



RACER DAVISON ROAD INDUSTRIAL LAND  
SITE SUMMARY  
May 6, 2021

INTRODUCTION

RACER's practice is to work with buyers to find mutually acceptable solutions for site development and remediation requirements. This brief Site Summary is designed to provide the following information about the Davison Road Industrial Land (Site) to assist potential buyers:

- Site history and description
- Previous Site investigations
- Current Site status
- Expected future Site requirements

Full background reports are available on RACER's website at <https://www.racertrust.org/properties/davison-road-industrial-land> or can be provided if requested. In addition, more specific and detailed discussions can be arranged with RACER and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), formerly the Michigan Department of Environmental Quality (MDEQ), at an appropriate time once a draft conceptual Site development plan has been prepared. EGLE supports the common goals of Site remediation and development and, in cooperation with RACER, will streamline and expedite development consistent with EGLE regulatory requirements.

The Site is ready for non-residential development with standard Due Care measures.

SITE HISTORY AND DESCRIPTION

Located off Davison Road, this 56.21-acre vacant parcel is bordered by:

- Davison Road and mixed commercial properties to the north;
- Canadian National railroad line to the south;
- A Consumer's Power Company right-of-way and a General Motors Customer Care and Aftersales warehouse and distribution facility to the west; and
- A vacant parcel to the east.
- Gilkey Creek crosses the southwest portion of the Site.

See Figures 1 and 2, and Appendix 1.

Based on review of historical aerial photographs and other records it appears that the Site was:

- Agriculture land until the late 1950s;
- Limited residential development began in the late 1950s and early 1960s;
- Purchased by the former General Motors Corporation (GMC) in the early 1960s; and
- Associated with the Delphi Energy and Engine Management Systems Flint East Facility (the former Delphi Facility on Center Road west of the Site), until 1999, when Delphi Automotive Systems was divested from GMC.

The Site was never used by GMC for manufacturing operations. However, GMC did use an asphalt test track that extends through the northern portion of the Site and extended onto the adjoining parcel to the east and in the 1970s GMC placed fill on a portion of the Site. The fill included construction debris, miscellaneous inert solid waste and foundry sand primarily from the former GMC Buick Motor Division facility in Flint, MI. This fill material was the only concern identified for the Site in a Phase I Environmental Assessment (ESA) completed in 1995 and there have been no Site uses after 1995 to alter that conclusion.

A portion of the Site lies in the floodway and some adjacent ground lies within the 100-year floodplain. In addition, a small portion of the southeast part of the Site is included in the National Wetlands Survey, although the area has not been formally evaluated to determine if it is in fact a wetland (Appendix 1).

#### PREVIOUS SITE INVESTIGATIONS

Site investigations were completed by GMC from 1996 through November 2007. RACER completed additional site investigations from 2012 through July 2016. The investigations included soil and groundwater characterization, fill delineation, and ecological habitat assessment.

Two primary environmental concerns related to the historic fill were identified – one ecological based issue associated with groundwater migrating to surface water (the Groundwater/Surface Water Interface (GSI) Criteria and one limited area where several soil samples contained concentrations of polynuclear aromatic hydrocarbons (PNAs) above the EGLE Part 201 Non-Residential Direct Contact (DC) Protection Criteria. In July 2016, ~40 tons of PNA impacted was excavated and transported off site for disposal. Removal of the impacted PNA soils eliminated exceedances of criteria for the DC pathway at the Site. The remaining GSI issue has been addressed by RACER to the extent possible and shows that low levels of arsenic are present

in the groundwater and that although these low levels slightly exceed GSI criteria in certain locations, these low levels do not present a risk to human health or the environment. No adverse impacts on future development or use of the Site are anticipated.

Figure 2 illustrates monitoring wells currently present at the Site. GSI groundwater compliance monitoring well locations are in the area near Gilkey Creek. Depth to groundwater is generally five to fifteen feet below grade.

Overall the identified exceedances of EGLE Part 201 criteria in soil and groundwater are relatively minor, and with the implemented Declaration of Restrictive Covenant (DRC) (Appendix 2) and due care, these limited exceedances will not result in human exposures, pose any risks to human health nor adversely impact development or future use.

No geotechnical soil testing has been conducted at the Site, however a cross-section key and cross-sections illustrating the subsurface material at the Site are included in Figures 3, 4, and 5, and select soil boring information is included in Appendix 3. Subsurface material (some of which is fill) generally consists of sand or silt/clay over a saturated sand/silt that is underlain by clay. Based on review of the available information for the soil and fill material it appears that most of the soil and fill material is very suitable for development (Appendix 4). However, true buildability of the soils and fill can only be determined through a professional geotechnical study.

#### CURRENT SITE STATUS

Remediation activities were conducted with approval and oversight by EGLE. The RACER Trust Settlement Agreement allocated \$612,280 for Site remediation, with almost all of that used as of May 6, 2021.

On May 4, 2017, a No Further Action (NFA) Report was submitted to MDEQ and MDEQ approved the report via an August 9, 2017 letter (Appendix 5). The NFA Report summarizes the Site history, regional and local hydrogeologic conditions, previous consultants' investigations, and recent investigation and remediation activities completed at the Site. The remedial actions conducted to date, including soil and groundwater investigations, a small excavation and recording a DRC, which satisfied applicable cleanup criteria established under Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA) with the exception of arsenic for the GSI pathway.

The DRC for the Site was recorded with the Genesee County Register of Deeds on April 11, 2017 and is included in Appendix 2. Notable DRC provisions are:

- Land use restricted to non-residential;

- Installation of groundwater wells prohibited except for certain circumstances;
- Soil management per applicable regulations required;
- Vapor intrusion assessment or mitigation required; and
- Due care per applicable regulations required.

#### EXPECTED FUTURE SITE REQUIREMENTS

At this time RACER does not expect any further activity at the Site except for monitoring to verify the requirements of the DRC are being met. This can be coordinated to ensure there is no adverse impact on immediate Site development activities or on future Site use.

#### Attachments

Figure 1 - Site Location Map

Figure 2 –Site Aerial

Figure 3 – Cross Section Location Map

Figure 4 – Cross Section A-A'

Figure 5 – Cross Section B-B'

Appendix 1 – Site Boundary and Topographic Surveys, Floodplain and Wetland Maps

Appendix 2 – Declaration of Restrictive Covenant

Appendix 3 - Soil Information

Appendix 4 – General Soil and Fill Buildability

Appendix 5 – MDEQ NFA Approval Letter