

Michigan Department of Environment, Great Lakes, and Energy



Results of the Fiscal Year 2020 Compliance Assistance and Long-Term Monitoring of Institutional Controls Study

Review of Compliance with Restrictions at Sites in Oakland County

Ron Smedley, Brownfield Assessment and Redevelopment Section
Kevin Schrems, Compliance and Enforcement Section
Remediation and Redevelopment Division
October 29, 2020

Background

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has records of approximately 3,400 restrictive covenants (RCs) recorded on property deeds in Michigan as part of remedial or corrective actions implemented under Part 201, Environmental Remediation, and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended. These statutes require long-term monitoring and reporting for land or resource use restrictions in some circumstances (previously described in the 2018 Pilot Project Statewide Assessment of Restrictive Covenants report). The Remediation and Redevelopment Division (RRD) developed a process for the 2017 Pilot Project Statewide Assessment of Restrictive Covenants to perform reviews of properties subject to these RCs. This is the third such annual review of RCs placed at Part 201 and Part 213 facilities.

2020 Project Objective

As part of EGLE's work plan for the United States Environmental Protection Agency 2020 Fiscal Year 128(a) Brownfield Grant, the RRD agreed to conduct a review of RCs under Project Management Task 1. This task is performed to evaluate compliance and monitoring with RCs. This year's review focused on properties in Oakland County, which has the second-highest number of restrictions imposed in Michigan (behind Wayne County). Oakland County consists of both urbanized and rural areas, some of which utilize groundwater for drinking water. Although Part 213 sites make up the vast majority of properties with institutional controls (about 14 times more including Notices of Corrective Action and RCs), eight Part 201 sites were included in this year's review to see if there were any major differences in compliance between the two categories. Table 1 breaks down the restrictions that are recorded in Oakland County.

Outputs

The outputs of this project are:

1. Project memo
2. Database of site information
3. Individual checklists of properties selected for review

Outcomes

The following outcomes will continue to advance our ability to conduct long-term monitoring of RCs.

1. Increased number of sites tracked for compliance in the LRUR database which can be analyzed in future years.
2. Expand outreach to new owners of sites that have restrictions.
3. Improve identification of sites with more complex restrictions which may have the potential for impacting off-site properties through various exposure pathways and to ensure that restrictions are protective of human health and the environment.

Process

The reviews were conducted by a team consisting of project managers from the Warren District Office, Kim Ethridge and Katie Noetzel, who conducted a majority of the reviews, and Ron Smedley and Kevin Schrems, who developed the project and analyzed the results. Ron and Kevin thanks Kim and Katie for offering their time to implement the project and the field support that they provided.

The review team selected 42 sites in Oakland County for examination (see Table 2 for more information about each site). The team used the processes described in the 2017 and 2018 reports to prepare a checklist for each review and conduct the site visit. Specifically, both in-person site walks and less invasive visual reviews, restricted to publicly accessible areas, allowed flexibility in how the assessments were conducted. In addition, the team used site maps and street views from Google Earth to identify locations, site conditions, and land development over time. The goal of the project is to achieve consistent data and application of checklists across all properties. In addition, a smaller number of reviewers ensures more consistency. The reviewers provided copies of the RCs and the previously approved “EGLE Property Owner’s Guide to Restrictive Covenants Imposed at Sites of Environmental Contamination” document to the property owners/operators when appropriate.

Data from the completed checklists was entered into the LRUR Access database. Use of the database allows for a consistent evaluation of site conditions and makes it easier to conduct calculations, sort data, and convert tables to Excel.

Results

The team utilized the same categories for describing compliance with restrictions as previously used in the 2018 report and included a new category for remote reviews. The four categories are:

1. No evidence of compliance issues
2. Noticeable conditions needing attention
3. Substantial non-compliance
4. Full evaluation not conducted

Of the 42 sites reviewed:

- 34 (81%) had no evidence of compliance issues at the time of the reviews.
- Only 3 sites (7%) had minor issues related to exposure barriers.
- 5 sites (12%) did not have full on-site evaluations conducted, but remote reviews did not show compliance issues.
- No sites that were reviewed had substantial non-compliance.
- 21 (50%) had an ownership change from the time when the RC was filed to the current time.
- 22 (52%) had protective structures, 19 of which all appeared to retain their integrity (3 were not determined/not applicable).
- 6 (14%) sites have drinking water wells, 4 of which were not subject to the restrictions, 1 of which requires additional investigation to determine compliance with restrictions, and 1 in compliance.
- 26 (62%) sites had owners who were aware of the restrictions, 16 were not applicable as the owners or representatives were not able to be contacted.

Overall, the analysis found that most properties’ conditions were in compliance with the restrictions as filed. Some properties required minor repairs to concrete and asphalt areas in order to maintain cap integrity. Properties seemed to be generally the same land use and type of business since the restrictions were filed, i.e.: automotive repair, gas stations, commercial, and industrial uses. There were no residential property uses at any of the sites. A complete list of results can be found in Table 3.

