



For EGLE Use Only
BEA Submittal #

63006040-BA-2

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MICHIGAN DEPARTMENT OF ENVIRONMENT,
GREAT LAKES, AND ENERGY
Remediation and Redevelopment Division

BASELINE ENVIRONMENTAL ASSESSMENT SUBMITTAL FORM

INSTRUCTIONS:

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

DUE CARE:

An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

SECTION A: LEGAL ENTITY INFORMATION

Name of Legal entity that does or will own/operate property:

Bukurije Logu and Elvis Logu, mother and son

Mailing Address: 1497 Walton Boulevard

City: Rochester Hills State: MI ZIP Code: 48309

Contact Person (Name and Title): Bukurije Logu

Phone Number: 586-219-5585 Email Address: bae1907@hotmail.com

Contact for BEA questions if different from submitter, Name and Title:

Douglas M. McDowell, Vice President

Company: McDowell & Associates

Mailing Address: 21355 Hatcher Avenue

City: Ferndale State: Michigan ZIP Code: 48220

Phone Number: (248) 399-2066 Email Address: doug.mcdowell@mcdowasc.com

SECTION B: PROPERTY INFORMATION

Name of Property: Approximate 32.49-Acre Parcel County: Oakland

Street Address(es) of Property: 1406 East Avon Road

City: Rochester Hills State: Michigan ZIP Code: 48309

City/Village/Township: Rochester Hills

Property Tax ID (Include all applicable IDs): 70-15-24-100-050

Township, Section and Range: T3N, R11E, SEC 24

Decimal Degrees Latitude and Longitude: 42.664950, -83.105300

Address(es) according to tax records, if different than above:

Collection Method: Survey GPS Interpolation

Status of submitter relative to the property (check all that apply):

Former Owner Current Owner Prospective Owner Former Operator
 Current Operator Prospective Operator

Reference Point for Latitude and Longitude: Center of Site Main/Front Door

Front Gate/Main Entrance Other If Other: _____

SECTION C: SOURCE OF CONTAMINATION AT THE PROPERTY

Facility – regulated pursuant to **PART 201**: New Existing

Existing 201 EGLE ID Number: _____

Property – regulated pursuant to **PART 213**: New Existing

Existing 213 EGLE ID Number: _____

Check all that are known to apply:

Source other than Part 201 or Part 213, or source unknown

Oil or gas production and development regulated pursuant to Part 615 or 625

Licensed landfill regulated pursuant to Part 115

Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111

SECTION D: APPLICABLE DATES (provide date for all that are relevant)

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed: 12/27/2022

Date Baseline Environmental Assessment Report conducted: 01/02/23

Date submitter first became the owner: 11/17/22

Date submitter first became the operator: _____

Date submitter first became the operator (if prior to ownership): _____

Anticipated date of becoming the owner for prospective owners: _____

Anticipated date of becoming the operator for prospective operators: _____

If former owner or operator of this property, prior dates of being the owner or operator: _____

SECTION E: CHECK THE APPROPRIATE RESPONSE TO EACH OF THE FOLLOWING QUESTIONS

1. Is the property at which the BEA was conducted a “facility” as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?

Yes No

2. Was the All Appropriate Inquiry (AAI) or Phase I Environmental Assessment Report completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?

Yes No

3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?

Yes No

4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?

Yes No

5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?

Yes No

6. Does this BEA contain the legal description of the property addressed by the BEA?

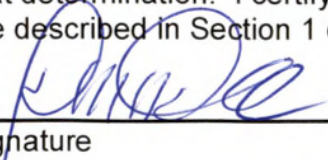
Yes No

7. Does this BEA contain the environmental analytical results, a detailed, scaled map (not aerial photo) showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?

