
MI PART 201 **N/A**

Relative:
Lower
Actual:
620 ft.

INVENTORY:
 Name: TROY AUTO PARTS
 Address: SEVEN MILE & ANTWERP
 City,State,Zip: DETROIT, MI 48234
 Bea Number: Not reported
 Township: Detroit
 District: Southeast MI
 Data Source: Part 201
 Latitude: 42.43337
 Longitude: -83.01782

PART 201:
 Facility ID: 82000052
Facility Status: Inactive - no actions taken to address contamination
 Source: Not reported
 SAM Score: 15
 SAM Score Date: 10/08/1991
 Township: 01S
 Range: 12E
 Section: 10
 Quarter: NW
 Quarter/Quarter: NE
 Pollutants: Light industrial; Oil

46
East
1/2-1
0.748 mi.
3948 ft.

PDS PROPERTIES
19925 HOOVER STREET
DETROIT, MI 48205

MI AIRS **S108233351**
MI DEL PART 201 **N/A**
MI WDS

Relative:
Higher
Actual:
625 ft.

DEL_PART201:
 Facility ID: 82001916
 Status: Delisted - no longer meets criteria specified in rules

AIRS:
 Name: PYC-DAVIS GRAPHICS, INC
 Address: 19925 HOOVER ROAD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PDS PROPERTIES (Continued)

S108233351

City,State,Zip: DETROIT, MI 48205
State Registration Number: M4598
Naics Code: Not reported
Contact Email: Not reported
Contact Name: Not reported
Contact Phone: Not reported
Contact Address: (same as site address)
Contact City,St,Zip: Not reported
Permit Number: C-7142
Date Received: 12/17/1985
Application Reason: SILK SCREEN WASHING BOOTH
Record Type: Not reported
State County FIPS: Not reported
Facility Category: Not reported
SIC Primary: Not reported
Tribal Code: Not reported
Facility Status Code: Not reported
Facility Status: Active
Supplemental Location Text: Not reported
Business Name: Not reported
Principal Product: Not reported
Principal Product Description: Not reported
UTM Zone (Geo Coordinates Universal Transverse Mercator System): Not reported
UTM Horizontal Coord: Not reported
UTM Vertical Coord: Not reported
Mailing Name: Not reported
Mailing Contact Person: Not reported
Mailing Street: Not reported
Mailing City: Not reported
Mailing State: Not reported
Mailing Zip: Not reported
Mailing Zip 4 Extension: Not reported
Compliance Person: Not reported
Compliance Area Code: Not reported
Compliance Phone Number: Not reported
Emission Inventory Contact Person: Not reported
EI Contact Area Code: Not reported
EI Contact Phone Number: Not reported
Permit Contact Person: Not reported
Permit Contact Person Area Code: Not reported
Permit Contact Person Phone Number: Not reported
Federal Employer Id Number: Not reported
Of Employees: Not reported
Reporting Year: Not reported
Date Record Was Created: Not reported

WDS:

Name: PYC-DAVIS GRAPHICS INC
Address: 19925 HOOVER ST
City,State,Zip: DETROIT, MI 48205
Site Id: MID005516315
WMD Id: 393847
Site Specific Name: PYC-DAVIS GRAPHICS INC
Mailing Address: 19925 HOOVER ST
Mailing City/State/Zip: 48205
Mailing County: WAYNE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

47
ENE
1/2-1
0.769 mi.
4060 ft.

INLAND TOOL AND MFG
20263 HOOVER ST
DETROIT, MI 48205

ECHO 1000529593
FINDS N/A
RCRA NonGen / NLR
MI BEA
MI INVENTORY
MI WDS
MI PART 201

Relative:
Higher

Actual:
625 ft.

PART 201:
Facility ID: 82001413
Facility Status: Interim Response in progress
Source: Fabricated Metal Products
SAM Score: 30
SAM Score Date: 08/12/1992
Township: 01S
Range: 12E
Section: 3
Quarter: NE
Quarter/Quarter: NE
Pollutants: PNAs

INVENTORY:
Name: INLAND TOOL AND MANUF FORMER
Address: 20263 HOOVER ROAD
City,State,Zip: DETROIT, MI 48205
Bea Number: Not reported
Township: Detroit
District: Southeast MI
Data Source: Part 201
Latitude: 42.44737
Longitude: -83.00538

RCRA NonGen / NLR:
Date form received by agency: 1998-01-27 00:00:00.0
Facility name: INLAND TOOL AND MFG
Facility address: 20263 HOOVER ST
DETROIT, MI 48205
EPA ID: MID985620616
Mailing address: 400 RENAISSANCE CTR
DETROIT, MI 48243
Contact: NO CONTACT NAME NO
Contact address: 20263 HOOVER ST
DETROIT, MI 48205
Contact country: US
Contact telephone: 313-555-1212
Contact email: Not reported
EPA Region: 05
Land type: Other land type
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INLAND TOOL AND MFG (Continued)

1000529593

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 1970-01-03 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: NO ACTIVE O/OP AS NOT GENERATING WASTE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 1970-01-03 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 1991-08-08 00:00:00.0
Site name: INLAND TOOL AND MFG
Classification: Not a generator, verified

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

FINDS:

Registry ID: 110003661822
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110003661822

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

INLAND TOOL AND MFG (Continued)

1000529593

events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ECHO:

Envid: 1000529593
Registry ID: 110003661822
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110003661822>
Name: INLAND TOOL AND MFG
Address: 20263 HOOVER ST
City,State,Zip: DETROIT, MI 48205

BEA:

Secondary Address: Not reported
BEA Number: 4930
District: Southeast MI
Date Received: 09/29/2011
Submitter Name: Tower Defense & Aerospace, LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: Not reported
Determination 20107A: No Request
Reviewer: thorntop
Division Assigned: RD

WDS:

Name: INLAND TOOL AND MFG
Address: 20263 HOOVER ST
City,State,Zip: DETROIT, MI 48205
Site Id: MID985620616
WMD Id: 405914
Site Specific Name: INLAND TOOL AND MFG
Mailing Address: 400 RENAISSANCE CTR
Mailing City/State/Zip: 48243
Mailing County: WAYNE

48
West
1/2-1
0.804 mi.
4245 ft.

TOMPKINS PRODUCTS INC.
3775 E OUTER DR
DETROIT, MI 48234

RAATS **1000443595**
RCRA-VSQG **N/A**
RCRA-TSDF
CORRACTS

Relative:
Higher
Actual:
621 ft.

CORRACTS:
EPA ID: MID005354949
EPA Region: 05
Area Name: ENTIRE FACILITY
Actual Date: 2009-05-01 00:00:00.0
Action: CA070NO - RFA Determination Of Need For An RFI, RFI is Not Necessary
NAICS Code(s): 337214
Office Furniture (except Wood) Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: MID005354949
EPA Region: 05
Area Name: ENTIRE FACILITY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Actual Date: 1992-06-04 00:00:00.0
Action: CA225NR - Stabilization Measures Evaluation, This facility is, not amenable to stabilization activity at the, present time for reasons other than (1) it appears to be technically, infeasible or inappropriate (NF) or (2) there is a lack of technical, information (IN). Reasons for this conclusion may be the status of, closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other, administrative considerations

NAICS Code(s): 337214
Office Furniture (except Wood) Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: MID005354949
EPA Region: 05
Area Name: ENTIRE FACILITY
Actual Date: 1992-03-31 00:00:00.0
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority

NAICS Code(s): 337214
Office Furniture (except Wood) Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: MID005354949
EPA Region: 05
Area Name: ENTIRE FACILITY
Actual Date: 1992-03-06 00:00:00.0
Action: CA050 - RFA Completed
NAICS Code(s): 337214
Office Furniture (except Wood) Manufacturing
Original schedule date: Not reported
Schedule end date: Not reported

RCRA-TSDF:

Date form received by agency: 2015-12-16 00:00:00.0
Facility name: TOMPKINS PRODUCTS INC.
Facility address: 3775 E OUTER DR
DETROIT, MI 48234

EPA ID: MID005354949
Mailing address: 1040 E. OUTER DRIVE
DETROIT, MI 48208

Contact: CHRIS DECKER
Contact address: Not reported
Not reported

Contact country: Not reported
Contact telephone: 248-765-9805
Contact email: CHRIS@TOMPKINSPRODUCTS.COM
EPA Region: 05

Land type: Private
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time;

MAP FINDINGS

TOMPKINS PRODUCTS INC. (Continued)

1000443595

or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: CHARLES TOMPKINS III
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2014-05-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: JOSEPH TOMPKINS
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2015-05-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: CHARLES TOMPKINS III
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2014-05-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: JOSEPH TOMPKINS
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2015-05-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2007-05-25 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2006-08-15 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2004-12-31 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 2002-09-10 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 1995-07-28 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 1985-10-03 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 1981-07-22 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Small Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Corrective Action Summary:

Event date: 1992-03-06 00:00:00.0
Event: RFA COMPLETED

Event date: 1992-03-31 00:00:00.0
Event: CA PRIORITIZATION-LOW CA PRIORITY

Event date: 1992-06-04 00:00:00.0
Event: STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION

Event date: 2009-05-01 00:00:00.0
Event: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Permits - Conditions
Date violation determined: 2001-12-18 00:00:00.0
Date achieved compliance: 2002-01-31 00:00:00.0
Violation lead agency: State
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 2001-12-18 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1990-04-06 00:00:00.0
Date achieved compliance: 1990-09-28 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1990-04-10 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Financial Requirements
Date violation determined: 1989-03-31 00:00:00.0
Date achieved compliance: 1990-05-28 00:00:00.0
Violation lead agency: State
Enforcement action: FINANCIAL RECORD REVIEW
Enforcement action date: 1989-04-12 00:00:00.0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 1989-02-28 00:00:00.0
Date achieved compliance: 1990-05-28 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1989-03-23 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1985-08-08 00:00:00.0
Date achieved compliance: 1985-11-01 00:00:00.0
Violation lead agency: EPA
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 1985-09-19 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1985-08-08 00:00:00.0
Date achieved compliance: 1985-11-01 00:00:00.0
Violation lead agency: EPA
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 1986-12-19 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 2812
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1985-08-08 00:00:00.0
Date achieved compliance: 1985-11-01 00:00:00.0
Violation lead agency: EPA
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 1986-09-12 00:00:00.0
Enf. disposition status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: 2812
Final penalty amount: 2812
Paid penalty amount: 2812

Evaluation Action Summary:

Evaluation date: 2001-12-18 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: Permits - Conditions
Date achieved compliance: 2002-01-31 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1990-04-06 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - General
Date achieved compliance: 1990-09-28 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-03-31 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Financial Requirements
Date achieved compliance: 1990-05-28 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-02-28 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Closure/Post-Closure
Date achieved compliance: 1990-05-28 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1985-08-08 00:00:00.0
Evaluation: INITIAL 3008(A) COMPLIANCE
Area of violation: TSD - General
Date achieved compliance: 1985-11-01 00:00:00.0
Evaluation lead agency: EPA

Evaluation date: 1985-08-08 00:00:00.0
Evaluation: FINAL 3008(A) COMPLIANCE ORDER
Area of violation: TSD - General
Date achieved compliance: 1985-11-01 00:00:00.0
Evaluation lead agency: EPA

RCRA-VSQG:

Date form received by agency: 2015-12-16 00:00:00.0
Facility name: TOMPKINS PRODUCTS INC.
Facility address: 3775 E OUTER DR
DETROIT, MI 48234
EPA ID: MID005354949
Mailing address: 1040 E. OUTER DRIVE
DETROIT, MI 48208
Contact: CHRIS DECKER
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: 248-765-9805
Contact email: CHRIS@TOMPKINSPRODUCTS.COM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

EPA Region: 05
Land type: Private
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: CHARLES TOMPKINS III
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2014-05-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: JOSEPH TOMPKINS
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2015-05-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: CHARLES TOMPKINS III
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Owner/Operator Type: Operator
Owner/Op start date: 2014-05-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: JOSEPH TOMPKINS
Owner/operator address: Not reported
Not reported

Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2015-05-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2007-05-25 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2006-08-15 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 2004-12-31 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 2002-09-10 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 1995-07-28 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 1985-10-03 00:00:00.0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Not a generator, verified

Date form received by agency: 1981-07-22 00:00:00.0
Site name: FLUID ROUTING SOLUTIONS DETROIT
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

Corrective Action Summary:

Event date: 1992-03-06 00:00:00.0
Event: RFA COMPLETED

Event date: 1992-03-31 00:00:00.0
Event: CA PRIORITIZATION-LOW CA PRIORITY

Event date: 1992-06-04 00:00:00.0
Event: STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION

Event date: 2009-05-01 00:00:00.0
Event: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: Permits - Conditions
Date violation determined: 2001-12-18 00:00:00.0
Date achieved compliance: 2002-01-31 00:00:00.0
Violation lead agency: State
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 2001-12-18 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1990-04-06 00:00:00.0
Date achieved compliance: 1990-09-28 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1990-04-10 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Regulation violated: Not reported
Area of violation: TSD - Financial Requirements
Date violation determined: 1989-03-31 00:00:00.0
Date achieved compliance: 1990-05-28 00:00:00.0
Violation lead agency: State
Enforcement action: FINANCIAL RECORD REVIEW
Enforcement action date: 1989-04-12 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 1989-02-28 00:00:00.0
Date achieved compliance: 1990-05-28 00:00:00.0
Violation lead agency: State
Enforcement action: COMPLIANCE EVALUATION INSPECTION ON-SITE
Enforcement action date: 1989-03-23 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1985-08-08 00:00:00.0
Date achieved compliance: 1985-11-01 00:00:00.0
Violation lead agency: EPA
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 1985-09-19 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General
Date violation determined: 1985-08-08 00:00:00.0
Date achieved compliance: 1985-11-01 00:00:00.0
Violation lead agency: EPA
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 1986-12-19 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: 2812
Paid penalty amount: Not reported

