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**REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
1120 WEST STATE FAIR AVENUE  
DETROIT, MICHIGAN**

*Prepared For:*

**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET**

*Prepared By:*

**MATERIALS TESTING CONSULTANTS, INC.  
Grand Rapids, Michigan**

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## **1.0 EXECUTIVE SUMMARY**

In May 2009, Materials Testing Consultants, Inc. (MTC) completed a Phase I Environmental Site Assessment (ESA) for a 163.25-acre property (more or less) located at 1120 West State Fair Avenue, Detroit, Michigan. The Phase I ESA was completed for the State of Michigan. The current Owner of the parcel is the State of Michigan. This assessment was performed in substantial compliance with ASTM Practice Designation E1527-05: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The purpose of the Phase I ESA was to identify the presence or absence of Recognized Environmental Conditions (RECs) associated with the subject Site. RECs are defined by ASTM E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or the material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

In order to achieve this objective, the assessment included a reconnaissance visit to the Site, a review of the Site history, a limited review of adjacent properties, a review of selected local, state and federal regulatory records, interviews with persons and agencies familiar with the Site, and preparation of this Report. The following RECs were identified:

### **Recognized Environmental Conditions**

1. Open Leaking Underground Storage Tank (UST) release adjacent to the subject Site located at the corner of Woodward and State Fair
2. Former location of Maintenance/Machine Shop
3. Open Leaking UST release on subject Site
4. 10,000-gallon fuel oil UST located at Coliseum
5. Two existing 250 and 500-gallon diesel aboveground storage tanks east of Band Shell
6. 2,000-gallon fuel oil UST located at Dodge Pavilion
7. Former fuel spill at Coliseum
8. Observations of pooled liquid with surface sheen located in midway area

MTC recommends the completion of a Phase II ESA to collect soil and groundwater samples for laboratory analyses necessary to evaluate the identified RECs.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

The purpose of the Phase I ESA was to identify the presence or absence of suspect environmental conditions and/or RECs associated with the subject Site.

### **2.2 Detailed Scope-of-Services**

MTC's assessment of the subject Site was completed in substantial compliance with ASTM E1527-05. MTC's scope of services consisted of the following activities:

- Interviews with the property owner regarding the current and past Site usage and Site operations;
- Review of federal and state regulatory agency databases identified by ASTM for the Site and a selected radius around the subject Site;
- Review of previous environmental reports on the subject Site;
- Review of the Site history through available ASTM Standard Historical Sources;
- Interior and exterior Site reconnaissance to identify evidence of RECs;
- Vicinity reconnaissance of properties within search radii specified by ASTM E1527-05 with limited review of adjoining properties to identify evidence of RECs;
- Contact with local environmental regulatory agencies to inquire about past and present environmental conditions at the subject Site and in its vicinity;
- Preparation of this Report.

### **2.3 Significant Assumptions**

MTC assumes that database records obtained and statements provided by persons interviewed for this Phase I ESA are accurate and complete.

### **2.4 Limitations and Exceptions**

MTC's Environmental Site Assessment was performed in accordance with customary and generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area. MTC observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. MTC's findings and conclusions must be considered not as scientific certainties but rather as our professional opinion concerning the significance of the limited data gathered during the course of the Environmental Site Assessment. No other warranty, expressed

or implied, is made. Specifically, MTC does not and cannot represent that the subject Site contains no hazardous material, petroleum products or other latent condition beyond that observed by MTC during its Site Assessment. This Report was prepared in accordance with generally accepted environmental practices, and is subject to the limitations contained in Appendix A.

It should be noted that when an assessment is completed without subsurface explorations and chemical screening of soil and groundwater beneath the Site, no data is generated regarding latent subsurface conditions that may be the result of on-site or off-site sources.

## **2.5 Special Terms and Conditions**

MTC acknowledges Client's reliance upon the findings and conclusions presented in this Report. The Report is subject to modification if MTC or any other party develops subsequent information.

## **2.6 User Reliance**

This Phase I ESA Report was prepared on behalf of and for the exclusive use of the State of Michigan (Client). The information in this Report is solely for use in an environmental assessment of the subject Site and may not be used or relied upon by any other party without written consent of MTC. The scope of services performed in this evaluation may not be appropriate to satisfy the needs of other users. The use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

## **3.0 SITE DESCRIPTION**

### **3.1 Location and Legal Description**

The subject Site consists of a 163.25-acre parcel (more or less) located in the City of Detroit, Wayne County, Michigan as shown in Appendix B. The parcel is referred to as the "subject Site" throughout this Report and is commonly referred to as 1120 West State Fair Avenue, Detroit, Michigan. The Site Plan is included as Appendix C. The legal description as provided to MTC is included as Appendix D.

The subject Site is located in the N $\frac{1}{2}$  of Section 2 and the NE $\frac{1}{4}$  of Section 3, Township 1 South, Range 11 East, Detroit, Wayne County, Michigan as shown on the Site Location Map (Appendix B). The subject Site is bound on the north by 8-Mile Road; to the south by State Fair Avenue; to the east by a Grand Trunk Western Rail line, and to the west by Woodward Avenue. The nearest water body is the Michigan Department of Natural Resources pond located in the Outdoor Zone Park near the southwest corner of the

subject Site. A second pond is located within the Woodland Cemetery immediately west of Woodward Avenue.

### **3.2 Site and Vicinity General Characteristics**

The subject Site and surrounding area is developed for use as a State fairgrounds and exhibition center. The general area surrounding the Site consists primarily of residential properties and commercial properties along 8-Mile Road and Woodward Avenue. A public school is located across State Fair Avenue. Many buildings in the site vicinity are in poor condition or are vacant. According to the City of Detroit, the subject Site and properties located to the north, east and west are zoned General Business District (B-4). The following site history was obtained from [www.michigan.gov/mistatefair](http://www.michigan.gov/mistatefair).

*The Nation's Oldest State Fair was officially first held in 1849, only twelve years after Michigan attained statehood. At the onset it was customary, in fact, for the fair to be held one year in one city, the next year in another, and there was always a hot contest to be the city selected. The Michigan State Fair settled down at the present fairgrounds in 1905.*

*Joseph L. Hudson, founder of a Detroit area leading department store, together with three of his associates decided to give the State Fair a permanent home and formed the State Fair Land Company in October, 1904. By February 28, 1905, this company, through three separate transactions, had acquired the land between 7 1/2 and 8 Mile Roads, east of Woodward Avenue. The area was truly rural then, farmland some seven miles from Detroit's City Hall and far beyond the populated streets of the city.*

*Hudson had no interest in running the Fair; he simply wanted it to have a home and so sold his 135 acres to the Michigan State Agricultural Society for one dollar on April 18, 1905. The Agricultural Society accepted the land then purchased an additional 32 acres, extending the fairgrounds to 167 acres and produced the State Fair from 1905 through 1920. Throughout the following years, additional land was purchased and sold. The present size of the fairgrounds is 164 acres.*

*At a special meeting of the Executive Board of the Society on January 17, 1921, a resolution was passed authorizing the transfer of the fairgrounds to the State of Michigan. On March 22, 1921, the state Legislature formally passed a bill approving the transfer and placing control of the lands and buildings under the Michigan Department of Agriculture. The bill also created a board of managers to operate the annual Fair. This was the beginning of the era of dual occupancy of the fairgrounds by State agencies.*

*In 1956, Public Act 100 terminated this dual control and created the Michigan State Fair Commission. The Commission was superseded by the Michigan State Fair Authority in 1962, but following the Legislative Reorganization Act of 1965, the State Fair became a separate division within the Department of Agriculture. In 1978, Public Act 361, which assigned responsibility stated, "The Department shall conduct an annual State Fair and other exhibits or events for the purpose of promoting all phases of the economy of this State. This Fair and exhibits or events shall encourage and demonstrate agricultural, industrial, commercial, and recreational pursuits." Also in 1978, oversight of the State Fair was moved to the Department of Natural Resources. In 1994 the State Fair division was transferred to the Department of Commerce now known as the Department of Consumer and Industry Services. The State Fair reverted back to the Department of Agriculture in 1997 and in 2004, the Michigan State Senate approved legislation housing the Michigan State Fair & Exposition Center in the Michigan Department of Management and Budget. The present site of the Fair was dedicated as State Historic Site #172 on August 29, 1958.*

### **3.3 Current Use of Property**

The subject Site has been operated by the State of Michigan as a fairgrounds since 1905. At the time of MTC's site visit, the Michigan Exhibition and Fairgrounds is described as a multi-purpose facility used for conventions and tradeshow. Several small businesses and nonprofit organizations also use specific buildings on the property. The Site's Coliseum is used regularly for its ice rink facilities by local universities. The property is also used as a station for the City's bus service. Several businesses lease space from the State of Michigan on the subject Site. Specific uses, if any, are discussed for each building.

### **3.4 Descriptions of Structures, Roads, Other Improvements on the Site**

The following is an inventory of the existing buildings including their history and construction. The building descriptions listed here are paraphrased from a Facility Survey performed by the Department of Management & Budget, July 1995. The Site was originally constructed sometime before 1915 according to Sanborn Fire Insurance maps obtained from Environmental Data Resources, Inc. (EDR) of Southport, Connecticut.

#### **3.4.1 Michigan Mart Building**

The structure is a pre-engineered, 30,000 square foot, slab on grade, high bay, pitched roof building with a steel frame, metal roof decking and siding, some brick masonry on the exterior, that was built in 1973. A restroom wing is on the west side of the building. A connecting link to Michigan Mall West is

constructed of masonry with pitched wood trusses, plywood decking, and asphalt shingles, built circa 1985-90. The building is generally in good condition.

The northern portion of the building is occupied by the Next Shot Golf Center, which offers golf simulators, an indoor practice range, golf lessons, clinics and day camps, a pro shop and meeting and banquet facilities.

The southern portion of the building is occupied by the Mill Coleman Football Fundamentals Training Facility. The training facility offers year round football group and individual position training, football camps and clinics.

#### 3.4.2 West Mall Building

The structure was originally built circa 1980 as an open, slab on grade, structure between the Michigan Mart and Agriculture Building. The structure was constructed with masonry bearing east and west walls, interior steel columns and "space frame" flat roof. The estimated floor area is 40,000 square feet. It was enclosed circa 1992. A 2-inch gas line running from the northeast side of Michigan Mart to the Michigan Mall West appears to be unprotected (cathodic protection). This building is in good condition.

