

APPENDIX A

Limitations for Phase I Environmental Site Assessments

**LIMITATIONS
FOR
PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

1. The observations were made of the Site and structures as described in this ESA Report and under the conditions stated therein. Where access to portions of the Site or structures on the Site was unavailable or limited, MTC renders no opinion as to the presence of hazardous materials or to the presence of indirect evidence relating to hazardous material in that portion of the Site or structure. In addition, MTC renders no opinion as to the presence of hazardous material, or to the presence of indirect evidence as to the presence of hazardous material where direct observation of the interior walls, floor, or ceiling of the structure on the Site was obstructed by objects or coverings on or over these surfaces. The conclusions presented in the Report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client.
2. In preparing this Report, MTC relied upon certain information provided by federal, state or local officials and other parties referenced therein, and on information contained in files of agencies made available to MTC at the time of this ESA. MTC did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this ESA.
3. In the event that bank counsel or title examiner for Client obtains information on environmental or hazardous waste issues at the Site that are not contained in this Report, MTC requests that such information be brought to MTC's attention forthwith such that on the basis of MTC's evaluation of such information, MTC may modify the conclusions of this Report.
4. MTC did not perform any testing or analysis for the presence of PCBs, asbestos or lead at the Site or in the environment at the Site unless otherwise specified in the Report. Where such analysis have been conducted by an outside laboratory, MTC has relied upon the data provided, and has not conducted an independent evaluation of the reliability of the data.
5. The purpose of this ESA was to assess the physical characteristics of the Site with respect to the presence of hazardous material or oil in the environment. No attempt was made to check on the compliance of present or past owners or operators of the Site with federal, state or local laws and regulations, environmental or otherwise.