Yes No

SECTION F: ENVIRONMENTAL CONSULTANT SIGNATURE

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

 Douglas M. McDowell 3/02/2023
Signature Print Name Date

Company: McDowell & Associates

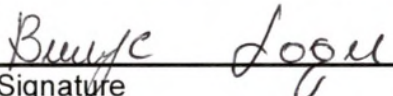
Mailing Address: 21355 Hatcher Avenue

City: Ferndale State: Michigan ZIP Code: 48220

Phone Number: (248) 399-2066 Email Address: doug.mcdowell@mcdowasc.com

SECTION F: LEGAL ENTITY SIGNATURE

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

 Bukuriye Logu 03-15-2023
Signature Print Name Date

Title and relationship of signatory to submitter:

Mailing Address: 1497 Walton Boulevard

City: Rochester Hills State: MI ZIP Code: 48309

Phone Number: 586-219-5585 Email Address: bae1907@hotmail.com

This form should be submitted to EGLE Remediation & Redevelopment Division District Office for the county in which the property is located, unless the response activity is related to a facility that is regulated by another EGLE Division. An office map is located at www.Michigan.gov/EGLErrd. The BEA report and submittal form should be addressed to the field operations contact, located via the [EGLE-RRD contact map](#). If regulated by another division, contact should be made with that division for information on where to submit the form and report.

BASELINE ENVIRONMENTAL ASSESSMENT
APPROXIMATE 32.49-ACRE PARCEL
1406 E. AVON ROAD
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

JANUARY 2, 2023

MICHIGAN DEPARTMENT OF ENVIRONMENT GREAT LAKES AND ENERGY
REMEDATION DIVISION
SOUTHEAST MICHIGAN DISTRICT OFFICE
27700 DONALD COURT
WARREN, MICHIGAN 48092-2793

AND

UNITED TECH CONSTRUCTION
1497 WALTON BOULEVARD
ROCHESTER HILLS, MICHIGAN 48309



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Name of Legal entity that does or will own/operate property:

United Tech Construction

Mailing Address: 1497 Walton Boulevard

City: Rochester Hills State: MI ZIP Code: 48309

Contact Person (Name and Title): Bukurije Logu

Phone Number: 586-219-5585 Email Address: bae1907@hotmail.com

Contact for BEA questions if different from submitter, Name and Title:

Douglas M. McDowell, Vice President

Company: McDowell & Associates

Mailing Address: 21355 Hatcher Avenue

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Existing 201 EGLE ID Number: _____

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Existing 213 EGLE ID Number: _____

Check all that are known to apply:

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Yes No

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Yes No

4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?

Yes No

5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?

Yes No

6. Does this BEA contain the legal description of the property addressed by the BEA?


Yes No

7. Does this BEA contain the environmental analytical results, a detailed, scaled map (not aerial photo) showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?

Yes No

SECTION F: ENVIRONMENTAL CONSULTANT SIGNATURE

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

 Douglas M. McDowell 3/22/2023
Signature Print Name Date

Company: McDowell & Associates


Mailing Address: 21355 Hatcher Avenue

City: Ferndale State: Michigan ZIP Code: 48220

Phone Number: (248) 399-2066 Email Address: doug.mcdowell@mcdowasc.com

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CONTENTS OF BASELINE ENVIRONMENTAL ASSESSMENT REPORT

1. Introduction and Discussion:

- a. Owner/operator information (name, mailing address, etc.).
- b. Intended use of property (i.e., residential, institutional, industrial, gas station, commercial, etc.).
- c. Executive summary of All Appropriate Inquiry (AAI) or ASTM Phase I Environmental Site Assessment (ESA) if available or a short summary of the findings and opinions of the AAI and the conditions indicative of releases or threatened releases of hazardous substances; or recognized environmental conditions identified in a Phase I Environmental Assessment.
- d. Any exceptions to, or deletions from, the AAI Rule 40 CFR 312 or ASTM E1527-13.
- e. Discussion of data gaps identified in the AAI or ASTM Phase I ESA and how they affect this BEA.
- f. Discussion of the sampling completed, including the purpose and methods. If the data was not collected by the submitter or environmental professional, the demonstration that the data is reliable and relevant to define the conditions at the property.
- g. The general location(s) of the known contamination on the property including the environmental media affected.
- h. The basis for the conclusion that the property is a facility (Part 201) and/or a Property (Part 213).