Regulation violated: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Area of violation: TSD - General
Date violation determined: 1985-08-08 00:00:00.0
Date achieved compliance: 1985-11-01 00:00:00.0
Violation lead agency: EPA
Enforcement action: NON-FINANCIAL RECORD REVIEW
Enforcement action date: 1986-09-12 00:00:00.0
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: 2812
Final penalty amount: 2812
Paid penalty amount: 2812

Evaluation Action Summary:

Evaluation date: 2001-12-18 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: Permits - Conditions
Date achieved compliance: 2002-01-31 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1990-04-06 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - General
Date achieved compliance: 1990-09-28 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-03-31 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Financial Requirements
Date achieved compliance: 1990-05-28 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1989-02-28 00:00:00.0
Evaluation: WRITTEN INFORMAL
Area of violation: TSD - Closure/Post-Closure
Date achieved compliance: 1990-05-28 00:00:00.0
Evaluation lead agency: State

Evaluation date: 1985-08-08 00:00:00.0
Evaluation: INITIAL 3008(A) COMPLIANCE
Area of violation: TSD - General
Date achieved compliance: 1985-11-01 00:00:00.0
Evaluation lead agency: EPA

Evaluation date: 1985-08-08 00:00:00.0
Evaluation: FINAL 3008(A) COMPLIANCE ORDER
Area of violation: TSD - General
Date achieved compliance: 1985-11-01 00:00:00.0
Evaluation lead agency: EPA

RAATS:

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 85 R-44
Region: 05
Issue Date: 11/01/1985

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Final Date: 09/19/1985
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1425
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 1 3005(A)
Total No Cited: Not reported
Reg Type: Federal
Prop. Penalty: .00
Final Penalty: .00
Total Prop. Penalty: .00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 1 265.13(B)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: 2,812.00
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 2 265.13(C)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 3 265.15(B)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 4 265.16
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 5 PART 265 (SUBPART D)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 6 265.73
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 7 PART 265 (SUBPART G)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 85 R-44
Region: 05
Issue Date: 11/01/1985
Final Date: 09/19/1985
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1425
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 1 3005(A)
Total No Cited: Not reported
Reg Type: Federal
Prop. Penalty: .00
Final Penalty: .00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Total Prop. Penalty: .00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 3 265.15(B)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 4 265.16
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 5 PART 265 (SUBPART D)
Total No Cited: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 6 265.73
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 7 PART 265 (SUBPART G)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOMPKINS PRODUCTS INC. (Continued)

1000443595

Violation No: Not reported
Viol No Cited: 1 265.13(B)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: 2,812.00
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

Entry No: 1
Facility ID: MID005354949
Type: Not reported
Docket No: 86 R-74
Region: 05
Issue Date: 12/19/1986
Final Date: 09/11/1986
Status: Consent Agreement/Final Order
Additional: Not reported
Action ID: 1393
Action: 3008 (A)
Violation No: Not reported
Viol No Cited: 2 265.13(C)
Total No Cited: Not reported
Reg Type: CFR
Prop. Penalty: *
Final Penalty: 2,812.00
Total Prop. Penalty: 2,812.00
Comments: Not reported

49
SW
1/2-1
0.996 mi.
5260 ft.

U S INDUSTRIES
18695 SHERWOOD
DETROIT, MI 48234

MI INVENTORY S105144806
MI WDS N/A
MI PART 201

Relative:
Higher
Actual:
625 ft.

PART 201:
Facility ID: 82000164
Facility Status: Interim Response conducted - No further activities anticipated
Source: Primary Metal Industries
SAM Score: 28
SAM Score Date: 09/07/1990
Township: 01S
Range: 12E
Section: 9
Quarter: NW
Quarter/Quarter: NE
Pollutants: Benzo(a)anthracene; Benzo(a)pyrene; Phenanthrene

INVENTORY:
Name: U S INDUSTRIES
Address: 18695 SHERWOOD
City,State,Zip: DETROIT, MI 48234
Bea Number: Not reported
Township: Detroit
District: Southeast MI
Data Source: Part 201
Latitude: 42.4316

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

U S INDUSTRIES (Continued)

S105144806

Longitude: -83.03479

WDS:

Name: ALRO STEEL CORP
Address: 18695 SHERWOOD AVE
City,State,Zip: DETROIT, MI 48234
Site Id: MIR000002444
WMD Id: 409532
Site Specific Name: ALRO STEEL DT PLANT
Mailing Address: 18695 SHERWOOD AVE
Mailing City/State/Zip: 48234
Mailing County: WAYNE

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: N/A
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 03/25/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: N/A
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to 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 National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. 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 National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019	Source: EPA
Date Data Arrived at EDR: 12/16/2019	Telephone: 800-424-9346
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: 312-886-6186
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: 312-886-6186
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: 312-886-6186
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2019	Telephone: 312-886-6186
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 03/25/2020
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019	Source: Department of the Navy
Date Data Arrived at EDR: 11/13/2019	Telephone: 843-820-7326
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/10/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering 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.

Date of Government Version: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. 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.

Date of Government Version: 11/22/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/22/2019	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/20/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/16/2019

Date Data Arrived at EDR: 12/19/2019

Date Made Active in Reports: 03/06/2020

Number of Days to Update: 78

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 03/24/2020

Next Scheduled EDR Contact: 07/06/2020

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Date of Government Version: N/A

Date Data Arrived at EDR: 10/31/2013

Date Made Active in Reports: 11/20/2013

Number of Days to Update: 20

Source: Department of Environment, Great Lakes, and Energy

Telephone: 517-284-5103

Last EDR Contact: 04/10/2020

Next Scheduled EDR Contact: 08/03/2020

Data Release Frequency: No Update Planned

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facilities Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/18/2019

Date Data Arrived at EDR: 12/19/2019

Date Made Active in Reports: 03/02/2020

Number of Days to Update: 74

Source: Department of Environment, Great Lakes, and Energy

Telephone: 517-335-4035

Last EDR Contact: 03/24/2020

Next Scheduled EDR Contact: 07/06/2020

Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/08/2020

Date Data Arrived at EDR: 02/11/2020

Date Made Active in Reports: 04/17/2020

Number of Days to Update: 66

Source: Department of Environment, Great Lakes, and Energy

Telephone: 517-373-9837

Last EDR Contact: 02/11/2020

Next Scheduled EDR Contact: 05/25/2020

Data Release Frequency: Annually

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/10/2019

Date Data Arrived at EDR: 12/05/2019

Date Made Active in Reports: 02/10/2020

Number of Days to Update: 67

Source: EPA Region 4

Telephone: 404-562-8677

Last EDR Contact: 01/24/2020

Next Scheduled EDR Contact: 05/04/2020

Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/11/2019	Source: EPA Region 10
Date Data Arrived at EDR: 12/04/2019	Telephone: 206-553-2857
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/03/2019	Source: EPA Region 8
Date Data Arrived at EDR: 12/04/2019	Telephone: 303-312-6271
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2019	Source: EPA Region 1
Date Data Arrived at EDR: 12/04/2019	Telephone: 617-918-1313
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/04/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/04/2019	Telephone: 415-972-3372
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/02/2019	Source: EPA Region 6
Date Data Arrived at EDR: 12/04/2019	Telephone: 214-665-6597
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019	Source: EPA, Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-7439
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/15/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/17/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 12/16/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

State and tribal registered storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019	Source: FEMA
Date Data Arrived at EDR: 08/28/2019	Telephone: 202-646-5797
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 03/19/2020
Number of Days to Update: 75	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Varies

UST: Underground Storage Tank Facility List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/07/2019	Source: Department of Licensing & Regulatory Affairs
Date Data Arrived at EDR: 08/13/2019	Telephone: 517-373-1820
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 02/14/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Annually

UST 2: Underground Storage Tank Listing

A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 07/02/2019	Source: Department of Licensing & Regulatory Affairs
Date Data Arrived at EDR: 07/10/2019	Telephone: 517-373-1820
Date Made Active in Reports: 09/19/2019	Last EDR Contact: 04/01/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 07/27/2020
	Data Release Frequency: Varies

AST: Aboveground Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 12/02/2019	Source: Department of Licensing & Regulatory Affairs
Date Data Arrived at EDR: 12/03/2019	Telephone: 517-373-1820
Date Made Active in Reports: 01/24/2020	Last EDR Contact: 02/10/2020
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: No Update Planned

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/01/2019	Source: EPA Region 5
Date Data Arrived at EDR: 12/04/2019	Telephone: 312-886-6136
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/11/2019	Source: EPA Region 7
Date Data Arrived at EDR: 12/04/2019	Telephone: 913-551-7003
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 01/24/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AUL: Engineering and Institutional Controls

A listing of sites with institutional and/or engineering controls in place.

Date of Government Version: 12/16/2019

Date Data Arrived at EDR: 12/17/2019

Date Made Active in Reports: 02/27/2020

Number of Days to Update: 72

Source: Department of Environment, Great Lakes, and Energy

Telephone: 517-373-4828

Last EDR Contact: 02/24/2020

Next Scheduled EDR Contact: 06/08/2020

Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008

Date Data Arrived at EDR: 04/22/2008

Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7

Telephone: 913-551-7365

Last EDR Contact: 04/20/2009

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015

Date Data Arrived at EDR: 09/29/2015

Date Made Active in Reports: 02/18/2016

Number of Days to Update: 142

Source: EPA, Region 1

Telephone: 617-918-1102

Last EDR Contact: 03/18/2020

Next Scheduled EDR Contact: 07/06/2020

Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields and USTfield Site Database

All state funded Part 201 and 213 sites, as well as LUST sites that have been redeveloped by private entities using the BEA process. Be aware that this is not a list of all of the potential brownfield sites in Michigan.

Date of Government Version: 01/15/2016

Date Data Arrived at EDR: 02/02/2016

Date Made Active in Reports: 04/04/2016

Number of Days to Update: 62

Source: Department of Environment, Great Lakes, and Energy

Telephone: 517-373-4805

Last EDR Contact: 04/10/2020

Next Scheduled EDR Contact: 08/03/2020

Data Release Frequency: Varies

BROWNFIELDS 2: Brownfields Building and Land Site Locations

A listing of brownfield building and land site locations. The listing is a collaborative effort of Michigan Economic Development Corporation, Michigan Economic Developers Association, Detroit Edison, Detroit Area Commercial Board of Realtors

Date of Government Version: 01/21/2020

Date Data Arrived at EDR: 02/06/2020

Date Made Active in Reports: 04/17/2020

Number of Days to Update: 71

Source: Economic Development Corporation

Telephone: 888-522-0103

Last EDR Contact: 01/24/2020

Next Scheduled EDR Contact: 05/04/2020

Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/17/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 01/09/2020
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 03/11/2020
Number of Days to Update: 61

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-241-5719
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

HIST LF: Inactive Solid Waste Facilities

The database contains historical information and is no longer updated.

Date of Government Version: 03/01/1997
Date Data Arrived at EDR: 02/28/2003
Date Made Active in Reports: 03/06/2003
Number of Days to Update: 6

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-335-4034
Last EDR Contact: 02/28/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

PART 201: Part 201 Site List

A Part 201 Listed site is a location that has been evaluated and scored by the DEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use. The Part 201 List does not include all of the sites of contamination that are subject to regulation under Part 201 because owners are not required to inform the DEQ about the sites and can pursue cleanup independently. Sites of environmental contamination that are not known to DEQ are not on the list, nor are sites with releases that resulted in low environmental impact.

Date of Government Version: 10/01/2013
Date Data Arrived at EDR: 10/03/2014
Date Made Active in Reports: 10/03/2014
Number of Days to Update: 0

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-284-5103
Last EDR Contact: 07/22/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: No Update Planned

INVENTORY: Inventory of Facilities

The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 03/26/2020
Number of Days to Update: 64

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-284-5136
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab locations.

Date of Government Version: 08/05/2019
Date Data Arrived at EDR: 08/21/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 71

Source: Department of Community Health
Telephone: 517-373-3740
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEL PART 201: Delisted List of Contaminated Sites

A deleted site has been removed from the Part 201 List because information known to the DEQ at the time of the evaluation does not support inclusion on the Part 201 List. This designation is often applied to sites where changes in cleanup criteria resulted in a determination that the site no longer exceeds any applicable cleanup criterion.

A delisted site has been removed from the Part 201 List because response actions have reduced the levels of contaminants to concentrations which meet or are below the criteria for unrestricted residential use.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 09/11/2013
Number of Days to Update: 41

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-373-9541
Last EDR Contact: 07/22/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

PFAS: PFAS Contaminated Sites Listing

PFAS have been widely used in numerous industrial and residential applications since the 1950s. Their stability and unique chemical properties produce waterproof, stain resistant, and nonstick qualities in products. They are found in some firefighting foams and a wide range of consumer products such as carpet treatments, non-stick cookware, water-resistant fabrics, food packaging materials, and personal care products.

Date of Government Version: 02/07/2020
Date Data Arrived at EDR: 02/11/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 66

Source: Department of Environment, Great Lakes & Energy
Telephone: 517-284-9278
Last EDR Contact: 02/11/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

Local Land Records

LIENS: Lien List

An Environmental Lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, 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) and similar state or local laws. In other words: a lien placed upon a property's title due to an environmental condition

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 10/17/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 55

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-241-7603
Last EDR Contact: 04/17/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

PEAS: Pollution Emergency Alerting System

Environmental pollution emergencies reported to the Department of Environmental Quality such as tanker accidents, pipeline breaks, and release of reportable quantities of hazardous substances.