#### 3.4.3 Agriculture Building

The structure is a 28,169 square foot structure. It was built using a 2-hinged arch steel frame with masonry exterior walls covered with stucco, slab on grade, with a metal roof, built in 1926. The building is in fair condition.

The structure is currently occupied by the Joe Dumar's Fieldhouse, which provides child development sports programs, basketball camps, court rentals and leagues. The facility includes four hardwood basketball courts.

#### 3.4.4 East Mall Building

The structure is a steel trussed open pavilion type structure with a flat roof, built on a concrete slab, circa 1980. The structure is joined to Michigan Mall West across the front side of the Agriculture Building. The pavilion has an estimated 25,000 square feet under cover and is in generally good condition.

#### 3.4.5 Coliseum

The structure is a fixed steel arched 75,449 square foot structure with masonry exterior walls covered with stucco built in 1922. The original skylights and concrete roof were covered a by metal roof. The structure houses permanent seating for 5,800 and temporary bleacher seating for 3000. A buried 10,000-gallon fuel oil tank was installed in 1985 at the northwest corner of the building and was not removed. The building was recently renovated, including electrical and mechanical upgrades and is in fair condition.

#### 3.4.6 Dairy Cattle Building

The 54,628 square foot structure is steel framed with wood trusses and purlins, concrete slab on grade and masonry in fill, connected to the north end of the Coliseum. The roof is constructed of metal panels that cover over the original concrete planks. The building, which was constructed in 1924, is in fair condition. The Detroit Equestrian Club uses the facility for boarding, training and competitive events.

#### 3.4.7 Pole Barn

The structure is a pole barn estimated at 5,000 square feet with a dirt floor, wood exterior walls and a metal roof. Built circa 1960-70. The building is in fair condition. The Detroit Equestrian Club uses the facility for boarding horses.

#### 3.4.8 North Riding Area

The open sided steel framed slab on grade structure is estimated at 16,000 square feet under cover with a pitched roof consisting of steel trusses and joists, wood roof decking and a membrane or rolled roof. A dirt floor covers a concrete floor for a riding surface. This building is in fair condition.

#### 3.4.9 Main Horse Barn

The structure is a 35,500 square foot heavy timber framed slab on grade facility with laminated beams, wood roof deck and, masonry exterior walls covered with stucco. The building is in good to fair condition.

#### 3.4.10 South Riding Area

The open sided steel framed slab on grade structure is estimated at 16,000 square feet under cover with a pitched roof consisting of steel trusses and joists, wood roof decking and a membrane or rolled roof. A dirt floor covers a concrete floor for a riding surface. This building is in fair condition.

#### 3.4.12 Multi-Livestock Building

The 72,000 square foot pre-engineered building is steel framed with purloins with a metal roof and siding, and was built circa 1985. Exterior walls are brick masonry with metal siding on the upper portion of the wall. The floor is concrete. The building is in good condition.

#### 3.4.13 Whitehall Building

The 11,000 square foot, slab on grade structure with masonry bearing exterior walls, heavy timber framing and roof was built in 1926. There is a large hole in the roof of this structure. Water damage has destroyed the interior of the structure. The Whitehall building represents a hazard and should be should be demolished as soon as possible.

#### 3.4.14 Volunteer Headquarters

The single story, 2,448 square foot, slab on grade masonry wall building was built in 1925 with a Neo classic exterior. The Youth Connection Career Academy (TYC) recently leased and renovated this structure. The building is used for offices and meeting space to expose, engage and train youth aged 14-21 for careers in public safety, service, skilled trades and healthcare. The TYC has provided training and internships for approximately 400 students to date.

#### 3.4.15 Band Shell

The wood-framed arched shell structure with plywood sheathing and an above grade concrete stage includes approximately 7,088 square feet and was built in 1938. Seating is at grade level and consists of portable benches on a paved area and temporary bleachers arranged beyond the benches. The band shell itself is in very poor condition.

#### 3.4.16 Dodge Pavilion

The single story, 3,375 square foot, slab on grade, cast-in-place concrete structure includes a ramp to an open roof deck. The structure has an aluminum window/curtain wall enclosing the exhibit area with adjacent restrooms below. The exhibit area has a terrazzo floor. The structure includes a steel tension canopy at the west end. The structure was built in 1953 and is now in fair to poor condition.

#### 3.4.17 U.S. Grant House

The wood framed residence on a brick foundation that was donated to the State in 1936. The building is in very poor condition.

#### 3.4.18 Administration Building

This is a two story, 6,600 square foot, slab on grade, brick office building, built in 1967. The building is in generally good to fair condition.

#### 3.4.19 Community Arts Building and Hudson Auditorium

The single story 37,000-square foot, slab on grade, steel framed building with brick exterior was built in 1964. The building contains a 700-seat theater, offices, crafts rooms, rest rooms, and a large exhibit area. The building is in good to fair condition.

#### 3.4.20 Exhibit Building

The pre-engineered single story 5,000 square foot, slab on grade, pitched roof, all metal building was built in 1963. The building is not heated and has no insulation. The building is in good to fair condition.

#### 3.4.21 Poultry Building

The two story, 38,160 square foot, slab on grade, heavy timber framed structure with a brick masonry exterior was built in 1921. There is an open wood center staircase with wood trusses, and the second floor is wood. The pitched roof has asphalt shingles that were replaced circa 1990. New electrical panels were installed circa 1993. The structure has a fully enclosed courtyard that contains a concrete lined pond. This building is in fair condition.

#### 3.4.22 Milk House

The single story wood framed structure is estimated at 600 square feet and was built on a concrete slab with a pitched shingled roof and wood overhead doors. The building is in fair condition.

#### 3.4.23 Red Brick Comfort Station

The single story 1,870 square foot, brick masonry, slab on grade building, with wood rafters and a flat roof was built in 1927. The building is unheated and has poor ventilation. The building is in very poor condition.

#### 3.4.24 Pavilion South of Band Shell

The open wood post and truss structure was built using on grade slabs and has approximately 1,400 square feet under cover. This structure is in generally fair condition.

#### 3.4.25 North Restrooms

The single story approximately 3,500 square foot, slab on grade, brick building, with a flat roof was built circa 1975-80. Generally the building is in good to fair condition.

#### 3.4.26 Plaza Toilet Building

The single story, brick masonry, slab on grade, "space framed" flat roof building, was built circa 1970. The building is generally in good condition.

#### 3.4.27 White Brick Comfort Station

The single story, 1,920 square foot, brick masonry, slab on grade building, with wood rafters, and a pitched rolled roof was built in 1905. The building is unheated and poorly ventilated. The building is presently in poor condition.

#### 3.4.28 White Electrical Building

The single story wood framed structure, estimated at 600 square feet and was built on a concrete slab with a pitched shingled roof and wood overhead doors. The building is in fair condition.

#### 3.4.29 South Goat Barn

The open wood post and truss structure built using on grade slabs is approximately 3,200 square feet under cover. This structure is in generally fair condition.

#### 3.4.30 North Goat Barn

The open wood post and truss structure was built using on grade slabs and has approximately 3,200 square feet under cover. This structure is in generally fair condition.

#### 3.4.31 Former Maintenance/ Machine Shop

A large building once stood just east of the Band Shell area positioned in a north-south orientation. It is not clear as to what was done in this building but it is assumed that due to its size it is possible that heavy machinery was repaired in this facility. The building can be seen on the 1950 Sanborn Map. The former location of this structure is identified as a REC.

### **3.5 Current Uses of Adjoining Properties**

The Site is bound to the north by 8-Mile Road with residential properties and a Grand Trunk Rail yard beyond. The Site is bound to the south by State Fair Avenue with the Grayling School, commercial and residential properties beyond. A gasoline filling station is located immediately southwest of the Site at the corner of Woodward Avenue and State Fair Avenue. The Site is bound to the west by Woodward Avenue with the Woodlawn Cemetery beyond. And in the east, the Site is bound by a Grand Trunk Western Rail line and residential properties beyond. A Site Plan is provided in Appendix C. The legal description and survey are included in Appendix D. A zoning map is included in Appendix E.

## **4.0 USER PROVIDED INFORMATION**

### **4.1 Title Records**

A title search was not completed for this Phase I ESA. Additional title information is included with the legal description and survey contained in Appendix D.

#### **4.2 Environmental Liens of Activity and Use Limitations**

A search for environmental liens was completed for this Phase I ESA by Environmental Data Resources (EDR) of Milford, Connecticut. No evidence of environmental liens or restrictions was identified.

#### **4.3 Specialized Knowledge**

The State of Michigan is aware that a confirmed release was reported from the subject Site during a May 2003 MDEQ inspection. The Detroit Fire Department and HAZMAT team removed approximately 2,400-gallons of product to abate the hazard. This release is currently listed as "open" by the MDEQ. Additional information regarding the release and subsequent closure is contained in Section 4.7.

#### **4.4 Commonly Known or Reasonable Ascertainable Information**

Common knowledge includes the potential presence of contamination from several potential sources in the vicinity of the subject Site. Selected sites are evaluated individually in the regulatory file review.

#### **4.5 Valuation Reduction for Environmental Issues**

There are no known value reductions due to environmental issues that indicate knowledge of an environmental condition.

#### **4.6 Owner, Property Manager, and Occupant Information**

On April 22, 2009, MTC conducted the site visit and interview with Mr. Daryl Love. The subject Site is currently owned by the State of Michigan.

#### **4.7 Previous Reports**

In December 1999, Materials Testing Consultants, Inc. (MTC) conducted a Phase I Environmental Site Assessment (ESA) and Asbestos/Lead Building Survey of the Michigan Exhibition and Fairgrounds located in Detroit, Wayne County, Michigan. The Phase I ESA was performed in substantial compliance with ASTM Practice Designation E 1527-97. A title search was not included in MTC's scope of work and was therefore not performed by MTC. Previous reports are included in Appendix F.

The purpose of the Phase I ESA was to render an opinion as to whether available information indicated the presence of hazardous materials or petroleum products in the soil and/or groundwater at the Site and to identify Recognized Environmental Concerns (RECs) at the Site. The assessment included a reconnaissance visit to the Site, a review of the Site history, a review of selected local, state and federal regulatory records, interviews with persons and agencies familiar with the Site, sampling and analysis of suspect asbestos-containing materials (ACM) and lead-based paint (LBP), and preparation of this Report.

