



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



C. HEIDI GRETHUR
DIRECTOR

October 27, 2017

RACER
c/o Mr. David Favero
500 Woodward Avenue, Suite 2650
Detroit, Michigan 48226

RECEIVED NOV - 3 2017

Dear Mr. Favero:

SUBJECT: Closure Report Conditional Approval Documentation
Closure Report Receipt Date: October 25, 2017
ACC Penske #13100 (Former)
675 Caesar Chavez Avenue, Pontiac, Oakland County, Michigan
A Portion of the Property identified by Tax Id #14-19-432-004
Facility ID Number: 0-0011332
Confirmed Release Numbers: C-0798-91 and C-0717-92

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), conducted an audit of the Closure Report submitted to address a release from an underground storage tank system at the subject site. This audit was performed pursuant to Section 21315 of Part 213, Leaking Underground Storage Tanks (LUST), of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) and the results of the audit were identified in the June 12, 2017 DEQ letter (see enclosure).

The audit concluded that the Closure Report would be approved once documentation is received that the conditions noted below have been satisfied.

1. Copies and documentation proof of receipt, of the Notice of Land Use Restrictions by the local units of government in compliance with Section 21310(5) of the NREPA.
2. As required by the LUST Closure Report Table of Contents, Section B(2)(b), an extended site map to include nearby parcels and their use, site plan view showing location of structures, buried utilities and conduits, etc.

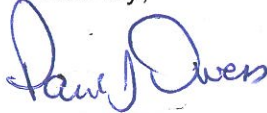
Documentation that the conditions were met was received by the RRD on October 25, 2017. Therefore, the Closure Report is approved and the confirmed releases identified above are now considered closed.

Please be advised that a person shall not transfer an interest in the property unless the person fully discloses any restrictions on the property or any other remaining conditions relating to the confirmed release.

October 27, 2017

If you have any questions, please feel free to contact Ms. Jeanne Schlaufman, Project Manager, Southeast Michigan District Office, RRD, at 586-753-3823; schlaufmanj1@michigan.gov; or DEQ, RRD, 27700 Donald Court, Warren, Michigan 48092.

Sincerely,



Paul Owens, District Supervisor
Southeast Michigan District Office
Remediation and Redevelopment Division
586-238-6990
owensp@michigan.gov

Enclosure

cc: Ms. Susan Hoertt, Haley & Aldrich, Inc.
Ms. Cheryl Wilson, DEQ
Ms. Jeanne Schlaufman, DEQ



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



C. HEIDI GRETHUR
DIRECTOR

June 12, 2017

RACER
c/o Mr. David Favero
500 Woodward Avenue, Suite 2650
Detroit, Michigan 48226

Dear Mr. Favero:

SUBJECT: Closure Report: Approved with Conditions
Closure Report Receipt Date: April 20, 2017
ACC Penske #13100 (Former)
675 Caesar Chavez Avenue, Pontiac, Oakland County, Michigan
A Portion of the Property identified by Tax Id #14-19-432-004
Facility ID Number: 0-0011332
Confirmed Release Numbers: C-0798-91 and C-0717-92

This letter provides notification that the Michigan Department of Environmental Quality (MDEQ), Remediation and Redevelopment Division (RRD), has conducted an audit of the Closure Report submitted to address a release(s) from an underground storage tank system at the subject site. This audit was performed under Section 21315 of Part 213, Leaking Underground Storage Tanks (LUST), of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

Corrective actions at the property have resulted in:

- Restricted use of the property utilizing institutional controls, which have been recorded with the register of deeds for Oakland County.

Based on this audit, the Closure Report is considered **approved with conditions**. The Closure Report will be approved once documentation is received that the conditions noted below have been satisfied. **The confirmed releases will remain open until the conditions are met.** This Closure Report approval is contingent upon receipt of documentation demonstrating completion of the following conditions:

1. Copies and documentation proof of receipt, of the Notice of Land Use Restrictions by the local units of government in compliance with Section 21310(5) of the NREPA.
2. As required by the LUST Closure Report Table of Contents, Section B(2)(b), an extended site map to include nearby parcels and their use, site plan view showing location of structures, buried utilities and conduits, etc.

All groundwater monitoring wells and other similar devices installed as part of the corrective action activities at the property must be properly abandoned when they are no longer needed for their original purpose or modified purpose. Abandonment should be completed in accordance with the American Society of Testing Materials Standard D 5299-92, "Standard Guide for Decommissioning Ground Water Wells, Vadose Zone Monitoring Devices, Boreholes,

and Other Devices for Environmental Activities." Proper abandonment of groundwater monitoring wells and other potential conduits for contamination should be performed within 60 days after use has been discontinued.

This closure approval pertains only to the contamination associated with the confirmed release numbers identified above. The MDEQ expresses no opinion as to other contaminants beyond those identified and remediated as a part of the approved closure. The MDEQ also makes no warranty as to the fitness of this property for any general or specific use. Prospective purchasers or users of this property are advised to use due diligence prior to acquiring or using this property to determine if their proposed land use might alter the conditions of the closure and result in unacceptable risks to public health, safety and welfare, and the environment.

All documents and data prepared, acquired, or relied upon in connection with the Closure Report must be maintained for not less than six years after the date on which the Closure Report was submitted according to Section 21312a(1)(d) of Part 213 of the NREPA, and shall be made available to the MDEQ upon request.

If you have any questions regarding this matter, please contact Ms. Jeanne Schlaufman, at the RRD, Southeast Michigan District Office, at 586-753-3823, or at schlaufmanj1@michigan.gov.

Sincerely,



Paul Owens, District Supervisor
Southeast Michigan District Office
Remediation and Redevelopment Division
586-238-6990
owensp@michigan.gov

cc: Ms. Susan Hoertt, Haley & Aldrich, Inc.
Ms. Cheryl Wilson, MDEQ
Ms. Jeanne Schlaufman, MDEQ