Date of Government Version: 11/30/2019
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 03/30/2020
Number of Days to Update: 68

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-373-8427
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/12/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 04/06/2020
Number of Days to Update: 574	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 02/13/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/25/2020
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/16/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/19/2019	Telephone: 202-566-1917
Date Made Active in Reports: 02/27/2020	Last EDR Contact: 03/24/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 02/03/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/18/2020
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

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. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 02/07/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 05/18/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/21/2017	Telephone: 202-260-5521
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 03/20/2020
Number of Days to Update: 198	Next Scheduled EDR Contact: 06/29/2020
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2017	Source: EPA
Date Data Arrived at EDR: 11/16/2018	Telephone: 202-566-0250
Date Made Active in Reports: 11/21/2019	Last EDR Contact: 02/05/2020
Number of Days to Update: 370	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019	Source: EPA
Date Data Arrived at EDR: 10/23/2019	Telephone: 202-564-4203
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 04/21/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: 703-416-0223
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 06/15/2020
	Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/05/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/20/2019	Telephone: 202-564-8600
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 04/15/2020
Number of Days to Update: 149	Next Scheduled EDR Contact: 08/03/2020
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/30/2020	Source: EPA
Date Data Arrived at EDR: 02/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/18/2020
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019	Source: EPA
Date Data Arrived at EDR: 10/11/2019	Telephone: 202-566-0500
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 04/10/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 03/26/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 04/10/2020
Number of Days to Update: 546	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 01/31/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/18/2020
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/21/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/30/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/05/2020	Telephone: 703-603-8787
Date Made Active in Reports: 02/14/2020	Last EDR Contact: 04/02/2020
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 64

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/25/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/11/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 78

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 03/02/2020
Number of Days to Update: 89

Source: EPA
Telephone: (312) 353-2000
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/07/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Quarterly

AIRS: Permit and Emissions Inventory Data

Permit and emissions inventory data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/13/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 73

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-373-7074
Last EDR Contact: 03/16/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Annually

ASBESTOS: Asbestos Notification Listing Asbestos

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 02/07/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 70

Source: Department of Licensing & Regulatory Affairs
Telephone: 517-284-7699
Last EDR Contact: 04/01/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Quarterly

BEA: Baseline Environmental Assessment Database

A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

Date of Government Version: 08/21/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 09/12/2013
Number of Days to Update: 20

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-373-9541
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: No Update Planned

COAL ASH: Coal Ash Disposal Sites

Coal fired power plants in Southeast Michigan that have coal ash handling on site.

Date of Government Version: 10/20/2016
Date Data Arrived at EDR: 02/02/2017
Date Made Active in Reports: 04/20/2017
Number of Days to Update: 77

Source: Department of Environment, Great Lakes, and Energy
Telephone: 586-753-3754
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Establishments

A listing of drycleaning facilities in Michigan.

Date of Government Version: 12/12/2019
Date Data Arrived at EDR: 01/14/2020
Date Made Active in Reports: 03/11/2020
Number of Days to Update: 57

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-335-4586
Last EDR Contact: 04/17/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/03/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/11/2020
Number of Days to Update: 64

Source: Department of Environment, Great Lakes, and Energy
Telephone: 517-335-6610
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

FINANCIAL ASSURANCE 3: Financial Assurance Information Listing

Financial assurance information for underground storage tank facilities.

Date of Government Version: 07/02/2019
Date Data Arrived at EDR: 07/10/2019
Date Made Active in Reports: 09/18/2019
Number of Days to Update: 70

Source: Department of Licensing & Regulatory Affairs
Telephone: 517-335-7279
Last EDR Contact: 03/06/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/06/2020	Source: Department of Environment, Great Lakes, and Energy
Date Data Arrived at EDR: 01/08/2020	Telephone: 517-335-4034
Date Made Active in Reports: 03/12/2020	Last EDR Contact: 03/18/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/06/2020
	Data Release Frequency: Varies

LEAD CERT: Lead Safe Housing Registry

A listing of Michigan properties included in the Lead Safe Housing Registry.

Date of Government Version: 08/07/2019	Source: Department of Community Health
Date Data Arrived at EDR: 08/20/2019	Telephone: 517-335-9699
Date Made Active in Reports: 10/21/2019	Last EDR Contact: 03/02/2020
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/15/2020
	Data Release Frequency: Quarterly

NPDES: List of Active NPDES Permits

General information regarding NPDES (National Pollutant Discharge Elimination System) permits and NPDES Storm Water permits.

Date of Government Version: 10/21/2019	Source: Department of Environment, Great Lakes, and Energy
Date Data Arrived at EDR: 01/02/2020	Telephone: 517-241-1300
Date Made Active in Reports: 03/10/2020	Last EDR Contact: 04/03/2020
Number of Days to Update: 68	Next Scheduled EDR Contact: 07/13/2020
	Data Release Frequency: Varies

UIC: Underground Injection Wells Database

A listing of underground injection well locations. The UIC Program is responsible for regulating the construction, operation, permitting, and closure of injection wells that place fluids underground for storage or disposal.

Date of Government Version: 07/08/2019	Source: Department of Environment, Great Lakes, and Energy
Date Data Arrived at EDR: 07/09/2019	Telephone: 517-241-1515
Date Made Active in Reports: 09/19/2019	Last EDR Contact: 03/20/2020
Number of Days to Update: 72	Next Scheduled EDR Contact: 05/04/2020
	Data Release Frequency: Quarterly

WDS: Waste Data System

The Waste Data System (WDS) tracks activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs.

Date of Government Version: 11/20/2019	Source: Department of Environment, Great Lakes, and Energy
Date Data Arrived at EDR: 11/21/2019	Telephone: 517-284-6562
Date Made Active in Reports: 01/24/2020	Last EDR Contact: 02/18/2020
Number of Days to Update: 64	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 02/28/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA PART 201: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environment, Great Lakes, and Energy
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Environment, Great Lakes, and Energy
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environment, Great Lakes, and Energy
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 39

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 01/30/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/18/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/09/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Centers, Group & Family Homes

Source: Bureau of REgulatory Services

Telephone: 517-373-8300

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Natural Resources

Telephone: 517-241-2254

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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Section 10.6: Interview Documentation

USER QUESTIONNAIRE

SECTION VIII: 2020 - USER'S ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

The Authority requires the completion of its "User's Environmental Questionnaire and Disclosure Statement" to fulfill Section 6, User's Responsibilities of the ASTM Standard E 1527-13. The checklist is to be completed and signed by the sponsor (developer), and returned to the Environmental Professional conducting the Phase I. This questionnaire is to be reviewed by the Environmental Professional and incorporated into their Phase I report (the completed User's Questionnaire is to be included in Appendix 10.6 of the Phase I report). Failure to properly complete this process will result in delays.

In preparing this document, the "User" (Sponsor) must make a good faith effort to answer the questions in the checklist. The User or a preparer designated by the User presents that to the best of his/her knowledge, the above statements and facts are true and correct and that to the best of the preparer's knowledge, no material facts have been omitted or misstated. Time and care should be taken to check whatever records are in the User's possession. If any of the following questions are answered in the affirmative or if answers are unknown, are qualified, or cannot be obtained, the burden is on the Environmental Professional to determine whether further inquiry is appropriate. The User should document the reason for any affirmative answer to provide the Environmental Professional with all appropriate information. Moreover, the Environmental Professional must determine if further inquiry in any area where the property owner provides incomplete information is warranted, providing written explanation for their recommendation(s).

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

User's (Sponsor's) Name: B.O.D. V.V.

User's (Sponsor's) Telephone No.: 313 727-2012

User's (Sponsor's) Fax No.: 313 859-3500

Subject Property: _____

Property Address: 4777 E. OUTER DR

City: DETROIT State: MI Zip: 48234

1.0 Environmental Cleanup Liens:

Are you aware of any environmental cleanup liens against the property that are filed, recorded, or unrecorded under federal, tribal, state, or local law?

YES NO (If "YES," please describe)

2.0 Activity and Land Use Limitations:

Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed, recorded or unrecorded in a registry under federal, tribal, state or local law?

YES NO (If "YES," please describe)

3.0 Specialized Knowledge or Experience of the User:

(a) As the user of this ESA do you have any knowledge or experience related to the property or nearby properties that could be material to any environmental conditions of this property?

YES NO (If "YES," please describe)

(b) Are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

YES NO (If "YES," please describe)

4.0 Relationship of Purchase Price to Fair Market Value:

(a) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

YES NO (If "YES," please describe)

(b) If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the property?

YES NO (If "YES," please describe)

5.0 Commonly Known or Reasonably Ascertainable Information:

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property? Please list: PARKING LOT
FOR HOSPITAL

(b) Do you know the specific chemicals that are present or once were present at the property?
 YES NO (If "YES," please describe)

(c) Do you know of spills or other chemical releases that have taken place at the property?
 YES NO (If "YES," please describe)

(d) Do you know of any environmental cleanups that have taken place at the property?
 YES NO (If "YES," please describe)

6.0 Presence or Likely Presence of Contamination:

As the user of this ESA and based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

YES NO (If "YES," please describe)

User's Signature:  Date 4/12/2020

User's Printed Name: RAYMOND S. McLENORE

**Section 10.7: Special Contractual Conditions between User and
Environmental Professional**

RADON

FLOODPLAIN

National Flood Hazard Layer FIRMMette



42°26'49.23"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/19/2019 at 4:36:27 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed October, 2017.

42°26'22.68"N

83°0'58.45"W






WETLANDS MAP



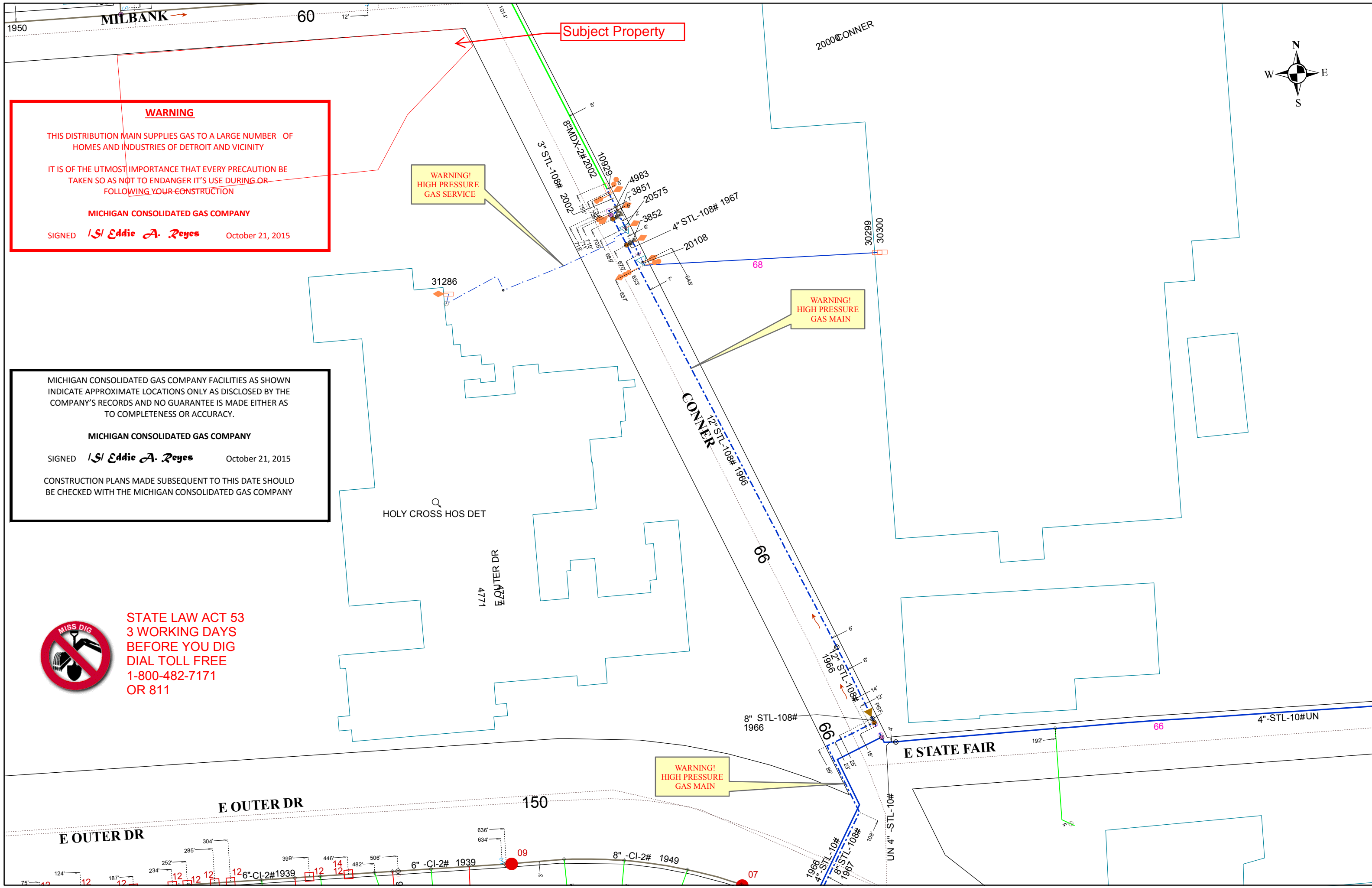
March 19, 2019

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

HIGH PRESSURE BURIED GAS MAINS



Subject Property

WARNING

THIS DISTRIBUTION MAIN SUPPLIES GAS TO A LARGE NUMBER OF HOMES AND INDUSTRIES OF DETROIT AND VICINITY

IT IS OF THE UTMOST IMPORTANCE THAT EVERY PRECAUTION BE TAKEN SO AS NOT TO ENDANGER IT'S USE DURING OR FOLLOWING YOUR CONSTRUCTION

MICHIGAN CONSOLIDATED GAS COMPANY

SIGNED *ISI Eddie A. Reyes* October 21, 2015

WARNING!
HIGH PRESSURE
GAS SERVICE

WARNING!
HIGH PRESSURE
GAS MAIN

MICHIGAN CONSOLIDATED GAS COMPANY FACILITIES AS SHOWN INDICATE APPROXIMATE LOCATIONS ONLY AS DISCLOSED BY THE COMPANY'S RECORDS AND NO GUARANTEE IS MADE EITHER AS TO COMPLETENESS OR ACCURACY.