MTC's findings are summarized below:

*In 1999, the subject Site consisted of several buildings, pavilions, and courtyards. A large oval racetrack with softball fields is located in the eastern portion of the property. The former residential area in the northwest corner of the property was vacant and the structures were mostly demolished.*

*The general area surrounding the subject Site consisted of primarily residential properties and a few commercial properties. Many buildings in the area were vacant or in poor condition. Two service stations and the Woodlawn Cemetery were the only RECs identified on adjacent properties.*

*In general, the asbestos containing materials within the Michigan Exhibition and Fairgrounds facility consisted of thermal system insulation located on mechanical utility systems, floor tile, window caulking, fire doors, sprayed-on acoustical material, transite materials and roofing materials. Asbestos containing straight pipe insulation consists of aircell pipe insulation, magnesium silicate pipe insulation or woolfelt pipe insulation. In most cases, fittings and joints were insulated with asbestos containing mud compound. Asbestos containing thermal system insulation identified was generally rated as having some damage.*

*A Lead Based Paint survey was conducted. In general, all painted surfaces within the Michigan Exhibition and Fairgrounds were assumed to contain lead. According to the Occupational Safety and Health Administration (OSHA), any lead content in paint or other materials, regardless of concentration, must be treated as lead containing. Thus, building demolition or renovation operations at the Michigan Exhibition and Fairgrounds must comply with the Michigan Lead Exposure in Construction Statute, as adopted by reference from rules published in the Federal Register and codified at 29 CFR 1926.62. These rules were adopted in the State of Michigan and were effective as of November of 1993.*

*Several 55-gallon drums and 5-gallon containers of paint were noted in various locations around the subject Site. MTC recommended removal of the drums and containers to the Paint Room to remove the potential for an environmental incident.*

*MTC also recommended removal of 55-gallon drums of antifreeze, heat transfer fluid and boiler protection fluid. MTC recommended disposal of two 5-gallon containers of hydraulic oil housed in the GM tool shed (located north of the youth building).*

*Chemical storage should be limited to a few properly designed containment units. Also, by limiting the amount of excess supplies onsite the risk of chemicals being exposed to the environment is decreased preventing future problems. Most chemicals, including the over-the-counter-cleaning-supplies and insecticides observed were neatly stored on shelves, in portable secondary containment units or in diked rooms. No spillage or leakage was observed in the areas of chemical or paint usage or storage.*

*Several transformers, switches, and capacitors were found in various locations around the subject Site. PCB containing electrical components were not identified at the subject Site. MTC recommends the removal of all oil-containing electrical equipment that was no longer in use.*

*Four (4) USTs were identified at the subject Site. The subsurface conditions of the soil and groundwater in the vicinity of each of the former USTs was not known. Two (2) USTs were located at the diesel and gasoline fueling station located in the Midway near the former Maintenance Shop. The tanks were identified as 2,000-gallon capacity were red tagged and out of service at the time of the Phase I ESA. A third UST was formerly used to store fuel oil used to heat the Coliseum. This tank was 10,000 gallons in volume and is no longer used. The fourth UST is located at the Dodge Pavilion (also known as the Dodge Pavilion). This UST has a capacity of 2,000 gallons and was used to store fuel oil. It is no longer in use.*

*A Total filling station located at the corner of Woodward and State Fair Avenue was identified as an open leaking underground storage tank site (LUST). Little information was available at the time of MTC's investigation. It was not known if contamination had migrated offsite or the extent of the contamination. There was no historical usage of diesel or gasoline products in the southwest corner of the Fairgrounds.*

*Two (2) ASTs were observed at the Site. Both ASTs were current and contained diesel fuel. One AST was installed in 1999 and is located in the Midway near the former Maintenance Shop. The capacity of this AST was estimated at 2,000-gallons. The second AST was located east of the grandstand area with a capacity of approximately 250-*

*gallons. MTC identified no indications of leakage from these ASTs at the time of the 1999 Site visit.*

*MTC's review of historical information indicated that the Site had undergone several construction and demolition phases. Of particular interest, was the Former Maintenance/Machine Shop. The exact nature of this building was not known, however, heavy machinery may have been repaired there and therefore it may be associated with oil and gasoline contamination.*

*Also, a fuel oil spill that occurred in 1987 at the Coliseum was never investigated to determine the impact, if any, to the subsurface soils and groundwater. An investigation was recommended in this area to determine if any contaminants are present.*

*The Site was listed on the UST database. Facilities in the Site area were listed on the CORRACTS, RCRIS, SHWS, UST, LUST, FINDS, AST, TSCA, TRIS, and CERCLIS databases within the respective search radii. Records were sought for any sites upgradient of the Site at the MDEQ-Detroit Office. Only a record for the Woodlawn Cemetery was available. After reviewing the record for the Woodlawn Cemetery it was concluded that the site did not pose a significant environmental risk to the Site.*

In May 2009, MTC completed a Report of Asbestos and Limited Lead-Based Paint Survey for the Michigan Department of Management and Budget. The report was consistent with the 1999 report and identified asbestos containing materials and lead based paints. The report was submitted under separate cover and detailed results for each structure on the subject Site.

#### **4.8 Reason for Performing Phase I ESA**

This Phase I ESA was performed for the contemplated future decommissioning and potential transfer of the property by the State of Michigan.

#### **5.0 RECORDS REVIEW**

The following section is based on reasonably ascertainable public information from various federal, state, and local agencies that maintain environmental regulatory databases. These databases provide information regarding the regulatory status of a property and incidents involving use, storage, spilling or transportation of oil or hazardous materials. Information was gathered by MTC personnel and by EDR. Thirty-four federal regulatory, fourteen state regulatory, three tribal and three proprietary database searches were performed for the subject Site. EDR expands its database search by an additional one-half mile radius beyond those

required under ASTM standards. Federal, state and local regulatory information is presented in Appendix H. A discussion of the reviewed information is presented in the following sections.

## 5.1 Standard Environmental Record Sources

### 5.1.1 Federal Agency Database Review

Thirty-four federal databases were provided by EDR for the subject Site and vicinity and reviewed by MTC. Abbreviations and detailed information regarding the database search are contained in Appendix H.

<u>Database</u>	<u>(Radius Searched Miles)</u>
• NPL	1.25
• Proposed NPL	1.25
• Delisted NPL	1.25
• NPL Recovery	TP
• CERCLIS	0.75
• CERC-NFRAP	0.75
• CORRACTS	1.25
• RCRA TSDF	0.75
• RCRA Lg. Quan. Gen.	0.5
• RCRA Sm. Quan. Gen.	0.5
• ERNS	TP
• HMIRS	TP
• US ENGR CONTROL	0.5
• US INST CONTROL	0.75
• DOD	1.25
• FUDS	1.25
• US BROWNFIELDS	0.75
• LUCIS	0.75
• CONSENT	1.25
• ROD	1.25
• UMTRA	0.75
• ODI	0.75
• TRIS	TP
• TSCA	TP
• FTTS	TP
• SSTS	TP
• ICIS	TP
• PADS	TP
• MLTS	TP
• MINES	0.5
• RADINFO	TP
• CDL	TP
• FINDS	TP
• RAATS	TP

TP = Target Property only

*5.1.1.1 National Priority List (NPL)*

The National Priority List (NPL) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites were not listed within a 1.25-mile radius from the center of the subject Site.

*5.1.1.2 Proposed NPL List*

The Proposed National Priority List is a subset of CERCLIS and identifies potential sites for priority cleanup under the Superfund Program. Proposed NPL sites were not listed within a 1.25-mile radius from the center of the subject Site.

*5.1.1.3 Delisted NPL*

The National Oil and Hazardous Substance Pollution Contingency Plan (NCP) established criteria used by EPA to delete sites from the NPL. In accordance with 40CFR 300.425(e), sites may be deleted from NPL where no further action is appropriate. Delisted NPL sites were not identified within a 1.25-mile radius from the center of the subject Site.

*5.1.1.4 NPL Recovery*

Under the authority granted the EPA by CERCLA of 1980, the EPA has the authority to file liens against real property in order to recover remedial action expenditures. NPL RECOVERY sites were not identified within a 1.25-mile radius from the center of the subject Site.

*5.1.1.5 CERCLIS*

CERCLIS contains data on potential hazardous waste sites reported to the USEPA pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) by states, municipalities, private companies and private persons. One CERCLIS site was listed within a 0.75-mile radius from the center of the subject Site. The site was not considered to represent a REC with regard to the subject Site.

5.1.1.6 CERC-NFRAP

CERC-NFRAP contains data on potential hazardous waste sites reported to the USEPA pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) by states, municipalities, private companies and private persons where no additional remediation activities are planned. One CERC-NFRAP site was listed within a 0.75-mile radius from the center of the subject Site. The site was not considered to represent a REC with regard to the subject Site.

5.1.1.7 CORRACTS

CORRACTS contains data on potential hazardous waste sites reported to the USEPA pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) by states, municipalities, private companies and private persons where a report of corrective action has been issued. Two CORRACTS sites were listed within a 1.25-mile radius from the center of the subject Site. The identified sites were not considered to represent a REC with regard to the subject Site.

5.1.1.8 RCRA TSD

RCRA TSD includes information on sites that treat, store, or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). One RCRA TSD sites was listed within a 0.75-mile radius from the center of the subject Site. The site was not considered to represent a REC with regard to the subject Site.

5.1.1.9 RCRA Large Quantity Generator

The RCRA Large Quantity Generator database identifies facilities that generate large amounts of hazardous waste as defined by RCRA. Large quantity RCRA hazardous waste generators were not identified within a 0.5-mile radius from the center of the subject Site.

*5.1.1.10 RCRA Small Quantity Generator*

The Resource Conservation and Recovery Act (RCRA) Small Quantity Generator database identifies facilities that generate small amounts of hazardous waste as defined by RCRA. None of the SQGs were identified as a REC with regard to the subject Site.

*5.1.1.11 ERNS*

Emergency Response Notification System (ERNS) records information on reported releases of oil and hazardous substances. The search included the subject Site only. The subject Site was not identified on the ERNS database.

*5.1.1.12 HMIRS*

The Hazardous Materials Information Reporting System (HMIRS) contains information on hazardous material spill incidents reported to DOT. The search included the subject Site only. The subject Site was not identified on the HMIRS database.

