

**TO**

Mr. Peter Ramanauskas  
U.S. Environmental Protection Agency  
Region 5  
77 West Jackson Boulevard LLU-9J  
Chicago, Illinois 60604-3590

**DEPARTMENT**

Environment

**DATE**

April 15, 2022

**PROJECT NUMBER**

30075936.00006

**COPIES TO**

Mr. Dave Favero, RACER  
Project Files

**NAME**

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**SUBJECT**

RACER Pontiac North Campus – 2021 Property Inspection Report

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## Introduction

Arcadis of Michigan, LLC (Arcadis) has prepared this memorandum to summarize the results of 2021 property inspections performed on behalf of Revitalizing Auto Communities Environmental Response (RACER) Trust for the Pontiac North Campus Site (Site) located in Pontiac, Michigan (**Figure 1**). The purpose of the inspections is to help fulfill RACER's long-term stewardship obligations and included review of property conditions and features to assess if ongoing activities at the Site are being performed in general conformance with RACER's obligations and for properties no longer owned by RACER, that deed restrictions considered to be necessary as part of corrective measures are being followed by the respective property owners. For discussion purposes in this report, the Site has been divided into three areas based on RACER Site Numbers. These areas are listed below. Additional ownership/activity details are provided in the following section for each of the properties.

**RACER Site Number 11210 (Figure 2A)**

- Former Fiero Assembly Property
- Former Fiero Parking Lots

**RACER Site Number 11610 (Figure 2A)**

- Former Fiero Powerhouse Properties

**RACER Site Number 11970**

- USPS Property (**Figure 2B**)
- Former Plant 14S (Plants 5 and 23) (Tatro Property) (**Figure 2C**)
- Former Plant 25 Property (**Figure 2D**)
- Former Plant 15 Property (**Figure 2E**)
- Rail Parcels (**Figure 2A, 2D, and 2E**)
- Duck Pond (Former Stormwater Detention Facility) (**Figure 2F**)

The scope of the annual inspection for 2021 encompassed the following activities:

- Observation of each property to assess compliance with recorded and/or draft Amended Declarations of Restrictive Covenant (DRCs) or Environmental Easement and Use Restriction Agreement (EEURA), (collectively Deed Restrictions), terms and conditions. This includes defined institutional controls (ICs) and engineering controls (ECs), including but not limited to an observation of property conditions for non-residential usage, installation of groundwater wells, soil management requirements, and soil vapor considerations for occupied building structures.
- As part of assessing ECs, inspection of five polychlorinated biphenyl (PCB) soil cap areas at the Site was completed and recommendations, if any, provided. This includes three defined areas at the USPS property (West Yard North Cap Area, West Yard South Cap Area, Southeast Parking Lot Area) and two defined areas at the Former Plant 14S property (West Cap Area and East Cap Area). These areas are depicted on **Figures 2B and 2C**.
- Inspection of RACER groundwater monitoring wells, soil vapor monitoring ports (SVMPs), and protective structures (bollards/concrete barriers) as relevant and present on each property.
- Visual inspection of RACER Off-Site Monitoring Wells and SVMPs were also completed.

## Summary of Requirements & Features

For each area of the Site listed in the Introduction above, the following table summarizes deed restrictions which have been recorded and the adopted water well restriction; specifies the current owner, occupant, and business activity at each property; and lists the Table number which summarizes the condition of existing monitoring wells and SVMP's located on each property. A figure showing parcel boundaries and Deed Restrictions is included in **Attachment 1**. Information related to ownership and occupant was obtained through Oakland County Records and visual inspection. Refer to **Figure 2A through Figure 2F** for locations of monitoring wells and SVMPs respective to each property as well as property specific features.

RACER PNC Property	DRC / EEURA *	Owner / Occupant / Activity as of December 2021	Parcel Number and Address, if available	Monitoring Wells & SVMPs
Former Fiero Assembly	11210 – 900 Baldwin Ave Pontiac (10/17/2012)	Baldwin Pontiac LLC / GFL (Waste Transfer Station)	14-17-453-036, 14-17-453-037, 14-20-201-006 888 Baldwin Ave, Pontiac, MI	See <b>Table 1</b>
Former Fiero Parking Lots	none	RACER Properties LLC – Unoccupied & Vacant	14-17-384-003, 14-20-130-018	See <b>Table 2</b>
Former Fiero Powerhouse	none	RACER Properties LLC, Leased to GFL (Waste Transfer Station)	14-20-201-004 824 St. Clair St, Pontiac, MI	See <b>Table 3</b>

RACER PNC Property	DRC / EEURA *	Owner / Occupant / Activity as of December 2021	Parcel Number and Address, if available	Monitoring Wells & SVMPs
Former Plant 15	1197 / Plant 15 – 201 Columbia Ave Pontiac (05/14/2012)	K B & T East LLC / U-Pull & Save Auto Parts (sell used auto parts from old cars stored on-site)	14-17-426-003 240 E. Columbia Ave, Pontiac, MI	See <b>Table 4</b>
Former Plant 25	1197 / Plant 25 – 240 East Columbia Ave Pontiac (07/15/2011)	JADC Ventures, LLC / Dani's Excavating (general contractor staging area)	14-17-276-005 225 E. Columbia Ave, Pontiac, MI	See <b>Table 5</b>
Former Plant 14S (Plant 5 and 23)	RC-OWMRP-111-20-002 (05/12/2020)	Tatro Michigan Land Holdings, LLC (being transitioned from metal recycling to other uses)	14-20-276-001 501 N. Glenwood Ave, Pontiac, MI	See <b>Table 6</b>
Rail Parcels	RC-OWMRP-111-20-001 (05/12/2020)	Tatro Michigan Land Holdings, LLC (vacant)	14-17-427-001, 14-17-276-004, 14-17-227-001	See <b>Table 7</b>
USPS	RC-OWMRP-111-21-006 (12/17/2021)	RACER Properties LLC, Formerly Leased to and now owned by USPS (Postal Processing & Distribution Center) – ownership transferred to USPS from RACER in December 2021	14-21-101-007 711 N. Glenwood Ave, Pontiac, MI	See <b>Table 8</b>
Duck Pond	RC-OWMRP-111-16-03 (09/21/2016)	RACER Properties LLC – Unoccupied & Vacant	14-20-426-005 200 E. Montcalm St, Pontiac, MI	See <b>Table 9</b>
Off-Site	GW Ordinance (City of Pontiac Municipal Code, Chapter 58 – Environment, Article VIII – Water Well Restriction)	Numerous	Numerous	See <b>Table 10</b>

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Standard conditions vary somewhat among the Deed Restrictions, and several are listed below:

- Property usages are all restricted to only Non-residential (Commercial or Industrial)
- No drinking water wells may be installed or used on any property
- No groundwater extraction wells may be installed or used on the property, except for wells and devices that are part of a USEPA, or Michigan Department of Environment, Great Lakes, and Energy (EGLE) approved response activity
- No contaminated soils may be relocated on the properties except as provided under Michigan Part 201
- No treatment, storage, or disposal (TSD) activities or release of hazardous substances may occur at the properties in a manner which would require a permit under RCRA unless approved in advance in writing by USEPA or EGLE, and RACER
- Owners shall manage contaminated soils (if present) and/or debris (if present) and all other soils encountered in accordance with RCRA, Michigan Parts 111 and 201, and in some cases TSCA
- Owners shall prohibit construction and/or occupancy of any new buildings, structures, basements and/or additions to existing structures on the properties unless such construction and/or occupancy incorporates engineering controls designed to eliminate the potential for subsurface vapors or hazardous substances to migrate into the structures at concentrations greater than regulatory criteria, or unless an evaluation is conducted to evaluate the potential for migration, in which instance documentation must be submitted to EGLE or USEPA for approval
- Owners shall not construct or install subsurface utilities, structures or other features at the properties unless approved in advance by USEPA or EGLE as applicable, and RACER, and such features are designed to eliminate the potential for features to be a preferential pathway for impacted subsurface water or vapor or eliminate the potential for subsurface features to release fluids that could infiltrate through the subsurface and exacerbate impacts to groundwater
- Owners will not remove, disturb, interfere with, or damage any monitoring wells, soil gas ports, or remediation systems present or to be installed without USEPA or EGLE approval on the properties
- Owners will not perform any excavation or other intrusive activities, including but not limited to removal, disturbing, damaging, interfering, or otherwise negatively affecting the integrity, effectiveness, and operation of exposure barriers (concrete, asphalt or soil) that may be installed/present in the future pursuant to USEPA or EGLE approval, except if 1) a plan for such activity is submitted and approved by USEPA or EGLE as applicable and RACER in writing in advance, 2) the activity is temporary (less than 60 days), 3) is conducted in accordance with all applicable environmental laws, and 4) does not cause or result in a release, exacerbation of a pre-existing environmental condition or any other violation of laws
- Owners shall not remove existing storm sewer inlet seals nor the storm sewer bulkheads that may be installed/present in the future pursuant to USEPA or EGLE approval

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Other Property-specific restrictions apply as follows:

- USPS Property
  - The vapor venting system for the USPS Building is the responsibility of USPS and if USEPA would like information regarding this system it is recommended that USEPA directly contact USPS.
  - Five areas (Area 1 through Area 5) of the property with PCB Remediation waste have Low Occupancy use restrictions unless a change is approved by USEPA and RACER. Additionally, within these Low Occupancy areas three PCB Cap Areas are required to remain in place that contain a geotextile visually barrier and fill (cap). These areas are identified as the West Yard South PCB Cap Area, West Yard North PCB Cap Area, and the Southeast Parking Lot Area. Refer to **Figure 2B** for the locations of the Low Occupancy Areas and PCB Cap Areas.
- Former Plant 14S Property
  - Four areas (Area 1 through Area 4) of the property with PCB Remediation waste have Low Occupancy use restrictions unless a change is approved by USEPA and RACER Trust. Area 1 (Tatro West Cap Area) and Area 2 (Tatro East Cap Area) have soil (cap), and Area 2 has a geotextile layer, which must remain in place. Refer to **Figure 2C** for the locations of the Low Occupancy Areas and PCB Cap Areas.
  - In order to remove any slabs, pavement, or other impervious surfaces, owner must obtain written approval from USEPA or EGLE, and RACER.

## Annual Inspection Field Activities

For the 2021 calendar year, Arcadis mobilized to the Site during three different periods to perform inspections.

- On Friday, August 13, 2021, Mr. Brad Saunders and Mr. Gary Schafer of Arcadis mobilized to the Site to perform visual inspections of the five PCB cap areas (two at Former Plant 14S and three at USPS).
- On Friday and Monday, November 26 and 30, 2021, Wednesday – Saturday, December 1 - 4, 2021, and Monday, December 13, 2021, Mr. Gary Schafer of Arcadis mobilized to the Site to perform visual inspections of the monitoring wells and SVMPs at each property.
- On Friday, December 3, 2021, Tiffany Linder of Arcadis mobilized to the Site to perform visual inspections of each property for compliance with associated Deed Restrictions.

## Annual Inspection Results

### General Deed Restriction Conditions

For each of the RACER properties (currently or previously owned), the table on the following pages summarizes the conditions observed during the Deed Restriction inspections conducted on December 3, 2021. The full written inspection forms can be found in **Attachment 2**.

RACER PNC Property	Water Wells	Contaminated Soil Management	Building Construction/ Additions	Subsurface Utility/Feature Installation	Land Use – Non-Residential	Comments
Former Fiero Assembly	Land use observed to be non-residential; no water wells observed; no evidence of recent soil movement/excavation; no new buildings observed; no evidence of new utility installation observed.				Site is used by GFL to store trucks, materials, dumpsters, and garbage cans. Existing buildings are utilized by GFL.	
Former Fiero Parking Lots	Land use observed to be non-residential (property is vacant); no water wells observed; no evidence of recent soil movement/excavation; no buildings observed; no evidence of new utility installation observed.				Site is fenced and locked, lots of grass and debris (garbage) on site.	
Former Fiero Powerhouse	Land use observed to be non-residential; no water wells observed; no evidence of recent soil movement/excavation; no buildings observed other than the inoperable former powerhouse structure; no evidence of new utility installation observed.				Most of the property is being used by GFL for container storage	
Former Plant 15	Land use observed to be non-residential; no water wells observed; no evidence of recent soil movement/excavation; no new buildings observed; no evidence of new utility installation observed.				Site used to store old cars for parts. U-pull and save is a self-pull auto parts place. Site kept neat and organized with many vehicles parked across the site.	
Former Plant 25	Land use observed to be non-residential; no water wells observed; no evidence of recent soil movement/excavation; no new buildings observed; no evidence of new utility installation observed.				Site currently used to store construction materials (soil, concrete, rock piles) and landscaping materials. Large piles of these materials are located throughout the site.	

RACER PNC Property	Water Wells	Contaminated Soil Management	Building Construction/ Additions	Subsurface Utility/Feature Installation	Land Use – Non-Residential	Comments
Former Plant 14S (Plants 5 and 23)	Land use observed to be non-residential use; no water wells observed; no evidence of recent soil movement/excavation; no buildings observed other than small construction site trailer; no evidence of new utility installation observed.					Site is mainly vacant, only a portable onsite trailer. Property used to store excavation equipment and soil spoils/debris from excavating activities. Signs are present indicating the locations of the PCB cap areas.
Rail Parcels	Land use observed to be non-residential (property is vacant); no water wells observed; no evidence of recent soil movement/excavation; no buildings observed; no evidence of new utility installation observed.					Rail parcels were inspected where accessible from neighboring properties. Small soil pile seen in Southern parcel near Tatro/GFL. Tracks still exist on northern parcels.
USPS	Land use observed to be non-residential; no water wells observed; no evidence of recent soil movement/excavation; no new buildings observed; no evidence of new utility installation observed. No structures or disturbance noted in PCB Low Occupancy Areas.					Injection system was observed in the northwestern portion of the Site. Site was neat, clean, and secure.
Duck Pond	Land use observed to be non-residential (property vacant): no water wells observed; no evidence of recent soil movement/excavation; no structures observed; no evidence of new utility installation observed.					Site is fenced and locked; two RACER Trust signs on fence for ownership. Grass is cut and looks well maintained.

## PCB Cap Areas

For each PCB Cap, the following summarizes the conditions observed during the inspections conducted on August 13, 2021. The full written inspection reports can be found in **Attachment 3**.

### USPS Property

- USPS West Yard North TSCA Cap (AOI W-1)
  - Fencing is in place and gates are closed and locked to limit access
  - No site operations have caused disturbance or infringed into the cap area
  - Nine of the ten permanent monuments to define elevations are intact and legible. N-4 marker is damaged, and needs reset and resurveyed.
  - Measured elevations of the ten permanent monument markers indicate that no significant erosion has occurred, and that sufficient cap material is present above the impacted material
  - Grass is in good condition
  - No evidence of erosion or visible indication of demarcation barrier
  - Cap is free of larger trees
  - Cap area is free of debris and trash
  - In summary, no current conditions warrant corrective measures, with the exception of resetting and re-surveying marker N-4
- USPS West Yard South TSCA Cap (AOI W-1)
  - Fencing is in place and gates are closed and locked to limit access
  - No site operations have caused disturbance or infringed into the cap area
  - Seven of the eight permanent monuments to define elevations are intact and legible. S-2 marker is missing the elevation on the monument.
  - Measured elevations of the ten permanent monument markers indicate that no significant erosion has occurred, and that sufficient cap material is present above the impacted material
  - Grass is in good condition
  - No evidence of erosion or visible indication of demarcation barrier
  - Cap is free of larger trees
  - Cap area is free of debris and trash
  - In summary, no current conditions warrant corrective measures, with the exception of adding the elevation to the monument at S-2
- USPS Southeast TSCA Cap Area (AOI W-9)
  - Fencing is in place and gates are closed and locked to limit access
  - No site operations have caused material disturbance to the cap area
  - Paved surfaces are intact and in good condition
  - Grass is in good condition where present
  - No evidence of erosion
  - Cap is free of larger trees
  - Cap area is free of debris and trash
  - In summary, no current conditions warrant corrective measures

Former Plant 14S (Plants 5 and 23)

- Former Plant 8 Basement Area 1 West TSCA Cap (AOI W-5)
  - Six stakes to define cap boundaries are in place and in good condition
  - Six signs are posted to communicate cap location and RACER contact information and are in good condition
  - No site operations have caused disturbance or infringed into the cap area
  - Fencing is in place to limit access
  - Ten permanent monuments to define elevations are intact and legible
  - Measured elevations of the ten permanent monument markers indicate that no significant erosion has occurred, and that sufficient cap material is present above the impacted material
  - Grass is in good condition
  - No evidence of erosion or visible indication of demarcation barrier
  - Small trees are growing on the cap and will likely need to be removed within the next year or two
  - Cap area is free of debris and trash
  - In summary, no current conditions warrant corrective measures, with the exception of the evaluation and planning for future tree cutting/removal from the cap area
- Former Plant 8 Basement Area 2 East TSCA Cap (AOI W-4)
  - Four stakes to define cap boundaries are in place and in good condition
  - Signs are posted to communicate cap location and RACER contact information and are in good condition
  - No site operations have caused disturbance or infringed into the cap area
  - Fencing is in place to limit access
  - Six permanent monuments to define elevations are intact and legible
  - Measured elevations of the ten permanent monument markers indicate that no significant erosion has occurred, and that sufficient cap material is present above the impacted material
  - Grass is in good condition
  - No evidence of erosion or visible indication of demarcation barrier
  - Trees are growing on the cap and will likely need to be removed in the next two to three years
  - Cap area is free of debris and trash
  - In summary, no current conditions warrant corrective measures, with the exception of the evaluation and planning for future tree cutting/removal from the cap area

## Monitoring Wells and Soil Vapor Monitoring Points

For each of the RACER properties, the table on the following pages summarizes the conditions observed during the well and SVMP inspections conducted several days throughout November and December 2021. Refer to **Tables 1 through 10** for monitoring well and SVMP status (located and not located) and **Figures 2A through 2F** for well and SVMP locations.