MICHIGAN CONSOLIDATED GAS COMPANY

SIGNED *ISI Eddie A. Reyes* October 21, 2015

CONSTRUCTION PLANS MADE SUBSEQUENT TO THIS DATE SHOULD BE CHECKED WITH THE MICHIGAN CONSOLIDATED GAS COMPANY



STATE LAW ACT 53
3 WORKING DAYS
BEFORE YOU DIG
DIAL TOLL FREE
1-800-482-7171
OR 811

WARNING!
HIGH PRESSURE
GAS MAIN

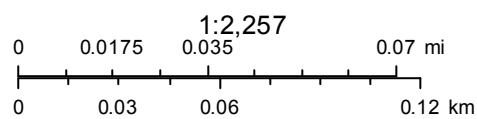
BLAST ANALYSIS

BLAST ANALYSIS

ArcGIS Web Map



March 26, 2019



Esri, HERE, Garmin, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground? **Yes:** **No:**

Is the container under pressure? **Yes:** **No:**

Does the container hold a cryogenic liquified gas? **Yes:** **No:**

Is the container diked? **Yes:** **No:**

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	1140.69
ASD for Thermal Radiation for Buildings (ASDBPU)	242.26
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using **Ask A Question (/ask-a-question/my-question/)**. Enter "Environmental Review" in the "My question is related to" field.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

NOISE ANALYSIS



Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE,
ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

DESKTOP NOISE ASSESSMENT

Two Acres of Land
4777 East Outer Drive | Detroit, Michigan
PM Project Number 01-6232-0-0006

Prepared for:

Conner Creek Center LLC
892 West Boston Boulevard
Detroit, Michigan 48202

Prepared by:

PM Environmental, Inc.
4080 West Eleven Mile Road
Berkley, Michigan 48072

Know Your Risk.
Take Control.
Work with the Experts.

www.pmenv.com

June 15, 2020

Mr. Raymond McLemore
Conner Creek Center, LLC
892 West Boston Boulevard
Detroit, Michigan 48202

**Re: Desktop Noise Assessment of the Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-6232-0-0006**

Dear Mr. McLemore:

PM Environmental, Inc. (PM) has completed the Desktop Noise Assessment of the above referenced property. This Desktop Noise Assessment was conducted in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 CFR 51B. This report was also prepared for MSHDA requirements.

The purpose of the Desktop Noise Assessment was to gather sufficient information to develop an independent professional opinion regarding possible noise concerns associated with the subject property through designated Noise Assessment Locations (NALs) on the subject property.

The Desktop Noise Assessment for the above referenced property represents the product of PM's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **BENJAMIN O'DAVIS VETERAN'S VILLAGE LDHA, LP, THE CITY OF DETROIT, THE CITY OF DETROIT HOUSING COMMISSION, CITIZEN'S BANK, RBC CAPITAL MARKETS, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY** to rely on PM's Desktop Noise Assessment report.

If you have any questions related to this report please do not hesitate to contact our office at 248.336.988.

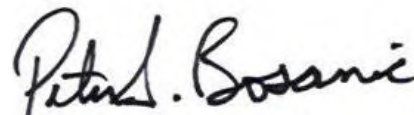
Sincerely,
PM ENVIRONMENTAL, INC.



David Balash
Staff Consultant



Carey Kratz, EP
Regional Manager – Due Diligence



Peter S. Bosanic, P.E., EP
Principal

TABLE OF CONTENTS

1.0 Introduction 1
2.0 Evaluation of Noise Sources 2
 2.1: Airports 2
 2.2: Major Roadways 2
 2.3: Railroads..... 2
3.0 Calculations 3
4.0 Conclusions 3
5.0 References..... 3

APPENDICES

- Appendix A: NAL Location Map
- Appendix B: Airport Noise Contour Map
- Appendix C: Noise Source Information
- Appendix D: Day-Night Level Electronic Assessments

1.0 INTRODUCTION

PM Environmental, Inc. (PM) was retained to conduct a Desktop Noise Assessment of the Benjamin O. Davis Veterans Village located at 4777 East Outer Drive, Detroit, Wayne County, Michigan (hereafter referred to as the “subject property”). This Desktop Noise Assessment was conducted in general accordance with the US Department of Housing and Urban Development (HUD) Noise Abatement and Control standards contained in 24 CFR 51B.

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF BENJAMIN O’DAVIS VETERAN’S VILLAGE LDHA, LP, THE CITY OF DETROIT, THE CITY OF DETROIT HOUSING COMMISSION, CITIZEN’S BANK, RBC CAPITAL MARKETS, AND THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, EACH OF WHOM MAY RELY ON THE REPORT’S CONTENTS.

The proposed development/rehabilitation will utilize a MSHDA source of funding. This assessment was conducted to provide the noise level and associated noise category at each designated Noise Assessment Location (NAL) at the subject property. This assessment does not include an evaluation of noise attenuation but general guidance is provided at the end of this assessment.

MSHDA requires that a noise assessment be completed at properties that are located within 1,000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated airports.

The noise level calculated at a NAL is known as the day-night average sound level or DNL. A calculated DNL can fall within three categories:

1. Acceptable: DNL not exceeding 65 decibels (dB)
2. Normally Unacceptable: DNL above the 65 dB threshold but not exceeding 75 dB
3. Unacceptable: DNL above 75 dB

One NAL (NAL #1, located at the southwestern portion of the proposed subject building) on the subject property was used for this analysis based on proximity to noise sources. A map with the subject property boundaries, buildings, and NAL location is included as Appendix A.

The following is a summary of the applicable noise sources identified at the NAL.

NAL #1

Noise Source with Applicable Distance	Name	Distance to NAL
Airport(s)	Coleman A. Young International Airport	1.6 miles
	Oakland County Troy Airport	10.2 miles
	Windsor International Airport	11.8 miles
Busy Road(s)	Conner Street	643 feet
	East Outer Drive	704 feet
	Van Dyke Avenue	713 feet
Railroad(s)	Grand Trunk Western Railroad	2,850 feet

The noise sources identified within the table are further discussed below.

2.0 EVALUATION OF NOISE SOURCES

2.1: Airports

Coleman A. Young International Airport is located approximately 1.6 miles south of the subject property. Based on the Noise Contour Map for the airport (Appendix B), the airport is not within a distance of concern.

Oakland Troy Airport (Y47) is located approximately 10.2 miles northwest of the subject property. This airport is the county's executive airport with business travelers and tourists using private, corporate, and charter aircraft. Based on the small size and lack of commercial jet traffic, the airport is not within a distance of concern.

Windsor Airport is located approximately 11.8 miles south of the subject property. Based on the Noise Contour Map for the airport (Appendix B), the airport is not within a distance of concern.

2.2: Major Roadways

The major roadways near the subject property are:

- Conner Street
- Van Dyke Avenue
- East Outer Drive

Conner Street has one-lane north and southbound sections with a center turn lane. The speed limit is 35 miles per hour (mph) near the subject property. There are no stop signs or stop lights within 600 feet of the subject property. Traffic counts for Conner Street were obtained through the Michigan Department of Transportation (MDOT) and projections were calculated through 2030. A growth rate of 1% per year compounded was judged appropriate as traffic levels are expected to remain relatively stable. Annual Average Daily Traffic (AADT) and the MDOT traffic data for Conner Street are provided in Appendix C.

East Outer Drive is a four-lane road with two-lane east and westbound sections. The speed limit is 35 mph near the subject property. There are no stop signs or stop lights within 600 feet of the subject property. Traffic counts for East Outer Drive were obtained through the MDOT and projections were calculated through 2030. A growth rate of 1% per year compounded was judged appropriate as traffic levels are expected to remain relatively stable. AADT and the MDOT traffic data for East Outer Drive are provided in Appendix C.

Van Dyke Avenue is a five-lane road with two-lane north and southbound sections and a center turn lane. The speed limit is 35 mph near the subject property. There are no stop signs or stop lights within 600 feet of the subject property. Traffic counts for Van Dyke Avenue were obtained through MDOT and projections were calculated through 2030. A growth rate of 1% per year compounded was judged appropriate as traffic levels are expected to remain relatively stable. AADT and MDOT traffic data for Van Dyke Avenue are provided in Appendix C.

2.3: Railroads

One active railroad is located 2,850 feet to the southeast of the subject property and is owned and operated by Grand Trunk Western Railroad. Inventory information from U.S. Department of

Transportation (US DOT) indicates that typically there are an average of approximately 12 train movements daily, six of which are during normal day-time hours and six of which are at night. Inventory information is provided in Appendix C.

3.0 CALCULATIONS

Using the HUD DNL calculator, the combined noise level from Conner Street, East Outer Drive, and Van Dyke Avenue, as predicted for operations in 2030, and the nearby railroad at NAL #1 is 62 dB. This result is Acceptable.

A noise DNL calculator worksheet for the NAL is provided in Appendix D.

4.0 CONCLUSIONS

The following is a summary of the findings of this assessment.

NAL #	Combined Source DNL (dB)	Category
1	62	Acceptable

HUD ATTENUATION GUIDANCE

All sites whose environmental or community noise exposure do not exceed the day night average sound level (DNL) of 65 decibels (dB) are not considered-impacted, therefore, no noise attenuation is required.

5.0 REFERENCES

- 24 CFR Part 51 Subpart B
- The Noise Guidebook, U.S. Department of Housing and Urban Development
- Michigan Department of Transportation (MDOT)
- <https://www.hudexchange.info/programs/environmental-review/dnl-calculator/>