Action Items

- Ask IC TAPS about volunteering to do five or more reviews per year per district.
- Revise questions in the Checklist to ensure proper interpretation by reviewers.
- Add checklists to Environmental Mapper as attachments to recorded institutional controls or note availability of checklists in the Environmental Response Networked Information Exchange (ERNIE) to allow project managers to access for long-term monitoring of sites.
- Double check local unit of government listings in ERNIE and the Storage Tank Information Database (SID) to ensure correct location of sites, i.e., townships vs. cities or villages.
- Recommend that the 3 properties identified with minor exposure barrier issues be inspected in 1 year to determine whether additional action is needed.
- Recommend that the 1 property with a drinking water well present be further reviewed to determine whether the well is in compliance with the restriction or is not subject to the restriction. This may include discussion with the local health department and review of well permitting records.

cc: Kim Ethridge
Katie Noetzel

Attachments

Table 1- Oakland County Recorded Restrictions

Table 2- Sites Visited

Table 3- Aggregate Site Data/Responses

Table 1- Oakland County Recorded Institutional Controls

Type of Institutional Control	Part 213	Part 201	Part 111	Superfund	NAER	Total Recorded/filed
Restrictive Covenant	205	18	14	10	12	259
Notice of Corrective Action	44	0	0	0	0	44
Percent of Total RCs/NCAs filed	85.5%	5.9%	4.6%	3.3%	4.0%	303
Public Highway Institutional Control	12	1	0	0	0	13

Type of Restrictions Reviewed	34	8	0	0	0	42
Percent of Reviews	81.0%	19.0%				

Table 2- Sites Visited

Facility ID No. (213) or Site ID (201):	Reference Number	Site Name	Address	City
00012276	RC-RRD-213-02-007	Auburn Hills Gas	747 Opdyke Road	Auburn Hills
63000024	RC-RRD-201-05-040	Great Lakes Container Parcel B	415 Collier Road	Auburn Hills
63000024	RC-RRD-201-05-041	Great Lakes Container Parcel C	415 Collier Road	Auburn Hills
63006057	RC-RRD-201-17-051	Auburn Hills Diesel Spill	2000 Taylor Road	Auburn Hills
00033030	RC-RRD-213-16-174	Former Quarton Woodward Service	1599 South Woodward Avenue	Birmingham
00010391	RC-RRD-213-10-121	Former Shell - Father and Son Food Mart	39580 Woodward Avenue	Bloomfield Hills
00010709	RC-RRD-213-09-083	Alan Ford, Inc. / Ford Leasing Development Company	1845 South Telegraph Road	Bloomfield Township
00016659	RC-RRD-213-10-036	Mobil Station, r/s #13271	43003 Woodward Avenue	Bloomfield Township
00021402	RC-RRD-213-05-197	Bloomfield Dodge Inc.	2125 South Telegraph Road	Bloomfield Township
00016212	RC-RRD-213-05-187	Bay Pointe Auto Wash, Inc.	8393 Richardson Road	Commerce Township
00010169	RC-RRD-213-09-152	St. Vincent & Sarah Fisher Center	27400 West 12 Mile Road	Farmington Hills
00017150	RC-RRD-213-05-128	Robert Bosch Corporation	38000 Hills Tech Drive	Farmington Hills
00038310	RC-RRD-213-17-069	Parking Lot - Former BP Products	371 East Nine Mile Road	Ferndale
00038936	RC-RRD-213-16-106	Ferndale Honda	21350 Woodward Avenue	Ferndale
63005983	RC-RRD-201-15-069	Burdette Street Property	1956-1966 Burdette Street	Ferndale
00006403	RC-RD-213-11-095	Huron Valley Schools Transportation Garage	2370 South Milford Road	Highland Township
00012465	RC-RRD-213-03-002	Lake Orion Schools Transportation Facility	Florence Street	Lake Orion
00017595	RC-RRD-213-07-002	Lions Club	597 East Flint Street	Lake Orion
00036568	RC-RRD-213-05-174a	Edgewood Electric	26700 John R Road	Madison Heights
00004244	RC-RRD-213-14-220	Johns Auto Repair Services	1304 East Commerce Street	Milford
63000038	RC-RRD-201-11-011	Village of Milford LF	1100 Old Plank Road	Milford
00010442	RC-RRD-213-17-117	Shell Service Station	15450 West Nine Mile Road	Oak Park
00001238	RC-RRD-213-07-048	Former Pulte Construction Co., Inc.	2695 Crooks Road	Rochester Hills
00020966	RC-RRD-213-04-389	Rochester Community Schools Transportation Center	380 South Livernois Road	Rochester Hills
00010435	RC-RRD-213-04-635	Shell Service Station (WIC #221-8230-0800)	735 South Main Street	Royal Oak
00017500	RC-RRD-213-10-123	Speedway #2221	1720 Rochester Road	Royal Oak