2. Property Information

- a. Legal description of property.
- b. Survey map(s) (not aerial photographs) accurately depicting the property boundaries, property tax ID(s), and, if applicable, each parcel boundaries. If a legal description simply references a lot or plat, include a copy of the subdivision plat showing this property. A legal boundary survey by a licensed surveyor is required if the property covered by the BEA is greater or less than the legal property description(s). A legal survey is highly recommended when the property description is complex, has recently changed, multiple parcels are included in one BEA, or other situations where the exact property the BEA covers may be an issue when relying on the BEA for liability protection in the future.
- c. Scaled, detailed site map(s) (**not aerial photographs or maps**) with site structures, sample locations and depths, and detected contaminant concentrations.
- d. Scaled area map showing property in relation to surrounding area (such as topographic or aerial maps).
- e. Property location: Street/City/State/Zip.
- f. Spatial data required on form: County; City/Village/Township that is the governmental unit with jurisdiction; Town, Range, Section, Quarter and Quarter-Quarter Section; latitude and longitude coordinates including the information on how those were obtained.

3. Facility or Property Status

- a. Table listing the hazardous substances, CAS Number, concentrations, sample location(s) and depths, and media affected, that are known to exceed residential criteria at the property.
- b. Laboratory analytical data sheets and chain-of-custody documents.

4. Identification of the author of the BEA

- a. Name, qualifications as an environmental consultant, company, contact information, etc.

5. AAI Report or ASTM Phase I ESA
 - a. The report must consider hazardous substances as defined by Section 20101(1)(y) and/or regulated substances as defined by Section 21303(g).
6. References (other than those already included in the AAI or ASTM Phase I ESA).

FOR SUBMITTAL TO EGLE

- Phase I ESA: Do **NOT** include the environmental database search report (e.g., EDR Radius Map Report) or copies of EGLE files.
- Phase I ESA: DO include all historical aerial photographs, Sanborn Fire Insurance maps, etc.
- Do **NOT** submit copies of documents that already exist in EGLE district office files.
- DO provide copies of pertinent information and a reference to the location of the complete information within the EGLE file. *Example: include data tables and maps in the BEA but only reference the supporting analytical reports located in EGLE files by providing the file name, facility or site number, report name, and report date.*
- Remove from the BEA and any attachments any *personally identifiable information* prior to submittal to EGLE.

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations. Questions or concerns should be directed to the Nondiscrimination Compliance Coordinator at EGLE-NondiscriminationCC@Michigan.gov or 517-249-0906.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

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1.0 INTRODUCTION AND DISCUSSION

This Baseline Environmental Assessment (BEA) has been completed for an irregular-shaped parcel containing approximately 32.49 acres of vacant land located at 1406 E. Avon Road in Rochester Hills, Oakland County, Michigan. A Site Location Map, which shows the approximate location of the subject property, accompanies this report as Attachment I.

The subject property is currently vacant land. United Tech Construction intends to operate at the property. The proposed use of the property is unknown at this time.

The subject property has been identified as a “facility” based on the presence of metals, PNAs, VOCs, and PCBs in soil at concentrations above EGLE Generic Residential Criteria and/or EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels.

This BEA was completed by McDowell & Associates on behalf of United Tech Construction. Any representation in this report as to the future intended use or uses of the subject property has been indicated by United Tech Construction. McDowell & Associates is not in control of future uses of the subject property.

This BEA was completed in accordance with Part 201 of the Natural Resources and Environmental Protection Act 451 of 1994, as amended, for the purpose of establishing an exemption to liability pursuant to Section 201126(1)(c) for a new owner or operator of a property that is a facility as defined by Section (1)(r).

1.1 PREVIOUS REPORTS

Brownfield Information

A Brownfield Redevelopment Assessment Report, prepared by MDEQ [now EGLE] on September 15, 2011 was included as an attachment to the 2022 Phase I ESA by Michigan Consulting & Environmental. That assessment was conducted on an approximate 43.3-acre parcel which includes the subject property and adjoining land to the northwest and east.

According to that assessment, the property was identified as the Highland Park Tree Farm at 1406 E. Avon Road. It was reported that previous uses of the property included a tree farm and woodfill site. Field observations reported surface debris, uprooted trees with waste bound into the roots and soil, and a 55-gallon oil drum that appeared to have leaked on the ground.

