



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



DAN WYANT
DIRECTOR

November 26, 2014

Mr. David M. Favero, P.G.
Deputy Cleanup Manager
RACER Trust
2930 Ecorse Road
Ypsilanti, Michigan 48198

RECEIVED DEC - 2 2014

Dear Mr. Favero:

SUBJECT: Issuance of a Certificate of Completion for:
6241 Cass Avenue Property, Detroit, Michigan, Wayne County
Site ID No.: 82002795

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), has reviewed your request for a Certificate of Completion for 6241 Cass Avenue Property in the city of Detroit, as referenced above, submitted by Haley & Aldrich of Michigan on behalf of Revitalizing Auto Communities Environmental Response Trust (RACER Trust), dated September 16, 2014, and the Addendum to the Certificate of Completion dated November 5, 2014, pursuant to Section 20114f (1) of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Based upon representations and information contained in the submittal, your request, along with the addendum, is approved, and this letter is the Certificate for the removal of the impacted subsurface soils from the two areas of the Property as delineated on the Figure 1, enclosed.

A series of environmental investigations were conducted on the property from 1996 through 2013, which included numerous soil sample borings, test pit excavations, and an electromagnetic survey. The results indicated concentrations of lead, Poly Aromatic Hydrocarbons and trichloroethylene (TCE) in soils at three discrete areas on the property. The excavation included removal of the existing asphalt cover and subsurface soil to a depth of two feet below ground surface (bgs) in two of the discrete areas as described in the approved Response Activity Plan dated August 2013, and Follow-up Work Plan dated November 2013. The removal from the areas as shown on Figure 1, totaled an approximate 537.97 tons of material which was disposed of properly at a landfill. The areas were backfilled to the existing grade with a two foot thick layer of clean gravel and compacted. At the third impacted area located near the former used car sales and service building, levels of TCE remain beneath the pavement and are subject to the deed restriction as shown on Figure 3, enclosed. On September 8, 2014, a Declaration of Restrictive Covenant for the property was prepared and filed with the Wayne County Registry of Deeds.

A summary of the restrictions are as follows:

- 1) Prohibit all future use of the site except for non-residential purposes;
- 2) Prohibit installation of wells or extraction of groundwater except for short-term dewatering or as part of a DEQ response action;

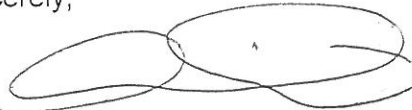
- 3) Prohibit soil relocation/management of contaminated soils except in compliance with appropriate state and federal regulations;
- 4) Maintenance of a barrier over the excavation areas and prohibit excavation or other intrusive activity of the barrier and soil at depths greater than two feet bgs., unless such subsurface soil is properly managed and all potential exposures resulting from the activities are mitigated; and
- 5) Prohibit building on the area that conservatively could exceed the DEQ vapor intrusion pathway guidance screening criteria for TCE, naphthalene, and phenanthrene, unless the potential soil vapor intrusion pathway concerns are further evaluated and/or steps are taken to address such potential conditions.

The source of the contamination at the property has been identified as historical industrial operations since the early 1900s, and has since been removed.

The DEQ expresses no opinion as to whether other conditions may be present that require additional response activities. The DEQ makes no warranty as to the fitness of this property for any general or specific use, and prospective purchasers or users are advised to use due diligence prior to acquiring an interest in or using this property.

If you should have additional questions regarding this matter, please contact Ms. Karen Williams, RRD, Southeast Michigan District Office, at 586-753-3884, williamsk5@michigan.gov, or you may contact me.

Sincerely,



(ccy for)

Paul Owens, District Supervisor
Remediation and Redevelopment Division
Southeast Michigan District Office
586-753-3821
owensp@michigan.gov

Enclosures

cc: Ms. Susan Hoertt, Haley & Aldrich
Mr. Grant Trigger, RACER Trust
Field Operations Section, DEQ
Mr. Leonard Lipinski, DEQ
Mr. Gerald Tiernan, DEQ
Ms. Karen Williams, DEQ