*5.1.1.13 US Engineering Controls*

The US ENG CONTROLS database is 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. US ENGINEERING CONTROLS sites were not listed within a 0.75-mile radius from the center of the subject Site.

*5.1.1.14 US Institutional Controls*

The US INST CONTROL database is 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. US INST CONTROL sites were not listed within a 0.75-mile radius from the center of the subject Site.

*5.1.1.15 DOD*

The Department of Defense (DOD) data set consists of federally owned or administered lands, administered by the DOD, that have an area equal to or greater than 640 acres. DOD sites were not listed within a 1.25-mile radius from the center of the subject Site.

*5.1.1.16 FUDS*

The Formerly Used Defense Sites (FUDS) listing includes properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions. FUDS sites were not listed within a 1.25-mile radius from the center of the subject Site.

*5.1.1.17 US Brownfields*

The US BROWNFIELDS database provides a listing of brownfield sites within the United States. A brownfield is defined as an abandoned or under-utilized property where redevelopment is complicated by either real or perceived hazardous substance contamination. One US BROWNFIELD site was listed within a 0.75-mile radius from the center of the subject Site. The site was not considered to represent a REC with regard to the subject Site.

*5.1.1.18 LUCIS*

The Land Use Control Information System (LUCIS) database includes a search for sites that have instituted land use restrictions. LUCIS sites were not listed within a 0.75-mile radius from the center of the subject Site.

*5.1.1.19 CONSENT*

The CONSENT database tracks major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. CONSENT sites were not listed within a 1.25-mile radius from the center of the subject Site.

*5.1.1.20 ROD*

The Record of Decision (ROD) database lists sites with a ROD. ROD documents mandate a permanent remedy at an NPL (Superfund) site

containing technical and health information to aid in the cleanup. ROD sites were not listed within a 1.25-mile radius from the center of the subject Site.

*5.1.1.21 UMTRA*

The UMTRA database provides a listing of sites that contain uranium mill tailings. UMTRA sites were not listed within a 0.75-mile radius from the center of the subject Site.

*5.1.1.22 Open Dump Inventory (ODI)*

The ODI lists disposal facilities that do not comply with one or more of the criteria set forth in 40 CFR Part 257 or Part 258 Subtitle D Criteria. ODI sites were not listed within a 0.75-mile radius from the center of the subject Site.

*5.1.1.23 Toxic Chemical Release Inventory System (TRIS)*

Toxic Release Inventory System (TRIS) identifies facilities that release toxic chemical to the air, water, and land in reportable quantities under SARA Title III Section 313. The search included the subject Site only. The subject Site was not identified on the TRIS database.

*5.1.1.24 Toxic Substance Control Act (TSCA)*

The Toxic Substance Control Act (TSCA) database identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. The search included the subject Site only. The subject Site was not identified on the TSCA database.

*5.1.1.25 Federal Insecticide, Fungicide & Rodenticide Act (FTTS)*

The FTTS database tracks administrative cases and pesticide enforcement actions and compliance activities related to the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and TSCA. The search included the subject Site only. The subject Site was not identified on the FTTS database.

*5.1.1.26 SSTS*

FIFRA Section 7 requires all registered pesticide-producing establishments to submit an annual report to the EPA regarding the types and amounts of pesticides produced. The Section 7 Tracking System (SSTS) is the repository for the data. The search included the subject Site only. The subject Site was not identified on the SSTS database.

*5.1.1.27 Integrated Compliance Information System (ICIS)*

The 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. The search included the subject Site only. The subject Site was not identified on the ICIS database.

*5.1.1.28 PADS*

The PCB Activity Database System (PADS) identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs. The search included the subject Site only. The subject Site was not identified on the PADS database.

*5.1.1.29 MLTS*

The Material Licensing Tracking System (MLTS) contains a list of sites that possess or use radioactive materials. The search included the subject Site only. The subject Site was not identified on the MLTS database.

*5.1.1.30 MINES*

The MINES database contains identification and violation information for mines active or opened since 1971. MINES sites were not identified within a 0.25-mile radius of the subject Site.

*5.1.1.31 RADINFO*

The Radiation Information (RADINFO) database provides a listing of sites that the EPA regulates for radiation and radioactivity. The search

included the subject Site only. The subject Site was not listed on the RADINFO database.

#### *5.1.1.32 CDL*

The CDL database includes a Clandestine Drug Labs search for the subject Site only. The subject Site was not listed on the CDL database.

#### *5.1.1.33 FINDS*

The Facility Index System (FINDS) contains the EPA index of identification numbers associated with a property or facility that the EPA has investigated or has been made aware of in conjunction with various regulatory programs. The search included the subject Site only. The subject Site was not identified on the FINDS database.

#### *5.1.1.34 RAATS*

RCRA Administrative 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. Data entry in the RAATS database was terminated in September 1995 though a copy of the database is retained for historical records. The search included the subject Site only. The subject Site was not identified on the RAATS database.

### *5.1.2 State Agency Database Review*

MTC reviewed the following state and local databases provided by EDR for facilities cited within the specified search radii:

<u>Database</u>	<u>Radius Searched (Miles)</u>
• SHWS	1.25
• DEL SHWS	1.25
• SWF/LF	0.75
• HIST LF	0.75
• LUST	0.75
• UST	0.5
• AST	0.5
• PEAS	0.5
• AUL	0.75
• DRYCLEANERS	0.5
• BROWNFIELDS	0.75
• NPDES	TP
• AIRS	TP
• BEA	0.75

TP=Target Property Only

#### *5.1.2.1 State Hazardous Waste Sites (SHWS)*

State hazardous waste site (SHWS) records are the equivalent to the Federal CERCLIS. Priority sites planned for cleanup using state funds are identified as well as those sites where potentially responsible parties will pay cleanup costs. Four SHWS sites were listed within a 1.25-mile radius of the subject Site. None of the listed sites were identified as RECs with regard to the subject Site due to location and distance.

#### *5.1.2.2 DEL SHWS*

The DEL SHWS database contains sites that have been delisted from the list of contaminated sites as found in the State Hazardous Waste database. Two DEL SHWS sites were listed within a 1.25-mile radius of the subject Site. Neither site was considered to represent a REC with regard to the subject Site.

#### *5.1.2.3 Solid Waste Facilities Database*

Solid Waste Facilities/Landfill records contain an inventory of solid waste disposal facilities or landfills. Information may contain active or inactive facilities and open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. State Landfill sites were not listed within a 0.75-mile radius from the center of the subject Site.

*5.1.2.4 Historical Landfills*

The Michigan HIST LF database contains information on inactive solid waste facilities. The database contains historical information and is no longer updated. HIST LF sites were not listed within 0.75-mile radius from the center of the subject Site.

*5.1.2.5 Michigan Leaking UST Database*

The Michigan Leaking Underground Storage Tank Incident Reports (LUST) database identifies reported active and inactive leaking underground storage tank incidents in the state of Michigan. Twenty one known LUST sites were identified by EDR within a 0.75-mile radius of the subject Site. The subject Site is listed as an open LUST site. Four LUST sites were identified on adjacent parcels. Each of the adjacent LUST sites were listed as closed by the MDEQ. The environmental database report is provided in Appendix H. The subject Site and four adjacent LUST sites were reviewed in detail and are discussed below:

Michigan Department of Agriculture (Subject Site)  
1120 West State Fair  
Detroit, MI 48203

According to MDEQ file information, confirmed release C-0817-03 was reported from two USTs formerly located in the midway area at the State Fairgrounds on May 9, 2003. The release was reported when petroleum products were observed seeping from the ground during a MDEQ inspection of the UST system. The USTs were emptied by the fire department HAZMAT team and subsequently removed along with approximately 300-cubic yards of contaminated soil and properly disposed. The residual contamination was not addressed and the required assessment and closure activities were not conducted in compliance with Part 213 of Act 451. This information identifies a REC.

Solomon Gas & Mart  
19050 Woodward Avenue  
Detroit, MI

This site is located at the intersection of Woodward Avenue and State Fair Avenue adjacent to the southwest corner of the subject Site. The site was

formerly Total #2519. A release was reported on July 6, 1992 from a gasoline UST while the site was operated by Total Petroleum. This release was closed on September 27, 1995. A second release was reported from unknown sources on January 29, 2004. According to file information, this release remains open and is disputed with regard to the source and responsible party. Groundwater was not identified on the site. The presence of an open release on an adjacent property identifies a REC.

Woodland Cemetery  
19975 Woodward Avenue  
Detroit, MI

This site is located adjacent to east of the subject Site across Woodward Avenue. A release was reported during removal of a 1,000-gallon gasoline UST in January 1995. An unrestricted Tier I Closure was documented on February 23, 1996. Based on the closed status, this site is not identified as a REC with respect to the subject Site.

Avenue Investors LLC  
20630 Woodward Avenue  
Detroit, MI

This site is located approximately 0.3-mile west of the subject Site. In August 2005, a 550-gallon waste oil UST was removed from the ground. A release was reported from the UST and approximately 7-cubic yards of soil were removed. Groundwater was not impacted. A closure report was submitted on October 4, 2005 for an unrestricted residential closure. Based on the closed file status and the fact the groundwater was not impacted, this site is not identified as a REC with respect to the subject Site.

Veri Best Bakery  
1111 E 8-Mile Road  
Detroit, MI

This site is located approximately 0.3-mile north-northeast of the subject Site. A release was reported from the UST system during removal of the tanks in July 1994. A Type B Closure was documented in August 1995. Based on the closed status of the release, this site is not identified as a REC with respect to the subject Site.

*5.1.2.6 UST Database*

The Michigan Underground Storage Tank (UST) Database identifies registered active and inactive underground storage tanks in the State of Michigan. Six known UST sites were identified within a 0.5-mile radius of the subject Site. The identified sites are listed in the environmental database report provided in Appendix H. The location of each site was reviewed and FOIAs were submitted for sites located at elevations above the subject Site if the locations were considered to have the potential to contribute contaminants to the subject Site. File information from UST sites that represent a potential risk to the subject Site were reviewed and are summarized below:

Michigan Department of Agriculture  
1120 West State Fair  
Detroit, MI 48203

No registered USTs are known to be in operation at the subject Site. It appears that a change in status form was not filed for the two previously removed 2,000-gallon gasoline USTs.