Table 2- Sites Visited

Facility ID No. (213) or Site ID (201):	Reference Number	Site Name	Address	City
00018697	RC-RRD-213-17-111	Royal Oak DPW	1600 North Campbell Road	Royal Oak
00007769	RC-RD-213-12-109	Springfield Oaks Golf Course	12450 Andersonville Road	Springfield Township
00000199	RC-RRD-213-09-143	Troy Public Schools Transportation	120 Hart Drive	Troy
00009927	RC-RRD-201-14-061	Lincoln of Troy	1950 West Maple Road	Troy
63000018	RC-RRD-201-18-052	Davis Manufacturing Facility	930 Livernois Road/Main Street	Troy
63000392	RC-RRD-201-11-004	Former Ford New Holland	1333 Coolidge Road	Troy
00007360	RC-ERD-213-02-002	Former Jet Store #22047, Phillips 66 #6219	5684 Highland Road	Waterford Township
00007363	RC-RRD-213-04-795	Former Jet Store #22064	6601 Cooley Lake Road	Waterford Township
00010371	RC-RRD-213-10-063	Shell Station	4400 Highland Road	Waterford Township
00010372	RC-RRD-213-09-055	Shell Service Station (Waterford)	6005 Highland Road	Waterford Township
00016684	RC-RD-213-12-078	Mobil #03-KYR	4805 Dixie Highway	Waterford Township
00041383	RC-RRD-213-08-018	Stevens Van Lines	3665 Elizabeth Lake Road	Waterford Township
00001960	RC-RRD-213-15-170	Jax Car Wash #055	6620 Orchard Lake Road	West Bloomfield Township
00013829	RC-RRD-213-05-171	West Bloomfield Township Fire Station #3	3340 Green Lake Road	West Bloomfield Township
00002182	RC-RRD-213-04-259	Amoco SS #2256	3685 Highland Road	White Lake Township
00013798	RC-RRD-213-12-147	Mike's Auto Clinic	9555 Elizabeth Lake Road	White Lake Township