Appendix A

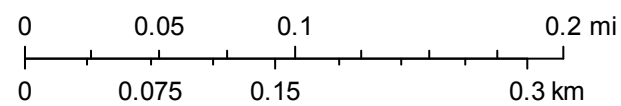


ArcGIS Web Map



June 5, 2020

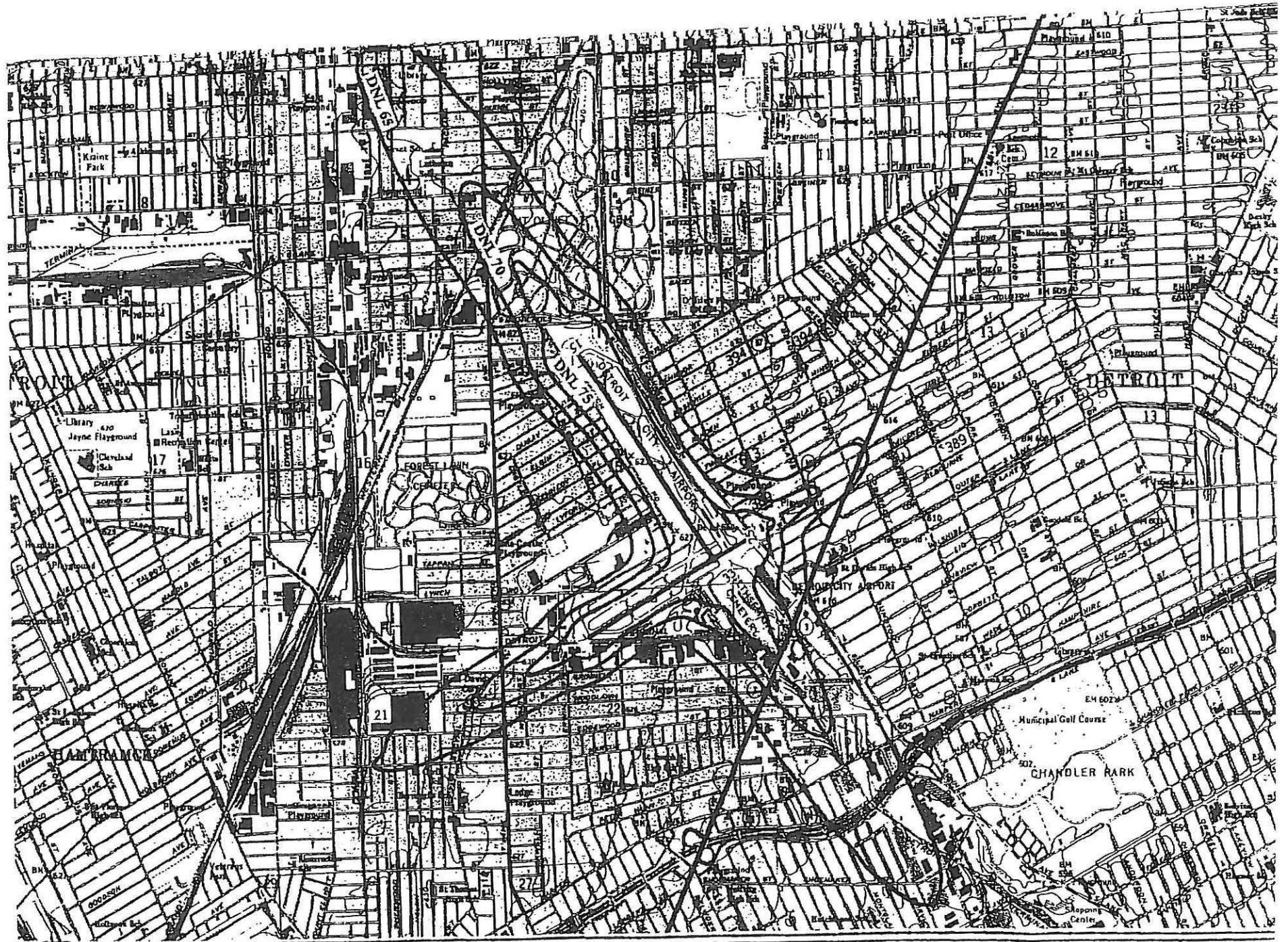
1:4,514



Esri, HERE, Garmin, (c) OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

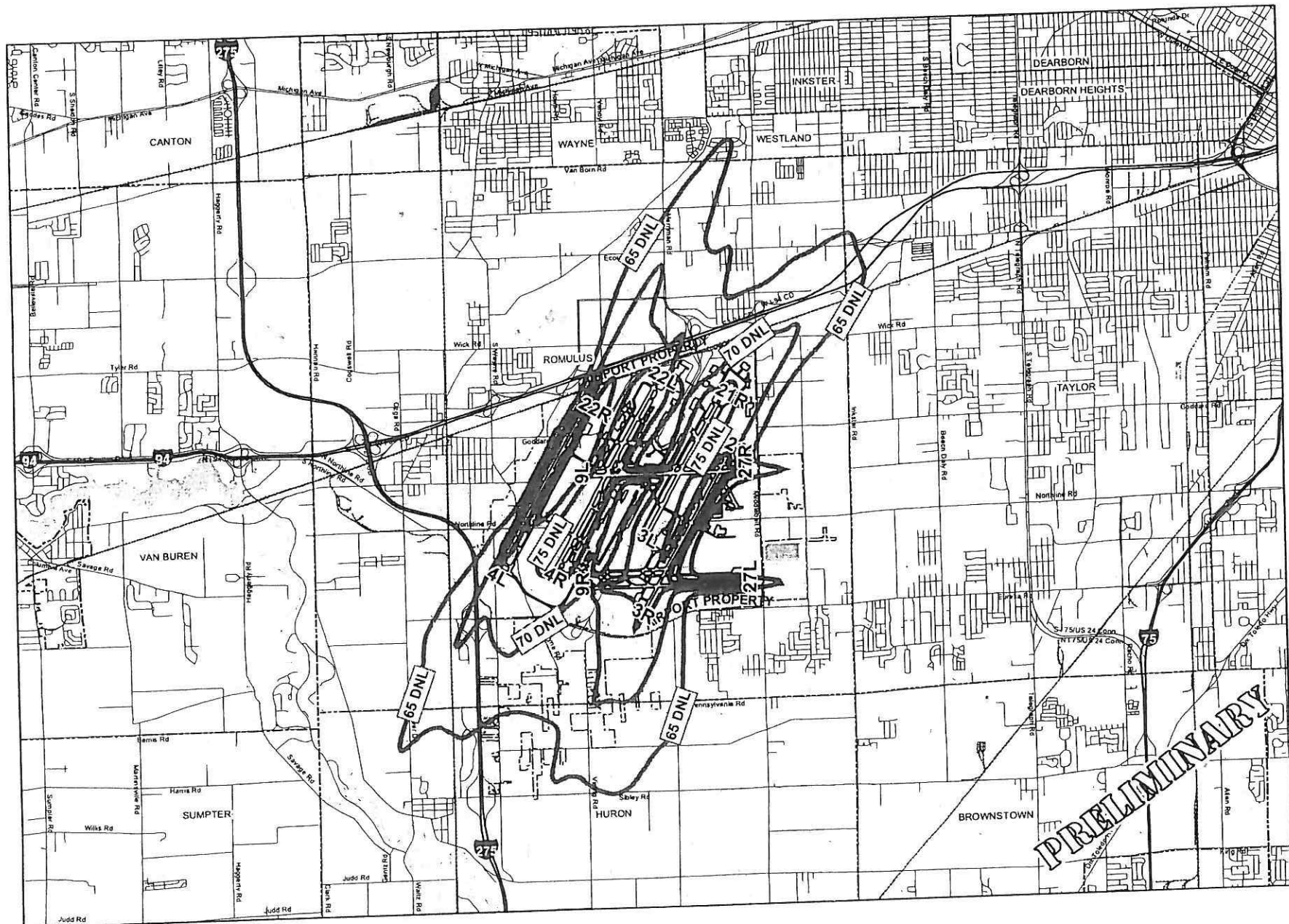
Appendix B





CITY OF DETROIT
 AIRPORT DEPARTMENT

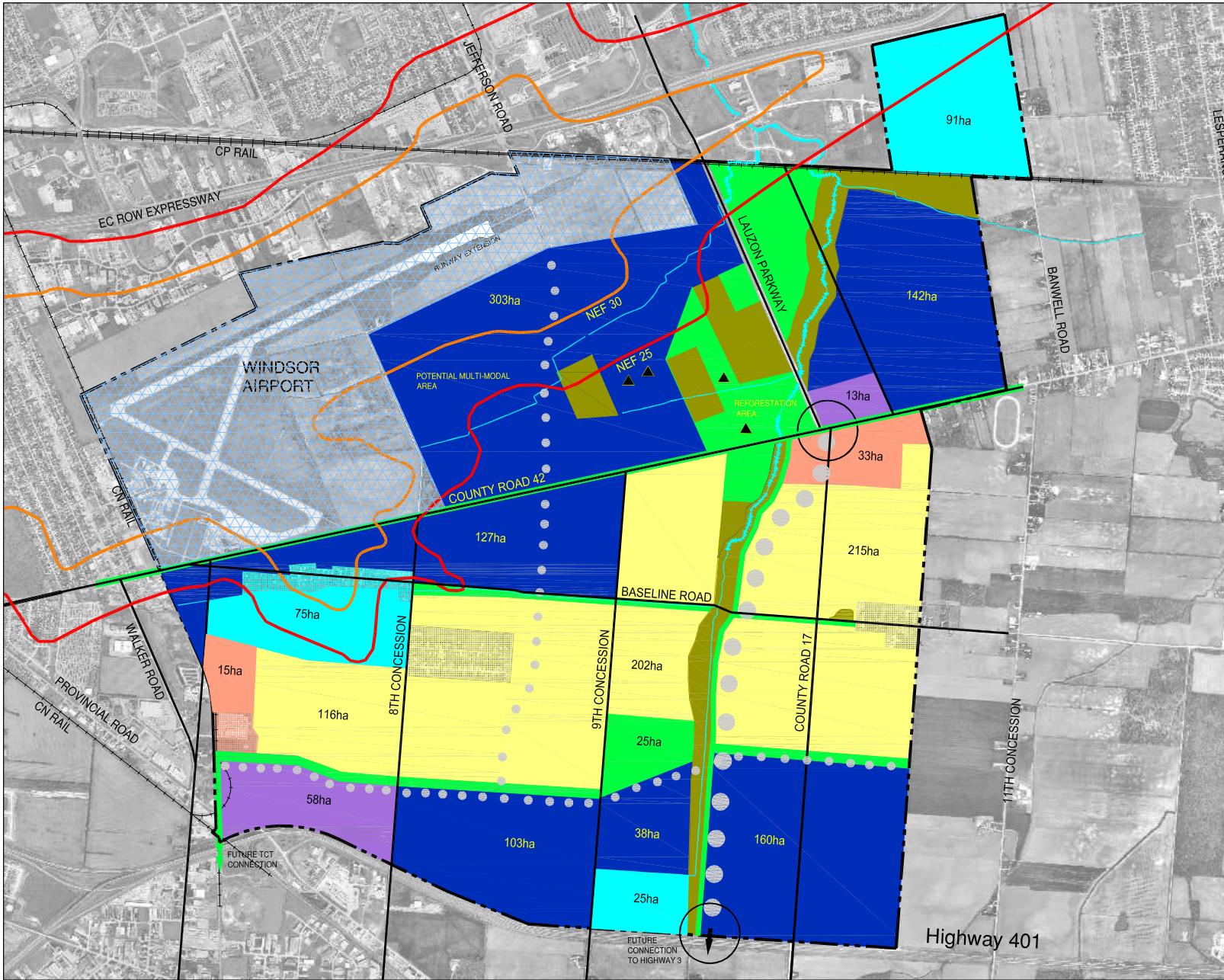
1996 BAS
 NOISE EXPOSURE
 CONTOURS



Existing (2004) Noise Contour

Source: Michigan Department of Natural Resources, SEMCOG

DETROIT METROPOLITAN WAYNE COUNTY AIRPORT



LEGEND:

- Residential
- Commercial
- Mixed Use
- Industrial
- Business Park
- Natural Heritage/EPA
- Open Space
- Airport Lands
- Future Roads (potential location*)
- Potential Interchange
- Natural Corridor Linkage Opportunities

* Final location to be determined through the Class EA process.

LAND USE:

Residential	550ha
Mixed Use	50ha
Commercial	70ha
Business Park	190ha
Industrial	875ha
Airport	420ha

Stantec Consulting Limited

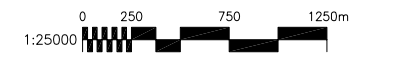
N6A 5J7
 Tel. (519)645-2007
 Fax. (519)645-6575
 www.stantec.com

CITY OF WINDSOR

**WINDSOR ANNEXED AREA
MASTER PLAN STUDY**

CONCEPT 1

September 2006 614-01073CP1.dwg





Appendix C



Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data... [more](#)

[List View](#)
[All DIRs](#)

Record	1 of 1		Goto Record	go
Location ID	82-2360	MPO ID	56611	
Type	SPOT	HPMS ID		
On NHS	No	On HPMS		
LRS ID	1588005	LRS Loc Pt.	6.341	
SF Group	Urban Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Urban Non State	Active	Yes	
Class Dist Grp	NTL_5	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(5) Major Collector	Milepost		
Located On	CONNER			
Loc On Alias	0.3 MILE N OF OUTER (IN DETROIT)			

STATION DATA

Directions: **2-WAY** [NW](#) [SE](#) [?](#)

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2019	3,954 ³		9	54	3,795 (96%)	159 (4%)	Grown from 2018	
2018	3,974 ¹²		9	54	3,870 (97%)	104 (3%)		
2017	3,657	319	9	54	3,549 (97%)	108 (3%)		
2016	4,874				4,874 (100%)	0 (0%)	SEMCOG	

VOLUME COUNT			
Date	Int	Total	
Tue 10/31/2017	15	3,817	
Mon 10/30/2017	15	3,497	
Tue 9/21/2010	60	4,740	
Mon 9/20/2010	60	4,547	

VOLUME TREND ?	
Year	Annual Growth
2019	-1%
2018	9%
2017	-25%

CLASSIFICATION			
Date	Int	Total	

Location

Location ID: 82-2360

Located On: CONNER 0.3 MILE N OF OUTER (IN DETROIT)

Direction: 2-WAY

AADT: 3954 (2019)

NW Count: 1840 (2019)

SE Count: 1977 (2019)

[View Detail in a New Search](#)

Map data ©2020 Google 50 m Terms of Use Report a map error

Auto and Heavy Truck 10-year ADT Projections

Conner Street

	Cars	% Change	Trucks	% Change
2016	4484		389.92	
2017	3364	-25.0	292.56	-25.0
2018	3656	8.7	317.92	8.7
2019	3638	-0.5	316.32	-0.5
	Avg % change:	-5.6	Avg % change:	-5.60
	Avg % change (Last 5-yr Trend):	#REF!	Avg % change (Last 5-yr Trend):	#REF!
	% Change/Year Assumption	1	%/Year Change Assumption	1

ENTER DATA HERE	
Year	AADT
2016	4874
2017	3657
2018	3974
2019	3954
% auto	92
% truck	8

2030 Projections

	Cars	Trucks
2016	4484	390
2017	3364	293
2018	3656	348
2019	3638	316
2020	3674	319
2021	3711	322
2022	3748	326
2023	3786	329
2024	3824	332
2025	3862	335
2026	3900	339
2027	3939	342
2028	3979	346
2029	4019	349
2030	4059	353

Predicted 2030 Auto ADT	Predicted 2030 Truck ADT
4059	353

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data....[more](#)

[List View](#)
[All DIRs](#)

Record 1 of 1 Goto Record go

Location ID	82-1790	MPO ID	82712
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	1587207	LRS Loc Pt.	0.162
SF Group	Urban Non State	Route Type	
AF Group	NoFactor	Route	
GF Group	Urban Non State	Active	Yes
Class Dist Grp	NTL_4	Category	Primary
Seas Class Grp			
WIM Group			
QC Group	Default		
Funct'l Class	(4) Minor Arterial	Milepost	
Located On	OUTER DR		
Loc On Alias			
EAST OF	Terrell Ave		
More Detail			

STATION DATA

Directions: **2-WAY** [EB](#) [WB](#) ?

AADT ?

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	10,814 ³				10,392 (96%)	422 (4%)	Grown from 2018
2018	10,868 ¹²				10,574 (97%)	294 (3%)	

VOLUME COUNT

Date	Int	Total
Tue 9/21/2010	60	13,130
Mon 9/20/2010	60	12,622

VOLUME TREND ?