Woodland Cemetery  
19975 Woodward Avenue  
Detroit, MI

No registered USTs are known to be in operation at this Site. It appears that a change in status form was not filed for the previously removed 1,000-gallon gasoline UST.

Avenue Investors LLC  
20630 Woodward Avenue  
Detroit, MI

No registered USTs are known to be in operation at this Site. It appears that a change in status form was not filed for the two previously removed 550-gallon gasoline waste oil UST.

Veri-Best Bakery  
1111 E 8-Mile Road  
Detroit, MI

No registered USTs are known to be in operation at the subject Site. It appears that a change in status form was not filed for the four previously removed gasoline and diesel USTs.

*5.1.2.7 Michigan Aboveground Storage Tank (AST) Database*

The Michigan Aboveground Storage Tank (AST) Database identifies registered active and inactive aboveground storage tanks in the State of Michigan. AST sites were not identified within a 0.5-mile radius from the center of the subject Site.

*5.1.2.8 PEAS*

The Pollution Emergency Alerting System (PEAS) records environmental pollution emergencies that were reported to the Michigan Department of Environmental Quality. Types of emergencies recorded include tanker accidents, pipeline breaks, and release of reportable quantities of hazardous substances. The search included the subject Site only. The subject Site was not identified on the PEAS database.

*5.1.2.9 AUL*

The Michigan AUL database contains sites within Michigan that have institutional and/or engineering controls in place. Four AUL sites were identified within 0.75-mile of the subject Site. The AUL sites were not identified as RECs with regard to the subject Site.

*5.1.2.10 Drycleaners*

The Michigan DRYCLEANERS database provides a listing of dry cleaning facilities in Michigan. DRYCLEANERS sites were not listed within 0.5-mile radius from the center of the subject Site.

*5.1.2.11 Brownfields*

The BROWNFIELDS database lists all state funded Act 451 of 1994 Part 201 and 213 sites, as well as, LUST sites that have been redeveloped by private entities using the Baseline Environmental Assessment process. This listing does not include all potential brownfield sites in Michigan. BROWNFIELDS sites were not listed within 0.75-mile radius from the center of the subject Site.

*5.1.2.12 National Pollutant Discharge Elimination System (NPDES)*

The NPDES inventory provides a list of all pollutant discharge and stormwater permits. The search included the subject Site only. The subject Site was not identified on the NPDES database.

*5.1.2.13 Permits and Emission Inventory Data (AIRS)*

The AIRS inventory provides a list of permit and emissions inventory data. The search included the subject Site only. The subject Site was not identified on the AIRS database.

*5.1.2.14 Baseline Environmental Assessment (BEA)*

The Baseline Environmental Assessment (BEA) database lists all sites within the state of Michigan that have had a BEA. A BEA is an evaluation of environmental conditions that exist at a facility at the time of purchase. The BEA reasonably defines the existing conditions and circumstances at the facility so that in the event of a subsequent release, there is a means of distinguishing the new release from existing contamination. One BEA was identified within a 0.5-mile radius of the subject Site. MTC evaluated the location of the BEA site and did not identify the location as a REC with regard to the subject Site due to distance and the low potential for migration of contaminants via groundwater in the vicinity of the subject Site.

### 5.1.3 Tribal Database Review

MTC reviewed the following tribal databases provided by EDR for facilities cited within the specified search radii:

<u>Database</u>	<u>Radius Searched (Miles)</u>
• INDIAN RESERV	1.25
• INDIAN LUST	0.75
• INDIAN UST	0.5

#### 5.1.3.1 Indian Reservations

The INDIAN RESERV database lists Indian administered lands of the United States that have any area equal to or greater than 640 acres. INDIAN RESERV sites were not listed within 1.25-mile radius from the center of the subject Site.

#### 5.1.3.2 Indian LUST Database

The INDIAN LUST database identifies leaking underground storage tanks (LUSTs) on Indian land. INDIAN LUST sites were not listed within 0.75-mile radius from the center of the subject Site.

#### 5.1.3.3 Indian UST Database

The INDIAN UST database identifies underground storage tanks (USTs) on Indian land. INDIAN UST sites were not listed within 0.5-mile radius from the center of the subject Site.

### 5.1.4 EDR Proprietary Database Review

MTC reviewed the following proprietary databases provided by EDR for facilities cited within the specified search radii:

<u>Database</u>	<u>Radius Searched (Miles)</u>
• Manufactured Gas Plants	1.25
• EDR Historical Auto Stations	0.5
• EDR Historical Cleaners	0.5

*5.1.4.1 Manufactured Gas Plants*

The Manufactured Gas Plants database includes records of coal gas plants as compiled by EDR's researchers. Manufactured Gas Plants sites were not identified within a 1.0-mile radius from the center of the subject Site.

*5.1.4.2 EDR Historical Auto Stations*

The Historical Auto Stations database includes records of potential gas stations, filling stations, and service stations as compiled by EDR's researchers. Nine sites were listed within a 0.5-mile radius from the center of the subject Site. None of the listed sites were identified as RECs.

*5.1.4.3 EDR Historical Cleaners*

The Historical Cleaners database includes records of potential dry cleaners as compiled by EDR's researchers. Four sites were listed within a 0.5-mile radius from the center of the subject Site. None of the listed sites were identified as RECs.

**5.2 Additional Environmental Record Sources**

*5.2.1 Local Regulatory Agencies*

Detroit Fire Department dating back to approximately 1983 indicated two events that may impacted the environmental quality of the subject Site.

On March 23, 1987 a structure fire occurred at the storage room area of the Coliseum as reported by the Fire Department. This information in conjunction with information provided from Mr. Terry Buback of the Fair Grounds indicates that the fire was actually at the former Clubhouse, located south of the former Grandstand area. Extensive damage occurred to the structure. Since this building was used to store various materials it is possible that contamination of the soils and groundwater may have occurred.

On November 4, 1987 a large tanker truck carrying fuel oil overturned at the site spilling fuel oil onto the ground. The spill occurred near the west side of the Coliseum, north of the West Mall. The quantity of fuel oil spilled is unknown. After reviewing photographs of the incident, it was noted that the Detroit City Fire Department was on scene and sprayed water on the oil. It is not known if the

oil was washed down the public sewer or disposed by other means. Although the spill occurred on a paved surface it is possible that the subsurface soils were impacted and may be contaminated.

### **5.3 Physical Setting Source(s)**

The following section provides information regarding the general physiographic, hydrologic and soil conditions in the vicinity of the subject Site.

#### 5.3.1 Regional Physiography

The local topography of the Site vicinity is generally flat varying in elevation from approximately 635 to 640 feet above mean sea level (msl) based upon review of the U.S. Geological Survey (USGS) Topographic Map for the Site area (Highland Park, dated 1968, photo revised 1983).

The nearest water body is the Michigan Department of Natural Resources pond located in the Outdoor Zone Park near the southwest corner of the subject Site and a second pond located within the Woodland Cemetery west of Woodward Avenue. It is not known whether this surface water feature is hydraulically connected to the groundwater.

#### 5.3.2 Groundwater Conditions

Based on a preliminary review of the area's topography as indicated on the USGS topographic map, MTC anticipates the groundwater flow direction to be in a northeasterly direction. Localized groundwater flow direction in the area of the Site however may vary as a result of underground utilities or heterogeneous subsurface conditions. Subsequent references to upgradient and downgradient properties are based on the estimated northeasterly groundwater flow direction. A site investigation previously conducted at the Woodlawn Cemetery encountered a moist clay layer at approximately 5 to 8 feet below grade. Groundwater was found, under perched conditions, above this clay unit to a depth of 2 to 5 feet below grade. Additional information regarding the depth, construction and location of these and other nearby wells is included in the environmental database report provided in Appendix H.

#### 5.3.3 Soil and Rock Conditions

According to the United States Department of Agriculture (USDA), Soil Conservation Service (SCS), Soil Survey of Wayne County, Michigan, 1977, soil

types in the site vicinity are classified as "Urban Land", generally developed with buildings, parking lots, and other surface structures. Urban Land is not categorized along with other agriculturally productive soil types.

Based on information from the Hydrogeologic Atlas of Michigan (Western Michigan University 1981), the site is underlain by the Dundee Limestone of Devonian age. Approximately 150 feet of glacial drift overlies the bedrock in the site vicinity.

Based on review of the topographic map, it is estimated that groundwater flows toward the northeast. Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations. Therefore, the exact groundwater flow direction under the site can only be accurately determined by installing groundwater monitoring wells, which was beyond the scope of work for this project.

#### **5.4 Historical Use Information on the Property**

The Site history was developed from ASTM Standard Historical Sources and files including:

- Interview with the property owner
- Aerial photographs dated 1937, 1949, 1957, 1961, 1972, 1985, 1993, and 2000
- Review of City Directories from 1886 to 2007
- Fire Insurance Maps 1915 to 1993

##### 5.4.1 Interview with Property Owner

On April 22 and 23, 2009, MTC conducted the site visit and interview with Mr. Daryl Love (Owner's representative and Site Manager). Mr. Love has been employed by the State of Michigan at the subject Site for approximately 15-years and has been the Facility Manager. No evidence of suspect environmental conditions and/or RECs was identified by the Owner interview. Interview documentation is provided in Appendix I.

##### 5.4.2 Aerial Photograph Review

Aerial photographs dated 1937, 1949, 1957, 1961, 1972, 1985, 1993, and 2000 were reviewed to evaluate changes in property use or existence of structures. A

description of each photograph is provided below. Copies of aerial photographs are included in Appendix J.

1937

The resolution on the 1937 aerial photograph is poor. The most prominent site feature is the race track that includes a grandstand and stable buildings on the east portion of the property. South of the track area are several buildings that appear to be stables. The grandstand is located immediately west of the track area. Northwest of the grandstand, situated approximately in the center of the property are several buildings used for exhibitions including the Coliseum. To the north of these exhibition buildings are eleven smaller buildings. To the south of the exhibition buildings are several courtyards and pavilions. To the west of the exhibition buildings and courtyard areas are vacant lots used for parking during events. To the northwest of the exhibition buildings is a residential neighborhood bounded by 8-Mile Road and Woodward Avenue. Beyond the property boundaries are the Grand Trunk Rail line to the immediate east of the property, and the Woodlawn Cemetery west of Woodward Avenue. Other surrounding properties appear to be residential.