APPENDIX B

Site Location Map



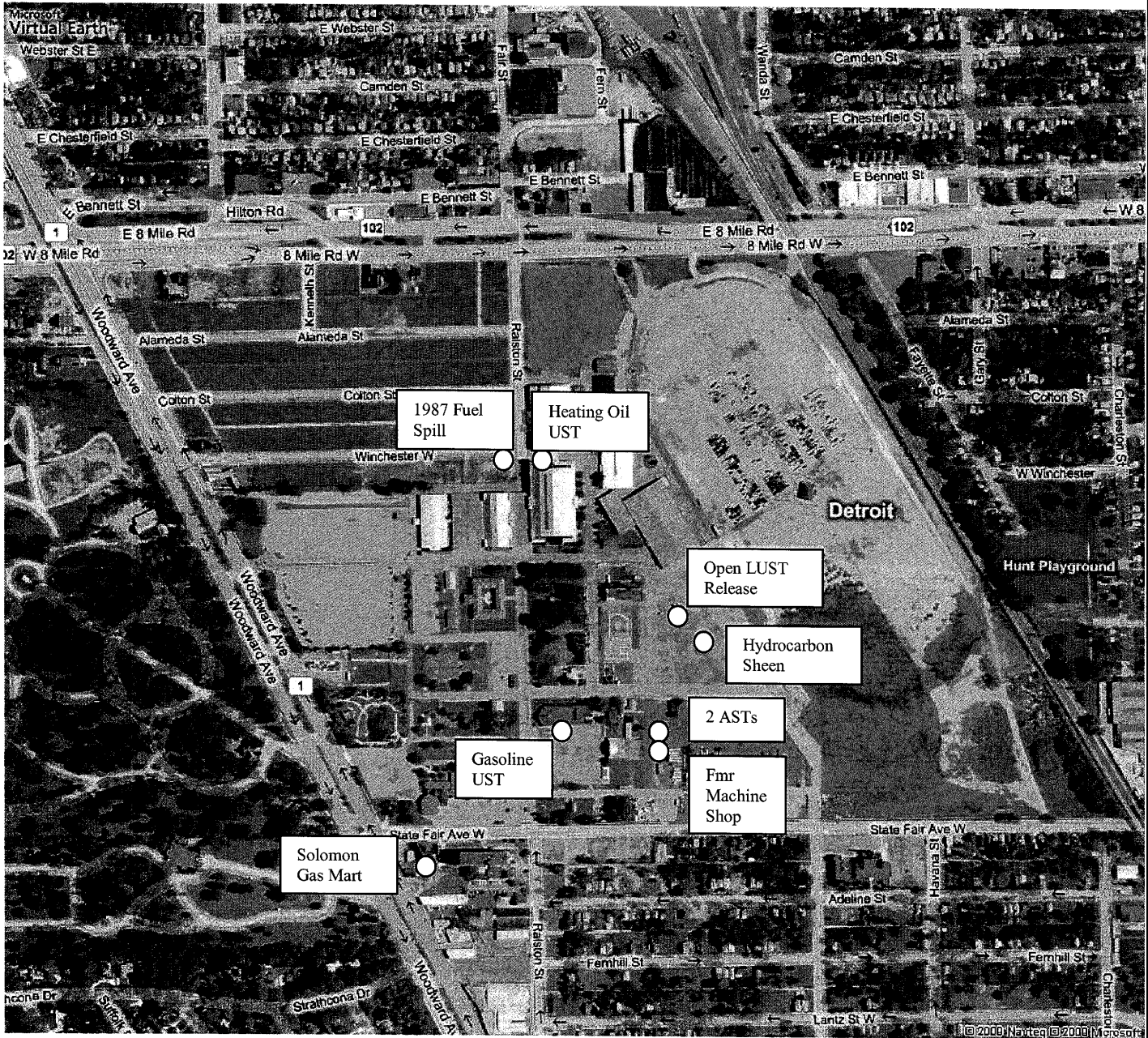
LEGEND

NOTE: BASE MAP FROM TELE ATLAS

TITLE: LOCATION PLAN			PROJECT: MICHIGAN STATE FAIRGROUNDS PHASE I ESA
SCALE: NTS	DATE: 05-27-09	PROJECT NO.: 081563	Materials Testing Consultants, INC. 693 PLYMOUTH N.E., GRAND RAPIDS, MICH. 49505 • PHONE 616-456-5469
APPENDIX B	DR. BY: JV	REV. BY:	

APPENDIX C-1

Site Plan 1



LEGEND

○ RECs

NOTE: BASE MAP FROM MICROSOFT VIRTUAL EARTH

TITLE: SITE PLAN			PROJECT: MICHIGAN STATE FAIRGROUNDS PHASE I ESA
SCALE: NTS	DATE: 05-26-09	PROJECT NO.: 081563	Materials Testing Consultants, INC.
APPENDIX C-1	DR. BY: JV	REV. BY:	693 PLYMOUTH N.E., GRAND RAPIDS, MICH. 49505 • PHONE 616-456-5469