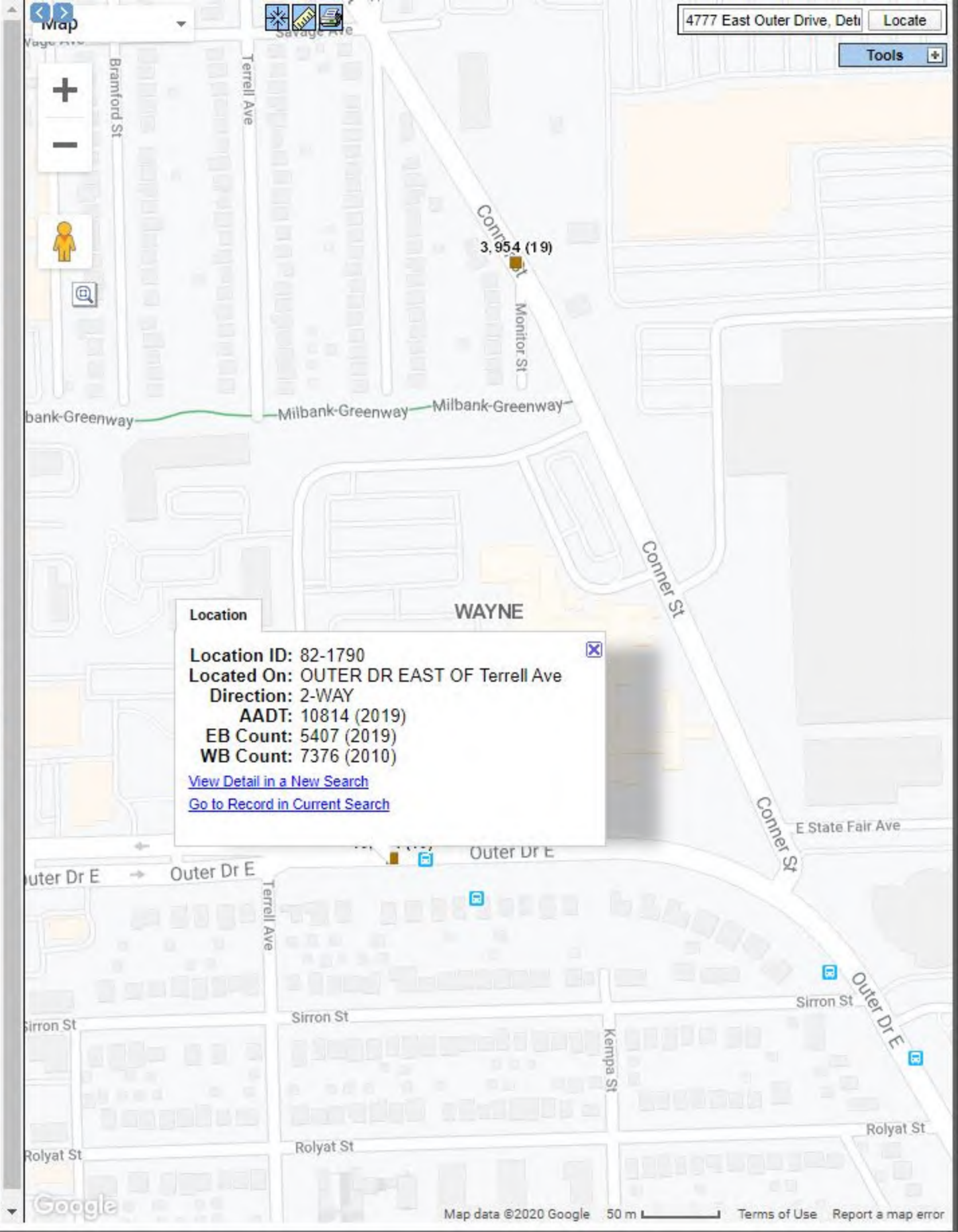
Year	Annual Growth
2019	0%

CLASSIFICATION

Date	Int	Total
No Data		

NOTES/FILES

Note	Date



Location
Location ID: 82-1790
Located On: OUTER DR EAST OF Terrell Ave
Direction: 2-WAY
AADT: 10814 (2019)
EB Count: 5407 (2019)
WB Count: 7376 (2010)
[View Detail in a New Search](#)
[Go to Record in Current Search](#)

Auto and Heavy Truck 10-year ADT Projections

East Outer Drive

	Cars	% Change	Trucks	% Change
2018	9999		869.44	
2019	9949	-0.5	865.12	-0.5
	Avg % change:	-0.5	Avg % change:	-0.50
	Avg % change (Last 5-yr Trend):	#REF!	Avg % change (Last 5-yr Trend):	#REF!
	% Change/Year Assumption	1	%/Year Change Assumption	1

ENTER DATA HERE	
Year	AADT
2018	10868
2019	10814
% auto	92
% truck	8

2030 Projections

	Cars	Trucks
2018	9999	869
2019	9949	865
2020	10048	874
2021	10149	882
2022	10250	891
2023	10353	900
2024	10456	909
2025	10561	918
2026	10667	927
2027	10773	937
2028	10881	946
2029	10990	955
2030	11100	965

Predicted 2030 Auto ADT	Predicted 2030 Truck ADT
11100	965

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data... [more](#)

[List View](#)
[All DIRs](#)

Record	1	of 1	Goto Record	go
Location ID	82-7265	MPO ID	85360	
Type	SPOT	HPMS ID		
On NHS	No	On HPMS		
LRS ID	1577904	LRS Loc Pt.	4.868	
SF Group	Urban	Route Type	Interstate Routes	
AF Group	South	Route	53	
GF Group	Urban	Active	Yes	
Class Dist Grp	2_053_002	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(3) Other Principal Arterial	Milepost		
Located On	M-53 VAN DYKE			
Loc On Alias	100 FEET SOUTH OF M-102 (8 MILE ROAD)			

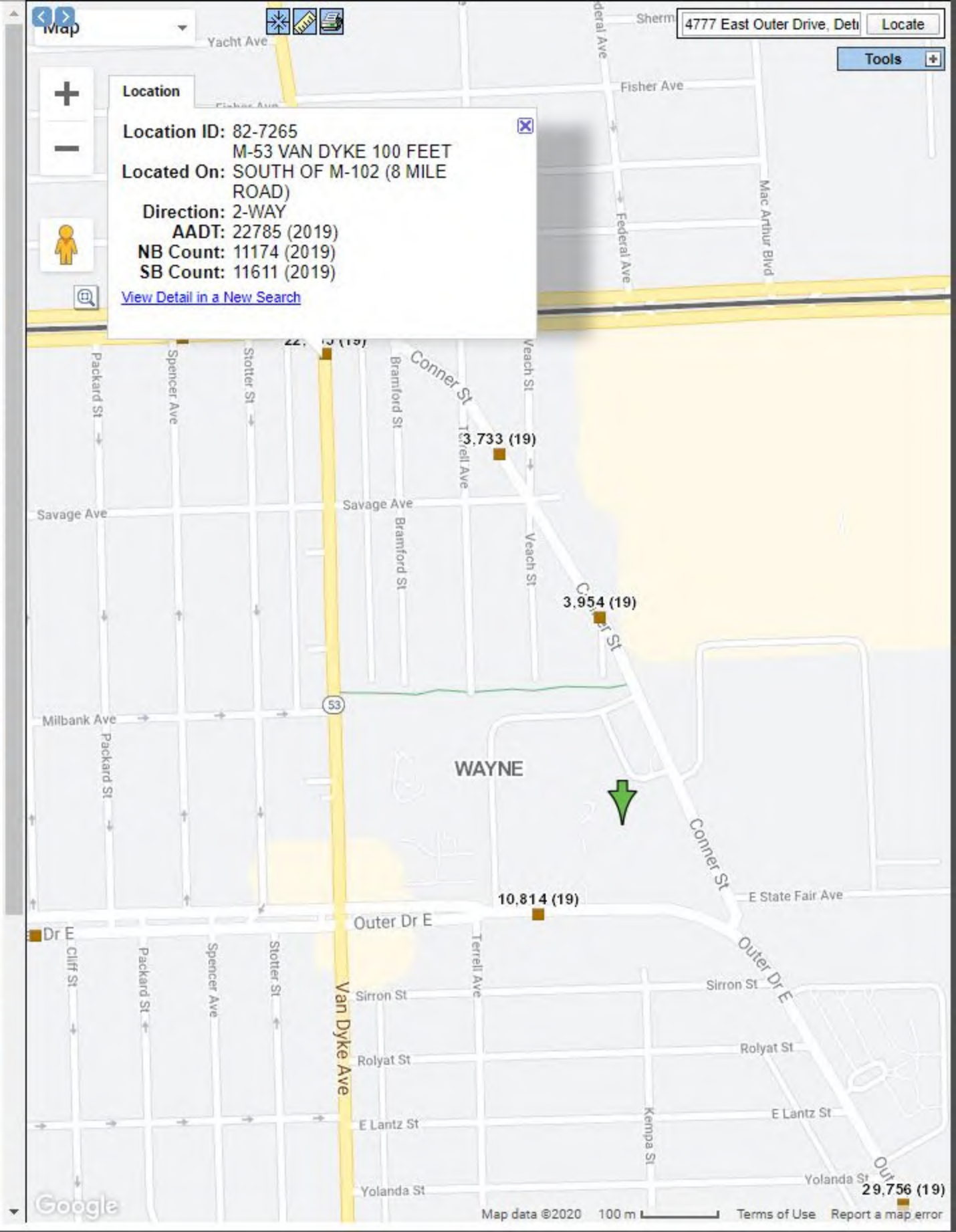
STATION DATA

Directions: **2-WAY** [NB](#) [SB](#) ?

AADT ?								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
2019	22,785	2,239	10	58	21,041 (92%)	1,744 (8%)		
2018	22,986 ³		11	58	20,848 (91%)	2,138 (9%)	Grown from 2017	
2017	22,986 ³		11	58	21,307 (93%)	1,679 (7%)	Grown from 2016	
2016	22,736		11	58	20,953 (92%)	1,783 (8%)	MDOT	
2014	18,971 ³	2,049	11	58	17,203 (91%)	1,768 (9%)	MDOT	

VOLUME COUNT			
Date	Int	Total	
Mon 8/26/2019	15	25,266	
Wed 7/13/2016	60	28,043	
Tue 7/12/2016	60	26,474	
Tue 5/7/2013	15	23,892	
Mon 5/6/2013	15	23,935	
Tue 4/23/2013	60	22,016	

VOLUME TREND ?	
Year	Annual Growth
2019	-1%
2018	0%
2017	1%
2016	9%
2014	2%



Auto and Heavy Truck 10-year ADT Projections

Van Dyke Avenue

	Cars	% Change	Trucks	% Change
2016	20917		1818.88	
2017	21147	1.1	1838.88	1.1
2018	21147	0.0	1838.88	0.0
2019	20962	-0.9	1822.8	-0.9
Avg % change:		0.1	Avg % change: 0.08	
Avg % change (Last 5-yr Trend):		#REF!	Avg % change (Last 5-yr Trend): #REF!	
% Change/Year Assumption		1	%/Year Change Assumption 1	

ENTER DATA HERE	
Year	AADT
2016	22736
2017	22986
2018	22986
2019	22785
% auto	92
% truck	8

2030 Projections

	Cars	Trucks
2016	20917	1819
2017	21147	1839
2018	21147	1839
2019	20962	1823
2020	21172	1841
2021	21383	1860
2022	21597	1878
2023	21813	1897
2024	22031	1916
2025	22252	1935
2026	22474	1955
2027	22699	1974
2028	22926	1994
2029	23155	2014
2030	23387	2034

Predicted 2030 Auto ADT	Predicted 2030 Truck ADT
23387	2034

U. S. DOT CROSSING INVENTORY FORM

DEPARTMENT OF TRANSPORTATION
FEDERAL RAILROAD ADMINISTRATION

OMB No. 2130-0017

Instructions for the initial reporting of the following types of new or previously unreported crossings: For public highway-rail grade crossings, complete the entire inventory Form. For private highway-rail grade crossings, complete the Header, Parts I and II, and the Submission Information section. For public pathway grade crossings (including pedestrian station grade crossings), complete the Header, Parts I and II, and the Submission Information section. For Private pathway grade crossings, complete the Header, Parts I and II, and the Submission Information section. For grade-separated highway-rail or pathway crossings (including pedestrian station crossings), complete the Header, Part I, and the Submission Information section. For changes to existing data, complete the Header, Part I Items 1-3, and the Submission Information section, in addition to the updated data fields. Note: For private crossings only, Part I Item 20 and Part III Item 2.K. are required unless otherwise noted. An asterisk * denotes an optional field.