RACER PNC Property	Wells and SVMPs Located on Property	Comments
Former Fiero Assembly (Table 1 and Figure 2A)	21/23 wells located (7/7 wells used for annual groundwater monitoring were located)	MW-09-22, MW-11-22, and TW-12-22 were installed after inspections took place
Former Fiero Parking Lots (Table 2 and Figure 2A)	5/5 wells located (5/5 wells used for annual groundwater monitoring were located)	All wells in good condition
Former Fiero Powerhouse (Table 3 and Figure 2A)	13/15 wells located (7/7 wells used for annual groundwater monitoring were located)	MW-10-22 was installed after inspections took place. MWF12-02 was destroyed at time of inspection and replaced with MWF12-02R on 1/4/2022. Unknown-01 had a damaged vault at time of inspection; the vault was replaced on 1/5/2022
Former Plant 15 (Table 4 and Figure 2E)	15/27 wells located (3/3 wells used for annual groundwater monitoring were located)	Many wells are covered with scrap cars
Former Plant 25 (Table 5 and Figure 2D)	7/47 wells located (5/6 wells used for annual groundwater monitoring were located. Could not locate MWM5-02 used for annual gauging.)	Majority of wells are covered with soil, gravel, and debris piles
Former Plant 14S (Plants 5 and 23) (Table 6 and Figure 2C)	3/3 wells located (3/3 wells used for annual groundwater monitoring were located)	MWM2-37 well casing and PVC stick-up were damaged at time of inspections; the well casing and PVC were replaced on 1/4/2022 after inspections took place
Rail Parcels (Table 7 and Figures 2A, 2C, and 2D)	6/7 wells located (3/3 wells used for annual groundwater monitoring were located)	SB-73-15 appears to have been destroyed
USPS (Table 8 and Figure 2B)	69/69 wells located (34/34 wells used for annual groundwater monitoring were located)	MW-43-14 and MWW5-01 were damaged and filled in with sediment at time of inspections. Both wells were replaced on 1/5/2022 after inspections took place. MWW8-45 is showing signs of heaving

RACER PNC Property	Wells and SVMPs Located on Property	Comments
Duck Pond (Table 9 and Figure 2F)	8/8 wells located (3/3 wells used for annual groundwater monitoring were located)	All wells in good condition
Offsite (Table 10 and Figures 2A, 2D, 2E, and 2F)	12/13 wells located (11/11 wells used for annual groundwater monitoring were located)  6/6 SVMP's located	All wells in good condition

## Summary of Actions Taken or Planned Based on Inspection Results

Below is a summary of the 2021 RACER PNC inspections and actions taken or planned to be taken to correct inadequacies found during the Deed Restriction Inspections, PCB Cap Inspections, and Monitoring Well/SVMP Inspections:

- Deed Restriction Inspections
  - All RACER PNC Properties were found to be in general conformance with Deed Restrictions with the exception of monitoring wells covered by current property owners. No actions except in regard to monitoring wells (see below), are warranted as a result of the inspections.
- PCB Cap Inspections
  - Trees and brush observed in the area of Former Plant 8 Basement Area 1 West TSCA Cap and Former Plant 8 Basement Area 2 East TSCA Cap on the Former Plant 14S Property will be cut/removed in 2022
  - The N-4 marker on USPS West Yard North TSCA Cap will be reset and resurveyed
  - The S-2 marker on USPS West Yard South TSCA Cap will be resurveyed, and the elevation will be recorded on the marker
- Monitoring Well and SVMP Inspections
  - Due to a large number of wells unable to be located on Former Plant 15 and 25 properties, the wells are currently being reviewed to determine if any can be abandoned. A monitoring well abandonment work plan will be submitted to USEPA for approval prior to well abandonment activities. After agreement with USEPA on wells that can be abandoned, the property owners will be contacted to coordinate finding and abandoning, protecting, repairing, and/or replacing the wells for future use.
  - Found previous well hole for MWF12-01 (previously destroyed and replaced) and properly abandoned
  - MWF12-02 was found to be vandalized and destroyed. It was properly abandoned, and MWF12-02R was installed on January 4, 2022

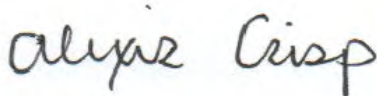
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- The protective casing of MWM2-37 was bent at 45 degrees and the PVC casing was broken at ground level. The bent protective casing and broken PVC were removed and replaced to create a new well stick-up protective casing on January 4, 2022.
- MWW5-01 was damaged and partially filled in with dirt. It was replaced with MWW5-01R on January 5, 2022.
- SB-43-17 was damaged and partially filled in with dirt. It was replaced with MW-43-14 on January 5, 2022.
- The well vault for Unknown-01 was damaged making it difficult to open the well lid. The well vault was replaced on January 5, 2022.
- Since SB-73-15 and MWW8-45 are damaged or show signs of heaving and the wells are not part of the annual groundwater monitoring program or used for routine monitoring, it is proposed they be abandoned in 2022
- Several monitoring wells were missing bolts in the well covers and/or the covers themselves. Bolts and well covers at these well locations will be completed in 2022.

Please contact Dave Favero with RACER at [dfavero@racertrust.org](mailto:dfavero@racertrust.org) or 217-741-6235, or Tiffany Linder with Arcadis at [Tiffany.Linder@arcadis.com](mailto:Tiffany.Linder@arcadis.com) or 810-225-1928 if you have any questions regarding this inspection report.

Sincerely,

Arcadis of Michigan, LLC



Alexis Crisp  
Staff Geologist



Tiffany A. Linder  
Certified Project Manager

Mr. Peter Ramanauskas  
USEPA  
April 15, 2022

## Enclosures

### Figures

Figure 1	Site Layout Map
Figure 2A	Former Fiero Plant 17, Former Fiero Powerhouse, Former Fiero Parking Lot, and Offsite Well and SVMP Inventory
Figure 2B	USPS Restriction Areas and Well Inventory
Figure 2C	Former Plant 14S (Plants 5 and 23) Restriction Areas and Well Inventory
Figure 2D	Former Building 25 Well Inventory
Figure 2E	Former Building 15 Well Inventory
Figure 2F	Duck Pond and Offsite Well Inventory

### Tables

Table 1	Former Fiero Assembly, Well and SVMP Inventory
Table 2	Former Fiero Parking Lots, Well and SVMP Inventory
Table 3	Former Fiero Powerhouse, Well and SVMP Inventory
Table 4	Former Plant 15, Well and SVMP Inventory
Table 5	Former Plant 25, Well and SVMP Inventory
Table 6	Former Plant 14S (Plants 5 and 23) , Well and SVMP Inventory
Table 7	Rail Parcels, Well and SVMP Inventory
Table 8	USPS, Well and SVMP Inventory
Table 9	Duck Pond, Well and SVMP Inventory
Table 10	Offsite, Well and SVMP Inventory

### Attachments

Attachment 1	Deed Restrictions Recorded by RACER Trust, February 2022
Attachment 2	DRC Inspection Documentation and Photograph Logs
Attachment 3	Landwatch PCB Cap Area Inspection Documentation and Supplemental PCB Cap Inspection Documentation

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## References

RACER Properties, LLC, Environmental Easement and Use Restriction Agreement with Plant 25, LLC, 1197 – Plant 25, 240 East Columbia Avenue, Pontiac, MI; Tax Parcel ID 14-17-276-005; Dated July 15, 2011

RACER Properties, LLC, Environmental Easement and Use Restriction Agreement with Plant 15, LLC, 1197 – Plant 15, 201 Columbia Avenue, Pontiac, MI; Tax Parcel ID 14-17-426-003; Dated May 14, 2012

RACER Properties, LLC, Environmental Easement and Use Restriction Agreement with Plant Fiero, LLC (successor Baldwin Pontiac LLC), 11210 – Pontiac Fiero Assembly Plant, 900 Baldwin Avenue, Pontiac, MI; Tax IDs 14-17-453-035, 14-17-453-034, 14-20-201-001 (Part), and 14-20-201-002; Dated October 17, 2012

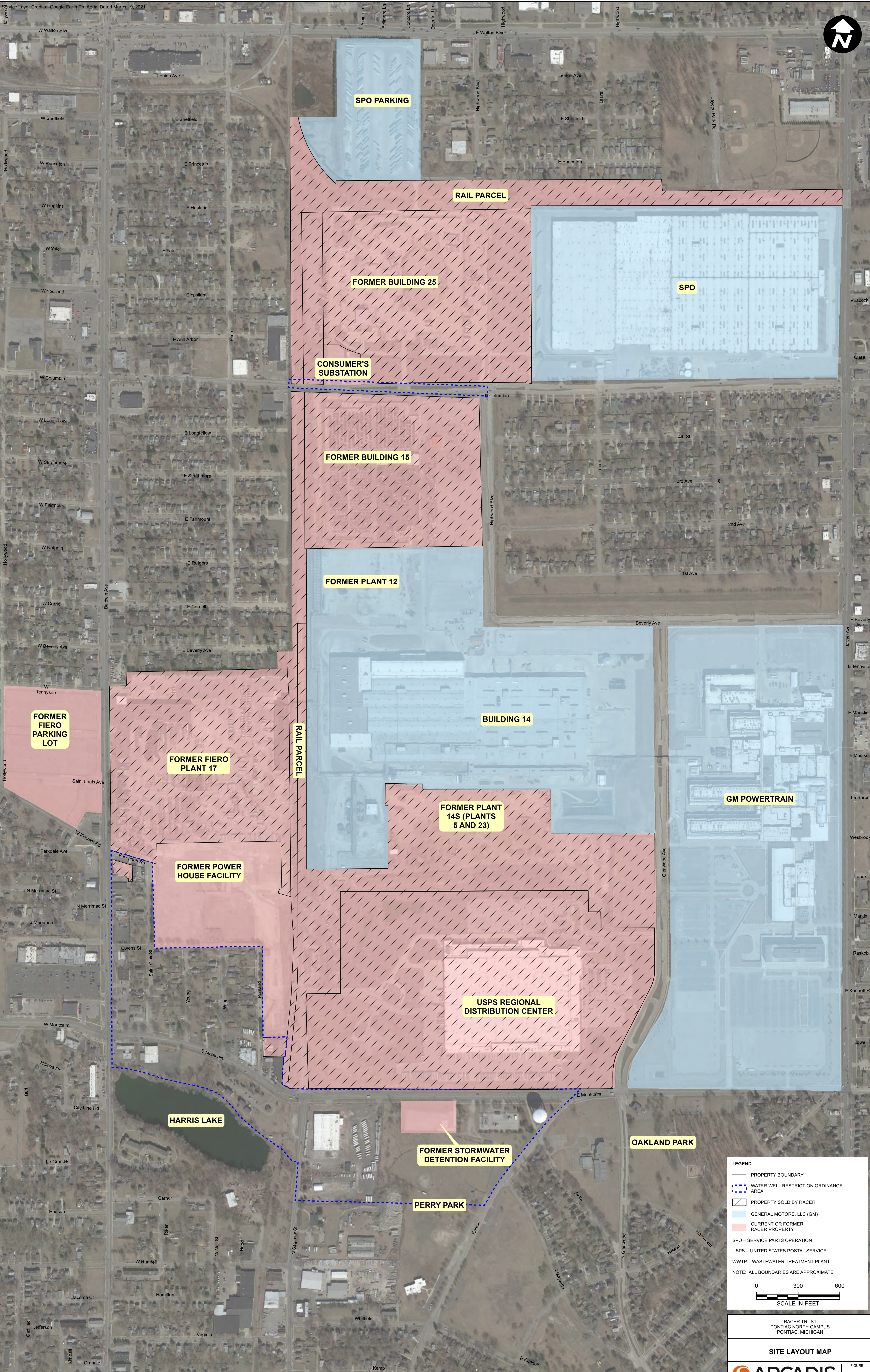
RACER Properties, LLC, Declaration of Restrictive Covenant RC-OWMRP-111-16-03; 200 East Montcalm Street and North Saginaw Street, Pontiac, MI 48342; Parcel Tax IDs 14-20-426-005 (E Montcalm), 14-20-257-001 and 14-20-404-001 (N Saginaw); Recorded September 21, 2016

RACER Properties, LLC, Declaration of Restrictive Covenant RC-OWMRP-111-16-010, 711 North Glenwood Avenue, Pontiac, MI 48340; Tax Parcel ID 63-64-14-21-101-007; Recorded April 23, 2018

RACER Properties, LLC, Declaration of Restrictive Covenant RC-OWMRP-111-20-001, Pontiac, MI 48340; Tax IDs 14-17-427-001, 14-17-226-004; Recorded May 12, 2020

RACER Properties, LLC, Declaration of Restrictive Covenant RC-OWMRP-111-20-002, 501 North Glenwood Avenue, Pontiac, MI 48340; Tax ID 14-20-276-001; Recorded May 12, 2020

## Figures



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**LEGEND**

- PROPERTY BOUNDARY
- WATER WELL RESTRICTION ORDINANCE AREA
- ▨ PROPERTY SOLD BY RACER
- GENERAL MOTORS, LLC (GM)
- CURRENT OR FORMER
- RACER PROPERTY

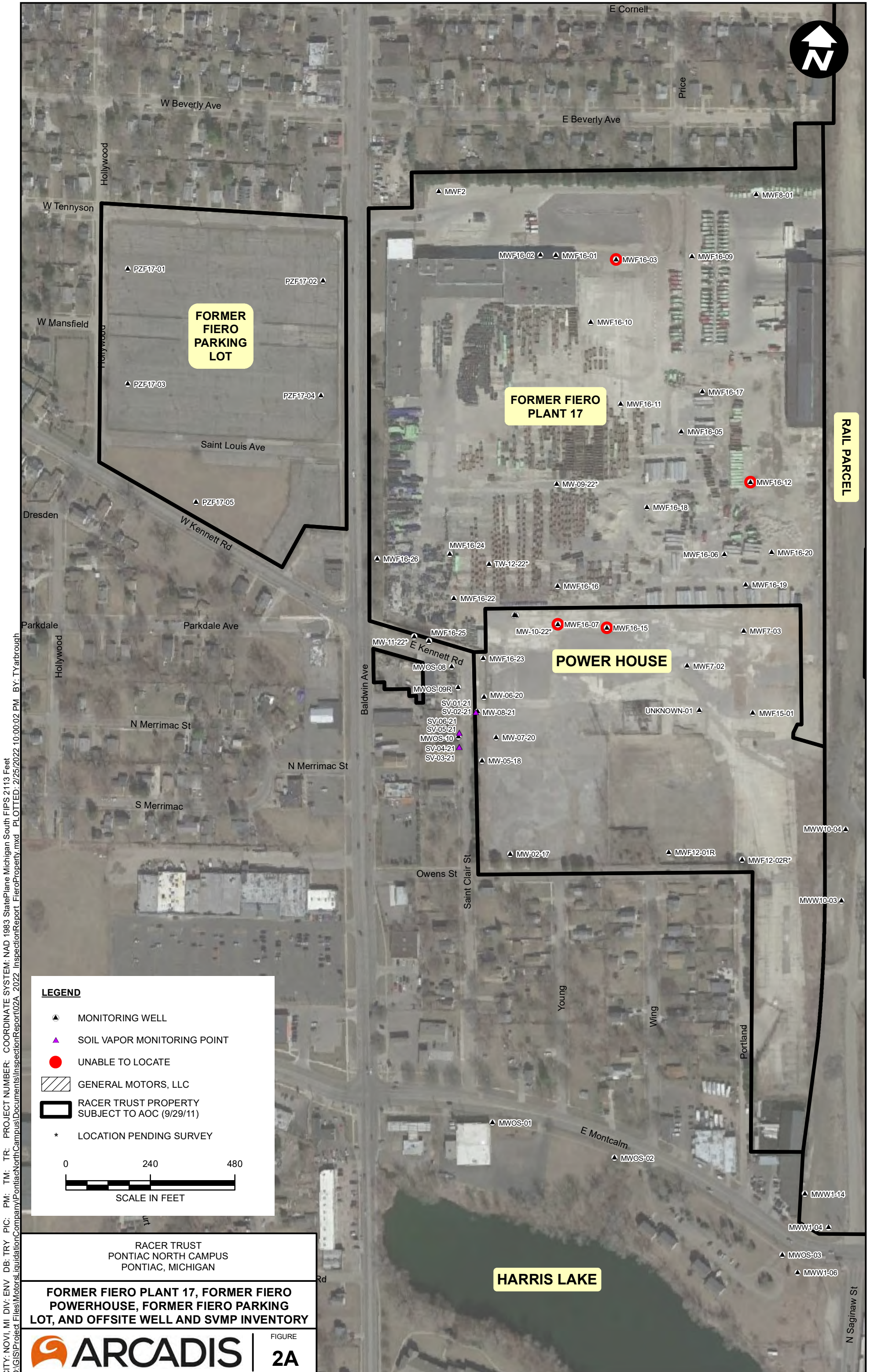
SPO – SERVICE PARTS OPERATION  
 USPS – UNITED STATES POSTAL SERVICE  
 WWTP – WASTEWATER TREATMENT PLANT