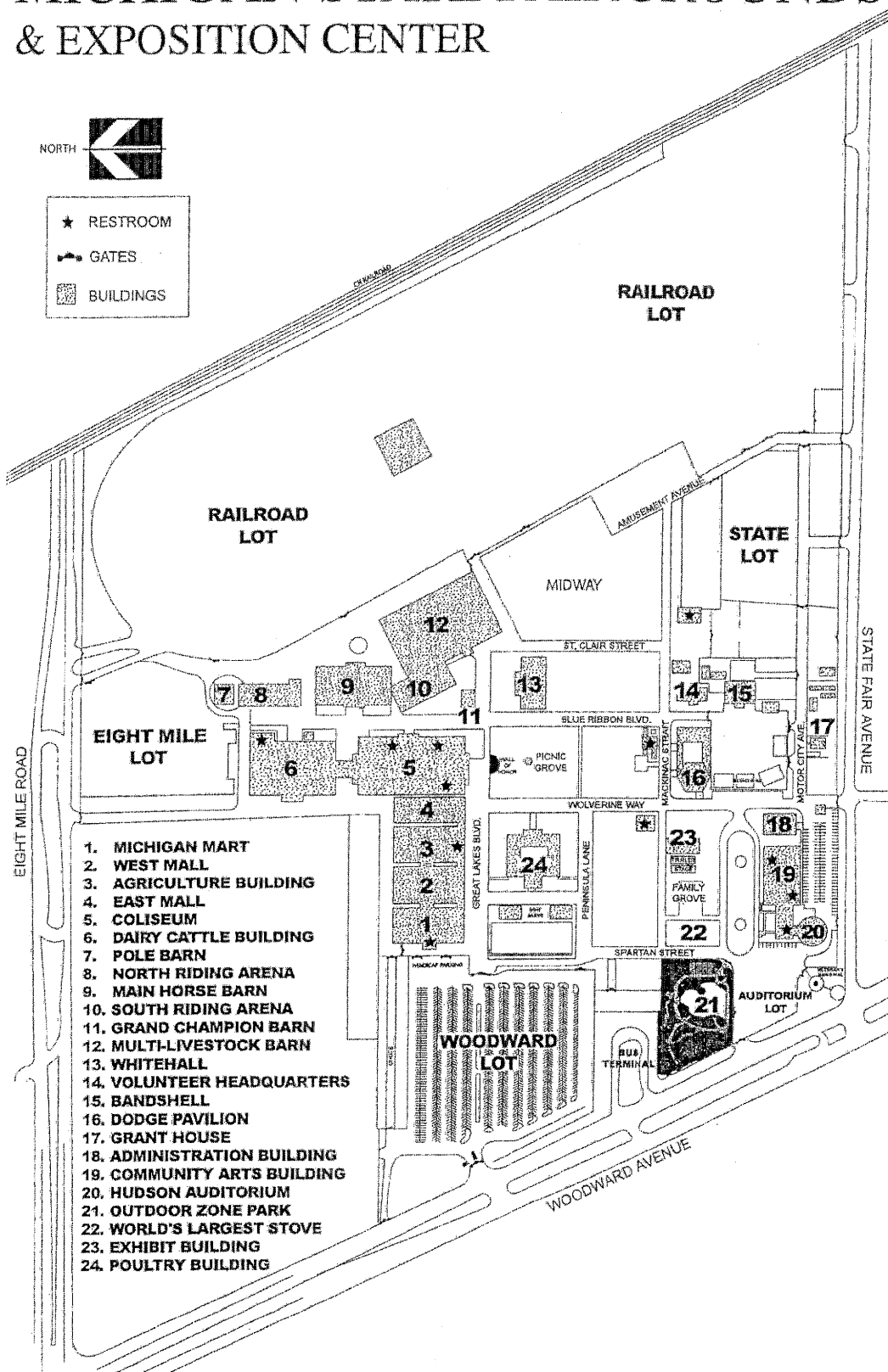
APPENDIX C-2

Site Plan 2

MICHIGAN STATE FAIRGROUNDS & EXPOSITION CENTER



- ★ RESTROOM
- ⌒ GATES
- ▤ BUILDINGS



1. MICHIGAN MART
2. WEST MALL
3. AGRICULTURE BUILDING
4. EAST MALL
5. COLISEUM
6. DAIRY CATTLE BUILDING
7. POLE BARN
8. NORTH RIDING ARENA
9. MAIN HORSE BARN
10. SOUTH RIDING ARENA
11. GRAND CHAMPION BARN
12. MULTI-LIVESTOCK BARN
13. WHITEHALL
14. VOLUNTEER HEADQUARTERS
15. BANDSHELL
16. DODGE PAVILION
17. GRANT HOUSE
18. ADMINISTRATION BUILDING
19. COMMUNITY ARTS BUILDING
20. HUDSON AUDITORIUM
21. OUTDOOR ZONE PARK
22. WORLD'S LARGEST STOVE
23. EXHIBIT BUILDING
24. POULTRY BUILDING