Table 3 - Aggregate Site Data/Responses

Facility ID No. (213) or Site ID (201):	Site Name	Address	City	Improvements, building, activity inconsistent with RC	Reference Number	Site Name or Current Business Name	Property Tax ID Numbers	Land Use Type	Surrounding Land Use Type	Property Ownership Change	Property Excludes Residential Use	Property zoning same since RC recorded	Recorded at Register of Deeds	RC located upon records search	Description of how instrument recorded	Restrictions in RC	Other RC	Protective Structure	Structure Retains Integrity	Structure Free of erosion, cracks or degradation	Water Wells in compliance with RC?
63006057	Auburn Hills Diesel Spill	2000 Taylor Road	Auburn Hills		RC-RRD-201-17-051	Auburn Hills Diesel Spill	14-11-102-003	Commercial	Mixed Uses	FALSE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds	Land Use	groundwater, direct contact/exposure barrier, vapor intrusion	Yes	Yes	No	NA
00012276	Auburn Hills Gas	747 Opdyke Road	Auburn Hills	newer concrete, dispensers, store in nice shape	RC-RRD-213-02-007	Auburn Hills Gas	14-35-303-004	Commercial	Commercial	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 12/22/2003	Other	activities interfering with corrective actions	NA	NA	NA	NA
63000024	Great Lakes Container Parcel B	415 Collier Road	Auburn Hills		RC-RRD-201-05-040	Great Lakes Container Parcel B	14-05-477-001	Industrial	Mixed Uses	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 6/28/2006	Land Use	groundwater, direct contact/exposure barrier, fence, permanent markers	Yes	Yes	Yes	NA
63000024	Great Lakes Container Parcel C	415 Collier Road	Auburn Hills	none, vacant	RC-RRD-201-05-041	Great Lakes Container Parcel C	14-08-226-001	Industrial	Industrial	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 6/28/2006	Land Use	groundwater, direct contact/exposure barrier, fence, permanent markers	Yes	Yes	Yes	NA
00033030	Former Quarton Woodward Service	1599 South Woodward Avenue	Birmingham	vacant property	RC-RRD-213-16-174	Former Quarton Woodward Service	19-25-101-006	Commercial	Commercial	FALSE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 6/22/2018	Land Use	groundwater, vapor intusion	No	NA	NA	NA
00010391	Former Shell - Father and Son Food Mart	39580 Woodward Avenue	Bloomfield Hills	multi-tenant building	RC-RRD-213-10-121	Former Shell- Father and Son Food Mart	19-14-153-004	Commercial	Commercial	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 8/31/2011	Land Use	site specific, groundwater, exposure barrier, special building	Yes	Yes	Yes	NA
00010709	Alan Ford, Inc./Ford Leasing Development Company	1845 South Telegraph Road	Bloomfield Township	building	RC-RRD-213-09-083	Alan Ford Inc./Ford Leasing Development	19-06-226-010	Commercial	Commercial	TRUE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds, 7/9/2009	Land Use	groundwater, soil management	NA	NA	NA	NA
00021402	Bloomfield Dodge Inc.	2125 South Telegraph Road	Bloomfield Township	building demolished in 2005, rebuilt new	RC-RRD-213-05-197	Bloomfield Dodge Inc.	19-05-328-001	Commercial	Commercial	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 5/5/2005	Land Use	groundwater	NA	NA	NA	NA
00016659	Mobil Station, r/s #13271	43003 Woodward Avenue	Bloomfield Township	none	RC-RRD-213-10-036	Mobil Station r/s #13271	19-03-351-003	Commercial	Commercial	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 4/7/2010	Land Use	groundwater, vapor intrusion, infiltration barrier	NA	NA	NA	NA
00016212	Bay Pointe Auto Wash, Inc.	8393 Richardson Road	Commerce Township		RC-RRD-213-05-187	Bay Pointe Auto Wash	17-13-400-040, -039	Commercial	Mixed Uses	TRUE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds, 3/23/2000	Groundwater		No	NA	No	NA
00017150	Robert Bosch Corporation	38000 Hills Tech Drive	Farmington Hills		RC-RRD-213-05-128	Bosch	23-18-100-021	Industrial	Industrial	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 1/3/2005	Land Use	groundwater, direct contact/exposure barrier, vapor intrusion	Yes	Yes	Yes	NA