NOTE: ALL BOUNDARIES ARE APPROXIMATE

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 SCALE IN FEET

RACER TRUST  
PONTIAC NORTH CAMPUS  
PONTIAC, MICHIGAN

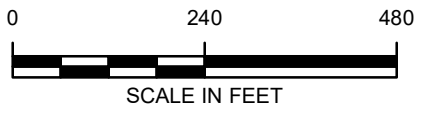
**SITE LAYOUT MAP**



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**LEGEND**

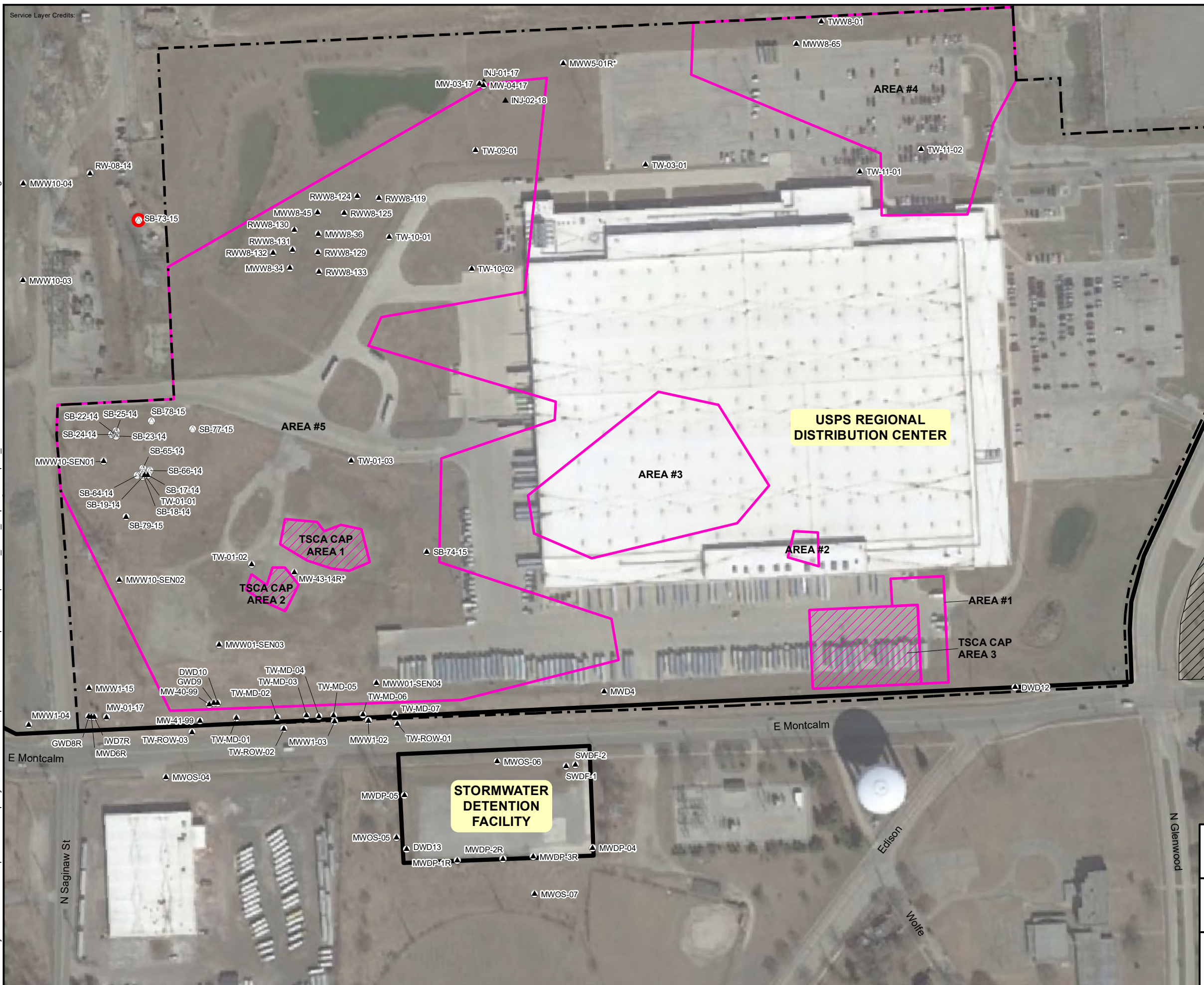
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- ▲ SOIL VAPOR MONITORING POINT
- UNABLE TO LOCATE
- ▨ GENERAL MOTORS, LLC
- ▭ RACER TRUST PROPERTY SUBJECT TO AOC (9/29/11)
- \* LOCATION PENDING SURVEY



RACER TRUST  
 PONTIAC NORTH CAMPUS  
 PONTIAC, MICHIGAN

**FORMER FIERO PLANT 17, FORMER FIERO POWERHOUSE, FORMER FIERO PARKING LOT, AND OFFSITE WELL AND SVMP INVENTORY**

CITY: NOVI, MI DIV: ENV DB: TRY PIC: PM: TM: TR: PROJECT NUMBER: COORDINATE SYSTEM: NAD 1983 StatePlane Michigan South FIPS 2113 Feet  
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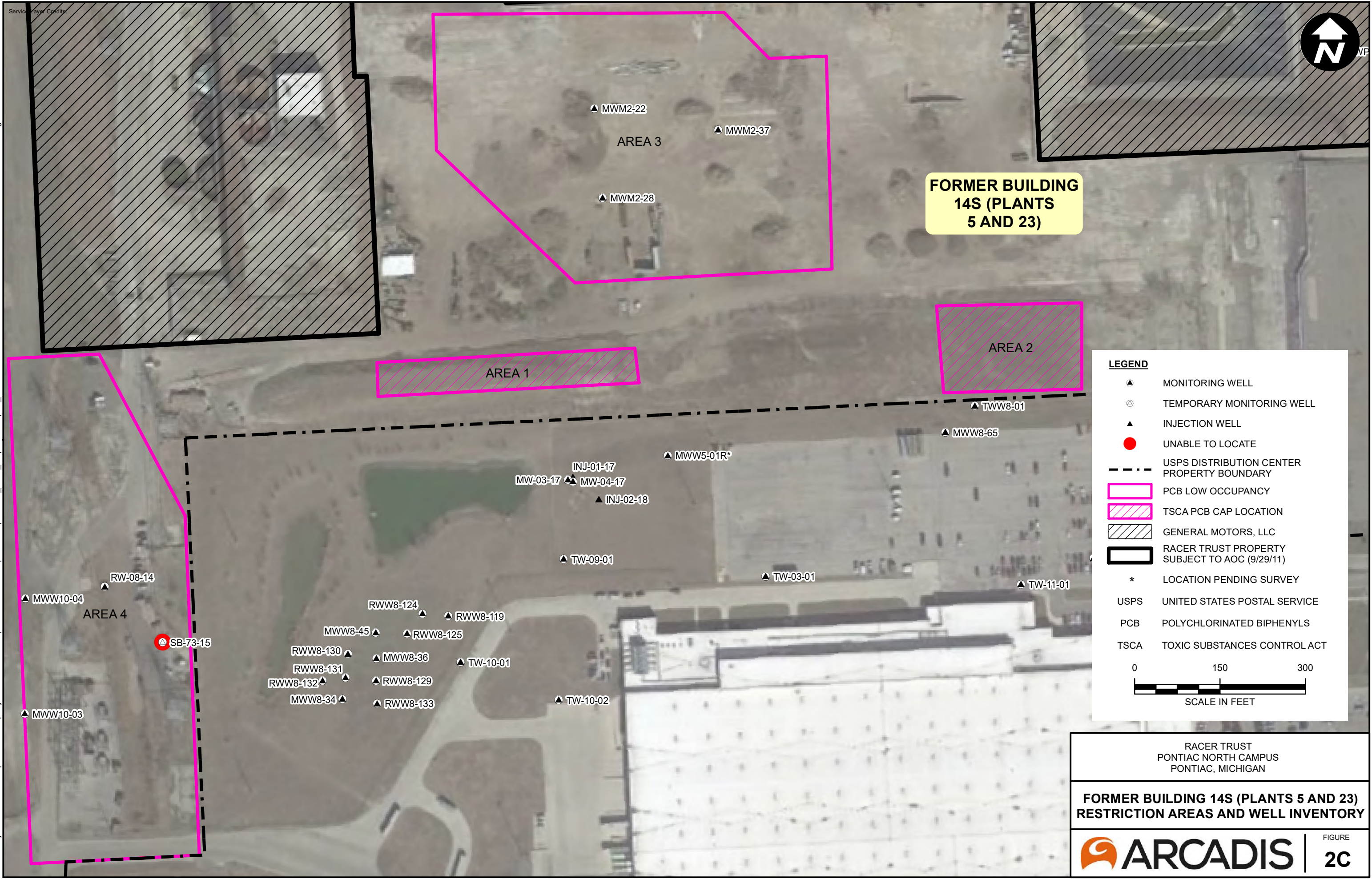
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- ⊙ TEMPORARY MONITORING WELL
- ▲ INJECTION WELL
- UNABLE TO LOCATE
- - - USPS DISTRIBUTION CENTER PROPERTY BOUNDARY
- ▭ PCB LOW OCCUPANCY AREA
- ▨ TSCA PCB CAP LOCATION
- ▧ GENERAL MOTORS, LLC
- ▭ RACER TRUST PROPERTY SUBJECT TO AOC (9/29/11)
- \* LOCATION PENDING SURVEY
- USPS UNITED STATES POSTAL SERVICE
- PCB POLYCHLORINATED BIPHENYLS
- TSCA TOXIC SUBSTANCES CONTROL ACT

0 200 400  
SCALE IN FEET

RACER TRUST  
PONTIAC NORTH CAMPUS  
PONTIAC, MICHIGAN

**RESTRICTION AREAS AND  
USPS WELL INVENTORY**

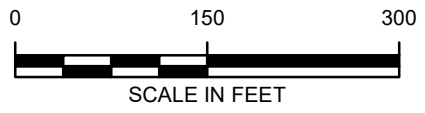
**ARCADIS** | FIGURE  
2B



**FORMER BUILDING  
14S (PLANTS  
5 AND 23)**

**LEGEND**

- ▲ MONITORING WELL
- ⊕ TEMPORARY MONITORING WELL
- ▲ INJECTION WELL
- UNABLE TO LOCATE
- - - USPS DISTRIBUTION CENTER PROPERTY BOUNDARY
- ▭ PCB LOW OCCUPANCY
- ▨ TSCA PCB CAP LOCATION
- ▧ GENERAL MOTORS, LLC
- ▭ RACER TRUST PROPERTY SUBJECT TO AOC (9/29/11)
- \* LOCATION PENDING SURVEY
- USPS UNITED STATES POSTAL SERVICE
- PCB POLYCHLORINATED BIPHENYLS
- TSCA TOXIC SUBSTANCES CONTROL ACT



RACER TRUST  
PONTIAC NORTH CAMPUS  
PONTIAC, MICHIGAN

**FORMER BUILDING 14S (PLANTS 5 AND 23)  
RESTRICTION AREAS AND WELL INVENTORY**

**ARCADIS** | FIGURE 2C

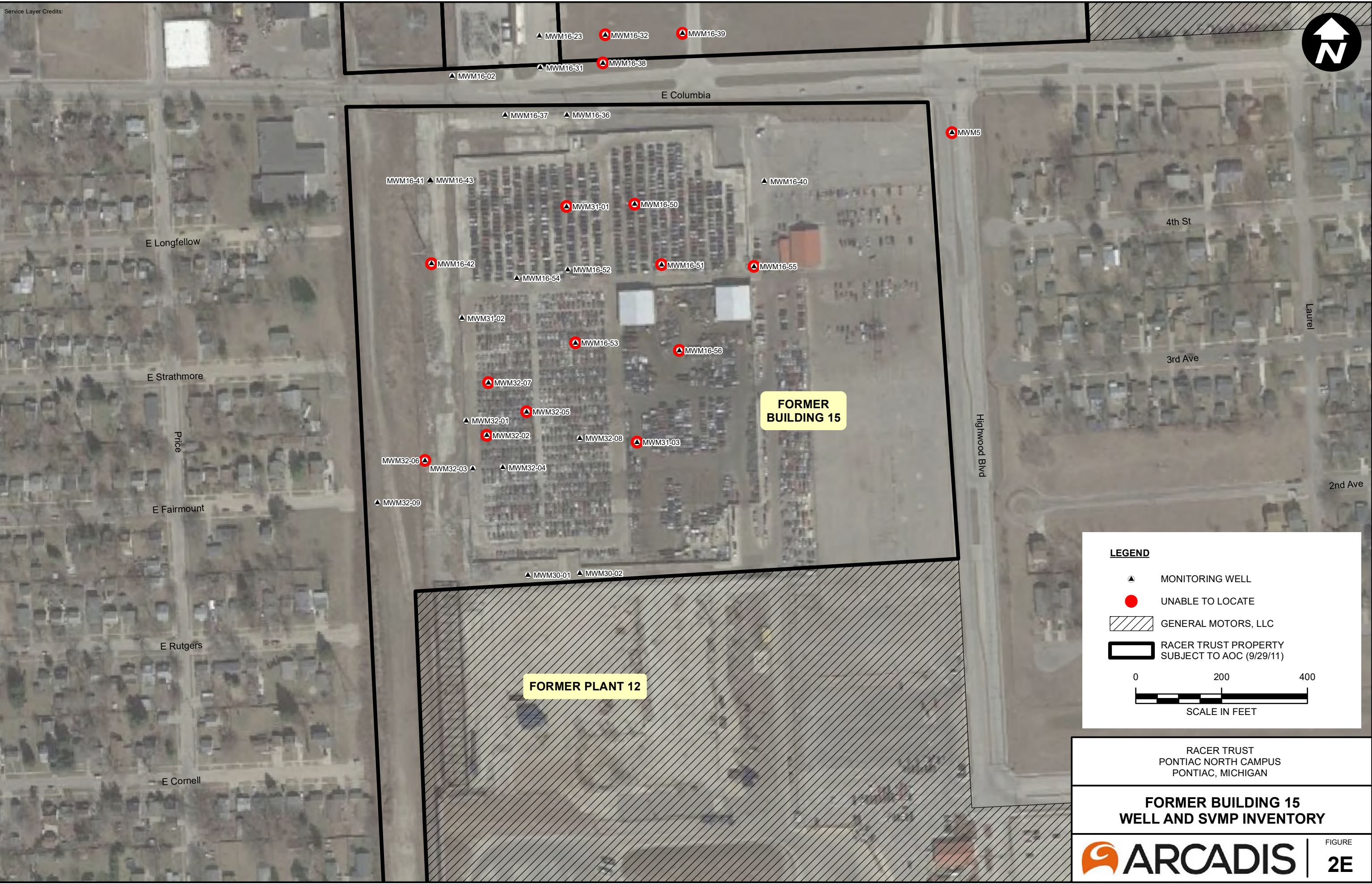
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

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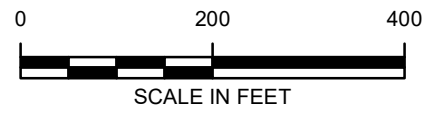
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Service Layer Credits:



**LEGEND**

-  MONITORING WELL
-  UNABLE TO LOCATE
-  GENERAL MOTORS, LLC
-  RACER TRUST PROPERTY SUBJECT TO AOC (9/29/11)



RACER TRUST  
PONTIAC NORTH CAMPUS  
PONTIAC, MICHIGAN

**FORMER BUILDING 15  
WELL AND SVMP INVENTORY**



FIGURE  
**2E**

CITY: NOVI, MI DIV: ENV DB: TRY PIC: PM: TM: TR: PROJECT NUMBER: COORDINATE SYSTEM: NAD 1983 StatePlane Michigan South FIPS 2113 Feet  
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Service Layer Credits:



N Saginaw St

E Montcalm

**STORMWATER  
DETENTION FACILITY  
(DUCK POND)**

**LEGEND**

- ▲ MONITORING WELL
- ▨ GENERAL MOTORS, LLC
- ▭ RACER TRUST PROPERTY SUBJECT TO AOC (9/29/11)

0 100 200  
SCALE IN FEET

▲ PZOS-02

RACER TRUST  
PONTIAC NORTH CAMPUS  
PONTIAC, MICHIGAN

**DUCK POND AND OFFSITE  
WELL INVENTORY**

**ARCADIS** | FIGURE  
2F

## Tables

**Table 1**  
**Former Fiero Assembly, Well Inventory**  
**2021 Property Inspection Report**  
**RACER Trust Pontiac North Campus**



