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Prepared at the request of General Motors Counsel*

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Subject:
Recommendation Letter
Phase I Environmental Site Assessments
Flint West Parking Lots – Area H
General Motors Corporation, Flint, MI

Date: September 4, 2007

Dear Mr. Rindhage:

ARCADIS of New York (ARCADIS BBL, formerly known as Blasland, Bouck & Lee, Inc.) is pleased to present the enclosed Phase I Environmental Site Assessment (ESA) report for Parcel Number 40-13-177-002 located in the City of Flint, Genesee County, Michigan (hereafter referred to as Area H or “the subject property”). This area is a 3.17 acre parcel which was formerly used by the General Motors Corporation (GM) for industrial manufacturing purposes. It contained the former Building 9 and an adjoining asphalt parking lot area. The subject property is located northwest of Glenwood Avenue and Chase Street, in the City of Flint.

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Our ref:
B0064443.104

With the exception of the receipt of only select Freedom of Information Act (FOIA) request responses involving this area, all information documented in and provided with the enclosed report reflects the results of data collection and evaluations performed no later than January 30, 2007.

The Phase I ESA identified recognized environmental conditions (RECs) and other environmental issues pertaining to the subject property as identified below. Accordingly, ARCADIS BBL makes the following recommendations for additional site assessments, provides recommendations regarding environmental practices, and identifies site development issues.

Recommendations for Additional Site Assessments (i.e., Phase II ESAs):

> ARCADIS BBL recommends a subsurface investigation at the following RECs, to investigate potential impacts and possible migration of contamination as a result of historical operations:

Imagine the result

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- A documented release of oil to the storm water system occurred on August 19, 1991. The oil was discharged to the City of Flint storm sewer system and created a 20-foot wide sheen on the Flint River 0.5 miles downstream of the associated outfall.
- System of sumps used in connection with the exhaust valve forge presses and forge press pits that were used to recycle lubricating oils.
- Quench oil pits and system of sumps used in connection with the quench pits to manage the quench oil.
- A former chrome plating area located in the southwest portion of Former Building 9 Area.
- All former above ground storage tanks (ASTs), including the 3,000 gallon (gal) fire hazard quench oil dump tank and a 6,000-gal hydraulic oil tank.
- A UST excavation performed in 1985 for which no written documentation exists.
- A former polychlorinated biphenyl (PCB)-containing transformer located in the electrical substation.
- Sump and trench system associated with the grinding and forming areas, and the welding, forging, and heat treating processes. The soluble oil-trench system distributed, collected, and recycled lubricants.
- The use of hazardous and/or petroleum substances at Former Building 9 Area.

Five previously identified Potential Areas of Environmental Concern (PAOCs) are now considered historical RECs for the Former Building 9 Area as described below:

- PAOC #1 – Electrical Substation: Oil was observed seeping through cracks in the south wall of an electrical substation with transformers, located immediately north of Former Building 9 Area.

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- PAOC #2 – Stormwater Pump and Sump in North Storage Area: Releases of oils were observed during the October 1995 site walk through, and historically, formed the overflow of the north storage yard stormwater and wastewater collection system. The overflow of the material was documented as flowing 75 to 100 feet east along the adjacent railroad tracks, and onto the adjacent Stevenson Street.
- PAOC #3 – Gravel Area, Northwest Side of Building: Oil staining was observed on the gravel area along the northwest side of the Former Building 9 Area during the October 1995 site walk through. During the June 1996 property visit, GM personnel indicated that the area was excavated to a depth of 6 to 12 inches below ground surface, and the excavated material disposed of offsite.
- PAOC #4 – Fire Protection Trench Excavation Area: On November 26, 1996, during trench excavation activities for a fire protection system in Former Building 9 Area, an oil-like substance was observed seeping into a trench in the vicinity of Column 9-B, located in the northeast portion of the building.
- PAOC #5 – Former Trichloroethylene (TCE) Degreasing Unit and Sump - The source of the TCE groundwater impacts 150 feet downgradient from the Former Building 9 Area is unknown but it may have been the former degreasing unit and sump, located in the south-central portion of the Former Building 9 Area.

Additionally, it is also important to note that the subject property was historically part of the GMC-Chevrolet Flint Manufacturing facility, which was subject of a RCRA Facility Assessment, and was assigned a medium corrective action priority by the United States Environmental Protection Agency.

Recommendations Regarding Environmental Practices:

> ARCADIS BBL contacted the City of Flint Water Services Department several times in an attempt to obtain information pertaining to the subject property as to the timeframe when city water services would have been available in the area. However, a response was not received at the time of this report submittal. Therefore, the extent to which potential former water wells were properly abandoned or still exist is unknown. This represents a potential “other environmental issue” for this property.

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Site Development Issues:

> The potential presence of abandoned septic system components, associated residual waste, and/or abandoned water wells in the vicinity of the former residences identified at the subject property represents a potential site development issue.

We would be happy to discuss these recommendations with you at your convenience. Please call me at 810.225.1903, if you have any questions or concerns.

Sincerely,

ARCADIS of New York, Inc.

Derek Kaiding, P.E.
Senior Engineer II

Copies:

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Enclosures:

Phase I ESA, Flint West – Area H