TITLE: Site Plan			PROJECT: Michigan State Fairgrounds & Exposition Center		
SCALE: NTS	DATE: 05/16/09	PROJ NO.: 081563	Materials Testing Consultants, INC.		
FIG. NO.: 0	DR. BY: ---	REV. BY: CJK	693 PLYMOUTH N.E., GRAND RAPIDS, MICH. 49505 • PHONE 616-456-5469		

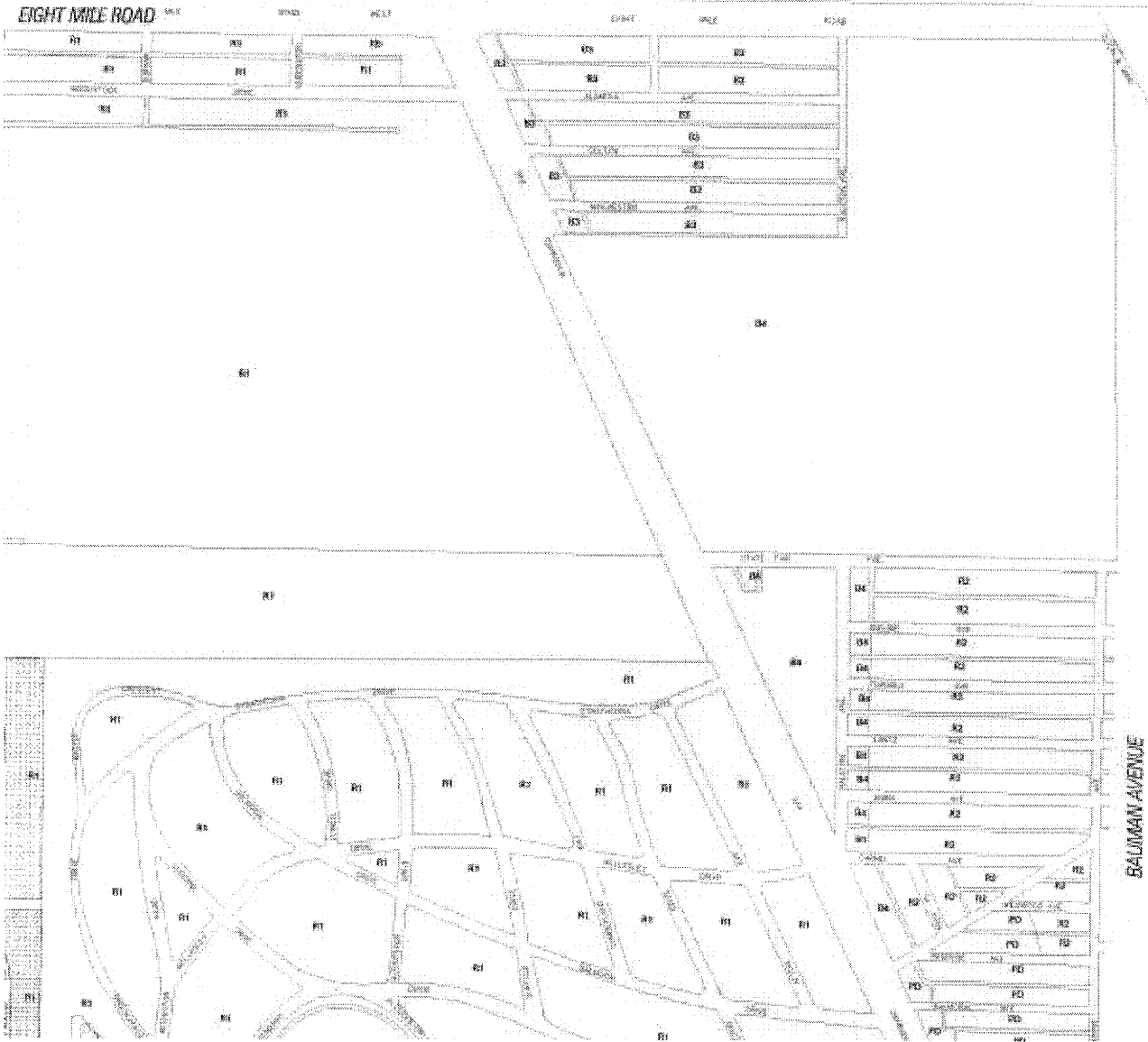
APPENDIX D

Legal Description and Survey

APPENDIX E

Zoning Map

OAKLAND COUNTY



R1 SINGLE-FAMILY RESIDENTIAL DISTRICT
 R2 TWO-FAMILY RESIDENTIAL DISTRICT
 R3 LOW DENSITY RESIDENTIAL DISTRICT
 R4 THOROUGHFARE RESIDENTIAL DISTRICT
 R5 MEDIUM DENSITY RESIDENTIAL DISTRICT
 R6 HIGH DENSITY RESIDENTIAL DISTRICT

M1 LIMITED INDUSTRIAL DISTRICT
 M2 RESTRICTED INDUSTRIAL DISTRICT
 M3 GENERAL INDUSTRIAL DISTRICT
 M4 INTENSIVE INDUSTRIAL DISTRICT
 M5 SPECIAL INDUSTRIAL DISTRICT

B1 RESTRICTED BUSINESS DISTRICT
 B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT
 B3 SHOPPING DISTRICT
 B4 GENERAL BUSINESS DISTRICT
 B5 MAJOR BUSINESS DISTRICT
 B6 GENERAL SERVICES DISTRICT

PD PLANNED DEVELOPMENT DISTRICT
 P1 OPEN PARKING DISTRICT
 PC PUBLIC CENTER DISTRICT
 PCA RESTRICTED CENTRAL BUSINESS DISTRICT
 TM TRANSITIONAL-INDUSTRIAL DISTRICT
 PR PARKS AND RECREATION
 W1 WATERFRONT-INDUSTRIAL DISTRICT
 SD1—SPECIAL DEVELOPMENT DISTRICT, RESIDENTIAL/COMMERCIAL
 SD2—SPECIAL DEVELOPMENT DISTRICT, COMMERCIAL/RESIDENTIAL