00010169	St. Vincent & Sarah Fisher Center	27400 West 12 Mile Road	Farmington Hills	none	RC-RRD-213-09-152	Sarah Fisher Home	23-12-476-008	Vacant	Residential	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 10/09/2009	Land Use	groundwater	No	NA	NA	NA
63005983	Burdette Street Property	1956-1966 Burdette Street	Ferndale		RC-RRD-201-15-069	1956 Burdette Street	25-27-485-003	Commercial	Mixed Uses	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 10/5/2015	Direct contact/Exposure Barrier		Yes	Yes	Yes	NA
00038310	Parking Lot - Former BP Products	371 East Nine Mile Road	Ferndale	buildings	RC-RRD-213-17-069	409 on 9 Condominiums	25-27-458-022, -011	Residential	Residential	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 5/11/2017	Groundwater	Vapor intrusion, direct contact, exposure barrier	Yes	Yes	Yes	NA
00038936	Ferndale Honda	21350 Woodward Avenue	Ferndale		RC-RRD-213-16-106	Ferndale Honda	24-25-34-477-042, -024	Commercial	Mixed Uses	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds	Land Use	groundwater, direct contact/exposure barrier, vapor intrusion	Yes	Yes	Yes	NA
00006403	Huron Valley Schools Transportation Garage	2370 South Milford Road	Highland Township	none	RC-RRD-213-11-095	Huron Valley Schools Transportation Garage	11-33-200-003	Residential	Residential	FALSE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds	Groundwater		NA	NA	NA	NA
00012465	Lake Orion Schools Transportation Facility	Florence Street	Lake Orion		RC-RRD-213-03-002	Lake Orion Schools Transportation Facility	OL-09-01-302-016	Commercial	Residential	FALSE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 12/5/2002	Groundwater		NA	NA	NA	NA
00017595	Lions Club	597 East Flint Street	Lake Orion	none	RC-RRD-213-07-002	Lions Club property/LS Enterprises	09-01-302-035	Commercial	Residential	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 3/25/2008	Groundwater	special wells	No	NA	NA	NA
00036568	Edgewood Electric	26700 John R Road	Madison Heights		RC-RRD-213-05-174a	Edgewood Electric	25-24-101-006, -007	Commercial	Mixed Uses	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 5/18/2005	Land Use	Site specific, special building, exposure barrier, soil movement, gw	Yes	Yes	Yes	NA
63000038	Village of Milford LF	1100 Old Plank Road	Milford		RC-RRD-201-11-011	CSX property	16-14-251-001, 16-14-101-011, 16-11-380-007	Vacant	Residential	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 2/14/2012	Land Use	groundwater, direct contact/exposure barrier	Yes	NA	NA	NA
00004244	Johns Auto Repair Services	1304 East Commerce Street	Milford	none	RC-RRD-213-14-220	John's Auto Repair Services	16-11-204-027	Commercial	Mixed Uses	TRUE	Yes	Yes	FALSE	Yes	Oakland Co. Register of Deeds, 12/19/2014	Land Use	groundwater, vapor intrusion	NA	NA	Yes	NA
00010442	Shell Service Station	15450 West Nine Mile Road	Oak Park	none	RC-RRD-213-17-117	Shell Service Station	25-30-351-034	Commercial	Mixed Uses	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, Misc. recording	Land Use	groundwater, exposure barrier, vapor intrusion, manage LNAPL	Yes	NA	NA	NA
00001238	Former Pulte Construction Co. Inc.	2695 Crooks Road	Rochester Hills	none	RC-RRD-213-07-048	Former Pulte Construction Co.	70-15-28-351-001	Commercial	Mixed Uses	FALSE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds, 6/1/2009	Land Use	groundwater, vapor intrusion	NA	NA	NA	NA
00020966	Rochester Community Schools Transportation Center	380 South Livernois Road	Rochester Hills	none	RC-RRD-213-04-389	Rochester Community Schools Transportation Center	15-16-226-001	Commercial	Mixed Uses	FALSE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 2/22/1999	Other	groundwater for consumption, no soil removal	NA	NA	NA	NA