As part of that assessment, the following were conducted:

- A geophysical survey was conducted using an electromagnetic (EM) unit. Results reported the “presence of a significant amount of buried metal across the western fill area with numerous larger objects detected across the area. The survey results for the eastern fill area indicated that the most of the buried metal is located in the northeast portion of this area

and the area appears to have received more construction debris as concrete and rebar were observed.”

- 15 surface soil samples, designated SS-1 through SS-15, were obtained.
- 15 soil borings, designated SB-1 through SB-15, were made.
- 4 surface water/ sediment samples, designated SW-01 and SD-01 through SW-04 and SD-04, respectively, were obtained.

Samples were reportedly submitted for chemical testing to determine the presence of the following:

- Volatile organic compounds (VOCs, Method 8260)
- Semi-volatile organic compounds (SVOCs, Method 8270)
- Pesticides (Method 8081)
- Polychlorinated biphenyls (PCBs, Method 8082)
- Cyanide (Method ASTM D751)
- Metals: antimony, arsenic, barium, beryllium, cadmium, total chromium, cobalt, copper, iron, lead, manganese, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, zinc (Methods 6010, 6020 and 7471)

The following table summarizes samples collected as part of that assessment from the subject property, detections, and exceedances of EGLE Generic Residential Criteria and/or EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels:

Sample ID	Depth	Matrix	Detections	Exceedances
SS-02	0”- 4”	Soil	Metals, pesticides, cyanide	Metals- DW
SS-03	1”- 8”	Soil	Metals	None
SS-05	0”- 4”	Soil	Metals, SVOCs, cyanide	Metals- DW, GSI
SS-06	0”- 8”	Soil	Metals, SVOCs, pesticides, cyanide	PNAs- GSI Metals- DW, GSI, DC, VIAP
SS-07	0”- 8”	Soil	Metals, SVOCs, pesticides, cyanide	PNAs- GSI PNAs- DC Metals- DW, GSI, DC, AA, VIAP
SS-08	0”- 8”	Soil	Metals, SVOCs, pesticides, cyanide	Metals- DW
SS-09	1”- 10”	Soil	Metals, SVOCs, pesticides, cyanide	Metals- DW, GSI, DC, VIAP
SS-10	1”- 8”	Soil	Metals, SVOCs, pesticides, cyanide	Metals- DW, GSI
SS-11	1”- 6”	Soil	Metals	Metals- DW, GSI, DC
SS-12	0”- 10”	Soil	Metals, SVOCs, pesticides	Metals- DW, GSI
SS-13	1”- 6”	Soil	Metals	Metals- DW, GSI
SS-14	0”- 10”	Soil	Metals, SVOCs	Metals- DW, GSI PNAs- GSI, VIAP
SS-15	0”- 8”	Soil	Metals, SVOCs	Metals- DW, GSI
SB-02	4’- 8’	Soil	Metals	None

Sample ID	Depth	Matrix	Detections	Exceedances
SB-03	4' - 7'	Soil	Metals	None
SB-04	8' - 12'	Soil	Metals	Metals- DW, GSI, DC
SB-06	3' - 3'6"	Soil	Metals, pesticides, cyanide, SVOCs, trichloroethene	TCE- DW, VIAP PNAs- DC, GSI, VIAP Metals- DW, GSI, DC, VIAP
SB-07	3' - 3'6"	Soil	Metals, pesticides, cyanide, SVOCs	PNAs- DC, GSI, VIAP Metals- DW, GSI, DC, VIAP
SB-08	4' - 8'	Soil	Metals	Metals- DW
SB-09	4' - 8'	Soil	Metals, pesticides	Metals- DW
SB-10	4' - 7'	Soil	Metals, SVOCs	Metals- DW
SB-11	4' - 7'	Soil	Metals, SVOCs	None
SB-12	4' - 7'	Soil	Metals, cyanide, SVOCs	Metals- DW, GSI
SB-13	4' - 7'	Soil	Metals, cyanide, SVOCs	Metals- GSI
SB-14	4' - 7'	Soil	Metals, SVOCs, pesticides	Metals- DW, GSI
SB-15	4' - 8'	Soil	Metals, SVOCs	Metals- DW, GSI
SW-01	2"	Water	Metals	None reported
SD-01	0" - 6"	Sediment	Metals, cyanide	Metals- GSI
SW-02	1"	Water	Metals	None reported
SD-02	0" - 3"	Sediment	Metals, cyanide	Metals- GSI
SW-03	18"	Water	Metals	None reported
SD-03	0" - 10"	Sediment	Metals, cyanide	Metals- GSI
SW-04	4"	Water	Metals	None reported
SD-04	0" - 7"	Sediment	Metals, cyanide, pesticides	Metals- GSI, DC