A. Revision Date (MM/DD/YYYY) 09 / 12 / 2017	B. Reporting Agency <input checked="" type="checkbox"/> Railroad <input type="checkbox"/> Transit <input type="checkbox"/> State <input type="checkbox"/> Other	C. Reason for Update (Select only one) <input checked="" type="checkbox"/> Change in Data <input type="checkbox"/> New Crossing <input type="checkbox"/> Closed <input type="checkbox"/> Re-Open <input type="checkbox"/> Date Change Only <input type="checkbox"/> Change in Primary Operating RR <input type="checkbox"/> No Train Traffic <input type="checkbox"/> Quiet Zone Update <input type="checkbox"/> Admin. Correction	D. DOT Crossing Inventory Number 284055W
---	--	---	--

Part I: Location and Classification Information

1. Primary Operating Railroad GRAND TRUNK WESTERN RAILROAD INC. [GTW]		2. State MICHIGAN		3. County WAYNE	
4. City / Municipality <input checked="" type="checkbox"/> In <input type="checkbox"/> Near DETROIT		5. Street/Road Name & Block Number EAST OUTER DRIVE (Street/Road Name) * (Block Number)		6. Highway Type & No. CITY	
7. Do Other Railroads Operate a Separate Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR			8. Do Other Railroads Operate Over Your Track at Crossing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Specify RR		
9. Railroad Division or Region <input type="checkbox"/> None DETROIT		10. Railroad Subdivision or District <input type="checkbox"/> None MT CLEMENS		11. Branch or Line Name <input type="checkbox"/> None MAIN	
12. RR Milepost 0009.120 (prefix) (nnnn.nnn) (suffix)		13. Line Segment * SC00023062		14. Nearest RR Timetable Station * WAYNE	
15. Parent RR (if applicable) <input type="checkbox"/> N/A CN		16. Crossing Owner (if applicable) <input type="checkbox"/> N/A GTW		17. Crossing Type <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
18. Crossing Purpose <input checked="" type="checkbox"/> Highway <input type="checkbox"/> Pathway, Ped. <input type="checkbox"/> Station, Ped.		19. Crossing Position <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> RR Under <input type="checkbox"/> RR Over		20. Public Access (if Private Crossing) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
21. Type of Train <input checked="" type="checkbox"/> Freight <input type="checkbox"/> Intercity Passenger <input type="checkbox"/> Commuter		<input type="checkbox"/> Transit <input type="checkbox"/> Shared Use Transit <input type="checkbox"/> Tourist/Other		22. Average Passenger Train Count Per Day <input type="checkbox"/> Less Than One Per Day <input type="checkbox"/> Number Per Day 0	
23. Type of Land Use <input type="checkbox"/> Open Space <input type="checkbox"/> Farm <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Recreational <input type="checkbox"/> RR Yard					
24. Is there an Adjacent Crossing with a Separate Number? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Provide Crossing Number			25. Quiet Zone (FRA provided) <input checked="" type="checkbox"/> No <input type="checkbox"/> 24 Hr <input type="checkbox"/> Partial <input type="checkbox"/> Chicago Excused Date Established		
26. HSR Corridor ID <input checked="" type="checkbox"/> N/A		27. Latitude in decimal degrees (WGS84 std: nn.nnnnnnn) 42.436610		28. Longitude in decimal degrees (WGS84 std: -nnn.nnnnnnn) -83.014630	
29. Lat/Long Source <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated		30.A. Railroad Use *			
30.B. Railroad Use *		31.A. State Use *			
30.C. Railroad Use *		31.B. State Use *			
30.D. Railroad Use *		31.C. State Use *			
30.E. Railroad Use *		31.D. State Use *			
32.A. Narrative (Railroad Use) *			32.B. Narrative (State Use) *		
33. Emergency Notification Telephone No. (posted) 800-465-9239		34. Railroad Contact (Telephone No.) 888-888-5909		35. State Contact (Telephone No.) 517-335-2592	

Part II: Railroad Information

1. Estimated Number of Daily Train Movements				
1.A. Total Day Thru Trains (6 AM to 6 PM) 6	1.B. Total Night Thru Trains (6 PM to 6 AM) 6	1.C. Total Switching Trains 4	1.D. Total Transit Trains 0	1.E. Check if Less Than One Movement Per Day <input type="checkbox"/> How many trains per week? 0
2. Year of Train Count Data (YYYY) 2015		3. Speed of Train at Crossing 3.A. Maximum Timetable Speed (mph) 49 3.B. Typical Speed Range Over Crossing (mph) From 1 to 49		
4. Type and Count of Tracks Main 2 Siding 0 Yard 1 Transit 0 Industry 0				
5. Train Detection (Main Track only) <input checked="" type="checkbox"/> Constant Warning Time <input type="checkbox"/> Motion Detection <input type="checkbox"/> AFO <input type="checkbox"/> PTC <input type="checkbox"/> DC <input type="checkbox"/> Other <input type="checkbox"/> None				
6. Is Track Signaled? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		7.A. Event Recorder <input type="checkbox"/> Yes <input type="checkbox"/> No		7.B. Remote Health Monitoring <input type="checkbox"/> Yes <input type="checkbox"/> No

U. S. DOT CROSSING INVENTORY FORM

A. Revision Date (MM/DD/YYYY) 09/12/2017		PAGE 2		D. Crossing Inventory Number (7 char.) 284055W	
Part III: Highway or Pathway Traffic Control Device Information					
1. Are there Signs or Signals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2. Types of Passive Traffic Control Devices associated with the Crossing			
2.A. Crossbuck Assemblies (count) 2		2.B. STOP Signs (R1-1) (count) 0	2.C. YIELD Signs (R1-2) (count) 0	2.D. Advance Warning Signs (Check all that apply; include count) <input checked="" type="checkbox"/> None <input type="checkbox"/> W10-1 0 <input type="checkbox"/> W10-3 0 <input type="checkbox"/> W10-11 0 <input type="checkbox"/> W10-2 0 <input type="checkbox"/> W10-4 0 <input type="checkbox"/> W10-12 0	
2.E. Low Ground Clearance Sign (W10-5) <input type="checkbox"/> Yes (count 0) <input type="checkbox"/> No		2.F. Pavement Markings <input checked="" type="checkbox"/> Stop Lines <input type="checkbox"/> Dynamic Envelope <input checked="" type="checkbox"/> RR Xing Symbols <input type="checkbox"/> None		2.G. Channelization Devices/Medians <input type="checkbox"/> All Approaches <input type="checkbox"/> Median <input type="checkbox"/> One Approach <input type="checkbox"/> None	2.H. EXEMPT Sign (R15-3) <input type="checkbox"/> Yes <input type="checkbox"/> No
2.I. ENS Sign (I-13) Displayed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2.J. Other MUTCD Signs <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify Type _____ Count 0 Specify Type _____ Count 0 Specify Type _____ Count 0		2.K. Private Crossing Signs (if private) <input type="checkbox"/> Yes <input type="checkbox"/> No	2.L. LED Enhanced Signs (List types)
3. Types of Train Activated Warning Devices at the Grade Crossing (specify count of each device for all that apply)					
3.A. Gate Arms (count) Roadway 2 Pedestrian 0	3.B. Gate Configuration <input type="checkbox"/> 2 Quad <input type="checkbox"/> Full (Barrier) Resistance <input type="checkbox"/> 3 Quad <input type="checkbox"/> Median Gates	3.C. Cantilevered (or Bridged) Flashing Light Structures (count) Over Traffic Lane 2 <input type="checkbox"/> Incandescent Not Over Traffic Lane 0 <input type="checkbox"/> LED		3.D. Mast Mounted Flashing Lights (count of masts) 2 <input type="checkbox"/> Incandescent <input type="checkbox"/> LED <input type="checkbox"/> Back Lights Included <input type="checkbox"/> Side Lights Included	3.E. Total Count of Flashing Light Pairs 8
3.F. Installation Date of Current Active Warning Devices: (MM/YYYY) ____/____/____ <input type="checkbox"/> Not Required		3.G. Wayside Horn <input type="checkbox"/> Yes Installed on (MM/YYYY) ____/____/____ <input type="checkbox"/> No		3.H. Highway Traffic Signals Controlling Crossing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.I. Bells (count) 1
3.J. Non-Train Active Warning <input type="checkbox"/> Flagging/Flagman <input type="checkbox"/> Manually Operated Signals <input type="checkbox"/> Watchman <input type="checkbox"/> Floodlighting <input type="checkbox"/> None				3.K. Other Flashing Lights or Warning Devices Count 0 Specify type _____	
4.A. Does nearby Hwy Intersection have Traffic Signals? <input type="checkbox"/> Yes <input type="checkbox"/> No	4.B. Hwy Traffic Signal Interconnection <input type="checkbox"/> Not Interconnected <input type="checkbox"/> For Traffic Signals <input type="checkbox"/> For Warning Signs	4.C. Hwy Traffic Signal Preemption <input type="checkbox"/> Simultaneous <input type="checkbox"/> Advance	5. Highway Traffic Pre-Signals <input type="checkbox"/> Yes <input type="checkbox"/> No Storage Distance * 0 Stop Line Distance * 0	6. Highway Monitoring Devices (Check all that apply) <input type="checkbox"/> Yes - Photo/Video Recording <input type="checkbox"/> Yes - Vehicle Presence Detection <input type="checkbox"/> None	
Part IV: Physical Characteristics					
1. Traffic Lanes Crossing Railroad Number of Lanes 4 <input type="checkbox"/> One-way Traffic <input type="checkbox"/> Two-way Traffic <input type="checkbox"/> Divided Traffic		2. Is Roadway/Pathway Paved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3. Does Track Run Down a Street? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Is Crossing Illuminated? (Street lights within approx. 50 feet from nearest rail) <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Crossing Surface (on Main Track, multiple types allowed) Installation Date * (MM/YYYY) ____/____/____ Width * 4 Length * 3 <input type="checkbox"/> 1 Timber <input type="checkbox"/> 2 Asphalt <input type="checkbox"/> 3 Asphalt and Timber <input type="checkbox"/> 4 Concrete <input type="checkbox"/> 5 Concrete and Rubber <input checked="" type="checkbox"/> 6 Rubber <input type="checkbox"/> 7 Metal <input type="checkbox"/> 8 Unconsolidated <input type="checkbox"/> 9 Composite <input type="checkbox"/> 10 Other (specify) _____					
6. Intersecting Roadway within 500 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Approximate Distance (feet) _____			7. Smallest Crossing Angle <input type="checkbox"/> 0° - 29° <input type="checkbox"/> 30° - 59° <input checked="" type="checkbox"/> 60° - 90°	8. Is Commercial Power Available? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Part V: Public Highway Information					
1. Highway System <input type="checkbox"/> (01) Interstate Highway System <input type="checkbox"/> (02) Other Nat Hwy System (NHS) <input type="checkbox"/> (03) Federal AID, Not NHS <input checked="" type="checkbox"/> (08) Non-Federal AID		2. Functional Classification of Road at Crossing <input type="checkbox"/> (0) Rural <input checked="" type="checkbox"/> (1) Urban <input type="checkbox"/> (1) Interstate <input type="checkbox"/> (5) Major Collector <input type="checkbox"/> (2) Other Freeways and Expressways <input checked="" type="checkbox"/> (3) Other Principal Arterial <input type="checkbox"/> (6) Minor Collector <input type="checkbox"/> (4) Minor Arterial <input type="checkbox"/> (7) Local		3. Is Crossing on State Highway System? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	4. Highway Speed Limit 35 MPH <input checked="" type="checkbox"/> Posted <input type="checkbox"/> Statutory
5. Linear Referencing System (LRS Route ID) *					
6. LRS Milepost *					
7. Annual Average Daily Traffic (AADT) Year 2010 AADT 015678		8. Estimated Percent Trucks 10 %	9. Regularly Used by School Buses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Average Number per Day 3		10. Emergency Services Route <input type="checkbox"/> Yes <input type="checkbox"/> No
Submission Information - This information is used for administrative purposes and is not available on the public website.					
Submitted by _____ Organization _____ Phone _____ Date _____					
Public reporting burden for this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed and completing and reviewing the collection of information. According to the Paperwork Reduction Act of 1995, a federal agency may not conduct or sponsor, and a person is not required to, nor shall a person be subject to a penalty for failure to comply with, a collection of information unless it displays a currently valid OMB control number. The valid OMB control number for information collection is 2130-0017. Send comments regarding this burden estimate or any other aspect of this collection, including for reducing this burden to: Information Collection Officer, Federal Railroad Administration, 1200 New Jersey Ave. SE, MS-25 Washington, DC 20590.					

Appendix D



[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Brnjamin O. Davis Veteran's Village
Record Date	04/28/2020
User's Name	NAL #1
Road # 1 Name:	Conner Street

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="643"/>	<input type="text" value="643"/>	<input type="text" value="643"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="4059"/>	<input type="text" value="177"/>	<input type="text" value="177"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="43"/>	<input type="text" value="40"/>	<input type="text" value="50"/>
<input type="button" value="Calculate Road #1 DNL"/>	<input type="text" value="51"/>	<input type="button" value="Reset"/>	

Road # 2 Name:

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="704"/>	<input type="text" value="704"/>	<input type="text" value="704"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="11100"/>	<input type="text" value="483"/>	<input type="text" value="483"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="47"/>	<input type="text" value="43"/>	<input type="text" value="54"/>
<input type="button" value="Calculate Road #2 DNL"/>	<input type="text" value="55"/>	<input type="button" value="Reset"/>	

Road # 3 Name:	Van Dyke Avenue
-----------------------	------------------------

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	713	713	713
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	23387	1017	1017
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	50	47	57
Calculate Road #3 DNL	58	Reset	

Railroad #1 Track Identifier:	Grand Trunk Western
--------------------------------------	----------------------------

Rail # 1

Train Type	Electric <input type="checkbox"/>	Diesel <input checked="" type="checkbox"/>
Effective Distance		2850
Average Train Speed		25
Engines per Train		2
Railway cars per Train		50
Average Train Operations (ATO)		12

Night Fraction of ATO	<input type="text"/>	<input type="text" value="50"/>
Railway whistles or horns?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Train DNL	<input type="text" value="0"/>	<input type="text" value="57"/>
Calculate Rail #1 DNL	<input type="text" value="57"/>	<input type="button" value="Reset"/>

Airport Noise Level

Loud Impulse Sounds?

Yes No

Combined DNL for all
Road and Rail sources

62

Combined DNL including Airport

N/A

Site DNL with Loud Impulse Sound

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location

- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Section 10.8: Qualifications of the Environmental Professionals

PM PROFESSIONAL RESUMES

DAVID BALASH

STAFF CONSULTANT

1.800.313.2966 www.pmenv.com balash@pmenv.com

David Balash is a Staff Consultant at PM Environmental, Inc. He specializes in Environmental Due Diligence by managing Phase I Environmental Site Assessments throughout the Midwest.

