



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



DAN WYANT
DIRECTOR

September 23, 2013

Mr. Derek C. Kaiding, P.E.
Senior Project Manager, Vice President
Haley & Aldrich of Michigan, Incorporated
3840 Packard Road, Suite 130
Ann Arbor, Michigan 48108-2280

RECEIVED SEP 24 2013

Dear Mr. Kaiding:

SUBJECT: Proposed Course of Action
6560 Cass Avenue at West Grand Boulevard, Detroit, Wayne County
MERA Site ID No. 82002796
RACER Trust Site No. 1101

Haley & Aldrich of Michigan, Incorporated (H&A) has requested the Department of Environmental Quality (DEQ) to review our file records for the above referenced site, along with H&A's e-mail dated March 29, 2012, which outlined their proposed course of actions for the property. Our review indicated that the previously identified potential Recognized Environmental Concern (REC) on the property does not warrant any further investigation as stated in our e-mail on August 27, 2012.

The Phase I Environmental Site Assessment dated 2010, prepared by ARCADIS U.S. identified the conjectured former presence of a hydraulic elevator as a REC and this REC was carried forward under RACER Trust's Remediation Cost Estimate Summary dated May 26, 2010. Subsequently, the cost estimate summary proposed a soil and groundwater investigation at the property for the purposes of assessing potential impact due to the presumed presence of a former elevator. Previously, it was thought that the former elevator may have been a hydraulically-driven elevator. These types of elevators are used for low-storied structures and given the fact the former structure measured ten stories in height, the associated elevator was most likely a gearless cable-driven elevator which typically is not prone to significant environmental impact. With this information, H&A believes there was no former hydraulic elevator on the lot, and since there are no future plans for additional investigation, a Response Activity Plan submittal for the property is not required at this time.

As a conservative measure, H&A proposed executing a Restrictive Covenant, (RC); however, since no current information indicates the property is a "facility" under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), the RC is not currently needed unless otherwise decided by RACER Trust.

Based on our review of currently known site information, RACER Trust is not required to provide additional documentation or perform any additional environmental investigations with respect to the above referenced property. This determination was based upon the representations and information contained in the file records, therefore the DEQ expresses no opinion as to whether other conditions that may exist will be adequately addressed by future response activities. This letter does not convey or imply any other position of the DEQ regarding known or potential environmental conditions and compliance with environmental protection laws and regulations. In providing this letter, the DEQ also makes no warranty as to the fitness of this site for any general or specific uses and prospective purchaser or users are advised to use due diligence prior to acquiring or using the site.

Please feel free to contact me if you have further questions or concerns.

Sincerely,



Karen Williams, Senior Project Manager
Southeast Michigan District Office
Remediation and Redevelopment Division
586-753-3884
williamsk5@michigan.gov

cc: Mr. David Favero, RACER Trust
Mr. Grant Trigger, RACER Trust
Mr. Gerald Tiernan, DEQ