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Fiero Assembly	MW-09-22	MW	Pending	Pending	Pending	Pending	FM	Yes	Well was installed on 1/13/22 after well inspections
Former Fiero Assembly	MW-11-22	MW	Pending	Pending	Pending	Pending	FM	Yes	Well was installed on 1/13/22 after well inspections
Former Fiero Assembly	MWF16-01	MW	13410759.94	425915.31	973.22	973.66	FM	Yes	Missing bolts
Former Fiero Assembly	MWF16-02	MW	13410715.88	425913.49	973.57	973.80	FM	Yes	Good
Former Fiero Assembly	MWF16-05	MW	13411141.56	425433.12	973.68	973.95	FM	Yes	Missing bolts
Former Fiero Assembly	MWF16-06	MW	13411281.82	425091.49	973.77	974.02	FM	Yes	Good
Former Fiero Assembly	MWF16-09	MW	13411145.72	425932.32	973.16	973.50	FM	Yes	Good
Former Fiero Assembly	MWF16-10	MW	13410868.86	425730.81	973.57	973.90	FM	Yes	Good
Former Fiero Assembly	MWF16-11	MW	13410965.45	425502.68	973.36	973.70	FM	Yes	Good
Former Fiero Assembly	MWF16-16	MW	13410813.34	424976.85	973.22	973.50	FM	Yes	Good
Former Fiero Assembly	MWF16-17	MW	13411195.17	425549.54	973.32	973.70	FM	Yes	Good
Former Fiero Assembly	MWF16-18	MW	13411054.69	425214.02	973.22	973.60	FM	Yes	Good
Former Fiero Assembly	MWF16-19	MW	13411347.36	425009.02	973.19	973.60	FM	Yes	Missing bolts
Former Fiero Assembly	MWF16-20	MW	13411415.55	425104.09	973.32	973.55	FM	Yes	Missing cover, filled with water
Former Fiero Assembly	MWF16-22	MW	13410521.59	424926.89	973.18	973.50	FM	Yes	Missing bolts
Former Fiero Assembly	MWF16-24	MW	13410503.08	425051.99	973.38	973.64	FM	Yes	Good
Former Fiero Assembly	MWF16-25	MW	13410456.52	424801.98	975.24	NA	FM	Yes	Missing bolts
Former Fiero Assembly	MWF16-26	MW	13410298.11	425027.14	974.14	NA	FM	Yes	Good
Former Fiero Assembly	MWF2	MW	13410417.78	426078.46	971.74	NA	FM	Yes	Missing bolts
Former Fiero Assembly	MWF8-01	MW	13411318.24	426116.58	972.94	NA	FM	Yes	Good
Former Fiero Assembly	TW-12-22	MW	Pending	Pending	Pending	Pending	FM	Yes	Well was installed on 1/13/22 after well inspections
Former Fiero Assembly	MWF16-03	MW	13410930.79	425911.60	973.48	973.86	FM	No	May be under ice and vehicle
Former Fiero Assembly	MWF16-12	MW	13411344.97	425300.03	973.20	973.60	FM	No	Could not locate

**Notes:**

1. Recently installed wells have not been surveyed yet and are pending survey data
2. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

**Table 2**  
**Former Fiero Parking Lots, Well Inventory**  
**2021 Property Inspection Report**  
**RACER Trust Pontiac North Campus**



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Fiero Parking Lots	PZF17-01	MW	13409547.32	425813.06	963.37	964.20	FM	Yes	Good
Former Fiero Parking Lots	PZF17-02	MW	13410103.06	425807.95	977.43	977.70	FM	Yes	Good
Former Fiero Parking Lots	PZF17-03	MW	13409564.19	425486.34	967.04	967.44	FM	Yes	Good
Former Fiero Parking Lots	PZF17-04	MW	13410114.40	425482.36	972.47	972.90	FM	Yes	Good
Former Fiero Parking Lots	PZF17-05	MW	13409775.62	425161.36	975.97	976.43	FM	Yes	Good

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

Table 3  
 Former Fiero Powerhouse, Well Inventory  
 2021 Property Inspection Report  
 RACER Trust Pontiac North Campus



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Fiero Powerhouse	MW-02-17	MW	13410719.39	424210.30	972.52	973.53	FM	Yes	Good
Former Fiero Powerhouse	MW-05-18	MW	13410625.04	424470.56	975.21	976.03	FM	Yes	Missing bolts
Former Fiero Powerhouse	MW-06-20	MW	13410621.14	424651.13	974.97	975.54	FM	Yes	Good
Former Fiero Powerhouse	MW-07-20	MW	13410661.92	424538.38	975.06	975.48	FM	Yes	Good
Former Fiero Powerhouse	MW-08-21	MW	13410605.29	424608.90	975.50	976.04	FM	Yes	Good
Former Fiero Powerhouse	MW-10-22	MW	Pending	Pending	Pending	Pending	Temp	Yes	Well was installed on 1/13/22 after well inspections
Former Fiero Powerhouse	MWF12-01R	MW	13411168.84	424237.76	967.99	964.97	SU	Yes	Missing Lock
Former Fiero Powerhouse	MWF12-02R	MW	Pending	Pending	Pending	Pending	FM	Yes	Well had been destroyed at time of inspection. MWF12-02 was replaced on 1/4/2022.
Former Fiero Powerhouse	MWF15-01	MW	13411386.40	424646.22	969.35	NA	FM	Yes	Missing bolts
Former Fiero Powerhouse	MWF16-23	MW	13410613.46	424760.10	973.39	973.82	FM	Yes	Missing bolts
Former Fiero Powerhouse	MWF7-02	MW	13411192.93	424769.96	970.58	NA	FM	Yes	Missing bolts
Former Fiero Powerhouse	MWF7-03	MW	13411348.36	424877.68	973.31	973.63	FM	Yes	Missing bolts
Former Fiero Powerhouse	Unknown-01	MW	Pending	Pending	Pending	Pending	FM	Yes	Damaged vault replaced on 1/4/22 after well inspections
Former Fiero Powerhouse	MWF16-07	MW	13410820.32	424868.51	972.65	973.36	FM	No	Could not locate
Former Fiero Powerhouse	MWF16-15	MW	13410959.30	424865.97	972.71	973.30	FM	No	May be under roll off boxes

**Notes:**

1. Recently installed wells have not been surveyed yet and are pending survey data
2. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Plant 15	MWM16-36	MW	13411952.36	428181.44	981.33	981.82	FM	Yes	Missing bolts
Former Plant 15	MWM16-37	MW	13411808.27	428180.96	980.37	980.86	FM	Yes	Missing bolts
Former Plant 15	MWM16-40	MW	13412412.73	428027.13	980.48	980.74	FM	Yes	No cover, filled with dirt
Former Plant 15	MWM16-41	MW	13411632.49	428028.68	979.66	980.24	FM	Yes	No cover, filled with dirt
Former Plant 15	MWM16-43	MW	13411634.35	428029.53	979.72	980.30	FM	Yes	No cover, filled with dirt
Former Plant 15	MWM16-52	MW	13411954.15	427821.34	983.71	983.98	FM	Yes	Good
Former Plant 15	MWM16-54	MW	13411836.05	427801.47	983.67	984.04	FM	Yes	No cover, filled with dirt
Former Plant 15	MWM30-01	MW	13411861.79	427109.67	979.76	980.06	FM	Yes	Missing lid, filled with dirt
Former Plant 15	MWM30-02	MW	13411982.18	427113.91	979.64	979.82	FM	Yes	Missing bolts
Former Plant 15	MWM31-02	MW	13411707.43	427708.18	983.51	NA	FM	Yes	Good
Former Plant 15	MWM32-01	MW	13411717.40	427469.38	983.64	983.99	FM	Yes	No cover
Former Plant 15	MWM32-03	MW	13411733.27	427357.61	983.46	983.94	FM	Yes	Good
Former Plant 15	MWM32-04	MW	13411803.37	427360.23	983.70	983.99	FM	Yes	Good
Former Plant 15	MWM32-08	MW	13411982.31	427428.71	983.69	984.01	FM	Yes	Missing bolts
Former Plant 15	MWM32-09	MW	13411510.90	427278.24	982.10	NA	SU	Yes	Good
Former Plant 15	MWM16-42	MW	13411637.27	427835.05	980.10	980.57	FM	No	Could not locate, believed to be buried
Former Plant 15	MWM16-50	MW	13412110.63	427973.58	983.30	983.91	FM	No	Buried under gravel and under junk car
Former Plant 15	MWM16-51	MW	13412172.98	427832.51	983.61	984.00	FM	No	Buried under junk cars
Former Plant 15	MWM16-53	MW	13411972.35	427650.65	983.63	983.95	FM	No	Could not locate, buried under gravel and junk cars
Former Plant 15	MWM16-55	MW	13412388.19	427828.70	983.82	984.03	FM	No	Could not locate, believe to be buried under metal platform
Former Plant 15	MWM16-56	MW	13412214.50	427632.66	983.55	984.01	FM	No	Could not locate, buried under junk cars
Former Plant 15	MWM31-01	MW	13411951.71	427968.06	983.69	NA	FM	No	Believed to be under junk cars
Former Plant 15	MWM31-03	MW	13412115.43	427419.13	983.67	NA	FM	No	Could not locate, buried under junk cars
Former Plant 15	MWM32-02	MW	13411765.74	427435.18	983.57	983.99	FM	No	Could not locate, buried under gravel and junk cars
Former Plant 15	MWM32-05	MW	13411858.54	427490.10	983.56	983.90	FM	No	Could not locate, buried under gravel and junk cars
Former Plant 15	MWM32-06	MW	13411621.92	427376.29	977.23	977.44	FM	No	Could not locate, buried under gravel
Former Plant 15	MWM32-07	MW	13411769.47	427558.04	983.71	984.02	FM	No	Could not locate, buried under gravel and junk cars

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

Table 5  
Former Plant 25, Well Inventory  
2021 Property Inspection Report  
RACER Trust Pontiac North Campus

RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Plant 25	MWM16-02	MW	13411685.29	428272.31	979.83	NA	FM	Yes	Missing bolts
Former Plant 25	MWM16-23	MW	13411888.13	428365.57	982.57	982.44	FM	Yes	Missing bolts
Former Plant 25	MWM16-30	MW	13411968.58	428873.78	985.37	NA	FM	Yes	Good
Former Plant 25	MWM16-31	MW	13411890.52	428291.66	981.08	981.62	FM	Yes	Good
Former Plant 25	MWM4-06R	MW	13411841.82	429245.76	984.85	985.27	SU	Yes	PVC stick-up, no protective casing around well
Former Plant 25	MWM5-01	MW	13412897.70	428790.96	977.85	NA	FM	Yes	Good
Former Plant 25	MWM5-03	MW	13412875.52	428583.46	978.78	979.10	FM	Yes	Missing bolts
Former Plant 25	MWM16-01	MW	13411861.06	428554.63	979.90	NA	FM	No	Could not locate, buried in grass
Former Plant 25	MWM16-04	MW	13411695.73	428610.68	980.20	980.73	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-05	MW	13411815.73	428525.14	980.96	981.12	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-07	MW	13411787.02	429005.06	981.20	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-08	MW	13411782.12	429095.96	982.05	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-09	MW	13411758.42	429303.96	981.80	NA	FM	No	Believed to be buried under gravel pile
Former Plant 25	MWM16-10	MW	13411974.72	429283.56	985.21	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-11	MW	13411978.42	429283.56	985.15	NA	FM	No	Believed to be buried under gravel pile
Former Plant 25	MWM16-12	MW	13411997.32	429238.36	985.19	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-13	MW	13411997.62	429243.46	985.18	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-14	MW	13411955.02	429242.16	985.16	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-15	MW	13412064.72	429125.66	985.14	NA	FM	No	Could not locate, believed to be under gravel pile
Former Plant 25	MWM16-17	MW	13411968.42	429137.16	985.11	985.46	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-19	MW	13411922.62	429244.06	985.21	NA	FM	No	Could not locate, believed to be under concrete pile
Former Plant 25	MWM16-20	MW	13411681.27	429078.65	981.19	981.40	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-21	MW	13411683.75	428997.58	980.81	981.11	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-22	MW	13411690.14	428837.28	982.91	981.06	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-24	MW	13412174.98	429127.67	985.22	985.00	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-25	MW	13412181.30	429126.54	985.25	985.53	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-27	MW	13412165.53	429385.27	985.22	985.52	FM	No	Could not locate, believed to be under concrete pile
Former Plant 25	MWM16-28	MW	13412146.23	428886.60	985.26	985.60	FM	No	Could not locate, believed to be under dirt pile
Former Plant 25	MWM16-29	MW	13412146.20	428855.05	985.32	NA	FM	No	Could not locate, believed to be under dirt pile
Former Plant 25	MWM16-32	MW	13412041.47	428367.82	983.26	983.61	FM	No	Could not locate, buried in grass
Former Plant 25	MWM16-34	MW	13412241.20	429164.45	985.24	985.48	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-38	MW	13412036.53	428302.22	982.33	982.53	FM	No	Could not locate, buried in grass
Former Plant 25	MWM16-39	MW	13412221.56	428371.54	983.70	984.10	FM	No	Could not locate, buried in grass
Former Plant 25	MWM16-45	MW	13411837.35	429057.87	984.62	985.10	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-46	MW	13411943.80	429177.72	985.04	985.30	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-47	MW	13411998.37	429176.11	985.04	985.30	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-48	MW	13411923.49	429313.60	985.00	985.30	FM	No	Could not locate, buried under gravel
Former Plant 25	MWM16-49	MW	13411861.78	429309.48	984.79	985.00	FM	No	Believed to be buried under concrete pile
Former Plant 25	MWM25-01	MW	13412350.75	428652.27	981.83	981.97	FM	No	Could not locate, buried in debris
Former Plant 25	MWM25-02	MW	13412118.76	428546.42	980.06	980.28	FM	No	Could not locate, buried in grass
Former Plant 25	MWM4-01	MW	13412002.27	429441.08	983.12	983.43	FM	No	Could not locate, believed to be under concrete pile

Table 5  
 Former Plant 25, Well Inventory  
 2021 Property Inspection Report  
 RACER Trust Pontiac North Campus

RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Plant 25	MWM4-02	MW	13411924.68	429493.52	982.30	982.87	FM	No	Could not locate, believed to be under concrete pile
Former Plant 25	MWM4-03	MW	13411841.18	429453.56	981.61	982.18	FM	No	Could not locate, believed to be under concrete pile
Former Plant 25	MWM4-04	MW	13411932.80	429439.48	982.93	NA	FM	No	Could not locate, believed to be under concrete pile
Former Plant 25	MWM4-07	MW	13411913.42	429393.36	985.22	NA	FM	No	Could not locate, believed to be under concrete pile
Former Plant 25	MWM5-02	MW	13413119.22	428684.05	977.07	977.33	FM	No	Could not locate
Former Plant 25	MWM5-04	MW	13412609.07	428551.30	979.55	979.91	FM	No	Believed to be buried under steel beams and debris

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

Table 6  
 Former Plant 14S (Plants 5 and 23), Well Inventory  
 2021 Property Inspection Report  
 RACER Trust Pontiac North Campus



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Former Plant 14S (Plants 5 and 23)	MWM2-22	MW	13412704.63	425191.89	967.56	967.94	SU	Yes	Missing cover and lock
Former Plant 14S (Plants 5 and 23)	MWM2-28	MW	13412680.94	425033.51	967.70	967.95	SU	Yes	Missing lock
Former Plant 14S (Plants 5 and 23)	MWM2-37	MW	13412884.06	425152.26	970.52	967.79	SU	Yes	Well casing and PVC bent, no cover or lock at time of inspection. Well casing and PVC replaced on 1/4/22 after well inspections

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

**Table 7**  
**Rail Parcels, Well Inventory**  
**2021 Property Inspection Report**  
**RACER Trust Pontiac North Campus**

RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Rail Parcels (Figure 2D)	MWM4-05	MW	13411904.72	429597.93	985.52	NA	SU	Yes	Good
Rail Parcels (Figure 2C)	MWW10-03	MW	13411665.90	424126.67	958.20	955.69	SU	Yes	Good
Rail Parcels (Figure 2C)	MWW10-04	MW	13411666.89	424329.46	961.49	958.67	SU	Yes	Missing lock
Rail Parcels (Figure 2A)	MWW1-04	MW	13411677.80	423198.31	944.20	944.39	SU	Yes	Good
Rail Parcels (Figure 2A)	MWW1-14	MW	13411605.60	423289.56	946.10	946.75	FM	Yes	Good
Rail Parcels (Figure 2B)	RW-08-14	MW	13411806.22	424349.85	965.97	963.74	FM	Yes	Good
Rail Parcels (Figure 2C)	SB-73-15	MW	13411908.00	424252.19	967.41	964.18	Temp	No	Appears to have been destroyed

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

Table 8  
 USPS, Well Inventory  
 2021 Property Inspection Report  
 RACER Trust Pontiac North Campus



