

26850 Haggerty Road,
Farmington Hills, Michigan 48331
United States
www.ghd.com



Our ref: 11208058-LTR-27

June 24, 2025

Ms. Diana Bullen
Michigan Department of Environment, Great Lakes, and Energy
Remediation and Redevelopment Division
Saginaw Bay District Office
401 Ketchum Street, Suite B
Bay City, Michigan 48708

**Revised Permanent Marker
RACER Trust Bay City Powertrain Industrial Lands**

Dear Diana

GHD Services Inc. (GHD) has prepared this Draft Revised Permanent Marker package for the Revitalizing Auto Communities Environmental Response Trust (RACER) Bay City Powertrain Industrial Land (Site) located in Bay City, Michigan. RACER requests your review and approval of the proposed permanent marker package included in the Attachments.

As part of the remedial actions at the Site, documented in the Corrective Measures/Remedial Action Plan (CM/RAP) Completion Report dated September 2016, the installation of permanent markers is required. The CM/RAP Completion Report included details on the marker and installation. EGLE approved the CM/RAP Completion Report in a letter dated February 22, 2017.

Since that time, information required on the permanent marker has changed because a revised Declaration of Restrictive Covenant (DRC) is being prepared and will be recorded. Given the site-specific circumstances related to finalizing a revised DRC, namely the need to coordinate the DRC with GM LLC, who owns the adjoining property and has a storm sewer line that runs through the Site, RACER is requesting revising the previously approved permanent marker language to delete the specific reference to the Liber and page number of the recorded DRC. Deleting this language will allow the permanent marker to be fabricated and installed in approximately 6 months instead of delaying fabrication of the marker until it is finalized for submittal to EGLE, EGLE's review and approval, and recording with the Bay County Register of Deeds. Revised design details for the permanent marker sign and cornerstones are presented in Figures 1 and 2.

RACER requests your review and approval of the proposed permanent marker package included in the Attachments:

- Attachment 1 – Proposed revised language for the permanent marker (redline).
- Attachment 2 – Mock-up of permanent marker sign and manufacturer information.
- Attachment 3 – Site map showing the locations of the marker and corner posts. Note that the marker and corner posts will be attached to the exposed portion of the sheet pile wall, in order to avoid any damage to the cap. A photo of the sheet pile wall is also provided.

If you have any questions, please feel free to contact us.

Regards



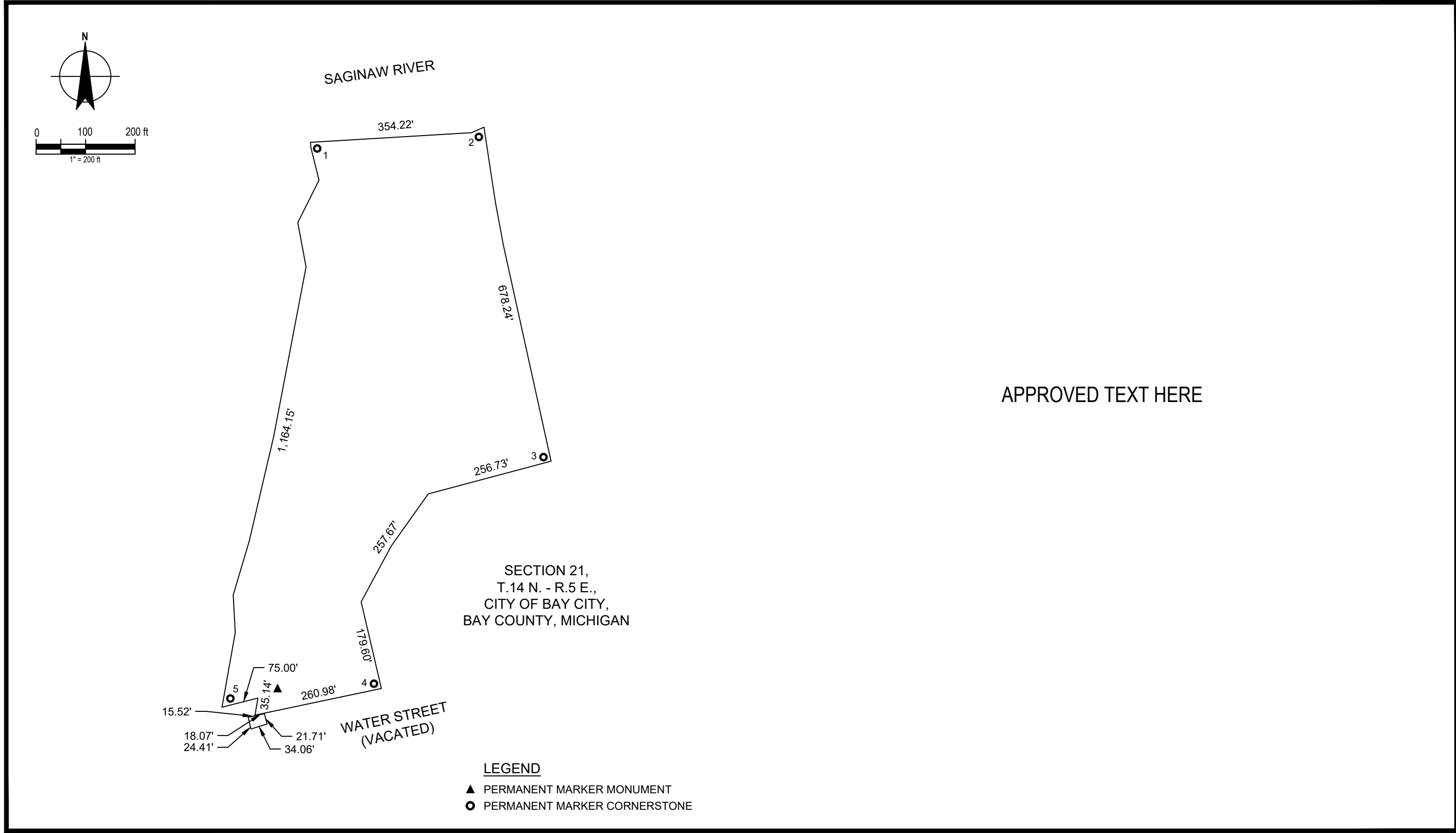
John-Eric Pardys
Project Director

+1 519 340 4316
john-eric.pardys@ghd.com

JG/kf/27

Encl.