AREAS OF EXPERTISE

- Staff consultant for Phase I Environmental Site Assessments (ESAs)
- Assists with data collection and evaluation for Transaction Screen Assessments, Phase I ESAs and other due diligence reports
- History of biological surveying strengthens site assessment skills
- Experience in implementation and completion of various site assessment standards and professional protocol and commercial lending requirements (ASTM E-1527)



EDUCATION

- University of Michigan—Ann Arbor
B.S. Environmental Science, specialization in Restoration Ecology

CERTIFICATIONS

- OSHA 29 CFR 1910.120 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) Training

PROFESSIONAL ASSOCIATIONS

- Member of Golden Key International Honor Society
- Trained volunteer leader with Huron River Watershed Council

CAREY S. KRATZ

REGIONAL MANAGER—DUE DILIGENCE

1.800.313.2966 www.pmenv.com kratz@pmenv.com

Carey Kratz is the Regional Manager of Due Diligence at PM Environmental, Inc. She has over 18 years of environmental experience and specializes in Environmental Due Diligence including Phase I Environmental Site Assessments and customized environmental assessments to support all forms of real estate transactions. She has managed a variety of environmental due diligence projects including environmental risk reviews and serving low income housing tax credit (LIHTC) and HUD lending clients.

AREAS OF EXPERTISE

- Regional coordination and management of due diligence group
- Data collection, site investigation, and preparation of Phase I ESA and Transaction Screen projects
- Experience in implementation and completion of various site assessment standards and professional protocol and commercial lending requirements (ASTM E-1527, ASTM E-1528)
- Peer technical review of Phase I ESA projects using ASTM Standard 1527
- Experience in real estate portfolio analysis for evaluation of environmental risk associated with single and multi property transactions for the lending industry
- Experience with local, state, and federal regulatory acts
- Experience with NEPA Part 50 and Part 58 projects



EDUCATION

- Lake Superior State University
B.S. Environmental Science,
minor in Chemistry

CERTIFICATIONS

- Certified Asbestos Inspector, Michigan
#A27278
- Meets the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312
- OSHA 1910.120 40-hour Hazardous Waste Operations Training (HAZWOPER)
- HAZWOPER Incident Commander
- HUD CFR24 Part 58 Environmental Review Process Training

PETER S. BOSANIC, P.E., EP, Q.C.

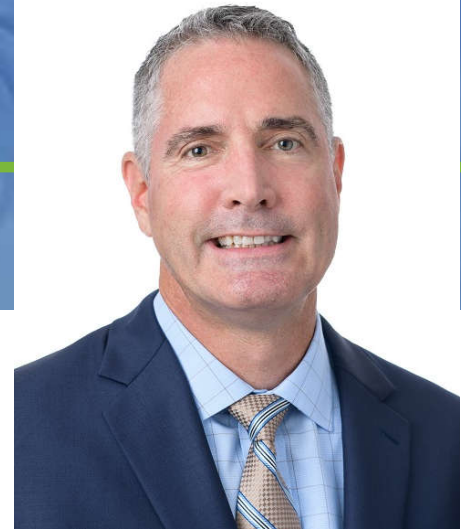
FOUNDER AND PRESIDENT

1.800.313.2966 www.pmenv.com bosanic@pmenv.com

Peter Bosanic is the President and Principal Engineer at PM Environmental, Inc. He has over 25 years of relevant experience and his role includes maintaining the company's industry leadership and implementing its strategic business plan. He has extensive experience in environmental risk management, environmental & engineering due diligence, M&A, Brownfield redevelopment and economic development incentives, leaking UST management, remediation, environmental compliance, industrial hygiene projects and government contracts. Bosanic regularly works with financial institutions, investors, developers, retail petroleum clients, municipalities, industries, business and government agencies and regulators.

AREAS OF EXPERTISE

- Environmental Due Diligence for financial institutions, investors, developers and government agencies including:
 - Phase I & II Environmental Site Assessments (ESAs)
 - Vapor intrusion investigations
 - Baseline Environmental Assessments (BEAs)
 - Due Care Plans and Continuing Obligations Evaluations
 - Property Condition Assessments (PCAs)
- Leaking UST and industrial site investigations, feasibility studies and corrective action plans and remediation
- Environmental compliance audits
- Brownfield redevelopment economic development consulting including grants and other incentives
- Industrial hygiene services experience including asbestos, lead based paint and other hazardous materials
- Government environmental contract project management on projects for state owned or funded projects
- Multifamily (privately owned and public housing agencies) environmental and engineering services including Phase I and II ESAs, NEPA Investigations, HUD environmental assessments and Capital Needs Assessments (CNAs)



EDUCATION

- Michigan State University B.S. Civil and Environmental Engineering
- Michigan State University Graduate Studies Environmental Engineering
- Various Continuing Education and Professional Development Classes
- ASTM Risk Based Corrective Action Training
- Zweig White Principals Academy

CERTIFICATIONS

- OSHA 40 Hours Hazwoper and 8-hour Supervisor Training
- Environmental Professional (EP) as defined in § 312.10 of 40 CFR 312
- ASTM PCA Training
- HUD MAP CNA Training
- Qualified UST Consultant (QC) in Michigan

PROFESSIONAL ACTIVITIES

- National Brownfield Association
- Mortgage Bankers Association
- Environmental Bankers Association
- Michigan Association of Environmental Professional
- Michigan Petroleum Association
- Chi Epsilon Civil Engineering Honor Society
- Michigan Housing Council

REGISTRATION

- **Professional Engineer** in the following States: Alabama, Kentucky, Michigan, Mississippi, Ohio, and Tennessee

Section 10.9: MSHDA Phase I Letter of Reliance



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Chesterfield
Lansing Oak Park

2020 MSHDA PHASE I LETTER OF RELIANCE

PRIVILEGED AND CONFIDENTIAL

Mr. Dan Lince
Environmental Manager
Rental Development Division
Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, Michigan 48912

**Re: Phase I Environmental Site Assessment of the Benjamin O. Davis Veterans Village
Located at 4777 East Outer Drive, Detroit, Michigan
PM Environmental, Inc. Project No. 01-06232-0
Dated: June 15, 2020**

Dear Mr. Lince:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated June 15, 2020 to the Michigan State Housing Development Authority.

It is our understanding that the information contained in the Phase I Environmental Site Assessment will be used by the Authority in considering proposed financing of residential development of the property and, furthermore, that the Authority may rely upon the Phase I Environmental Site Assessment as if it were issued to the Authority.

We **represent** that the attached is a true, correct, and complete copy of the Phase I Environmental Site Assessment for the above captioned property and that the report represents our professional opinion of the site as of this date and that we meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312. We also **represent** that the Phase I Environmental Site Assessment including the evaluation, recommendations, and conclusions as of this date has been performed in conformance with the scope and limitations of the ASTM Practice E1527-13, ASTM Practice E 2600-15, and MSHDA's Environmental Review Requirements for 2020.

Sincerely,
PM ENVIRONMENTAL, INC.

Carey Kratz, EP
Regional Manager – Due Diligence

Peter S. Bosanic, P.E., EP
Principal

**Section 10.10: Copy of Environmental Professional Insurance
Certificates**



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
01/30/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. Southfield MI Office 3000 Town Center Suite 3000 Southfield MI 48075 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105		
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURED PM Environmental, Inc. 3340 Ranger Road Lansing MI 48906 USA	INSURER A: Great Northern Insurance Co.		20303
	INSURER B: Federal Insurance Company		20281
	INSURER C: Crum & Forster Specialty Insurance Co.		44520
	INSURER D:		
	INSURER E:		
	INSURER F:		

Holder Identifier :

COVERAGES **CERTIFICATE NUMBER: 570080392911** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Prof. Liability \$2M-Claims Made <input checked="" type="checkbox"/> Contractors Pollution GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			EPK129798 SIR applies per policy terms & conditions	02/01/2020	02/01/2021	EACH OCCURRENCE	\$2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$50,000
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$2,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS - COMP/OP AGG	\$2,000,000
							Contractors Pollutio	\$2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			7358-30-24	02/01/2020	02/01/2021	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION			EFX114442	02/01/2020	02/01/2021	EACH OCCURRENCE	\$3,000,000
							AGGREGATE	\$3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y	2171745612	02/01/2020	02/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
			N/A				E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE-EA EMPLOYEE	\$1,000,000
							E.L. DISEASE-POLICY LIMIT	\$1,000,000
C	Env Prof (E&O)			EPK129798 SIR applies per policy terms & conditions	02/01/2020	02/01/2021	Prof. Liability	\$2,000,000

Certificate No : 570080392911

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Evidence of Insurance - Informational purposes only.

CERTIFICATE HOLDER	CANCELLATION
PM Environmental Inc 3340 Ranger Road Lansing MI 48906 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Central, Inc.</i>



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED—AUTOMATIC STATUS WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

All Coverage Parts or

Only the following checked Coverage Part(s)

- COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
- N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
- N/A COVERAGE PART C - PROFESSIONAL LIABILITY
- N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
- N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
- N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SECTION II – Who Is An Insured is amended to include as an additional insured any person or organization you are required to include as an additional insured on this Policy by written contract or written agreement in effect during this "policy period" and executed prior to the "occurrence" of any "bodily injury" or "property damage" but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by:

1. Your acts or omissions, or
2. The acts or omissions of those acting on your behalf.

Liability for the above acts or omissions includes the liability you are required to assume in a written contract or written agreement with an additional insured that is specifically related to "your work", provided that assumption of the additional insured's liability is permitted by law.

The insurance provided to the additional insured(s) under this endorsement is limited as follows:

1. In the event that the Limits of Insurance provided by this Policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance stated in the Declarations.
2. Any coverage provided by this endorsement to an additional insured(s) shall be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance apply on a primary and noncontributory basis.
3. With respect to the insurance afforded to the additional insured(s), the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, (other than service, maintenance or repairs) on the project to be performed by

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED—AUTOMATIC STATUS WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

All Coverage Parts or

Only the following checked Coverage Part(s)

- COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
- N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
- N/A COVERAGE PART C - PROFESSIONAL LIABILITY
- N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
- N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
- N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SECTION II – Who Is An Insured is amended to include as an additional insured any person or organization you are required to include as an additional insured on this Policy by written contract or written agreement in effect during this "policy period" and executed prior to the "occurrence" of any "bodily injury" or "property damage" but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by:

1. Your acts or omissions, or
2. The acts or omissions of those acting on your behalf.

Liability for the above acts or omissions includes the liability you are required to assume in a written contract or written agreement with an additional insured that is specifically related to "your work", provided that assumption of the additional insured's liability is permitted by law.

The insurance provided to the additional insured(s) under this endorsement is limited as follows:

1. In the event that the Limits of Insurance provided by this Policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance stated in the Declarations.
2. Any coverage provided by this endorsement to an additional insured(s) shall be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance apply on a primary and noncontributory basis.
3. With respect to the insurance afforded to the additional insured(s), the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, (other than service, maintenance or repairs) on the project to be performed by

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Additional Insured Person(s) Or Organization(s)	Location And Description of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for “bodily injury” or “property damage” caused, in whole or in part, by “your work” at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the “products-completed operations hazard”.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED—AUTOMATIC STATUS WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

- All Coverage Parts or
 Only the following checked Coverage Part(s)

- COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
N/A COVERAGE PART C - PROFESSIONAL LIABILITY
N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SECTION II – Who is An Insured is amended to include as an additional insured any person or organization you are required to include as an additional insured on this Policy by written contract or written agreement in effect during this "policy period" and executed prior to the "occurrence" of any "bodily injury" or "property damage" but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by:

1. Your acts or omissions, or
2. The acts or omissions of those acting on your behalf.

Liability for the above acts or omissions includes the liability you are required to assume in a written contract or written agreement with an additional insured that is specifically related to "your work", provided that assumption of the additional insured's liability is permitted by law.

The insurance provided to the additional insured(s) under this endorsement is limited as follows:

1. In the event that the Limits of Insurance provided by this Policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance stated in the Declarations.
2. Any coverage provided by this endorsement to an additional insured(s) shall be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance apply on a primary and noncontributory basis.
3. With respect to the insurance afforded to the additional insured(s), the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, (other than service, maintenance or repairs) on the project to be performed by

or on behalf of the additional insured(s) at the location of the covered operations, has been completed; or

- b. That portion of "your work" out of which the "bodily injury" or "property damage" arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project;

provided that item 3. a. and 3. b. above shall not apply if such coverage is required by written contract or written agreement in effect during this "policy period" and executed prior to the "occurrence" of any "bodily injury" or "property damage".

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

POLICY CHANGES

POLICY NUMBER 00056437-0	POLICY CHANGES EFFECTIVE: 2/1/2013 12:01 AM Standard Time at the address of the Named Insured	COMPANY JAMES RIVER INSURANCE COMPANY
NAMED INSURED PM Environmental Inc	AUTHORIZED REPRESENTATIVE Richard J. Schmitzer	
COVERAGE PARTS AFFECTED: ALL COVERAGE PARTS		

NOTICE OF CANCELLATION - DESIGNATED ENTITY

This endorsement modifies insurance provided under the following:

It is hereby agreed that the policy to which this endorsement is attached is amended as follows:

SCHEDULE

Name of Designated Person(s) or Organization(s)

to be determined and requested by insured for additional premium

CONDITIONS- Cancellation is amended to include the following:

If this policy is cancelled by us for any reason other than nonpayment of premium or at the request of the first Named Insured, we will mail or deliver written notice of cancellation at least 30 days before the effective date of the cancellation to the designated person(s) or organization(s) shown in the schedule above.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.



Authorized Representative Signature