1949

Review of the 1949 photograph indicates a large area of ground disturbance on the west side of the property in the area of the current parking lot. The Midway area appears to have been cleared. The track appears to have been expanded. No other changes were noted.

1957

Review of the 1957 aerial photograph indicates several changes from the 1949 photograph. The stable area to the south of the track was removed and appears to be vacant land used for parking. Three buildings were added to the exhibition area including two buildings south of the Whitehall and Dodge Pavilion. Several improvements were made to the courtyard area, including Kiddeland just south of the Poultry Building and the addition of a veteran's memorial.

1961

Review of the 1961 aerial photograph indicates further removal of stable structures south of the track area.

1972

Review of the 1972 aerial photograph indicates ground disturbance in the track area, construction of the Pole Barn, Community Arts, Volunteer and Administration buildings.

1985

Review of the 1985 photograph indicates that the infield of the track area was redeveloped as Softball City. The Michigan Mart, and Michigan Malls East and West were constructed. The area immediately east of the Coliseum was restructured into an arena and livestock area. The two buildings immediately south of the Whitehall Building were removed. Several minor improvements were made to the courtyard grounds.

1993

The resolution of the photograph is poor. The arena and livestock areas were enclosed. It also appears that many of the buildings in the residential area to the northwest of the exhibition area were razed. In 1993 residential property surrounds the subject Site.

2000

No significant change was observed with respect to the 1993 photograph. The MDEQ Outdoor Zone Park was constructed and the pond is visible on the photograph.

No readily apparent environmental concerns, such as landfills, stockpiled materials, or illegal dumping, were disclosed by reviewing the aerial photographs. Copies of the aerial photographs are included in Appendix J.

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5.4.3 City Directory Review

MTC reviewed abstracts from Polk's City Directory and Bresser's Criss-Cross Directory from 1886 through 2007. The listed addresses for the property are summarized below:

1120 West State Fair Avenue

1886-1941	Not Listed
1954	Michigan State Fair Grounds
1964-1968	Not Listed
1973	US Animal & Plant Health State Dairy Division Michigan Food Inspection Michigan Plant Industry
1977	State Food Inspection State Agriculture Department Dairy Michigan Plant Ind. Field Softball City Spartan Steel US Plant Protection
1982	State Animal Health & Food Inspection State Agriculture Department Dairy State Pesticide Appl. Michigan Plant Ind. Field Gladioux Food Services Marketing Response Softball City Spartan Steel
1987	State Animal Health & Food Inspection State Agriculture Department Dairy State Pesticide Appl. Michigan Plant Ind. Field
1992	Exhibitor Service City State Fr. Sn. Cnt.
1997	City of Detroit Recreation Department Five Star Catering
2002	City of Detroit Recreation Department Fairgrounds Park Ferguson Electric Hart Medical

2007

Madison Jean Co.  
Michigan State Agriculture Department  
R.F. Holding, Inc.  
City of Detroit Recreation Department  
Eight Mile Boulevard Association  
Hart EMS Medical  
Jackson's Five Star Catering  
Joe Dumar's Field House

No additional information regarding specific RECs and/or suspect conditions was developed from the City Directory Abstracts. The listings for the 1120 West State Fair Avenue address are provided in Appendix K.

#### 5.4.4 Fire Insurance Map Review

Sanborn maps from the years 1915, 1950, 1978, 1984, 1987, 1990 and 1993 were reviewed. The identified Sanborn maps do not show the entire site. However, all pertinent structures are shown for all years except 1915. The maps also show parts of the surrounding properties to the south. The following are descriptions and interpretations from the Sanborn Map reviews.

The 1915 map shows only the main fair grounds and does not include the northeast, northwest, and southeast portions of the property. Many of the structures on the property relate to agricultural practices, animal housing, and horticulture. A machinery building is identified in the south portion of the property. A Detroit United Rail, track and freight car storage yard is located in the western portion of the property and intersects Woodward Avenue. An automobile building is also identified in the western portion of the property.

In 1950 the property use observed is similar to 1915. New building structures for the Coliseum and livestock areas have been erected. The machinery building was relocated to the horticulture building. Additionally, the northeast and southeast portions of the property show and depict several small barns. A residential area is located in the northwest corner of the property.

The 1978 map indicates that the old machinery building has been demolished and several new buildings and exhibits have been erected in the southern portion of the site, including the Home Arts Building. The small barns in both the north and south have been removed and are now vacant land used for parking.

No significant changes were made to the land use in the area between 1978 and 1984. Some residential buildings in the northwest corner of the property and two livestock buildings appear to have been demolished.

The 1987 map indicates that a new agriculture and livestock building was erected.

On the 1990 Sanborn map it appears that most of the residences in the northwest portion of the property have been demolished. No other major land use changes occurred between 1987 and 1990.

Most of the residences that remained after 1990 in the northwest portion of the property have been removed. Upon review of the 1993 map, commercial businesses are present along the property border with Woodward Avenue and 8-Mile Road. No other major land use changes were present on the 1993 Sanborn map. Fire insurance maps are included in Appendix G.

## **5.5 Historical Use Information on Adjoining Properties**

City Directory Abstracts were reviewed with respect to neighboring properties. The following information was obtained regarding properties in the vicinity of the subject Site that may have used hazardous substances as part of their operations.

The history of the properties located along the southern border of the property, from 1059 to 1231 West State Fair Avenue, were considered in the city directory review. Since the groundwater flow is presumed to be northeasterly, any contamination south of the property could have migrated onsite.

Records were kept beginning in 1924 to the present. The city directory review revealed that these addresses were listed as residences or vacant from 1924 until 1941. In 1941, the Race Track Inn tavern was listed at an address then listed as Ralston Avenue. In 1968, the Race Track Inn tavern was renamed Rounder's lounge. In 1974, the Race Track Inn tavern was removed from the list of properties due to an address change. Also, in 1974 at 1231 State Fair Avenue an apartment complex was listed. No major changes occurred per listings in the city directory from 1974 to 1999. Additional historical information regarding adjacent properties is provided in Section 5.4.2.

## **6.0 SITE RECONNAISSANCE**

### **6.1 Methodology and Limiting Conditions**

The purpose of MTC's site reconnaissance was for visual observation specifically to evaluate the subject Site for evidence of RECs which could suggest the presence of hazardous materials or petroleum products in the environment or suspect environmental conditions. The following sections describe MTC's observations and findings resulting from our reconnaissance. Mr. Stephen K. Young, C.P.G. (Environmental Department Manager) and Mr. Christopher J. Kestner, C.I.E. conducted the Site visit and completed the site visit questionnaire on April 22 and 23, 2009 (Appendix I). Photographs taken during the site visit are included in Appendix L.

### **6.2 General Site Setting**

The subject Site is commonly referred to as the Michigan Exhibition and Fairgrounds located at 1120 West State Fair Avenue, N $\frac{1}{2}$  of Section 2 and the NE $\frac{1}{4}$  of Section 3, Township 1 South, Range 11 East, Detroit, Wayne County, Michigan. According to the City of Detroit, the parcel is zoned General Business District (B-4).

### **6.3 Exterior Observations**

The exterior of the property consists of a brick building and two small storage sheds. The structure and paved surfaces occupy approximately 50-percent of the subject Site. There is a steel communications tower located on the west side of the structure.

Additional observations consistent with requirements in ASTM E1527-05 are summarized below.

#### **6.3.1 Underground Storage Tanks (USTs)**

Two USTs were identified on the subject Site. A 10,000-gallon fuel oil UST is located on the northwest side of the Coliseum. This UST is no longer in service. A 2,000-gallon fuel oil UST is located on the south side of the Dodge Pavilion. This UST is not registered and is not currently used. Both USTs were identified as RECs.

### 6.3.2 Aboveground Storage Tanks (ASTs)

Two ASTs were identified on the east side of the Band Shell. Both ASTs were in use and contained diesel fuel (250 and 500-gallons). Neither AST was located in a secondary containment structure. The ASTs are identified as RECs.

### 6.3.3 Hazardous Substances or Petroleum Products Use

The State Fairgrounds is listed as a non-generator and does not currently generate hazardous waste. Petroleum products are used as indicated in Section 6.3.2 for maintenance equipment. The 10,000-gallon fuel oil UST is no longer used. The fuel oil UST at the Dodge Pavilion is an unregistered tank and is not currently used. Two 55-gallon drums of hydraulic fluid are located on the south side of the Band Shell. The hydraulic fluid is used for maintenance equipment.

### 6.3.4 Electrical Transformers/Equipment

Numerous pole-mounted transformers were identified throughout the subject Site. Several of the transformers were not labeled and have the potential to contain PCBs.

### 6.3.5 Dry Wells and Sumps

Evidence of exterior drywells or sumps was not observed on the exterior of the subject Site during MTC's reconnaissance. Based on this information, there is no evidence of a REC or suspect environmental condition related to dry wells and/or sumps related to exterior property use.

### 6.3.6 Pits, Ponds, and Lagoons

No evidence of pits, ponds, or lagoons was observed on the exterior of the subject Site during MTC's site reconnaissance. Site personnel indicated that a former concrete lined pond was filled in place in the area north of the Administration Building. MTC did not identify evidence of a REC or suspect environmental condition related to pits, ponds, or lagoons on the subject Site.

### 6.3.7 Wells

No evidence of drinking water wells was observed during MTC's reconnaissance. The site receives potable water from the City of Detroit municipal system.

#### 6.3.8 Solid Waste

There is no evidence of a REC or suspect environmental condition related to solid waste.

#### 6.3.9 Septic System

Evidence of a septic system was not observed on-site. Sanitary waste is discharged to the City of Detroit municipal system. Based on this information, there is no evidence of a REC or suspect environmental condition related to septic systems or drain fields.

#### 6.3.10 Stressed Vegetation

Approximately 50-percent of the subject Site is covered by pavement and/or structures. The remaining area of the subject Site is covered by well-maintained landscaping and lawn areas. Stressed vegetation was not observed during MTC's site reconnaissance.

#### 6.3.11 Soil/Water Sampling

Soil/groundwater sampling and/or chemical analyses were not part of MTC's Phase I ESA scope of services.

#### 6.3.12 Oil/Water Separators

Evidence of oil/water separators was not observed or known to exist on the exterior of the subject Site. There was no observable evidence of a REC from oil/water separators on the subject Site.

#### 6.3.13 Surface Water Runoff

The subject Site is flat and approximately 50-percent occupied by structures and/or pavement. Several stormwater catch basins are located on the property.