NOTE: BASE MAP FROM DETROIT CITY PLANNING ZONING

TITLE: ZONING MAP

PROJECT: MICHIGAN STATE FAIRGROUNDS PHASE I ESA

SCALE: NTS

DATE: 05-27-09

PROJECT NO.: 081563

Materials Testing Consultants, INC.

APPENDIX E

DR. BY: JV

REV. BY:

693 PLYMOUTH N.E., GRAND RAPIDS, MICH. 49505 • PHONE 616-456-5469

APPENDIX F

Environmental Database Search Results

APPENDIX G

Interview Documentation

ASTM E 1527-05
Phase I Environmental Site Assessment
Interview Questionnaire

Directions

For each subheading, provide any information you possess with regards to the requested item. If an item does not apply, mark "None." If you have no knowledge with regards to a particular item, mark "Unknown."

Parcel No. UNKNOWN

Owner Name: STATE OF MICHIGAN

Parcel Address: 1120 W. STATE FAIR AVE

City/State/Zip: DETROIT, MI. 48203

Subject Site

1) Current use(s) of the property (include types and quantities of hazardous substances and/or petroleum products utilized, along with types of containers and storage conditions)

EVENT CENTER,

2) Past use(s) of the property including purchase date

FARM - DATE PURCHASE UNKNOWN

3) Topographic conditions of the property

UNKNOWN

4) Structure(s) located on the property (include age, construction, # of stories, roof, utilities served, waste disposal, etc.)

Coliseum - 1923?

Poultry 1925?