Copy to: Jeremy Pipin, EGLE MMD
Brendan Mullen (RACER)
Dave Favero (RACER)
Jessica Gallaway (GHD)



RACER BAY CITY INDUSTRIAL LAND
BAY CITY, MICHIGAN

Project No. 11208058
Date May 2025

SIGN DETAIL
PERMANENT MARKER

FIGURE 1

Attachments

Attachment 1

**Proposed revised language for the
permanent marker (redline)**

Attachment 1

Permanent Marker Language – Suggested Changes In Redline RACER Bay City Industrial Land

THE DEPICTED PROPERTY CONTAINS CONTAMINATED SOIL AND SEDIMENT, INCLUDING PCB REMEDIATION WASTE, AND IS SUBJECT TO DEED RESTRICTIONS ~~(include reference to LIBER and page number of deed restriction)~~ THAT ARE RECORDED WITH THE BAY COUNTY REGISTER OF DEEDS. THE DEED RESTRICTIONS ARE MEANT TO ENCUMBER THE PROPERTY IN PERPETUITY IN ORDER TO PROTECT THE PUBLIC HEALTH AND THE ENVIRONMENT FROM ANY RELEASE OR THREAT OF RELEASE FROM THE SUBJECT PROPERTY. WHICH

THE DEED RESTRICTIONS PROHIBIT INTERFERENCE WITH ANY ELEMENT OF THE REMEDIAL ACTIONS INCLUDING THE SHEET PILE AND SLURRY CONTAINMENT WALLS, THE VEGETATED MULTILAYER, CONCRETE AND SOIL/VEGETATIVE CAP AREAS, THE GROUNDWATER EXTRACTION AND TREATMENT SYSTEM, THE MONITORING WELLS, THE STORMWATER MANAGEMENT SYSTEM, OR THE PERFORMANCE OF OPERATION, MAINTENANCE, AND MONITORING ACTIVITIES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE MICHIGAN DEPARTMENT OF ~~ENVIRONMENTAL QUALITY~~ ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) OR ITS SUCCESSOR AGENCY. A REQUIREMENT OF AGENCY APPROVAL WILL INCLUDE RESTORING ANY DISTURBED ELEMENT OF THE REMEDIAL ACTION TO PRE-DISTURBANCE CONDITIONS.

~~IN ADDITION,~~ NO PERSON SHALL INSTALL ANY DRINKING WATER WELLS, ~~AND~~ NO GROUNDWATER EXTRACTION WELLS ~~MAY~~ SHALL BE INSTALLED OR USED ON THE PROPERTY, EXCEPT FOR WELLS AND DEVICES THAT ARE PART OF ~~AN MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY~~ EGLE (OR ITS SUCCESSOR AGENCY) APPROVED RESPONSE ACTIVITY, OR FOR SHORT-TERM DEWATERING FOR CONSTRUCTION PURPOSES ~~WHICH IS~~ CONDUCTED IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS.

MORE INFORMATION ABOUT THE PROPERTY CAN BE OBTAINED FROM THE MICHIGAN EGLE BAY CITY OFFICE UNDER RCRA FACILITY MID 005 356 688; WASTE DATA SYSTEM NUMBER 393420. ~~THESE RESTRICTIONS ARE RECORDED WITH THE BAY COUNTY REGISTER OF DEEDS AND ARE MEANT TO PROTECT THE PUBLIC HEALTH AND THE ENVIRONMENT FROM ANY RELEASE OR THREAT OF RELEASE FROM THE SUBJECT PROPERTY.~~

Attachment 2

**Mock-up of permanent marker sign and
manufacturer information**



Cylex's signs and markers are made from our own propriety blend of various aggregates and polyester resins manufactured to resist fading, breaking, cracking and chipping. Sign color is integral throughout by using specialty colorants in the base material. Our signage products are sealed with a U.V. inhibited/graffiti resistant clear-coat to extend exterior durability.

While steel or wood may have a lower initial material cost, Cylex material has less maintenance allowing for a lower life cycle cost overall. Wood is susceptible to degradation, warp, rot and decay when exposed to heat, humidity water and chemicals. Wood is also very susceptible to attacks from insects like termites and marine borers causing higher maintenance/replacement costs. Steel and aluminum are subject to oxidation and corrosions. They require routine painting or coating again causing higher maintenance/replacement costs.

Cylex has the ability to withstand extreme temperature hi and low's. Resistant to heat, cold, humidity, rain, salt water, UV rays, hail and high winds. Cylex products are unaffected by termites and insects. Cylex won't rot, rust or corrode. Cylex signs and posts are very structural and resistant to all harsh environments.

Cylex material is the product of extensive research and development and has been chosen by over a thousand customers worldwide.

Attachment 3

Site Map



Photo 1 – Sheet Pile Wall At Entrance