Table 3 - Aggregate Site Data/Responses

Facility ID No. (213) or Site ID (201):	Obvious unauthorized construction or excavation?	Exposure barrier other than concrete, asphalt, or gravel?	Ruts, surface impact, erosion, or incursions visible?	Permanent markers, exposure barriers, monitoring wells in place?	Site Security measures in place?	Site Security measures include	Is property owner aware of restrictions?	Other Identified Contact Person	New owner/operator of property	Type of purchase	Current Site conditions description	Need for repairs, other site observations	Compliance Rating	Property File Location
63006057	No	No	NA	NA	NA	NA	NA	RGIS Properties, LLC	Taylor Road 321 Farber		Office building footprint is same, property in good condition, cracks in asphalt have been filled.	No	No Evident Compliance Issues	file:///U:\Kermit\1120117051.PDF
00012276	No	No	No	Yes	NA	NA	Yes	FJ Properties MGMT	FJ Properties MGMT	Warranty Deed	Same building and UST footprint as in 2003. Current gas station and small convenience store.	No	No Evident Compliance Issues	file:///U:\Kermit\1121302007.PDF
63000024	No	Yes	NA	NA	NA	NA	Yes	NJ Storage LLC	NJ Storage LLC		mostly vacant land, new storage facility on SE corner of Parcel B		Full Evaluation Not Conducted	file:///U:\Kermit\1120105040.pdf
63000024	No	Yes	NA	Yes	Yes	Fences	Yes	Main Enterprises LLC	Main Enterprises LLC/415 Collier LLC		Parcel C vacant, Parcel B has newer road and storage business	No	Full Evaluation Not Conducted	file:///U:\Kermit\1120105041.pdf
00033030	No	NA	NA	NA	NA	NA	NA	Alex Fratacangeli	Maria I. Fratacangeli	Warranty Deed	property is vacant and for sale	No	No Evident Compliance Issues	file:///U:\Kermit\1121316174.PDF
00010391	No	No	NA	NA	NA	NA	NA	Bloomfield Crossings	Bloomfield Crossings		multi-tenant commercial property, new building and parking lot	No	No Evident Compliance Issues	file:///U:\Kermit\1121310121.PDF
00010709	No	NA	NA	NA	NA	NA	NA	Maptel Properties LLC	Maptel Properties LLC	Other	Property is Erhard BMW Bloomfield Sales, very well maintained.	No	No Evident Compliance Issues	file:///U:\Kermit\1121309083.PDF
00021402	No	NA	NA	NA	NA	NA	NA	Acadia Realty Trust	Acadia Realty Trust		property is a single retail building with four units	No	No Evident Compliance Issues	file:///U:\Kermit\1121305197.pdf
00016659	No	NA	NA	NA	NA	NA	NA	Bill Saad	ExxonMobil Oil Corp./Diversified Fuelds Properties LLC	Other	gas station operating, built 1984	No	No Evident Compliance Issues	file:///U:\Kermit\1121310036.PDF
00016212	No	No	NA	NA	NA	NA	Yes	Todd Gusnd	O'Connell Development LLC		Property is a car wash (Super Wash) with vaccums, footprint matches one in the RC	No	No Evident Compliance Issues	file:///U:\Kermit\1121305187.pdf
00017150	No	No	NA	Yes	NA	NA	Yes	Jill Kupcak	Robert Bosch LLC		Industrial and office buildings, surrounding parking lots- some cracks	No	Noticable Conditions Needing Attention	file:///U:\Kermit\1121305128.pdf
00010169	No	NA	NA	NA	Yes	Fences, Gates, Signs	Yes		Property for sale		property is fenced off and for sale	No	No Evident Compliance Issues	file:///U:\Kermit\1121309152.PDF
63005983	No	No	No	Yes	NA	NA	Yes	SOMI Properties, LLC, Dennis Fuller	SOMI Properties, LLC	Warranty Deed	former machine shop with PCBs in soil, repaved parking lot	No	No Evident Compliance Issues	file:///U:\Kermit\1120115069.PDF
00038310	No	No	NA	NA	NA	NA	Yes	Wolf River Development Co.	Wolf River Development		two-building condominium complex	No	No Evident Compliance Issues	file:///U:\Kermit\1121317069.PDF
00038936	NA	No	No	Yes	NA	NA	NA	Taylor Dunning Properties	Dunning Honda		Automobile sales and service, pavement in good shape.	No	No Evident Compliance Issues	file:///U:\Kermit\1121316106.PDF
00006403	No	NA	NA	NA	NA	Fences	Yes	Randy Westerman	Huron Valley Public Schools		site access limited with fencing	No	No Evident Compliance Issues	file:///U:\Kermit\11421311095.PDF
00012465	NA	NA	NA	NA	NA	NA	Yes	Lake Orion Schools	Lake Orion Community Schools		school bus parking area and adjacent school	No	No Evident Compliance Issues	file:///U:\Kermit\1121303002.pdf
00017595	No	NA	NA	NA	NA	NA	Yes	Robert/Justini Co. LLC	Robert Justini Co. LLC	Land Contract	Current vacant lot, one small utility building.	No	No Evident Compliance Issues	file:///U:\Kermit\1121307002.PDF
00036568	No	No	NA	NA	Yes	NA	NA	Colliers Real Estate			building on southern parcel, vacant lot on northern parcel	No	No Evident Compliance Issues	U:\Kermit\11121305174
63000038	NA	NA	NA	Yes	Yes	Fences, Gates, Signs	Yes		Notice of pending sale to EGLE required	Warranty Deed	Property is currently vacant and will remain so.	No	No Evident Compliance Issues	file:///U:\Kermit\1120111011.PDF
00004244	No	NA	NA	NA	NA	NA	Yes	Afia Bashir	Car Hamar LLC	Warranty Deed	automotive repair garage and canopy, paved	No	No Evident Compliance Issues	file:///U:\Kermit\1121314220.PDF
00010442	No	No	NA	Yes	NA	NA	Yes	Kassem Beydoun	Safeway Oil Co.		gas station operating	No	No Evident Compliance Issues	file:///U:\Kermit\1121317117.PDF
00001238	No	NA	NA	NA	NA	NA	NA	Arthur Pulte Trust to Arthur Pulte LLC	Arthur Pulte Trust		5 acre parcel in Northfield Industrial Park, various tenants	No	No Evident Compliance Issues	file:///U:\Kermit\1121307048.PDF
00020966	No	NA	NA	NA	NA	NA	Yes	Rochester School District		Warranty Deed	paved parking area for buses and garage, 40 acres includes football field	No	No Evident Compliance Issues	file:///U:\Kermit\1121304389.PDF