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
USPS	DWD10	MW	13412072.64	423244.21	952.70	NA	SU	Yes	Casing lid is bent, pvc casing is good
USPS	DWD12	MW	13413739.98	423276.56	976.54	NA	SU	Yes	Good
USPS	GWD8R	MW	13411803.64	423215.06	950.39	947.43	SU	Yes	Good
USPS	GWD9	MW	13412064.62	423244.15	952.58	NA	SU	Yes	Good
USPS	INJ-01-17	MW	13412629.14	424542.68	965.12	965.49	FM	Yes	Good
USPS	INJ-02-18	MW	13412674.57	424503.74	966.27	966.55	FM	Yes	Good
USPS	IWD7R	MW	13411814.71	423214.82	950.51	947.46	SU	Yes	Good
USPS	MW-01-17	MW	13411840.91	423214.24	949.40	946.49	SU	Yes	Good
USPS	MW-03-17	MW	13412620.13	424537.70	964.77	965.12	FM	Yes	Good
USPS	MW-04-17	MW	13412628.97	424534.65	965.18	965.56	FM	Yes	Good
USPS	MW-40-99	MW	13412055.19	423240.69	952.32	NA	SU	Yes	Good
USPS	MW-41-99	MW	13412044.25	423242.87	952.55	949.38	SU	Yes	Good
USPS	MW-43-14R	MW	Pending	Pending	Pending	Pending	Temp	Yes	Well casing was damaged and well was filled in at time of inspection. SB-43-14 was abandoned and replaced on 1/5/2022.
USPS	MWD4	MW	13412880.84	423267.59	973.56	971.37	SU	Yes	Missing Lock
USPS	MWD6R	MW	13411808.46	423214.47	950.49	947.51	SU	Yes	Good
USPS	MWW01-SEN03	MW	13412075.85	423365.56	981.67	978.75	SU	Yes	Good
USPS	MWW01-SEN04	MW	13412404.65	423285.35	971.12	968.41	SU	Yes	Outer metal casing will not close
USPS	MWW1-02	MW	13412387.90	423206.50	946.08	942.74	SU	Yes	Good
USPS	MWW1-03	MW	13412317.15	423204.96	945.92	942.41	SU	Yes	Good
USPS	MWW10-SEN01	MW	13411834.75	423748.57	967.31	964.41	SU	Yes	Good
USPS	MWW10-SEN02	MW	13411867.61	423501.62	967.68	965.17	SU	Yes	Good
USPS	MWW1-15	MW	13411804.23	423274.45	951.37	948.40	SU	Yes	Good
USPS	MWW5-01R	MW	Pending	Pending	Pending	Pending	FM	Yes	Inner casing broken and well filled in at time of inspection, MWW5-01 was abandoned and replaced on 1/5/2022.
USPS	MWW8-34	MW	13412223.81	424152.61	966.55	964.33	SU	Yes	No protective casing, just pvc stick-up
USPS	MWW8-36	MW	13412283.64	424224.02	970.56	968.01	SU	Yes	No protective casing, just pvc stick-up
USPS	MWW8-45	MW	13412255.46	424267.90	971.15	967.87	SU	Yes	Protective casing doesn't fit pvc (possible heaving)
USPS	MWW8-65	MW	13413282.76	424621.45	969.62	NA	FM	Yes	Missing bolts
USPS	RWW8-119	MW	13412409.80	424298.49	969.98	966.80	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-124	MW	13412364.46	424302.40	968.70	965.90	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-125	MW	13412337.37	424267.19	967.64	NA	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-129	MW	13412282.88	424185.05	966.71	NA	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-130	MW	13412233.49	424231.96	967.58	964.10	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-131	MW	13412229.41	424190.45	966.01	NA	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-132	MW	13412188.81	424184.68	966.37	962.90	SU	Yes	No protective casing, just pvc stick-up
USPS	RWW8-133	MW	13412285.07	424144.65	967.32	964.20	SU	Yes	No protective casing, just pvc stick-up
USPS	SB-17-14	MW	13411926.58	423719.71	973.10	970.24	SU	Yes	No protective casing, just pvc stick-up
USPS	SB-18-14	MW	13411916.21	423723.19	973.11	970.05	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-19-14	MW	13411916.50	423716.65	973.48	970.35	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-22-14	MW	13411856.96	423806.37	966.85	964.70	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-23-14	MW	13411860.72	423801.08	966.24	965.09	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-24-14	MW	13411851.57	423804.98	965.66	964.18	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-25-14	MW	13411860.79	423812.13	966.21	964.58	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-64-14	MW	13411904.60	423719.10	973.52	970.22	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-65-14	MW	13411916.96	423733.76	973.02	969.95	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-66-14	MW	13411931.73	423729.17	972.90	970.00	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-74-15	MW	13412510.22	423559.40	968.81	965.56	SU	Yes	Good
USPS	SB-77-15	MW	13412021.03	423816.20	967.52	964.05	Temp	Yes	No protective casing, just pvc stick-up
USPS	SB-78-15	MW	13411934.58	423832.82	968.79	965.53	Temp	Yes	No protective casing, just pvc stick-up

Table 8  
 USPS, Well Inventory  
 2021 Property Inspection Report  
 RACER Trust Pontiac North Campus



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
USPS	SB-79-15	MW	13411881.30	423632.75	972.23	968.88	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-01-01	MW	13411920.23	423720.09	972.95	970.17	FM	Yes	Good
USPS	TW-01-02	MW	13412144.00	423533.55	973.38	970.55	SU	Yes	Good
USPS	TW-01-03	MW	13412352.39	423750.32	969.06	966.14	SU	Yes	Good
USPS	TW-03-01	MW	13412967.24	424368.37	970.20	970.48	FM	Yes	Missing bolts
USPS	TW-09-01	MW	13412612.36	424398.45	970.01	966.68	SU	Yes	Good
USPS	TW-10-01	MW	13412431.60	424217.41	971.91	969.37	SU	Yes	Good
USPS	TW-10-02	MW	13412604.15	424150.73	971.83	968.87	SU	Yes	Good
USPS	TW-11-01	MW	13413415.73	424354.07	969.28	969.75	FM	Yes	Good
USPS	TW-11-02	MW	13413543.28	424400.56	970.38	970.76	FM	Yes	Good
USPS	TW-MD-01	MW	13412111.97	423212.83	946.20	943.72	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-MD-02	MW	13412197.72	423213.87	945.98	943.59	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-MD-03	MW	13412258.98	423217.40	946.60	944.20	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-MD-04	MW	13412284.86	423216.01	946.98	944.05	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-MD-05	MW	13412315.75	423218.02	946.71	944.19	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-MD-06	MW	13412376.85	423219.23	947.08	945.33	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-MD-07	MW	13412443.74	423220.83	947.08	944.63	SU	Yes	No protective casing, just pvc stick-up
USPS	TW-ROW-01	MW	13412448.97	423199.70	942.53	942.85	FM	Yes	Good
USPS	TW-ROW-02	MW	13412211.72	423189.98	941.92	942.19	FM	Yes	Good
USPS	TW-ROW-03	MW	13412019.63	423182.80	942.38	942.65	FM	Yes	Good
USPS	TWW8-01	MW	13413334.70	424668.06	966.56	966.90	SU	Yes	Missing lock

**Notes:**

1. Recently installed wells have not been surveyed yet and are pending survey data
2. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

**Table 9**  
**Duck Pond, Well Inventory**  
**2021 Property Inspection Report**  
**RACER Trust Pontiac North Campus**



RACER Property	ID	Well Type	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Duck Pond	DWD13	MW	13412468.27	422937.97	945.28	NA	FM	Yes	Missing bolts
Duck Pond	MWDP-04	MW	13412857.00	422940.40	949.06	949.41	FM	Yes	Missing bolts
Duck Pond	MWDP-05	MW	13412463.42	423050.42	944.35	945.19	FM	Yes	Good
Duck Pond	MWDP-1R	MW	13412573.84	422914.43	946.94	947.37	FM	Yes	Good
Duck Pond	MWDP-2R	MW	13412669.31	422918.07	947.90	948.62	FM	Yes	Missing bolts
Duck Pond	MWDP-3R	MW	13412732.60	422922.66	948.13	948.59	FM	Yes	Missing bolts
Duck Pond	SWDF-1	MW	13412801.37	423111.27	947.97	948.16	FM	Yes	Good
Duck Pond	SWDF-2	MW	13412820.67	423114.44	948.38	948.60	FM	Yes	Good

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- SU - Stick-up
- Temp. - Temporary
- TOC - Top of Casing

Table 10  
 Offsite, Well and SVMP Inventory  
 2021 Property Inspection Report  
 RACER Trust Pontiac North Campus

RACER Property	ID	Well/SVMP	Latitude	Longitude	TOC Elevation	Ground Elevation	Type (FM, SU, Temp)	Located?	Notes
Offsite (Figure 2A)	MWOS-01	MW	13410709.13	423445.11	943.79	943.99	FM	Yes	Good
Offsite (Figure 2A)	MWOS-02	MW	13411060.17	423363.17	943.46	943.99	FM	Yes	Good
Offsite (Figure 2A)	MWOS-03	MW	13411550.19	423112.96	944.35	944.68	FM	Yes	Good
Offsite (Figure 2F)	MWOS-04	MW	13411964.95	423088.69	942.52	942.74	FM	Yes	Missing bolts
Offsite (Figure 2F)	MWOS-05	MW	13412446.57	422962.58	944.26	944.74	FM	Yes	Good
Offsite (Figure 2F)	MWOS-06	MW	13412657.70	423121.39	944.01	944.40	FM	Yes	Good
Offsite (Figure 2F)	MWOS-07	MW	13412735.30	422844.42	947.53	947.75	FM	Yes	Good
Offsite (Figure 2A)	MWOS-08	MW	13410525.07	424732.93	975.09	975.55	FM	Yes	Missing bolts
Offsite (Figure 2A)	MWOS-09R	MW	13410546.29	424674.06	976.18	976.68	FM	Yes	Good
Offsite (Figure 2A)	MWOS-10	MW	13410554.59	424535.43	976.55	977.01	FM	Yes	Good
Offsite (Figure 2A)	MWW1-06	MW	13411596.61	423064.86	943.63	943.75	FM	Yes	Good
Offsite (Figure 2F)	PZOS-02	MW	13413018.76	422364.67	946.38	947.04	FM	Yes	Good
Offsite (Figure 2A)	SV-01-21	SVMP	13410600.85	424607.87	N/A	976.45	FM	Yes	Good
Offsite (Figure 2A)	SV-02-21	SVMP	13410600.68	424606.55	N/A	976.50	FM	Yes	Good
Offsite (Figure 2A)	SV-03-21	SVMP	13410558.77	424505.59	N/A	980.78	FM	Yes	Good
Offsite (Figure 2A)	SV-04-21	SVMP	13410558.70	424507.07	N/A	976.76	FM	Yes	Good
Offsite (Figure 2A)	SV-05-21	SVMP	13410556.60	424545.53	N/A	977.21	FM	Yes	Good
Offsite (Figure 2A)	SV-06-21	SVMP	13410556.51	424546.40	N/A	977.22	FM	Yes	Good
Offsite (Figure 2E)	MWM5	MW	13412822.89	428139.91	981.26	981.72	FM	No	Believed to be buried in grass median

**Notes:**

1. Top of Casing Elevation is in feet National Vertical Geodetic Datum (1988)

**Abbreviations:**

- FM - Flush mount
- MW - Monitoring Well
- NA - Not Available
- N/A - Not Applicable
- SU - Stick-up
- SVMP - Soil Vapor Monitoring Point
- Temp. - Temporary
- TOC - Top of Casing

**Attachment 1**

**Deed Restrictions Recorded by RACER Trust, February 2022**

**Deed Restrictions Recorded by RACER Trust  
Pontiac North Campus RCRA Corrective Action, Pontiac, MI  
February 2022**

- Former or Current RACER Trust Parcel
  - 2012 EE&URA: Liber 43214 - Page 201
  - 2012 EE&URA: Liber 44228 - Page 275
  - 2012 EE&URA: Liber 45051 - Page 591
  - 2015 DRC: Liber 48367 - Page 520
  - 2015 DRC: Liber 48729 - Page 551
  - 2016 DRC: Liber 49847 - Page 559
  - 2020 DRC: Liber 54194 - Page 568
  - 2020 DRC: Liber 54194 - Page 602
  - 2021 DRC: Recordation Pending
- EE&URA - Environmental Easement and Use Restriction Agreement*  
*DRC - Declaration of Restrictive Covenant*

14-17-276-004  
RC-OWMRP-111-20-001

14-17-227-001  
RC-OWMRP-111-20-001

14-17-276-005

E Columbia Ave

14-17-276-006

14-17-427-001  
RC-OWMRP-111-20-001

14-17-426-003

Baldwin Ave



14-17-384-003

14-17-453-037

14-17-453-036

Glenwood Ave

14-20-201-006

14-20-276-001  
RC-OWMRP-111-20-002

Joslyn Ave

14-20-130-018

14-20-201-004

14-21-101-007  
RC-OWMRP-111-21-006

14-20-202-002  
14-20-202-003  
14-20-202-005  
14-20-202-007  
RC-OWMRP-111-15-011

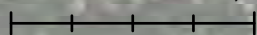
14-20-201-005  
RC-OWMRP-111-15-004

E Montcalm St

14-20-426-005  
RC-OWMRP-111-16-003

City of Pontiac  
County of Oakland  
State of Michigan

0 500 1,000 Feet



## **Attachment 2**

**DRC Inspection Documentation and Photograph Logs**

Former Fiero Assembly - A Portion of the Pontiac North Site - Yearly Inspection Form  
 900 Baldwin Avenue, Pontiac, Michigan  
 DRC/EEURA Reference Number - 11210 (10/17/2012)

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/2/11 11:45 am  
 Weather Conditions: Sunny 41°F  
 Current Property Owner by Visual Inspection: GR  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Water Wells:</b>				
Water wells installed at the Property other than for environmental monitoring purposes?  no water wells observed	  TAL			
<b>Soil Relocation:</b>				
Is there any evidence of recent soil excavation activities or re-location activities at the Site?  no evidence of recent soil excavation	  TAL			
<b>Building Construction/Additions:</b>				
Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?  only existing buildings no new buildings observed	  TAL			
<b>Subsurface Utility/Feature Installation:</b>				
Is there evidence of recent installation of subsurface utilities or features installed at the Site?  no evidence of new utility install	  TAL			

Former Fiero Assembly - A Portion of the Pontiac North Site - Yearly Inspection Form  
 900 Baldwin Avenue, Pontiac, Michigan  
 DRC/EEURA Reference Number - 11210 (10/17/2012)

Land Use - Non-Residential:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
In accordance with the DRC, the land use needs to remain non-residential, is the property still non-residential use? YES Non-Residential	TAL				
Other Items, if Any:	TAL				
Please note any other items identified during inspection:					

Comments:

Site is used by 6FL store trucks, material + dumpsters  
 garbage cans. Existing buildings are utilized by 6FL  
HAS - manhole open w/ grate partially over it. see picture

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Assembly



**Photograph: 1**

**Description:** Eastern portion of property, facing south.

**Location:**  
Former Fiero Assembly

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Northwestern portion of property, facing northwest.

**Location:**  
Former Fiero Assembly

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Assembly



**Photograph: 3**

**Description:** Central portion of the property, facing southwest.

**Location:**  
Former Fiero Assembly

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Southern portion of the property, facing west.

**Location:**  
Former Fiero Assembly

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

**Former Fiero Parking Lots - A Portion of the Pontiac North Site - Yearly Inspection Form**  
 North of Kennett and West of Baldwin Avenue, Pontiac, Michigan  
 DRC/EEURA Reference Number - NA

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/12/11 9am  
 Weather Conditions: Sunny 41°F  
 Current Property Owner by Visual Inspection: vacant  
 Current Property Owner by Oakland Co. Records: RACER Trust

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Water Wells:</b>				
Water wells installed at the Property other than for environmental monitoring purposes?  no water wells observed	TAL			
<b>Soil Relocation:</b>				
Is there any evidence of recent soil excavation activities or relocation activities at the Site?  no excavation or soil relocation observed	TAL			
<b>Building Construction/Additions:</b>				
Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?  no buildings onsite	TAL			
<b>Subsurface Utility/Feature Installation:</b>				
Is there evidence of recent installation of subsurface utilities or features installed at the Site?  no evidence of utility install	TAL			

**Former Fiero Parking Lots - A Portion of the Pontiac North Site - Yearly Inspection Form**  
**North of Kennett and West of Baldwin Avenue, Pontiac, Michigan**  
**DRC/EEURA Reference Number - NA**

Land Use - Non-Residential:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use? YES non-res is recent	TAL				
Other Items, if Any:  Please note any other items identified during inspection:	TAL				

**Comments:**

Site is fenced and locked, lots of glass + debris on site (garbage)

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Lots



**Photograph: 1**

**Description:** Central portion of property, facing west.

**Location:**  
Former Fiero Lots

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Northern portion of property, facing west.

**Location:**  
Former Fiero Lots

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Lots



**Photograph: 3**

**Description:** Eastern portion of property, facing north.

**Location:**  
Former Fiero Lots

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Southern portion of property, facing west.

**Location:**  
Former Fiero Lots

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Lots



**Photograph: 5**

**Description:** Southern portion of property, facing southeast.

**Location:**  
Former Fiero Lots

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 6**

**Description:** Northern portion of property, facing west.

**Location:**  
Former Fiero Lots

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

**Former Fiero Powerhouse - A Portion of the Pontiac North Site - Yearly Inspection Form**  
 824 St. Clair Street, Pontiac, Michigan  
 DRC/EEURA Reference Number - NA

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/21/21 12:30pm  
 Weather Conditions: Sunny/Cloudy 46°F  
 Current Property Owner by Visual Inspection: GR Leasing Race cars  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<p><b>Water Wells:</b>                      Water wells installed at the Property other than for environmental monitoring purposes?                      No water wells observed.</p>	<p>TXL</p> <p>If Yes, list details based on observations, interviews (extraction for irrigation, drinking water, other)</p>			
<p><b>Soil Relocation:</b>                      Is there any evidence of recent soil excavation activities or relocation activities at the Site?                      No evidence of soil movement</p>	<p>TXL</p> <p>If Yes, List Details of Each Area Below (Appr Size, Depth, Known or Suspected Purpose, Evidence of Environmental Impacts)</p>			
<p><b>Building Construction/Additions:</b>                      Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?                      No buildings present</p>	<p>TXL</p> <p>If Yes, List Details of Each Building Structure Below (Appr Size, Known or Suspected Purpose, Extent to which Normally Occupied)</p>			
<p><b>Subsurface Utility/Feature Installation:</b>                      Is there evidence of recent installation of subsurface utilities or features installed at the Site?                      No evidence of utility install</p>	<p>TXL</p> <p>If Yes, List Details of Each Area where subsurface features are observed to have been installed at the site (type of utility and Appr Size)</p>			

Former Fiero Powerhouse - A Portion of the Pontiac North Site - Yearly Inspection Form  
 824 St. Clair Street, Pontiac, Michigan  
 DRC/EEURA Reference Number - NA

Land Use - Non-Residential:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use? Non-Residential	TAL				
Other Items, if Any:  Please note any other items identified during inspection:	TAL				

Comments:

~~#15~~ Large sink hole located behind dumpsters near gate may need to have someone fill in? See picture

most of the property is being used by GFL for container storage

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Powerhouse



**Photograph: 1**

**Description:** Northern portion of property, facing southwest.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Northern portion of property, facing west.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Powerhouse



**Photograph: 3**

**Description:** Eastern portion of property, facing northeast.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Eastern portion of property, facing southwest.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Powerhouse



**Photograph: 5**

**Description:** Eastern portion of property, facing south.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021



**Photograph: 6**

**Description:** Eastern portion of property, facing south.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Fiero Powerhouse



**Photograph: 7**

**Description:** Central portion of property, facing west.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021



**Photograph: 8**

**Description:** Western portion of property, facing south.

**Location:**  
Former Fiero Powerhouse

**Photograph taken by:** [NAME]

**Date:** 12/3/2021

**Former Plant 15 - A Portion of the Pontiac North Site - Yearly Inspection Form**  
**201 Columbia Avenue, Pontiac, Michigan**  
**DRC/EEURA Reference Number - 1197 (5/14/2012)**

Inspector Name: Tiffany Linder  
 Inspector Signature: [Signature]  
 Inspection Date and Time: 12/21/11 1:00pm  
 Weather Conditions: Windy cloudy 46°F  
 Current Property Owner by Visual Inspection: U-Pull-It Save Auto Parts  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
TAL	Water wells installed at the Property other than for environmental monitoring purposes?  If Yes, list details based on observations, interviews (extraction for irrigation, drinking water, other)			
TAL	Soil Relocation: Is there any evidence of recent soil excavation activities or relocation activities at the Site?  no evidence			
TAL	Building Construction/Additions: Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?  existing buildings no new buildings being constructed			
TAL	Subsurface Utility/Feature Installation: Is there evidence of recent installation of subsurface utilities or features installed at the Site?  no evidence			
TAL	Land Use - Non-Residential: In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use?  non-residential use			

Former Plant 15 - A Portion of the Pontiac North Site - Yearly Inspection Form  
 201 Columbia Avenue, Pontiac, Michigan  
 DRC/EEURA Reference Number - 1197 (5/14/2012)

No Issue (Please Initial Below if no Issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
TAL				

Other Items, if Any:

Please note any other items identified during inspection:

Comments:

Site used to store old cars for parts - U-pull + Save is self pull auto parts place - Site kept neat + organized lots of vehicles parked across the site

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 15



**Photograph: 1**

**Description:** Southeastern portion of property, facing southeast.

**Location:**  
Former Plant 15

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Northern portion of property, facing west.