VOLUNTEERS - 1924?

Agricultural 1923?

Horse Barns 1970?

ADM BLDG - 1967

Comm. Arts 1967

MICH MINT 1970

Pavilion ?

Youth ?

5) Public thoroughfares adjoining the property

WOODWARD AVE.
STATE FAIR AVE.
EIGHT MILE RD.

6) Roads, streets, and/or parking facilities on the property

SEE - MAP

7) The potable water supply system (well, municipal)

8) The sewage disposal system (include age)

MUNICIPAL AGE UNKNOWN

9) How the building(s) are heated and cooled (include fuel sources and conversion dates)

GAS HEAT

10) Storage tanks, either above ground or below ground, current or former

2 - ABOVE GROUND CURRENTLY USED
1 - 500 GAL REY-GAS
1 - 250 GAL DIESEL

11) Strong, pungent, or noxious odors

NONE

12) Pools of liquid

NONE

13) Storage drums >5 gal

none

14) Hazardous substance and/or petroleum product containers on the property that are not used in conjunction with the identified current use of the property use (include quantity, types of containers, and storage conditions)

none

15) Unidentified substance containers suspected of containing hazardous substances and/or petroleum products (include quantity, types of containers, and storage conditions)

none

16) Electrical and/or hydraulic equipment located on the property that is known or likely to contain PCBs

Pole mounted Transformers

17) Stains and/or corrosion on the floors, walls, or ceilings of any structure(s) located on the property?

none

18) Floor drains and/or sumps located in any structure(s) located on the property

~~All ID~~
~~No sumps~~

NO sumps - Floor Drains in All BLDG.

19) Pits, ponds, or lagoons on the property (any former pits pond or lagoons)

Small Pool in Poultry BLDG.

1- Former Pond North of Admin. BLDG.

20) Stained soil or pavement on the property

none

21) Stressed vegetation (from something other than insufficient water) on the property

none

22) Areas suggesting solid waste disposal

none

23) Liquid discharged into a drain, ditch, underground injection system, or stream

none

24) Wells (dry, irrigation, injection, abandoned, or other)

none

25) On-site septic systems or cesspools

none

Adjoining Properties

1) Current use(s) of each adjoining property

unknown

2) Past use(s) of each adjoining property

Unknown - HOMES

3) Topographic conditions of each adjoining property

4) Pits, ponds, or lagoons on each adjoining property

NONE

5) Liquid discharged into a drain, ditch, underground injection system, or stream on each adjoining property

Unknown

Surrounding Area

1) Current use(s) of the surrounding area

HOMES

2) Past use(s) of the surrounding area

HOMES

3) Topographic conditions of the surrounding area

Certification

I certify that to the best of my knowledge the above statements and facts are true and correct and that no material facts have been suppressed or misstated.

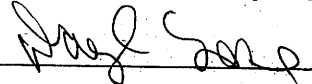
Name DARYL LOVE

Relation to subject Site and number of years: 15

Address 1120 W. STATE FAIR

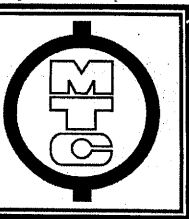
Phone Number 313-369-8405

E-mail LOVED@MICHIGAN.GOV

Signature 

Date 4-22-09

ASTM E 1527-05 Classification: Key Site Manager / Occupant / Other (Specify: _____)



Materials
Testing
Consultants, INC.

693 Plymouth NE • Grand Rapids, MI 49505
(616) 456-5469 • FAX (616) 456-5784

ASTM E 1527-05
Phase I Environmental Site Assessment
Interview Questionnaire

Directions

For each subheading, provide any information you possess with regards to the requested item. If an item does not apply, mark "None." If you have no knowledge with regards to a particular item, mark "Unknown."

Parcel No.