Table 3 - Aggregate Site Data/Responses

Facility ID No. (213) or Site ID (201):	Site Name	Address	City	Improvements, building, activity inconsistent with RC	Reference Number	Site Name or Current Business Name	Property Tax ID Numbers	Land Use Type	Surrounding Land Use Type	Property Ownership Change	Property Excludes Residential Use	Property zoning same since RC recorded	Recorded at Register of Deeds	RC located upon records search	Description of how instrument recorded	Restrictions in RC	Other RC	Protective Structure	Structure Retains Integrity	Structure Free of erosion, cracks or degradation	Water Wells in compliance with RC?
00018697	Royal Oak DPW	1600 North Campbell Road	Royal Oak	Garage and salt storage area, pavement in good shape	RC-RRD-213-17-111	Royal Oak DPW Maintenance Garage	72-25-14-101-039	Industrial	Mixed Uses	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds 10/2/2019	Land Use	groundwater, direct contact/exposure barrier, vapor intrusion	Yes	Yes	Yes	NA
00010435	Shell Service Station (WIC #221-8230-0800)	735 South Main Street	Royal Oak		RC-RRD-213-04-635	Shell Service Station (WIC#221-8230-0800)	25-22-157-003	Commercial	Commercial	TRUE	Yes	Yes	FALSE	Yes	Oakland Co. Register of Deeds, 12/27/2000	Groundwater	Pending RC includes land use, drinking wagner, vapor intrusion, barrier	Yes	Yes	No	NA
00017500	Speedway #2221	1720 Rochester Road	Royal Oak		RC-RRD-213-10-123	Speedway #2221	25-15-102-001	Commercial	Commercial	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds	Land Use	groundwater, vapor intrusion	NA	NA	NA	NA
00007769	Springfield Oaks Golf Course	12450 Andersonville Road	Springfield Township		RC-RD-213-12-109	Springfield Oaks Golf Course	07-17-400-006	Recreational	Mixed Uses	FALSE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, Misc. 5/13/2013	Land Use	direct contact/exposure barrier	Yes	Yes	NA	Yes
63000018	Davis Manufacturing Facility	930 Livernois Road/Main Street	Troy	none	RC-RRD-201-18-052	Davis Manufacturing Facility	20-34-153-042, -043, -041	Vacant	Mixed Uses	FALSE	No	Yes	FALSE	Yes	Oakland Co. Register of Deeds, 11/6/2018	Vapor Intrusion	groundwater, monitoring wells	No	NA	NA	NA
63000392	Former Ford New Holland	1333 Coolidge Road	Troy		RC-RRD-201-11-004	Former Ford New Holland	20-31-226-021, -012, -018, -017, -016, -014, -019	Commercial	Commercial	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 5/17/2011	Land Use	special building, groundwater, exposure barrier, excavation, permanent marker	Yes	Yes	Yes	NA
00009927	Lincoln of Troy	1950 West Maple Road	Troy		RC-RRD-201-14-061	Lincoln of Troy	20-29-326-012	Commercial	Commercial	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 10/27/2014	Other	contaminated soil, debris, media handling	NA	NA	NA	NA
00000199	Troy Public Schools Transportation	120 Hart Drive	Troy		RC-RRD-213-09-143	Troy Public Schools Transportation	20-16-200-034	Commercial	Residential	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 11/18/2009	Direct contact/Exposure Barrier	groundwater use, excavation	Yes	Yes	Yes	NA
00007360	Former Jet Store #22047, Phillips 66 #6219	5684 Highland Road	Waterford Township		RC-ERD-213-02-002	Former Jet/Speedway Gas Station	13-16-378-020	Commercial	Mixed Uses	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 4/5/2002	Land Use	groundwater	Yes	Yes	Yes	NA
00007363	Former Jet Store #22064	6601 Cooley Lake Road	Waterford Township		RC-RRD-213-04-795	Former Jet Store #22064/Clark Station	13-32-376-001	Commercial	Mixed Uses	TRUE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds, 12/14/2004	Land Use	groundwater, direct contact/exposure barrier	Yes	Yes	No	NA
00010371	Shell Station	4400 Highland Road	Waterford Township	none	RC-RRD-213-10-063	Shell Station	13-22-251-042	Commercial	Mixed Uses	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 2/17/2017	Land Use	groundwater, exposure barrier	Yes	Yes	Yes	NA
00010372	Shell Service Station (Waterford)	6005 Highland Road	Waterford Township	building	RC-RRD-213-09-055	Shell Service Station (Waterford)	13-20-276-028	Commercial	Commercial	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 6/14/2002	Other	no soil removal, exposure barrier, groundwater wells	Yes	Yes	Yes	No
00016684	Mobil #03-KYR	4805 Dixie Highway	Waterford Township		RC-RD-213-12-078	Mobil #03-KYR	13-03-354-003	Commercial	Mixed Uses	TRUE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds, 8/29/2012	Land Use	groundwater	No	NA	NA	NA
00041383	Stevens Van Lines	3665 Elizabeth Lake Road	Waterford Township	none	RC-RRD-213-08-018	Stevens Van Lines	13-26-326-021	Commercial	Commercial	TRUE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds	Land Use	groundwater	No	NA	NA	NA
00001960	Jax Car Wash #055	6620 Orchard Lake Road	West Bloomfield Township		RC-RRD-213-15-170	Jax Car Wash #055	18-34-200-233	Commercial	Commercial	FALSE	Yes	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 11/10/2015	Other	site specific, special building, excavation, exposure barrier, groundwater	Yes	Yes	Yes	NA
00013829	West Bloomfield Township Fire Station #3	3340 Green Lake Road	West Bloomfield Township	New fire station	RC-RRD-213-05-171	West Bloomfield Township Fire Station #3	18-08-381-022	Commercial	Residential	TRUE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds	Groundwater		NA	NA	NA	NA
00002182	Amoco SS #2256	3685 Highland Road	White Lake Township		RC-RRD-213-04-259	Amoco SS #2256	12-19-101-027	Commercial	Commercial	FALSE	No	Yes	TRUE	Yes	Oakland Co. Register of Deeds, 11/6/1997	Land Use	groundwater, infiltration barrier, no excavation	Yes	Yes	No	Yes
00013798	Mike's Auto Clinic	9555 Elizabeth Lake Road	White Lake Township	none	RC-RD-213-12-147	Mike's Auto Clinic	12-26-129-024	Vacant	Commercial	FALSE	Yes	No	TRUE	Yes	Oakland Co. Register of Deeds, 2/19/2013	Groundwater	Vapor Intrusion	No	NA	NA	NA