**Location:**  
Former Plant 15

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 15



**Photograph: 3**

**Description:** Western portion of property, facing west.

**Location:**  
Former Plant 15

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Secondary building in central portion of the property, facing north.

**Location:**  
Former Plant 15

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 15



**Photograph: 5**

**Description:** Central portion of the property, facing southwest.

**Location:**  
Former Plant 15

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 6**

**Description:** Main building in central portion of the property, facing west.

**Location:**  
Former Plant 15

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

Former Plant 25 - A Portion of the Pontiac North Site - Yearly Inspection Form  
 225 East Columbia Avenue, Pontiac, Michigan  
 DRG/EEURA Reference Number - 1197 (7/15/2011)

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/21/21 1:30pm - 2pm  
 Weather Conditions: windy, cloudy 45°F  
 Current Property Owner by Visual Inspection: Dad's excavating  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Water Wells:</b>				
	Water wells installed at the Property other than for environmental monitoring purposes?  TAL			
<b>Soil Relocation:</b>				
	Is there any evidence of recent soil excavation activities or relocation activities at the Site? <u>no recent soil excavation observed</u>			
<b>Building Construction/Additions:</b>				
	Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway? <u>no new buildings only existing buildings.</u>			
<b>Subsurface Utility/Feature Installation:</b>				
	Is there evidence of recent installation of subsurface utilities or features installed at the Site? <u>no evidence of recent subsurface disturbance</u>			
<b>Land Use - Non-Residential:</b>				
	In accordance with the DRG the land use needs to remain non-residential, is the property still non-residential use? <u>non-residential</u>			

Former Plant 25 - A Portion of the Pontiac North Site - Yearly Inspection Form  
 225 East Columbia Avenue, Pontiac, Michigan  
 DRC/EEURA Reference Number - 1197 (7/15/2011)

Other Items, if Any:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
Please note any other items identified during inspection:	TAL				

Comments:

Site is currently used to store construction materials (soil, concrete, rock piles) and landscaping materials. ~~The~~ Large piles of these materials are located throughout the site.

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 25



**Photograph: 1**

**Description:** Facing northwest, view of soil and landscaping material piles.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Maintenance building located in southwestern portion of the property, facing south.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 25



**Photograph: 3**

**Description:** Material piles present in the central portion of the property, facing east.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Western portion of property, facing north.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 25



**Photograph: 5**

**Description:** Northern portion of property, facing south.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 6**

**Description:** Northern portion of property, facing west.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Former Plant 25



**Photograph: 7**

**Description:** Western portion of property, facing southwest.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 8**

**Description:** Western portion of property, facing north.

**Location:**  
Former Plant 25

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

**Tatro - A Portion of the Pontiac North Site - Yearly Inspection Form**  
**Former Building 14S (Plants 5 and 23), Pontiac, Michigan**  
**DRC/EEURA Reference Number - RC-OWMRP-111-20-002 (5/12/2020)**

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/2/21 10:30am  
 Weather Conditions: Sunny 41°F  
 Current Property Owner by Visual Inspection: Tatro is operating at site  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
	<b>Water Wells:</b> Water wells installed at the Property other than for environmental monitoring purposes?  no water wells observed			
	<b>Soil Relocation:</b> Is there any evidence of recent soil excavation activities or re-location activities at the Site?  no evidence of excavation - soil pipes due to current operations			
	<b>Building Construction/Additions:</b> Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?  no buildings on property only site trailer			
	<b>Subsurface Utility/Feature Installation:</b> Is there evidence of recent installation of subsurface utilities or features installed at the Site? DRC states no subsurface utility installation unless approved by EGLE and RACER Trust.  no evidence of subsurface utility install			

Tatro - A Portion of the Pontiac North Site - Yearly Inspection Form  
 Former Building 14S (Plants 5 and 23), Pontiac, Michigan  
 DRC/EEURA Reference Number - RC-OWMRP-111-20-002 (5/12/2020)

Land Use - Non-Residential:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use? <i>non-Residential use</i>	TAL				
Low Occupancy Use Restriction: <i>observed</i>					
In accordance with the DRC, are all low occupancy areas (Areas 1 through 4) not occupied for more than the required timeframe of an average of 16-8 hours per week? <i>no structures occupying these areas</i>	TAL				
PCB Remediation Areas:					
In accordance with the DRC, are all PCB remediation areas (Areas 1 through 4) not covered by material and are they intact and in good shape? DRC states no items should be present over the PCB cover areas and that they not be damaged. <i>Soil piles are not present over property</i>	TAL				
Other Items, if Any: <i>PCB areas</i>					
Please note any other items identified during inspection:	TAL				

Comments:

Site is mainly vacant only portable onsite trailer. Property used to store excavation equipment + soil spoils/debris from excavating activities  
 - Signs indicating cap areas exist for PCB Soil caps.

# Photograph Log

RACER Trust  
Pontiac North Campus  
Tatro



**Photograph: 1**

**Description:** Eastern portion of property, facing east.

**Location:**  
Tatro

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Western portion of property, facing west.

**Location:**  
Tatro

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Tatro



**Photograph: 3**

**Description:** Marker observed in one of the PCB cap areas at the property.

**Location:**  
Tatro

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Western portion of the Site along the roadway, facing north.

**Location:**  
Tatro

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

**Rail Parcels - A Portion of the Pontiac North Site - Yearly Inspection Form**  
 Former Building 14S (Plants 5 and 23), Pontiac, Michigan  
 DRC/EEURA Reference Number - RC-QWMRP-111-20-001 (5/12/2020)

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/2/21 10:50am  
 Weather Conditions: Sunny 41°F  
 Current Property Owner by Visual Inspection: vacant no one sights seen  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Water Wells:</b>				
Water wells installed at the Property other than for environmental monitoring purposes? <u>no water wells observed</u>	If Yes, list details based on observations, interviews (extraction for irrigation, drinking water, other)			
<u>TAL</u>				
<b>Soil Relocation:</b>				
Is there any evidence of recent soil excavation activities or re-location activities at the Site? <u>no excavation activities observed</u>	If Yes, List Details of Each Area Below (Appr Size, Depth, Known or Suspected Purpose, Evidence of Environmental Impacts)			
<u>TAL</u>				
<b>Building Construction/Additions:</b>				
Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway? <u>no buildings present</u>	If Yes, List Details of Each Building Structure Below (Appr Size, Known or Suspected Purpose, Extent to which Normally Occupied)			
<u>TAL</u>				
<b>Subsurface Utility/Feature Installation:</b>				
Is there evidence of recent installation of subsurface utilities or features installed at the Site? DRC states no subsurface utility installation unless approved by EGLE and RACER Trust. <u>no evidence of subsurface disturbance</u>	If Yes, List Details of Each Area where subsurface features are observed to have been installed at the site (type or utility and Appr Size)			
<u>TAL</u>				

Rail Parcels - A Portion of the Pontiac North Site - Yearly Inspection Form  
 Former Building 14S (Plants 5 and 23), Pontiac, Michigan  
 DRC/EEURA Reference Number - RC-OWMRP-111-20-001 (5/12/2020)

Land Use - Non-Residential:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use? non-Residential Vacant	TAL				
Other Items, if Any: Please note any other items identified during inspection:	TAL				

Comments:

Rail Parcels were inspected where accessible from neighboring properties. Small soil pipe seen in Southern parcel near Tatro T6FL. Tracks still exist on northern parcels.

# Photograph Log

RACER Trust  
Pontiac North Campus  
Rail Parcels



**Photograph: 1**

**Description:** Southern portion of property near Tatro property, facing north.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Small soil pile observed in southern portion of property near Tatro property, facing north.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Rail Parcels



**Photograph: 3**

**Description:** Portion of property near Former Building 15 property, facing west.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Rail portion along Former Building 25 property, facing north.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Rail Parcels



**Photograph: 5**

**Description:** Rail portion along Former Building 25 property, facing southwest.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 6**

**Description:** Rail spur in north of Former Building 25 property, facing northwest.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Rail Parcels



**Photograph: 7**

**Description:** Portion of property north of Former Building 25 property, facing northeast.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 8**

**Description:** Portion of property north of Former Building 25 property, facing east.

**Location:**  
Rail Parcels

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

USPS - A Portion of the Pontiac North Site - Yearly Inspection Form  
 711 North Glenwood Avenue, Pontiac, Michigan  
 DRC/EEURA Reference Number - RC-QWMP-111-16-010 (4/23/2018)

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 10/21/21 9:45am  
 Weather Conditions: Sunny 46°F  
 Current Property Owner by Visual Inspection: USPS is operating at site  
 Current Property Owner by Oakland Co. Records:

No. Issue (Please Initial below if no issue)	Potential Issue Description, if Identified <small>If Yes, list details based on observations, interviews (extraction for irrigation, drinking water, other)</small>	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Water Wells:</b> Water wells installed at the Property other than for environmental monitoring purposes?  no water wells observed	TPL			
<b>Soil Relocation:</b> Is there any evidence of recent soil excavation activities or relocation activities at the Site?  no evidence of soil relocation or excavation	TPL			
<b>Building Construction/Additions:</b> Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?  Existing USPS Bld. no new buildings	TPL			
<b>Subsurface Utility/Feature Installation:</b> Is there evidence of recent installation of subsurface utilities or features installed at the Site? DRC states no subsurface utility installation unless approved by EGLE and RACER Trust.  no utility install observed	TPL			
<b>Low Occupancy Area:</b> Portions of the property are for low occupancy use due to presence of PCBs as described in the Draft DRC, where occupancy cannot exceed 6.7 hours per week. Are these areas observed to remain low occupancy use?  yes no structures in these areas - they look in good condition cover wise where visually accessible	TPL			

USPS - A Portion of the Pontiac North Site - Yearly Inspection Form  
 711 North Glenwood Avenue, Pontiac, Michigan  
 DRC/EURA Reference Number - RC-OWMRP-111-16-010 (4/23/2018)

Land Use - Non-Residential:	No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use? <i>Yes - Residential Use</i>	TAL				
Other items, if Any:	TAL				
Please note any other items identified during inspection:					

Comments:

System observed in NW Portion of property (~~located~~ Injection wells)  
~~Site~~ Site was neat, clean + secure

# Photograph Log

RACER Trust  
Pontiac North Campus  
USPS



**Photograph: 1**

**Description:** Northeastern portion of property, facing southeast.

**Location:**  
USPS

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 2**

**Description:** Southwestern portion of property, facing southeast.

**Location:**  
USPS

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
USPS



**Photograph: 3**

**Description:** Western portion of property, facing east.

**Location:**  
USPS

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Montcalm seep system in the northwestern portion of the property, facing west.

**Location:**  
USPS

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
USPS



**Photograph: 5**

**Description:** Southeastern portion of the property, facing southwest.

**Location:**  
USPS

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 6**

**Description:** Eastern portion of the property, facing north.

**Location:**  
USPS

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

**Duck Pond - A Portion of the Pontiac North Site - Yearly Inspection Form**  
 200 East Montcalm Street, Pontiac, Michigan  
 DRC/EEURA Reference Number - RC-OWMRP-111-16-003 (9/21/2016)

Inspector Name: Tiffany Linder  
 Inspector Signature: Tiffany Linder  
 Inspection Date and Time: 12/12/16 9:30am  
 Weather Conditions: Sunny + 46°F  
 Current Property Owner by Visual Inspection: Racer Trust (signpost fence)  
 Current Property Owner by Oakland Co. Records:

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Water Wells:</b>				
Water wells installed at the Property other than for environmental monitoring purposes?	no water wells observed			
	TAL			
<b>Soil Relocation:</b>				
Is there any evidence of recent soil excavation activities or re-location activities at the Site?	no evidence of soil disturbance			
	TAL			
<b>Building Construction/Additions:</b>				
Have any new buildings been constructed, added onto or has redevelopment occurred at the Site? And has a vapor barrier been installed or additional assessment been completed to evaluate the VI pathway?	Site is currently vacant no buildings			
	TAL			
<b>Subsurface Utility/Feature Installation:</b>				
Is there evidence of recent installation of subsurface utilities or features installed at the Site? DRC states no subsurface utility installation unless approved by EGLE and RACER Trust.	no recent evidence of subsurface utility install			
	TAL			

Duck Pond - A Portion of the Pontiac North Site - Yearly Inspection Form  
 200 East Montcalm Street, Pontiac, Michigan  
 DRC/EEURA Reference Number - RC-OWMRP-111-16-003 (9/21/2016)

No Issue (Please Initial below if no issue)	Potential Issue Description, if Identified	How Issue Was Addressed	Date Item Addressed	Date Record of Corrective Action Form Was Completed
<b>Land Use - Non-Residential:</b>				
	In accordance with the DRC the land use needs to remain non-residential, is the property still non-residential use? vacant non-residential			
	Other Items, if Any:			
	Please note any other items identified during inspection:			

**Comments:**

Site is fenced & locked; two faced trust signs on fence for ownership  
 grass is cut site looks well maintained

# Photograph Log

RACER Trust  
Pontiac North Campus  
Duck Pond



## Photograph: 1

**Description:** Northern portion of property, facing west.

**Location:**  
Duck Pond

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



## Photograph: 2

**Description:** Eastern portion of the property, facing south.

**Location:**  
Duck Pond

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

# Photograph Log

RACER Trust  
Pontiac North Campus  
Duck Pond



**Photograph: 3**

**Description:** RACER sign on front gate to property.

**Location:**  
Duck Pond

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021



**Photograph: 4**

**Description:** Structure in the northwestern portion of the property.

**Location:**  
Duck Pond

**Photograph taken by:** Tiffany Linder

**Date:** 12/3/2021

## **Attachment 3**

**LandWatch PCB Cap Area Inspection Documentation and Supplemental  
PCB Cap Inspection Documentation**

# RACER Trust IC/EC Inspection



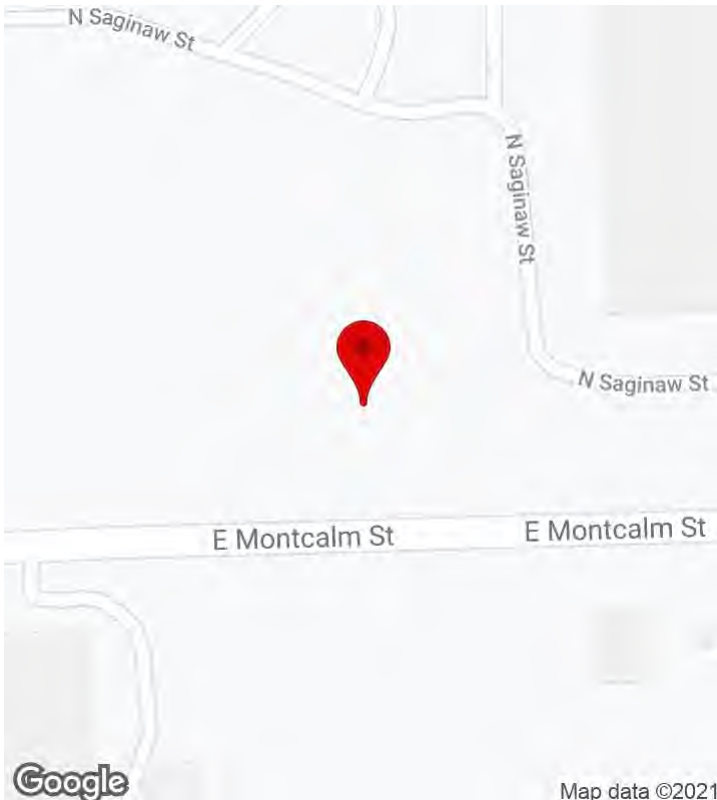
A site inspection app made for Institutional Control (IC) and Engineering Control (EC) conformance across RACER Trust sites.