Owner Name: State of Michigan

Parcel Address: 1120 W. State Fair Avenue

City/State/Zip: Detroit, Michigan 48203

Subject Site

1) Current use(s) of the property (include types and quantities of hazardous substances and/or petroleum products utilized, along with types of containers and storage conditions)

State fairgrounds & exhibition center. Several small businesses and N.P.O.s

2) Past use(s) of the property including purchase date

Agriculture

3) Topographic conditions of the property

Flat lake bed deposits

4) Structure(s) located on the property (include age, construction, # of stories, roof, utilities served, waste disposal, etc.)

See detail in Report, 24 structures plus open air pavilions

5) Public thoroughfares adjoining the property

8-mile (North)
Woodward (West)
State Fair (South)

6) Roads, streets, and/or parking facilities on the property

Several large parking lots and roadways
see report.

7) The potable water supply system (well, municipal)

municipal (City of Detroit)

8) The sewage disposal system (include age)

municipal (City of Detroit)

9) How the building(s) are heated and cooled (include fuel sources and conversion dates)

Primarily Gas heat (Coliseum, Community Arts, Administration,
Michigan mart, East & West malls, Volunteer Bldg, Ford Pavilion, Livestock)

10) Storage tanks, either above ground or below ground, current or former

2 Asts (diesel) east of Bandshell
1 UST (gasoline) Ford Pavilion
1 UST (heating oil) Coliseum

11) Strong, pungent, or noxious odors

manure, whitehall Bldg mold and water damage

12) Pools of liquid

ponded puddle with sheen in midway area, south of former
UST area

13) Storage drums >5 gal

Bandshell: hydraulic oil (2-55-gal)

Coliseum: waste oil (2)

Whitehall: chemical strippers

14) Hazardous substance and/or petroleum product containers on the property that are not used in conjunction with the identified current use of the property use (include quantity, types of containers, and storage conditions)

None observed

15) Unidentified substance containers suspected of containing hazardous substances and/or petroleum products (include quantity, types of containers, and storage conditions)

None observed

Numerous pole mounted transformers throughout property.

16) Electrical and/or hydraulic equipment located on the property that is known or likely to contain PCBs

2 transformers in Coliseum

17) Stains and/or corrosion on the floors, walls, or ceilings of any structure(s) located on the property?

Whitehall bldg is badly damaged by moisture

18) Floor drains and/or sumps located in any structure(s) located on the property

Coliseum sump/trench for Zamboni

19) Pits, ponds, or lagoons on the property (any former pits pond or lagoons)

Former concrete-lined pond closed in place (filled) west of Administration building

Pond in courtyard of Poultry Building

20) Stained soil or pavement on the property

None observed

21) Stressed vegetation (from something other than insufficient water) on the property

None observed

22) Areas suggesting solid waste disposal

None observed

23) Liquid discharged into a drain, ditch, underground injection system, or stream

None observed

24) Wells (dry, irrigation, injection, abandoned, or other)

None observed

25) On-site septic systems or cesspools

None observed

Adjoining Properties

1) Current use(s) of each adjoining property

Primarily residential and commercial
Cemetery to west

2) Past use(s) of each adjoining property

Unknown

3) Topographic conditions of each adjoining property

Flat

4) Pits, ponds, or lagoons on each adjoining property

None observed

5) Liquid discharged into a drain, ditch, underground injection system, or stream on each adjoining property

None observed

Surrounding Area

1) Current use(s) of the surrounding area

Commercial / Residential

2) Past use(s) of the surrounding area

Agricultural

3) Topographic conditions of the surrounding area

Flat

Certification

I certify that to the best of my knowledge the above statements and facts are true and correct and that no material facts have been suppressed or misstated.


Name Steve Young

Relation to subject Site and number of years: None

Address 693 Plymouth NE

Phone Number 616 456-5769

E-mail syoung@mateco.com

Signature 

Date 4/23/09

ASTM E 1527-05 Classification: Key Site Manager / Occupant / Other (Specify: Consultant)