Notes: SS-01, SS-04, SB-01, and SB-04 obtained from off-site.

All Appropriate Inquiry- 2022 Phase I ESA

McDowell & Associates was provided a copy of a Phase I ESA prepared by Michigan Consulting & Environmental, dated December 28, 2022. That Phase I ESA also referenced the BEA (including Phase I ESA and Phase II ESA) for the west adjoining property, the "Draft" Preliminary Soils Investigation by McDowell & Associates, and a Brownfield Redevelopment Assessment Report prepared by MDEQ [now EGLE] for the subject property and adjoining land to the west in 2011.

That report identified the following recognized environmental conditions in connection with the subject property:

1. "The listing of the Property as part of a parent parcel which was identified as a facility where contaminants above Part 201 CCRRA [cleanup criteria requirements for response activities] are known to exist from the Property's historical use as a woodfill, tree farm and reported dumping of household refuse"

2. “The presence of a 55-gallon drum which was reported to have leaked an unknown liquid to the subsurface environment based on prior reports”
3. “The listing of the east and southeast adjacent parcels as the former SOCRRA Tree Farm and composting facility identified under multiple regulatory facility listings and their close proximity to the Property”
4. “The listing of two LUST sites within the minimum prescribed search distance which were up gradient to the Property”
5. “Due to the presence of several contaminants in the soil above multiple Part 201 CCRRA, a VEC [vapor encroachment condition] to future buildings and/or structures cannot be ruled out.”

A copy of that report, excluding the SERS Report, is attached.

Limited Phase II ESA

McDowell & Associates has completed a Limited Phase II Environmental Site Assessment (ESA) for the subject property on January 2, 2023. The purpose of that Limited Phase II ESA was to investigate fill on the subject property to support completion of a Baseline Environmental Assessment.

Prior to completion of field work, McDowell & Associates reviewed in-house historical sources for the subject property including aerial photographs, topographic maps, the USDA Soil Survey, and a Baseline Environmental Assessment (BEA) for the west adjoining property. Also included in the BEA for the west adjoining property was a “Draft” Preliminary Soils Investigation prepared by McDowell & Associates for the subject property and the west adjoining property on April 6, 2004 (McDowell & Associates’ Job No. 04-142).

As part of the “Draft” Preliminary Soils Investigation, McDowell & Associates witnessed 16 test pits and one hand auger boring on the property. Fourteen of the test pits (TP-1 through TP-7, TP-9 through TP-13, TP-16, and TP-17) were made on the subject property. The approximate locations in which test pits and soil borings were made are shown on the accompanying Soil Boring, Test Pit, and Sample Location Map.

Test pits made on the subject property encountered fill containing varying amounts of tree stumps and limbs, concrete, and general household refuse such as bottles to depths up to 12’ underlain by brown, gray, and variegated sand with silt and gravel content. The Log of Test Pit Sheets from that investigation, are attached.

On December 22, 2022, McDowell & Associates witnessed six test pits, designated 1 through 6, on the subject property. Test pit locations were biased to areas with known suspect fill.

Subsurface conditions encountered in TP-2 through TP-6 generally consisted of sandy topsoil and sand fill with varying amounts of debris including glass, metal, brick, concrete, possible slag, tire, ceramic, and wood to depths up to 6' underlain by moist brown sand. No suspect fill was noted in TP-1.

Test pit spoils were screened with a MiniRAE 2000 photoionization detector (PID) to estimate the presence of volatile organic compound (VOC) vapors. No VOC vapors were detected with the PID.