## Pontiac North Campus 3, August 13, 2021

8/16/2021, 12:01:47 PM PDT



Photo of area facing west



### CREATED

🕒 8/13/2021, 6:33:51 AM PDT  
👤 by RACER Trust

### UPDATED

🕒 8/16/2021, 12:01:47 PM PDT  
👤 by RACER Trust

### LOCATION

📍 42.656611, -83.292046

## Site Description

Site_Name	Pontiac North Campus 3
Site Address	USPS - 711 N. Glenwood Ave
Site City	Pontiac
Site State	MI

## General Site Conditions

Describe on-site land use	Industrial
Describe off-site surrounding land use	Industrial
Describe any on-site ownership or tenancy changes.	None - USPS leases and operates the property as a distribution center
Describe any needed on-site repairs	None
Describe any on-site improvements	None
Weather Conditions at time of inspection	= Sunny and few clouds temp 75 winds 5 mph



Photos of current conditions/uses



Photo of area facing west

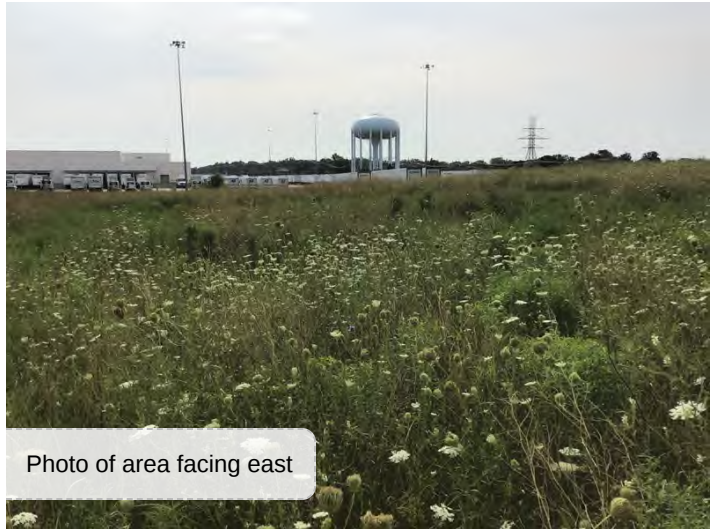


Photo of area facing east



Photo of area facing north fence in back ground



Reperensive of photo of PCB Cap elevation monument



## Inspect Institutional Controls and Engineering Controls

### Institutional Controls (IC) (1 Item)

#### Institutional Controls (IC) - 1. Other Restrictions

<b>Name of the IC</b>	West Yard TSCA South Cap ( AOI W-1 )
<b>Characterize restricted activities and uses</b>	Other Restrictions
<b>Characterize other restriction(s)</b>	Industrial low occupancy use. Maintenance of soil cap overlying PCB impacted soils
<b>Do site use and activities comply with other restrictions</b>	Yes
<b>Other comments or notes about the IC?</b>	

**Institutional Control photos**



**Engineering Controls (EC)**

**Inspector Information**

<b>Inspector Name</b>	Brad Saunders / Gary Schafer
<b>Inspector Company</b>	Arcadis
<b>Inspector Email</b>	Brad.Saunders@arcadis.com / Gary.Schafer@arcadis.com
<b>Inspection Date</b>	August 13, 2021

**Inspector Signature**

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written in a cursive style.

Signed 8/16/2021, 11:52:09 AM PDT



# RACER Trust IC/EC Inspection



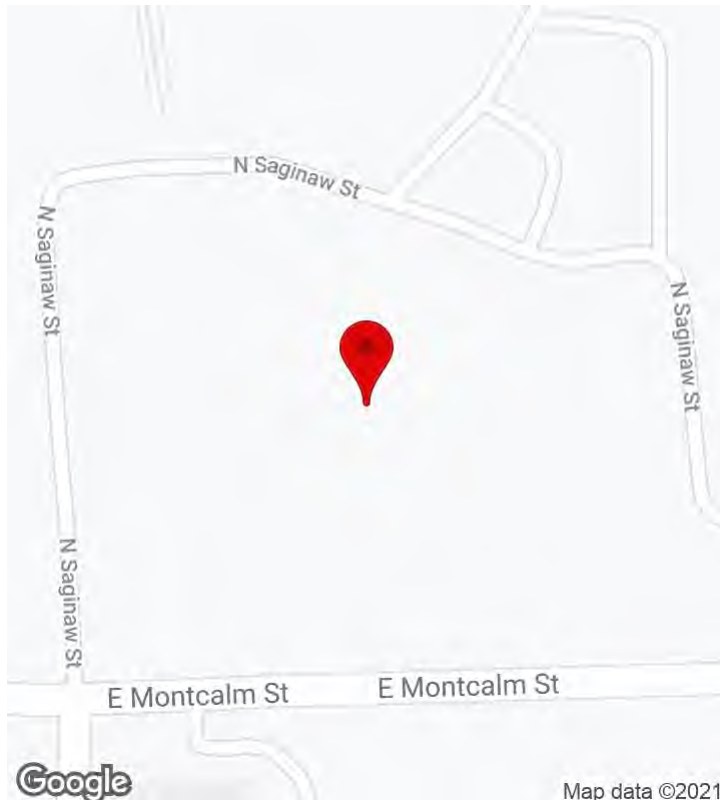
A site inspection app made for Institutional Control (IC) and Engineering Control (EC) conformance across RACER Trust sites.

## Pontiac North Campus 3, August 13, 2021

8/16/2021, 12:03:55 PM PDT



North cap area facing east



### CREATED

🕒 8/13/2021, 7:26:12 AM PDT

👤 by RACER Trust

### UPDATED

🕒 8/16/2021, 12:03:55 PM PDT

👤 by RACER Trust

### LOCATION

📍 42.657193, -83.292921



## Site Description

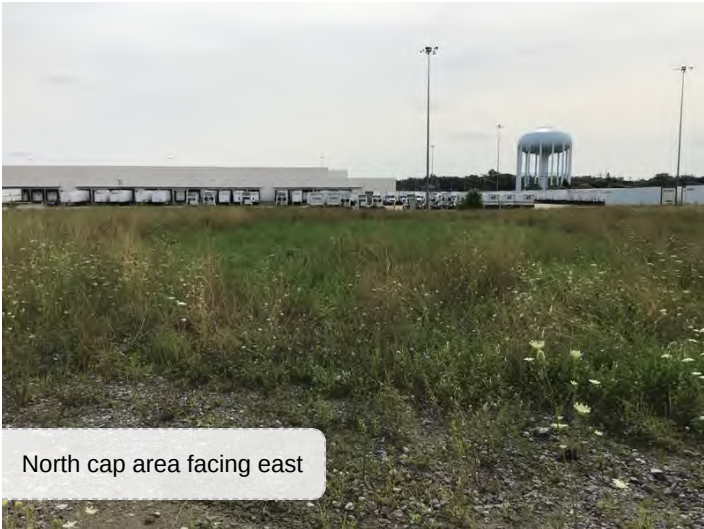
Site_Name	Pontiac North Campus 3
Site Address	USPS - 711 N. Glenwood Ave
Site City	Pontiac
Site State	MI

## General Site Conditions

Describe on-site land use	Industrial
Describe off-site surrounding land use	Industrial
Describe any on-site ownership or tenancy changes.	None - USPS leases and operates the property as a distribution center
Describe any needed on-site repairs	None
Describe any on-site improvements	None
Weather Conditions at time of inspection	Sunny some clouds temp 75



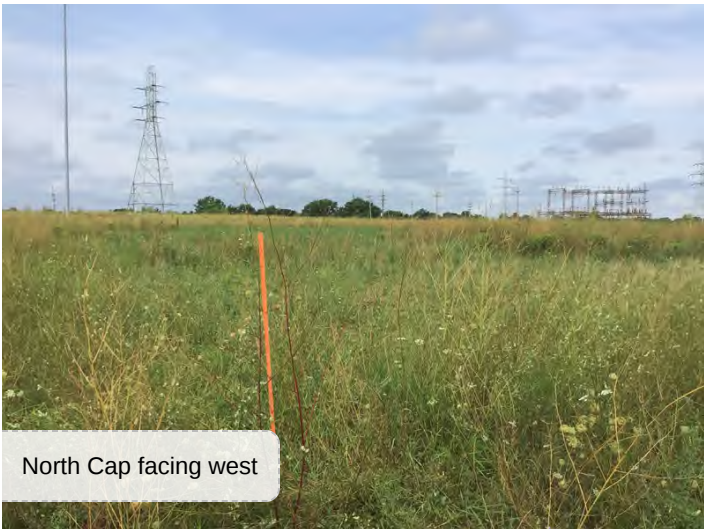
Photos of current conditions/uses



North cap area facing east



North cap area facing south



North Cap facing west



Number N4 marker needs repairing

## Inspect Institutional Controls and Engineering Controls

### Institutional Controls (IC) (1 Item)

#### Institutional Controls (IC) - 1. Other Restrictions

Name of the IC	West Yard North Cap
Characterize restricted activities and uses	Other Restrictions
Characterize other restriction(s)	Industrial low occupancy use. Maintenance of soil cap
Do site use and activities comply with other restrictions	Yes
Other comments or notes about the IC?	

#### Institutional Control photos



## Engineering Controls (EC)

### Inspector Information

Inspector Name	Brad Saunders / Gary Schafer
Inspector Company	Arcadis
Inspector Email	Brad.Saunders@arcadis.com / Gary.Schafer@arcadis.com
Inspection Date	August 13, 2021
Inspector Signature	



Signed 8/16/2021, 11:54:08 AM PDT



# RACER Trust IC/EC Inspection



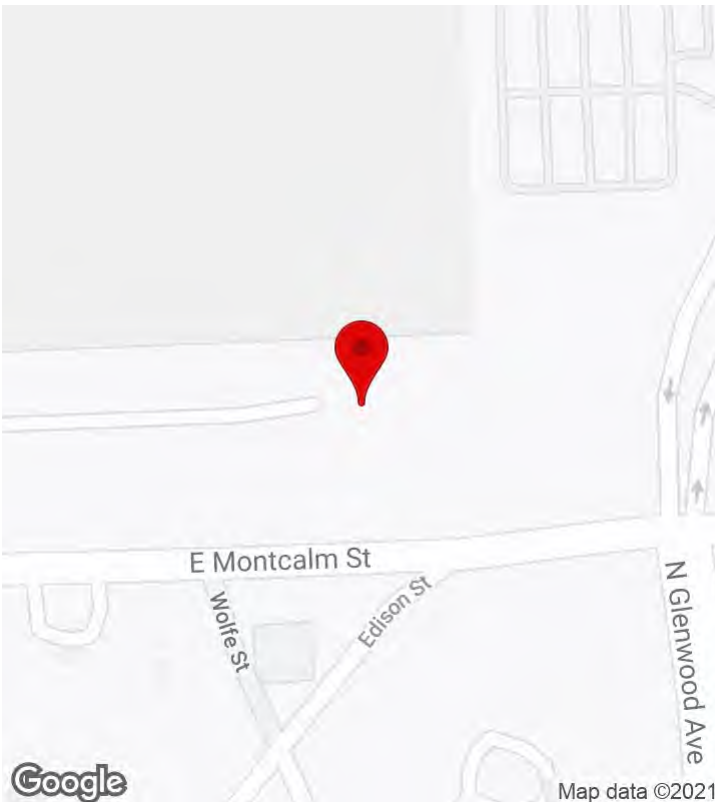
A site inspection app made for Institutional Control (IC) and Engineering Control (EC) conformance across RACER Trust sites.

## Pontiac North Campus 4, August 13, 2021

8/16/2021, 11:56:53 AM PDT



Photo of vegative south side of USPS southeast PCB cap area facing west/ northwest



### CREATED

🕒 8/13/2021, 8:11:00 AM PDT  
👤 by RACER Trust

### UPDATED

🕒 8/16/2021, 11:56:53 AM PDT  
👤 by RACER Trust

### LOCATION

📍 42.656796, -83.287741

## Site Description

Site_Name	Pontiac North Campus 4
Site Address	USPS 711 N. Glenwood Ave
Site City	Pontiac
Site State	MI

## General Site Conditions

Describe on-site land use	Industrial
Describe off-site surrounding land use	Industrial
Describe any on-site ownership or tenancy changes.	None
Describe any needed on-site repairs	None
Describe any on-site improvements	None
Weather Conditions at time of inspection	Sun with clouds temp 76



Photos of current conditions/uses



Photo of vegative south side of USPS southeast PCB cap area facing west/ northwest



Photo of vegative eastside of USPS southeast PCB cap area facing north- northwest



Photo of Concrete surfaced trailer storage and loading dock area at USPS southeast PCB Cap area facing west-southwest



Example of concrete surface to be in good condition

## Inspect Institutional Controls and Engineering Controls

### Institutional Controls (IC)

### Engineering Controls (EC)

## Inspector Information

Inspector Name	Brad Saunders / Gary Schafer
Inspector Company	Arcadis
Inspector Email	Brad.Saunders@arcadis.com / Gary.Schafer@arcadis.com
Inspection Date	August 13, 2021

### Inspector Signature



Signed 8/16/2021, 11:56:51 AM PDT



# RACER Trust IC/EC Inspection



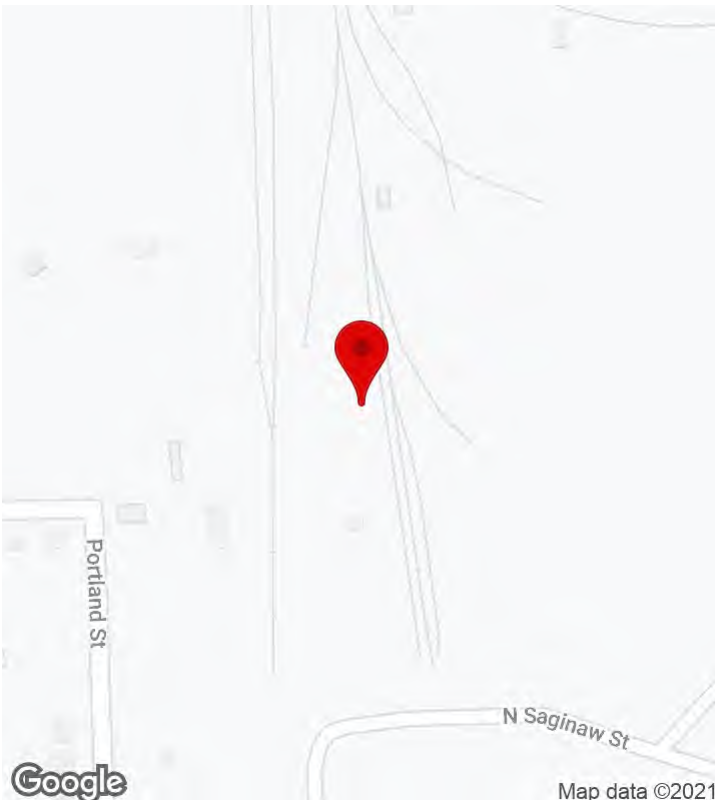
A site inspection app made for Institutional Control (IC) and Engineering Control (EC) conformance across RACER Trust sites.

## Pontiac. North Campus 1, August 13, 2021

8/16/2021, 12:03:24 PM PDT



Photo of signage and top of soil pile overlying the tatro area 1 west TSCA cap facing east



### CREATED

🕒 8/13/2021, 5:49:17 AM PDT

👤 by RACER Trust

### UPDATED

🕒 8/16/2021, 12:03:24 PM PDT

👤 by RACER Trust

### LOCATION

📍 42.659368, -83.294387



## Site Description

Site_Name	Pontiac. North campus 1
Site Address	Tattoo MI - 141 east montcalm
Site City	Pontiac
Site State	Mi

## General Site Conditions

Describe on-site land use	Industrial
Describe off-site surrounding land use	Industrial
Describe any on-site ownership or tenancy changes.	Tatro MI. Owns and operates the property for Truck/Trailer/Equipment Storage
Describe any needed on-site repairs	None
Describe any on-site improvements	None
Weather Conditions at time of inspection	Sun and clouds temp 76



Photos of current conditions/uses



Photo of signage and top of soil pile overlying the tatro area 1 west TSCA cap facing east



Photo of TSCS soil cap on Tatro property facing south



Photo of TSCA soil cap at Tatro facing west



Photo of boundary monument S2-4 and signage of the Tatro area 2 east TSCA cap

## Inspect Institutional Controls and Engineering Controls

### Institutional Controls (IC) - 1. Other Restrictions

<b>Name of the IC</b>	Westend and Eastend soil cap at Tatro
<b>Characterize restricted activities and uses</b>	Other Restrictions
<b>Characterize other restriction(s)</b>	Industrial low occupancy use. Maintenance of soil cap overlying PCB impacted soil
<b>Do site use and activities comply with other restrictions</b>	Yes
<b>Other comments or notes about the</b>	



**Institutional Control photos**



**Engineering Controls (EC)**

**Inspector Information**

Inspector Name	Brad Saunders / Gary Schafer
Inspector Company	Arcadis
Inspector Email	Brad. Saunders@arcadis.com / Gary.Schafer@arcadis.com
Inspection Date	August 13, 2021
Inspector Signature	

A handwritten signature in black ink that reads "Gary Schafer". The signature is written in a cursive style.

Signed 8/16/2021, 11:43:13 AM PDT

Restricted PCB Area Cap Inspection Form  
 RACER Pontiac North Campus  
 Pontiac, Michigan

Inspector(s): Gary Schafer, Brad Saunders

Area Inspected: USPS West Yard North TSCA Cap (AOI W-1)

Cap Description: Vegetated Soil PCB Cap at Grade

Date: 8/13/2021

Instructions: Complete form and other referenced documents if applicable, and attach w/ Fulcrum inspection and associated photographs.