#### 6.3.14 Other Observations

No other exterior observations were made at the subject Site with respect to recognized environmental conditions. MTC observed ponded water in the Midway area with the appearance of a hydrocarbon surface sheen. The location

was approximately 100-feet south of the former UST/AST area. The source, nature and extent of potential contamination in this area are unknown. The observation is identified as a REC.

## **6.4 Interior Observations**

### 6.4.1 Stains or Corrosion

Any observed staining on the interior of structures was considered to be *de-minimus* with no apparent pathway to soil and/or groundwater.

### 6.4.2 Floor Drains

Floor drains were not observed in site structures. A sump/trench drain was observed in the Coliseum associated with the Zamboni used to surface the skating rink.

### 6.4.3 Potential Asbestos/Lead-Containing Materials

An asbestos and limited lead paint survey was conducted by MTC and a report submitted under separate cover dated May 15, 2009. The sample results are contained in the referenced report.

### 6.4.4 Maintenance Areas

MTC did not observe any specific maintenance areas within the structure.

### 6.4.5 Electrical Transformers/Equipment

Three electrical transformers were observed in the Coliseum. Labeling was not observed to indicate previous testing for PCBs. These transformers are considered potentially PCB containing. No evidence of leakage was noted.

### 6.4.6 Hazardous Wastes Generated and Waste Storage Areas

The subject Site was not known to generate hazardous waste. Hazardous waste was not observed on the interior of the subject Site. Based on this information, there is no evidence of a REC or suspect environmental condition related to hazardous waste generation and/or storage.

#### 6.4.7 Aboveground Storage Tanks (ASTs)

Regulated ASTs were not observed on the interior of the subject Site. Based on this information, there is no evidence of a REC or suspect environmental condition related to ASTs located on the interior of the structure.

## 7.0 INTERVIEWS

### 7.1 Interview with Site Owner

The current Owner of the property is the State of Michigan. A representative for the State of Michigan, Mr. Daryl Love, completed the ASTM E1527-05 User Questionnaire which is contained in Appendix I. An interview was conducted with Mr. Love who functions as the Owner's representative and Facility Manager.

### 7.2 Interview with Site Manager

Mr. Love indicated that the fairground currently operates two ASTs including one 500-gallon gasoline and one 250-gallon diesel tank. The presence of the ASTs is identified as a REC. No other evidence of a REC was identified from the Owner interview. Interview documentation is provided in Appendix I.

### 7.3 Interviews with Site Occupants

The Owner interview with Mr. Love is also the Occupant interview.

### 7.4 Interviews with Others

No other interviews were conducted.

## 8.0 FINDINGS

Based on protocol established in ASTM E1527-05, the following items were identified as suspect environmental conditions, *de-minimus* conditions or RECs. Additional discussion regarding the status of these issues is provided in Section 9.0.

### Recognized Environmental Conditions

1. Open Leaking Underground Storage Tank (UST) release adjacent to the subject Site located at the corner of Woodward and State Fair

2. Former location of Maintenance/Machine Shop
3. Open Leaking UST release on subject Site
4. 10,000-gallon fuel oil UST located at Coliseum
5. Two existing 250 and 500-gallon diesel aboveground storage tanks east of Band Shell
6. 2,000-gallon fuel oil UST located at Dodge Pavilion
7. Former fuel spill at Coliseum
8. Observations of pooled liquid with surface sheen located in midway area

## **9.0 OPINION**

The following discussion provides rationale regarding suspect environmental conditions and whether in the opinion of MTC, they should be considered RECs at the time of this Phase I ESA.

### **9.1 Open Leaking Underground Storage Tank (UST) release adjacent to the subject Site located at the corner of Woodward and State Fair**

The Solomon Gas Mart is listed by the MDEQ as an open leaking underground storage tank site based on a confirmed release dated January 29, 2004. The source of the contamination is disputed. According to file information from past releases, there is limited shallow groundwater on the site. The presence of an open site of contamination on an adjacent property identifies a REC.

### **9.2 Former location of Maintenance/Machine Shop**

The former Maintenance/ Machine Shop were used for the storage of chemicals, paints and lubricants, vehicle maintenance and painting operations. The former use of hazardous materials and petroleum products at this location identifies the potential for a past release. This location is identified as a REC.

### **9.3 Open Leaking UST release on subject Site**

According to MDEQ file information, confirmed release C-0817-03 was reported from two USTs formerly located in the midway area at the State Fairgrounds on May 9, 2003. The release was reported when petroleum products were observed seeping from the ground during a MDEQ inspection of the UST system. The USTs were emptied by the fire department HAZMAT team and subsequently removed along with approximately 300-cubic yards of contaminated soil and properly disposed. The residual contamination was not addressed and the required assessment and closure activities were not conducted in compliance with Part 213 of Act 451. This information identifies a REC.

#### **9.4 10,000-gallon fuel oil UST located at Coliseum**

The presence of a UST on the subject Site identifies the potential for an existing release, a past release, or the material threat of a release. By definition, the UST is identified as a REC.

#### **9.5 Two existing aboveground storage tanks**

Two ASTs were identified east of the Band Shell. The contents of the ASTs were not protected by secondary containment structures. The estimated capacities of the two ASTs are approximately 500-gallons (gasoline) and 250-gallons (diesel fuel). The presence of two ASTs on the subject Site without secondary containment structures identifies the potential for an existing release, a past release, or the material threat of a release. The ASTs are identified as a REC.

#### **9.6 2,000-gallon UST located at Dodge Pavilion**

The presence of a UST on the subject Site identifies the potential for an existing release, a past release, or the material threat of a release. By definition, the UST is identified as a REC.

#### **9.7 Former fuel spill at coliseum**

A fuel oil spill occurred in 1987 at the Coliseum and was not investigated to determine the nature and extent of contamination, if any. The former spill is identified as a REC.

#### **9.8 Pooled liquid with surface sheen located in midway area**

During the site reconnaissance, MTC observed ponded water in the Midway area with the appearance of a hydrocarbon surface sheen. The location was approximately 100-feet south of the former UST/AST area. The source, nature and extent of potential contamination in this area are unknown. The observation is identified as a REC.

### **10.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-05 for the 163.25-acre Michigan State Fairgrounds parcel located at 1120 West State Fair Avenue in Detroit, Michigan. This ESA has revealed evidence of eight RECs in connection with the subject Site. A potential buyer of the property must accept any and all risk associated with the suspect conditions or perform sampling or obtain documentation

necessary to evaluate said risk. If sampling is conducted and elevated levels of contaminants are found, a Baseline Environmental Assessment (BEA) should be completed to evaluate the nature of the contamination and provide the means to distinguish past from future releases. The BEA must be performed within 45-days of the closing date and be disclosed to the MDEQ. After completing the BEA, the purchaser would not be responsible under Act 451 Part 201 as amended, for cleanup of contaminants identified, provided that conditions are not exacerbated. Exacerbation could include excavation, exposure, or transport of contaminated materials. Due Care requirements will continue with all ownership as necessary to prevent unacceptable exposures to hazardous materials. Any exceptions or deletions from this practice, as applicable, are described in Section 11.0 of this Report.

## **11.0 DEVIATIONS**

Deviations from ASTM E1527-05 procedures are identified as data gaps and include the following:

MTC did not order title work for the subject Site. Potential owners of the property that may have used hazardous materials or petroleum products on the subject Site were not identified.

## **12.0 ADDITIONAL SERVICES**

Completion of this Phase I ESA for the property located at 1120 West State Fair Avenue in Detroit, Michigan has identified eight RECs. Based on MDEQ file information regarding a confirmed release from the former UST system, the subject Site meets the definition of a "facility" under Part 201. Additional contamination may also be present. It is likely that a purchaser will need to complete a BEA to qualify for protection from liability under Act 451, Part 201 as amended. Additional sampling should be conducted to evaluate the environmental conditions identified in this report.

## **13.0 REFERENCES**

ASTM Practice Designation E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: American Society for Testing and Materials, 100 Barr Harbor Drive, West Conshohocken, PA, 2000.

Hydrogeologic Atlas of Michigan, Western Michigan University, Kalamazoo, Michigan, 1981.

Quaternary Geology of Southern Michigan: Michigan, Department of Natural Resources, Geological Survey Division, 1982.

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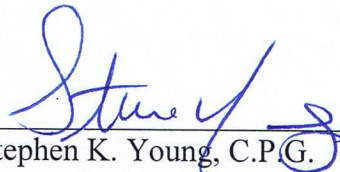
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#### **14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

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 inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This Report Prepared By:



Stephen K. Young, C.P.G.  
Environmental Department Manager  
Materials Testing Consultants, Inc.  
693 Plymouth Avenue NE  
Grand Rapids, MI 49505

This Report Reviewed By:



Christopher J. Kestner, C.I.E.  
Environmental Division Manager  
Materials Testing Consultants, Inc.  
693 Plymouth Avenue NE  
Grand Rapids, MI 49505

May 29, 2009

Materials Testing Consultants, INC.

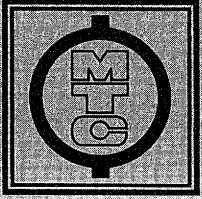
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## 15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS



**M**aterials  
**T**esting  
**C**onsultants, INC.

**STEPHEN K. YOUNG, C.P.G., C.P.**

**EXPERIENCE:**

***Environmental Department Manager. 2000-Present***

Responsible for business development and management of environmental projects and staff. Project responsibilities include Project manager for State, Municipal and private sector environmental projects including construction, demolition, remediation and UST closure, environmental permitting, Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, Section 7a Compliance, stormwater issues, UST investigations, preparation of contract documents and specifications, remedial investigations, feasibility studies, risk assessments, corrective action plans.

*Years with Other Companies: 12*

**PROJECT PARTICIPATION:**

*City of Grand Rapids Brownfield Authority – Site Assessment Fund Grant Program:* Management of all contracts and environmental issues for the completion of due diligence as necessary for urban brownfield site revitalization. Worked closely with the City of Grand Rapids Economic Development Department, the Michigan Department of Environmental Quality and local developers to complete Phase I and II Environmental Site Assessments, Baseline Environmental Assessments and Section 7a Compliance Analyses for qualified properties.