Table 3 - Aggregate Site Data/Responses

Facility ID No. (213) or Site ID (201):	Obvious unauthorized construction or excavation?	Exposure barrier other than concrete, asphalt, or gravel?	Ruts, surface impact, erosion, or incursions visible?	Permanent markers, exposure barriers, monitoring wells in place?	Site Security measures in place?	Site Security measures include	Is property owner aware of restrictions?	Other Identified Contact Person	New owner/operator of property	Type of purchase	Current Site conditions description	Need for repairs, other site observations	Compliance Rating	Property File Location
00018697	No	No	No	Yes	Yes	Fences, Gates, Signs	Yes	City of Royal Oak	City of Royal Oak	Warranty Deed	city garage used for fueling, auto repair, storage of snowplows and other vehicles.	No	No Evident Compliance Issues	file:///U:\KERMIT\1121317111.PDF
00010435	No	No	NA	Yes	NA	NA	Yes	Safeway Oil	Safeway Oil Co.		Gas station paved with two dispenser islands, small c-store, minor cracking of pavement	No	No Evident Compliance Issues	file:///U:\kermi\1121304635.pdf
00017500	No	NA	NA	Yes	NA	NA	Yes	Speedway Superamerica LLC	Emro Marketing		Gas station at corner of 12 Mile and Rochester Rd., some drums stored outside	No	No Evident Compliance Issues	file:///U:\KERMIT\1121310123.PDF
00007769	No	Yes	NA	Yes	NA	NA	Yes	Oakland County Parks	Oakland County Parks		Golf course, no use of upper aquifer, cover using building	No	No Evident Compliance Issues	file:///U:\KERMIT\11421312109.PDF
63000018	No	NA	NA	NA	NA	NA	NA	Colliers Real Estate			Vacant lot, property for sale by Colliers Real Estate	No	No Evident Compliance Issues	file:///U:\KERMIT\1120118052.PDF
63000392	No	Yes	No	Yes	NA	NA	Yes	Grand & Sakwa New Holland Shopping Center	Midtown Square	Warranty Deed	Shopping center, liable party conducts annual inspection and performs repairs in annual report to RRD	Yes	Noticable Conditions Needing Attention	file:///U:\KERMIT\1120111004.PDF
00009927	No	No	NA	NA	NA	NA	NA	RMCM Properties	RMCM Properties	Warranty Deed	used car dealership, remedy to manage contaminated soils, debris or media correctly	No	No Evident Compliance Issues	file:///U:\KERMIT\1120114061.PDF
00000199	No	No	NA	NA	NA	Fences, NA	Yes	Troy Schools			Site in good condition, some minor seams in asphalt.	No	Full Evaluation Not Conducted	file:///U:\KERMIT\1121309143.PDF
00007360	No	NA	NA	NA	NA	NA	Yes	Quick N Fresh LLC	Quick N Fresh LLC	Warranty Deed	currently Shell branded gas station, closure report pending, some repairs made to cracks in pavement	No	No Evident Compliance Issues	file:///U:\KERMIT\11221302002.PDF
00007363	No	No	NA	NA	NA	NA	Yes	Mr. Udaya Chapalamadugu	Rohit Ventures		Property is an active gas station, good condition, some asphalt cracking.	Yes	Noticable Conditions Needing Attention	file:///U:\KERMIT\1121304795.PDF
00010371	No	No	NA	Yes	NA	NA	Yes		St. Joseph Mercy Health Care	Warranty Deed	Footprint of building the same, cracks in pavement patched.	No	No Evident Compliance Issues	file:///U:\KERMIT\1121310063.PDF
00010372	No	No	No	No	NA	NA	Yes	AT&T Mobile Phone service and sales	6005 Highland LLC#85	Warranty Deed	3 unit commercial structure	No	No Evident Compliance Issues	file:///U:\KERMIT\1121309055.PDF
00016684	No	NA	NA	NA	NA	NA	Yes	Amal Barkat	Sam Baydoun		Active gas station, property in good shape	No	No Evident Compliance Issues	file:///U:\KERMIT\11421312078.PDF
00041383	No	No	NA	NA	NA	Fences, NA	NA	Robert Redner	Red Air Group LLC	Warranty Deed	paved lot and garages/fleet servicing, property for sale	No	No Evident Compliance Issues	file:///U:\KERMIT\1121308018.PDF
00001960	No	No	NA	NA	NA	NA	NA	BMW Kar Wash LLC	Jax Kar Wash #55		Active drive through car wash, site totally paved with asphalt and concrete, except for rear. Much cracking evident, but filled in.	No	Full Evaluation Not Conducted	file:///U:\KERMIT\1121315170.PDF
00013829	No	NA	NA	NA	NA	NA	NA	Gregory Flynn, Fire Chief	West Bloomfield Township	Warranty Deed	New fire station built in 2019, well abandoned	No	No Evident Compliance Issues	file:///U:\kermi\1121305171.pdf
00002182	No	No	NA	NA	NA	NA	NA				Current gas station, pavement cracking evident, but not severe. Original well shown on map.	Yes	Full Evaluation Not Conducted	file:///U:\KERMIT\1121304259.PDF
00013798	No	NA	NA	NA	NA	NA	NA	Brent Rossbach, adjacent owner	Dianne White	Warranty Deed	Vacant lot next to automobile repair garage	No	No Evident Compliance Issues	file:///U:\KERMIT\11421312147.PDF