Inspection Item	Yes	No	NA	Comments
Is the USPS fence restricting outside access into the West Yard from the south, west and north sides intact and gates closed and locked?	X			If no, note location and specify.*
Have operations or storage activities at the property which may result in disturbance infringed into the cap area?		X		If yes, specify.*
Are the ten permanent monuments which define elevations in FT AMSL secured with engraved elevation markers legible?	X	X		If no, note location/ID and specify.* <i>N-4 marker damaged / needs re-set &amp; re-surveyed</i>
Do any of the measures distances between the ten permanent monument elevation markers and ground level indicate potential breach of the underlying PCB Cap (attach calculations)?		X		If <del>no</del> , note location/ID and specify.* <i>yes</i>
Is the grass in good condition?	X			If no, specify.*
Is there evidence of any significant erosion causing depressions/gaps in the soil cap?		X		(Note design drainage is for infiltration into the overlying soil pile or sheet run-off). If yes, specify.*
Is the cap free of larger trees which have the potential to penetrate the underlying soil cap and expose soils if up-rooted at a later date?	X			If no, specify.*
Is the cap area generally free of debris/trash?	X			If no, specify.*
In summary, do conditions exist which warrant initiation of short term corrective measures necessary to repair or maintain the integrity of the PCB soil cap?		X		If yes, specify.*
<b>Additional Comments/Observations.</b>				
<b>Short Term Corrective Actions Required:</b>				
<i>None</i>				
<b>Future Preventative Maintenance Considerations Noted:</b>				
<i>To have surveyor re-set N-4 monument &amp; shoot coordinates during next mobilization.</i>				

Restricted PCB Area Cap Inspection Form  
 RACER Pontiac North Campus  
 Pontiac, Michigan

Inspector(s): Gary Schafer, Brad Sanders

Area Inspected: USPS West Yard South TSCA Cap (AOI W-1)

Cap Description: Vegetated Soil PCB Cap at Grade

Date: 8/13/2021

Instructions: Complete form and other referenced documents if applicable, and attach w/ Fulcrum inspection and associated photographs.

Inspection Item	Yes	No	NA	Comments
Is the USPS fence restricting outside access into the West Yard from the south, west and north sides intact and gates closed and locked?	X			If no, note location and specify.*
Have operations or storage activities at the property which may result in disturbance infringed into the cap area?		X		If yes, specify.*
Are the eight permanent monuments which define elevations in FT AMSL secured with engraved elevation markers legible?	X			If no, note location/ID and specify.* *S-2 missing elevation on monument
Do any of the measures distances between the eight permanent monument elevation markers and ground level indicate potential breach of the underlying PCB Cap (attach calculations)?		X		If no, note location/ID and specify.* yes
Is the grass in good condition?	X			If no, specify.* OK but still sparse in select areas.
Is there evidence of any significant erosion causing depressions/gaps in the soil cap?		X		(Note design drainage is for infiltration into the overlying soil pile or sheet run-off). If yes, specify.*
Is the cap free of larger trees which have the potential to penetrate the underlying soil cap and expose soils if up-rooted at a later date?	X			If no, specify.*
Is the cap area generally free of debris/trash?	X			If no, specify.*
In summary, do conditions exist which warrant initiation of short term corrective measures necessary to repair or maintain the integrity of the PCB soil cap?		X		If yes, specify.*
<b>Additional Comments/Observations.</b>				
<b>Short Term Corrective Actions Required:</b>				
None				
<b>Future Preventative Maintenance Considerations Noted:</b>				
To have surveyor shoot coordinates & engrave elevation on S-2 monument during next mobilization.				

Restricted PCB Area Cap Inspection Form  
 RACER Pontiac North Campus  
 Pontiac, Michigan

Inspector(s): Gary Schafer, Brad Saunders

Area Inspected: USPS Southeast TSCA Cap Area (AOI W-9)

Cap Description: Primarily Paved PCB Cap Area at Grade

Date: 8/13/2021

(USPS Loading Docks, Trailer Storage, & Minimal Lawn Space)

Instructions: Complete form and other referenced documents if applicable, and attach w/ Fulcrum inspection and associated photographs.

Inspection Item	Yes	No	NA	Comments
Is the USPS fence restricting outside access into the USPS facility from the south and east sides intact and gates closed and locked?	X			If no, note location and specify.*
Have operations or storage activities at the property which may result in disturbance infringed into the cap area?		X		If yes, specify.*
Is the condition of paved surfaces intact and free of potholes or sink holes which extend into the underlying soils?	X			If no, note location/ID and specify.*
Where present on the far south and east sides of the cap area, is the condition of the grass in good condition?	X			If no, specify.*
Is there evidence of any significant erosion causing depressions/gaps in the soil cap in the unpaved/vegetated areas?		X		(Note design drainage is for infiltration into the overlying soil pile or sheet run-off). If yes, specify.*
Is the cap free of larger trees which have the potential to penetrate the underlying soil cap and expose soils if up-rooted at a later date?				If no, specify.*
Is the cap area generally free of debris/trash?	X			If no, specify.*
In summary, do conditions exist which warrant initiation of short term corrective measures necessary to repair or maintain the integrity of the PCB soil cap?		X		If yes, specify.*
<b>Additional Comments/Observations.</b>				
<b>Short Term Corrective Actions Required:</b>				
None				
<b>Future Preventative Maintenance Considerations Noted:</b>				
None				

Restricted PCB Area Cap Inspection Form  
 RACER Pontiac North Campus  
 Pontiac, Michigan

Inspector(s): Gary Schafar, Brad Saunders

Area Inspected: Former Plant 8 Basement Area 1 West TSCA Cap (AOI W-5)

Cap Description: Soil Cap Overlain by Mounded and Vegetated Soil Pile

Date: 8/13/2021

Instructions: Complete form and other referenced documents if applicable, and attach w/ Fulcrum inspection and associated photographs.

Inspection Item	Yes	No	NA	Comments
Are the six stakes which define the east, north/east-central, north/west-central, west, south/east-central, and south/west central boundaries of the cap secured and in good condition?	X			If no, note location and specify.*
Are the six posted signs communicating the cap location and RACER contact information in good condition?	X			If no, note location and specify.*
Have operations or storage activities at the property which may result in disturbance infringed into the cap area?		X		If yes, specify.*
To the extent necessary based on property activities, are fencing, concrete barriers or other obstructions intact to limit access which may result in disturbance?	X			If no, specify*
Are the ten permanent monuments which define elevations in FT AMSL secured with engraved elevation markers legible?	X			If no, note location/ID and specify.*
Do any of the measures distances between the ten permanent monument elevation markers and ground level indicate potential breach of the underlying PCB Cap (attach calculations)?		X		If no, note location/ID and specify.* <i>yes</i>
Is the grass in good condition?	X			If no, specify.* <i>Slight erosion occurred on east side stabilized by gravel</i>
Is there evidence of any significant erosion causing depressions/gaps in the soil pile above the cap which could potentially penetrate down into the cap?		X		(Note design drainage is for infiltration into the overlying soil pile or sheet run-off). If yes, specify.*
Is the cap free of larger trees which have the potential to penetrate the underlying soil cap and expose soils if up-rooted at a later date?	X			If no, specify.* <i>Trees are growing likely need to clear in ~ 2 years,</i>
Is the cap area generally free of debris/trash?	X			If no, specify.*
In summary, do conditions exist which warrant initiation of short term corrective measures necessary to repair or maintain the integrity of the underlying PCB soil cap?		X		If yes, specify.*

**Additional Comments/Observations.**

\_\_\_\_\_

\_\_\_\_\_

**Short Term Corrective Actions Required:**

*none*

\_\_\_\_\_

**Future Preventative Maintenance Considerations Noted:**

*none*

\_\_\_\_\_

Restricted PCB Area Cap Inspection Form  
 RACER Pontiac North Campus  
 Pontiac, Michigan

Inspector(s): Gary Schaffer, Brad Saunders

Area Inspected: Former Plant 8 Basement Area 2 East TSCA Cap (AOI W-4)

Cap Description: Vegetated Soil PCB Cap at Grade

Date: 8/13/2021

Instructions: Complete form and other referenced documents if applicable, and attach w/ Fulcrum inspection and associated photographs.

Inspection Item	Yes	No	NA	Comments
Are the four stakes which define the northwest, northeast, southeast, and southwest boundaries of the cap secured and in good condition?	X			If no, note location and specify.*
Are posted signs communicating the cap location and RACER contact information in good condition?	X			If no, note location and specify.*
Have operations or storage activities at the property which may result in disturbance infringed into the cap area?		X		If yes, specify.*
To the extent necessary based on property activities, are fencing, concrete barriers or other obstructions intact to limit access which may result in disturbance?	X			If no, specify.*
Are the six permanent monuments which define elevations in FT AMSL secured with engraved elevation markers legible?	X			If no, note location/ID and specify.*
Do any of the measures distances between the six permanent monument elevation markers and ground level indicate potential breach of the underlying PCB Cap (attach calculations)?		X		If <del>no</del> , note location/ID and specify.* <i>yes</i>
Is the grass in good condition?	X			If no, specify.*
Is there evidence of any significant erosion causing depressions/gaps in the soil cap?		X		(Note design drainage is for infiltration into the overlying soil pile or sheet run-off). If yes, specify.*
Is the cap free of larger trees which have the potential to penetrate the underlying soil cap and expose soils if up-rooted at a later date?	X			If no, specify.* <i>potential clearing 2-3 years out.</i>
Is the cap area generally free of debris/trash?	X			If no, specify.*
In summary, do conditions exist which warrant initiation of short term corrective measures necessary to repair or maintain the integrity of the PCB soil cap?		X		If yes, specify.*
<b>Additional Comments/Observations.</b>				
<b>Short Term Corrective Actions Required:</b>				
<i>None</i>				
<b>Future Preventative Maintenance Considerations Noted:</b>				
<i>None</i>				

Racer PNC Pontiac Site

Restricted PCB Cap Area Monument Coordinate Data

Coordinate System: NAD\_1983\_StatePlane\_Michigan\_South\_FIPS\_2113\_Feet\_Int'l

Area	Monument ID	Survey Date	Point_X	Point_Y	T.O. Monument (ft amsl)	Measured Height on 8/13/2021 Above Ground Level (inches)	Ground Level (ft amsl)	Original Documented As- Built Top of Cap Elevation (ft amsl)	Original Documented PCB- Impacted Material Elevation (ft amsl)	Estimated Cap + Buffer Thickness (ft) *
USPS North Cap	USPS-N1	2/6/2020	13412287.90	423597.73	969.88	6.5	969.34	969.80	967.80	2.54
	USPS-N2	2/6/2020	13412322.93	423610.19	969.47	10.0	968.64	969.40	967.40	2.24
	USPS-N3	2/6/2020	13412366.00	423601.87	969.42	16.0	968.09	968.90	966.90	2.19
	USPS-N4	2/6/2020	13412384.36	423533.79	967.19	4.0	966.86	967.10	965.10	2.76
	USPS-N5	2/6/2020	13412340.77	423514.95	968.44	6.5	967.90	968.40	966.40	2.50
	USPS-N6	2/6/2020	13412304.94	423517.84	969.50	9.0	968.75	968.80	966.80	2.95
	USPS-N7	2/6/2020	13412254.17	423536.09	969.95	4.5	969.58	969.70	967.70	2.88
	USPS-N8	2/6/2020	13412194.83	423569.10	971.26	7.0	970.68	971.20	969.20	2.48
	USPS-N9	2/6/2020	13412205.41	423620.49	971.48	9.0	970.73	971.20	969.20	2.53
	USPS-N10	2/6/2020	13412272.38	423615.60	970.01	9.5	969.22	970.20	968.20	2.02

\* Represents a best estimate of the thickness of the cap accounting for 1 foot of settling of the PCB impacted material which occurred within 6 months of excavation backfill activities in 2020, after which additional clean fill was applied to grade.

Monument USPS-N4 was observed to be damaged and will need to be re-set by surveyors.

Height above ground level was estimated given monument was damaged.

Racer PNC Pontiac Site  
 Restricted PCB Cap Area Monument Coordinate Data  
 Coordinate System: NAD\_1983\_StatePlane\_Michigan\_South\_FIPS\_2113\_Feet\_Int'l

Area	Monument ID	Survey Date	Point_X	Point_Y	T.O. Monument (ft amsl)	Measured Height on 8/13/2021 Above Ground Level (inches)	Ground Level (ft amsl)	Original Documented As- Built Top of Cap Elevation (ft amsl)	Original Documented PCB- Impacted Material Elevation (ft amsl)	Estimated Cap + Buffer Thickness (ft) *
USPS South Cap	USPS-S1	2/6/2020	13412166.62	423482.41	971.12	3.5	970.83	<b>971.80</b>	<b>969.80</b>	2.03
	USPS-S2	2/6/2020	13412178.18	423519.63	971.14	4.5	970.77	<b>970.70</b>	<b>968.70</b>	3.06
	USPS-S3	2/6/2020	13412205.55	423519.45	971.39	10.5	970.52	<b>970.20</b>	<b>968.20</b>	3.31
	USPS-S4	2/6/2020	13412234.35	423483.95	971.34	9.5	970.55	<b>970.30</b>	<b>968.30</b>	3.25
	USPS-S5	2/6/2020	13412207.14	423428.62	974.78	10.0	973.95	<b>974.50</b>	<b>972.50</b>	2.45
	USPS-S6	2/6/2020	13412159.44	423448.56	974.72	17.5	973.26	<b>974.50</b>	<b>972.50</b>	1.76
	USPS-S7	2/6/2020	13412124.35	423471.11	974.05	20.0	972.38	<b>973.80</b>	<b>971.80</b>	1.58
	USPS-S8	2/6/2020	13412135.57	423502.75	972.29	16.5	970.92	<b>971.80</b>	<b>969.80</b>	2.12

\* Represents a best estimate of the thickness of the cap accounting for 1 foot of settling of the PCB impacted material which occurred within 6 months of excavation backfill activities in 2020, after which additional clean fill was applied to grade.

Monument USPS-S2 is missing an engraved elevation in the field (elevation noted is from final survey notes).

Monuments USPS-S7 and USPS-S8 have engraved elevations which vary from final survey notes, and should be re-surveyed for confirmation.

Racer PNC Pontiac Site  
 Restricted PCB Cap Area Monument Coordinate Data  
 Coordinate System: NAD\_1983\_StatePlane\_Michigan\_South\_FIPS\_2113\_Feet\_Int'l

Area	Monument ID	Survey Date	Point_X	Point_Y	T.O. Monument (ft amsl)	Measured Height on 8/13/2021 Above Ground Level (inches)	Ground Level (ft amsl)	Original Documented As-Built Top of Cap Elevation (ft amsl)	Original Documented PCB-Impacted Material Elevation (ft amsl)	Minimum Cap + Buffer Thickness (ft) *
Former Plant 8 (Tatro) West Area 1	S1-1	8/28/2019	13412287.90	424741.01	974.17	8.5	973.46	969.50	967.50	5.96
	S1-2	8/28/2019	13412290.09	424681.40	980.39	7.5	979.77	969.50	967.50	12.27
	S1-3	8/28/2019	13412438.77	424749.61	977.58	9.0	976.83	970.50	968.50	8.33
	S1-4	8/28/2019	13412434.93	424689.17	976.88	8.5	976.18	970.50	968.50	7.68
	S1-5	8/28/2019	13412740.97	424766.60	972.72	0.5	972.68	969.50	967.50	5.18
	S1-6	8/28/2019	13412748.07	424705.46	973.70	0.5	973.66	969.50	967.50	6.16
	S1-7	8/28/2019	13412603.03	424758.87	975.40	7.0	974.82	970.50	968.50	6.32
	S1-8	8/28/2019	13412595.77	424697.84	975.47	7.0	974.89	970.50	968.50	6.39
	S1-9 **	8/28/2019	13412444.59	424654.67	970.02	6.0	969.52	NA *	NA *	NA *
	S1-10 **	8/28/2019	13412597.90	424667.98	970.24	4.0	969.91	NA *	NA *	NA *

\* Represents a conservative/worst case minimum thickness not accounting for potential settling of the PCB impacted material over time.

\*\* Designates reference point outside of Cap Area given the elevation of the soil pile above the cap.

For S1-5 and S1-6, monument elevation markers were at or slightly under grade. Local grade contouring was performed to provide for buffer against potentially being covered. May consider re-setting monuments at higher elevation based on future observations.

Racer PNC Pontiac Site

Restricted PCB Cap Area Monument Coordinate Data

Coordinate System: NAD\_1983\_StatePlane\_Michigan\_South\_FIPS\_2113\_Feet\_Int'l

Area	Monument ID	Survey Date	Point_X	Point_Y	T.O. Monument (ft amsl)	Measured Height on 8/13/2021 Above Ground Level (inches)	Ground Level (ft amsl)	Original Documented As-Built Top of Cap Elevation (ft amsl)	Original Documented PCB-Impacted Material Elevation (ft amsl)	Minimum Cap + Buffer Thickness (ft) *
Former Plant 8 (Tatro) East Area 2	S2-1	8/28/2019	13413280.40	424691.46	967.82	4.0	967.49	968.80	966.80	0.69
	S2-2	8/28/2019	13413522.64	424697.26	968.73	6.5	968.18	972.00	966.00	2.18
	S2-3	8/28/2019	13413522.49	424848.77	968.16	3.5	967.87	972.00	966.00	1.87
	S2-4	8/28/2019	13413268.35	424843.49	968.84	5.0	968.42	968.80	966.80	1.62
	S2-5	8/28/2019	13413394.93	424845.95	970.91	5.0	970.49	971.00	966.80	3.69
	S2-6	8/28/2019	13413401.34	424694.19	968.82	3.0	968.57	971.00	966.80	1.77

\* Represents a conservative/worst case minimum thickness not accounting for potential settling of the PCB impacted material over time.