The following table summarizes sampling completed at the property as part of that Limited Phase II ESA.

Sample ID	Date	Matrix	Sample Depth	Chemical Testing Program
2a	12/22/2022	Soil	2' - 3'	10 MM, PNA's
2a-D	12/22/2022	Soil	Duplicate	10 MM, PNA's
3a	12/22/2022	Soil	2' - 3'	10MM, VOCs, PNA's, PCBs
3b	12/22/2022	Soil	5' - 6'	10MM, VOCs
4a	12/22/2022	Soil	1' - 2'	10MM, pesticides
5a	12/22/2022	Soil	0' - 1'	10MM, pesticides, PNA's, PCBs

VOCs- volatile organic compounds (Method 8260C- soil)

PNA's- polynuclear aromatic hydrocarbons (Method 8270D)

PCBs- polychlorinated biphenyls (Method 8082)

Pesticides- Method 8081

10MM- 10 Michigan Metals: arsenic, barium, cadmium chromium, copper, lead, selenium, silver, zinc (Method 6020) and mercury (Method 7471)

Metals

Arsenic was detected in 2a, 2a-D, 3a, and 4a and total lead was detected 2a-D, 3a, and 4a at concentrations above EGLE Statewide Default Background Levels and EGLE Generic Residential Direct Contact and Groundwater Protection Criteria. Fine and coarse fraction lead testing would be required to investigate total lead concentrations at 2a, 3b, and 5a.

Barium, cadmium, total chromium, copper, selenium, silver, and zinc were detected in some or all of soil samples 2a, 2a-D, 3a, 3b, and 4a above EGLE Statewide Default Background Levels and EGLE Generic Residential Groundwater Protection Criteria.

Total chromium was detected in 3a at a concentration above the EGLE Generic Residential Particulate Soil Inhalation Criterion for hexavalent chromium. Additional testing would be required to investigate the chromium type.

Mercury was detected in each of the soil samples above the Statewide Default Background Level, the EGLE Generic Residential GSI Groundwater Protection Criterion, and EGLE VIAP Screening Level.

Volatile Organic Compounds

2-Methylnaphthalene, naphthalene, toluene, and xylenes were detected in Soil Sample 3a at concentrations below EGLE Generic Residential Criteria. The detected concentration of naphthalene in 3a exceeds the EGLE Residential VIAP Screening Level.

p-Isopropyltoluene was detected in Soil Samples 3a and 3b at a concentration of 100 ug/kg. There are no published EGLE Generic Residential Criteria or EGLE VIAP Screening Levels for p-isopropyltoluene.

Polynuclear Aromatic Hydrocarbons

PNAs were detected in Soil Samples 2a, 2a-D, 3a, and 5a.

The detected concentrations of benzo(a)pyrene in 2a, 2a-D, and 3a exceed the EGLE Generic Residential Direct Contact Criterion.

The detected concentrations of fluoranthene in 2a and 3a exceed the EGLE Generic Residential Groundwater Surface Water Interface (GSI) Groundwater Protection Criterion.

The detected concentrations of phenanthrene in 2a, 2a-D, and 3a exceed the EGLE Generic Residential GSI Groundwater Protection Criterion and the EGLE Residential VIAP Screening Level.

Polychlorinated Biphenyls

No PCBs were detected in Soil Sample 4a.

PCBs were detected in Soil Sample 4a, but at concentrations below EGLE Generic Residential Criteria. EGLE has not published Residential VIAP Screening Levels for PCBs. According to a Footnote, EGLE indicates insufficient physical chemical parameters to calculate a VIAP Screening Level for soil. "If detections are present in specified media, health-based soil vapor value should be used to evaluate risk."

Pesticides

The pesticides 4,4-DDD, 4,4-DDE, and/or 4,4-DDT were detected in Soil Samples 3a and 4a, but at concentrations below EGLE Generic Residential Criteria and EGLE Residential VIAP Screening Levels.

A copy of the Limited Phase II ESA is attached.