*Western Wayne County Correctional Facility, Plymouth, Michigan.* Management of all contracts and environmental issues associated with Phase I Environmental Site Assessment and human health risk assessment for a 175-Acre, 10-structure, 700-inmate prison facility constructed within and above a former open dump. Project consisted of the evaluation of exposure risks to employees, inmates, visitors and nearby residents through contact and inhalation pathways. Sampling activities include landfill gas assessment, geophysical studies to delineate the extent of waste materials, soil, surface water and groundwater sampling and preparation of the risk assessment. Project completed under State of Michigan Design/Construction Consultant Services contract.

*J.H. Campbell Plant, West Olive, Michigan.* Project management for all environmental issues related to the completion of an engineering study for a marine dredge and construction project associated with delivery of Selective Catalytic Reduction (SCR) system components to the Consumers Energy J.H. Campbell Plant in Ottawa County, West Olive, Michigan. Installation of the SCR components is part of Consumer Energy's strategic plan to reduce NOx emissions for Clean Air Act Title I, Title IV, and Michigan Rule 801. The engineering report evaluated three alternatives considered for delivery of the SCR components and provided rationale for selection of the preferred alternative including relative impacts on

Stephen K. Young, C.P.G., C.P.

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*Private Lake and Gravel Mine Design and Permitting.* Evaluation of gravel deposit and hydrogeology for mining and development of a 15-acre lake and associated wetlands. Included collection of data and negotiations with the State of Michigan and local units of government. Successful permit applications were completed for regulations associated with wetlands, inland lakes and streams and soil erosion and sedimentation control.

*Northville Psychiatric Hospital – Northville, Michigan.* Project Management of all environmental issues associated with Phase I, Phase II Environmental Site Assessments and a Feasibility Study for demolition and sale of a 422-Acre, 25-structure state hospital campus. Environmental conditions included underground storage tanks, above ground storage tanks, oil wells and pipelines, vehicle maintenance areas, paint facilities, a coal burning power plant, salt storage areas, and 7.5-acres of onsite dump containing hospital waste. Project included site reconnaissance using global positioning system technology, soil and groundwater sampling, and expedited onsite mobile laboratory analyses for metals, polychlorinated biphenyls, volatile and semi-volatile organic compounds. Upon completion of the Phase II ESA, the Feasibility Study was completed to review remedial alternatives and evaluate cleanup costs.

*Grand Center Expansion – Grand Rapids, Michigan.* Management of all environmental issues associated with the 220-million dollar expansion of the trade show and convention center located in downtown Grand Rapids. The project included demolition of several multi-story buildings on an 11-acre urban brownfield site located on a major river with a 100-year industrial history. MTC conducted asbestos surveys, investigative activities to identify and define areas of environmental impact, conducted Phase I and II Environmental Site Assessments, Baseline Environmental Assessments, Part 201 Section 7a Compliance evaluations, UST remediation and closure, feasibility assessments, reviewed treatment technologies, negotiated discharge permits with State and City officials, addressed stormwater issues, and managed waste characterization, excavation and disposal of 150,000 cubic yards of contaminated material.

*Clinton Valley Center.* Project Manager for Michigan Department of Management and Budget project LUST remediation contract. Project included hazardous Materials Abatement, Building Demolition, Underground Storage Tank Removal and Closure. This Michigan Department of Management and Budget project consisted of professional engineering and industrial hygiene services necessary to provide project management for demolition, environmental remediation, and site restoration for the Clinton Valley Center, a 360-acre, 37 building complex in Pontiac, Michigan. MTC personnel inspected the site for the presence and location of asbestos and other environmental hazards. All 37 structures were targeted for demolition including power generation facility with 170-foot stack, four 30,000-gallon fuel oil UST's, one leaking 5,000-gallon gasoline UST, water tower, and approximately 972,060 square feet of building space. MTC provided engineering services for environmental remediation of five USTs, which was

complicated by the presence of rick wells and steam tunnels. MTC developed bid documents and specifications for all demolition and environmental remediation activities. Our inspectors and technicians documented all demolition activities, and our geologists and engineers certified UST closure.

*Gratiot County Landfill - St. Louis, Michigan.* Project manager for Michigan Department of Environmental Quality Superfund project, which included design and installation of a groundwater remediation system for a solid waste disposal facility. MTC supervised installation of the remediation system consisting of extraction wells, monitoring wells, treatment building, pumps, controls and associated piping, effluent force main, and air stripper. MTC performed all operation and maintenance for the first year of operation and received three and five-year extensions to the contract.

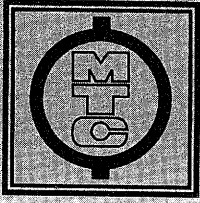
*Plating Lagoon Closure.* Corrective Measures Study and Corrective Action Work plan for hexavalent chromium remediation at RCRA facility. Developed statistical sampling plan for verification of soil remediation. Geophysical pilot study using electromagnetic resonance imaging to track plume. Hydrogeological investigation to map extent of contaminant plume as it interacted with the Grand River sediments.

**EDUCATION:**

Michigan State University                      Bachelors of Science (Geological Sciences)  
Post Graduate Studies

**CERTIFICATES/CONTINUING EDUCATION:**

Certified Professional Geologist No. 10853 - American Institute of Professional Geologists  
MDEQ Certified Underground Storage Tank Professional No. 1067  
MDEQ Part 91 Soil Erosion and Sedimentation Control, Certificate No. 01-0548  
MDEQ Certified Construction Site Stormwater Operator, Certificate No. C-03084  
29 CFR 1910.120 40-hour Hazardous Waste Worker Training  
29 CFR 1910.146 Confined Space Entry Training  
MDEQ Cleanup Criteria Training 2007  
Applied Groundwater Flow & Contaminant Transport Modeling  
ASTM Risk-Based Corrective Action at Petroleum Release Sites  
Sampling Strategies and Statistical Application for Compliance with Part 201 Cleanup Criteria  
Soil Erosion Control Concepts 2002  
RCRA Facility Assessment Training  
Michigan Qualified Underground Storage Tank Consultants and Certified Professionals Seminar  
Soil Mechanics and Soil Barrier Systems  
Accelerated Bioremediation Using Slow Release Compounds



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**C**onsultants, INC.

## CHRISTOPHER J. KESTNER, C.I.E.

### EXPERIENCE:

***Environmental Division Manager.*** April 2003 – Present

Responsibilities include overseeing project and personnel management, review of quality assurance programs, training new employees in analytical procedures and techniques, client and public relations, method and new business development for the Environmental Division.

***Asbestos Department Manager.*** October 2000 – Present

Responsibilities include overseeing project and personnel management, review of quality assurance programs, training new employees in analytical procedures and techniques, client and public relations, method and new business development. Performance of asbestos air monitoring and analysis using Polarized Light Microscopy (PLM) and Phase Contrast Microscopy (PCM).

***Project Manager.*** 1990 – October 2000

Responsibilities include project and personnel management, review of quality assurance programs, training new employees in analytical procedures and techniques, client and public relations, method and new business development. Performance of Phase I and II Environmental Site Assessments, project management of Underground Storage Tank removals, and asbestos air monitoring and analysis using Polarized Light Microscopy (PLM), and Phase Contrast Microscopy (PCM).

*Years with Other Companies:* 7

### PROJECT PARTICIPATION:

Project Management, Personnel Management and Training, Air Monitoring, PCM Analysis, Coordination for the following asbestos-related projects:

*DeVos Place, Grand Rapids, Michigan*  
*Clinton Valley Center, Pontiac, Michigan*  
*Former Ypsilanti Regional Psychiatric Hospital, Milan, Michigan*  
*Delta College, University Center, Michigan*  
*Caro Center, Caro, Michigan*  
*Northville Psychiatric Hospital, Northville, Michigan*

Numerous Phase I Environmental Assessments

Numerous Commercial and Residential Asbestos Air Clearances

### EDUCATION:

Central Michigan University

BS Biology/Psychology

Christopher J. Kestner, C.I.E.  
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**PROFESSIONAL CERTIFICATIONS:**

Asbestos Building Inspector, Michigan  
Asbestos Management Planner, Michigan  
Asbestos Project Designer, Michigan  
Certified Indoor Environmentalist

**CERTIFICATIONS/CONTINUING EDUCATION:**

*Asbestos Building Inspector Course*, WMI Environmental Services, 7/93.  
*Annual Refresher AHERA Inspector Training*, Various Locations, 7/94 - present.  
*Asbestos Management Planner Course*, DeLisle Associates, LTD, 9/00.  
*Annual Refresher Asbestos Management Planner Course*, Various Locations, 6/01 - present.  
*Asbestos Project Designer Course*, Jensen Environmental Training Services, Inc., 11/00.  
*Annual Refresher Asbestos Project Designer Course*, Various Locations, 10/01 - present.  
*Sampling and Evaluating Airborne Asbestos Dust (582)*, US Department of Health and Human Services, NIOSH, 5/91.  
*Quantitative Asbestos Analysis*, McCrone Research Institute, 4/91.  
*Microscopical Identification of Asbestos*, McCrone Research Institute, 2/91.  
*OSHA 40-Hour Hazardous Waste Operations Course*, Tillotson Environmental Occupational Consulting, 9/93.  
*Annual 8-Hour Refresher Hazardous Waste Site Operations Training*, Various Locations, 7/92 - 2000.  
*Nuclear Testing Equipment - Radiological Safety and Gauge Operation*, Troxler Electronic Laboratories, Inc., 5/93.  
*Environmental Risk Management for Business and Property Transactions*, Environmental Data Resources, 12/92.  
*Adult CPR*, American Red Cross, 11/92.  
*Annual CPR Refresher Training*, Various Locations, 3/94 - 2000.  
*Standard First Aid*, American Red Cross, 11/92.  
*3-Year Refresher - Standard First Aid*, Environmental, Safety and Health, Inc., 3/94 - 2000.  
*Lead Paint Abatement, HUD Guidelines Course*, Leadtec Services, Inc., 10/91.  
*Guidelines for the Assessment of Microbiological Contamination in Indoor Environments*, AIHA Teleweb Virtual Seminar, 4/02.  
Certified Indoor Environmental Course, 10/02.

**PROFESSIONAL AFFILIATIONS:**

American Industrial Hygiene Association (AIHA)  
Association of Professional Industrial Hygienists (APIH)  
Society of American Military Engineers (SAME)  
Construction Specifications Institute  
Indoor Air Quality Association (IAQA)