2.0 PROPERTY INFORMATION

The subject property is approximately 32.49 acres of vacant land located at 1406 E. Avon Road in Rochester Hills, Oakland County, Michigan (Parcel ID 70-15-24-100-050). A legal description for the subject property and Site Sketch are appended to this report as Attachments II and III.

The property location and spatial data are presented on the accompanying BEA Submittal Form.

A Soil Exceedance Map, which shows test pit, soil boring, and sample locations and known exceedance concentrations, accompanies this report as Attachment IV.

3.0 FACILITY STATUS

The accompanying Tables 1 through 4 summarize recent chemical test results in comparison to current EGLE Generic Residential Criteria (December 2013) and EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels.

The following compounds were detected in soil on the subject property above applicable EGLE Generic Residential Criteria and VIAP Screening Levels:

Compound	Matrix	Samples	Maximum Concentration	Criteria Exceeded
<i>Metals/ Inorganics</i>				
Antimony	Soil	SS-06, SS-07, SB-07	25 mg/kg	DW
Arsenic	Soil	2a, 3a, 4a, S-06, SS-07, SS-09, SS-11, SB-04, SB-06, SB-07	31 mg/kg	DC, DW, GSI
Barium	Soil	2a, 3a, 4a, SS-06, SS-07, SB-07	950 mg/kg	GSI
Cadmium	Soil	2a, 3a, 4a, SS-06, SS-07, SB-06, SB-07	14 mg/kg	GSI, DW
Total Chromium	Soil	3a, SS-07	390 mg/kg	GSI, DW, AA
		2a, 4a, SS-06, SS-11, SS-12, SS-13, SS-14, SS-15, SB-06, SB-07, SB-14, SB-15	100 mg/kg	GSI, DW
Cobalt	Soil	SS-06, SS-07, SS-10, SS-11, SB_07	35 mg/kg	GSI, DW
Copper	Soil	2a, 3a, 4a, SS-06, SS-07, SB-06, SB-07	1,710 mg/kg	GSI
Cyanide	Soil	SS-06, SS-07, SB-06, SB-07, SB-12, SB-13	4.0 mg/kg	GSI
Iron	Soil	SS-02, SS-05 through SS-15, SB-06, SB-07, SB-08, SB-09, SB-10, SB-12, SB-14, SB-15	120,000 mg/kg	DW

Compound	Matrix	Samples	Maximum Concentration	Criteria Exceeded
Total Lead	Soil	2a, 3a, 4a, SS-06, SS-07, SB-06, SB-07	4,200 mg/kg	DC, DW
Manganese	Soil	SS-14	1,600 mg/kg	DW
Mercury	Soil	2a, 3a, 3b, 4a, 5a, SS-06, SS-07, SS-09, SB-06, SB-07	1.2 mg/kg	GSI, VIAP
Molybdenum	Soil	SS-06, SS-07, SS-09, SS-10, SS-15, SB-06, SB-07, SB-15	33 mg/kg	DW
Selenium	Soil	2a, 3a, 3b, 4a, SS-07, SS-09, SB-06, SB-07	2.2 mg/kg	GSI
Silver	Soil	2a, 3a, 3b, 4a, SS-07, SB-06, SB-07	4.95 mg/kg	GSI
Zinc	Soil	2a, 3a, 3b, 4a, SS-05, SS-06, SB-06, SB-07	2,220 mg/kg	GSI
<i>SVOCs/ VOCs/ PCBs (Organics)</i>				
Acenaphthylene	Soil	SB-06, SB-07	300 ug/kg	VIAP*
Benzo(a)pyrene	Soil	2a, 3a, SS-07, SB-06, SB-07	17,000 ug/kg	DC
Benzo(b)fluoranthene	Soil	SS-07	25,000 ug/kg	DC
Dibenzofuran	Soil	SB-06	470 ug/kg	VIAP
Fluoranthene	Soil	2a, 3a, SS-06, SS-07, SB-06, SB-07	32,000 ug/kg	GSI
Naphthalene	Soil	3a, SB-06, SB-07	720 ug/kg	VIAP
Phenanthrene	Soil	2a, 3a, SS-06, SS-07, SS-14, SB-06, SB-07	21,000 ug/kg	GSI, VIAP
Polychlorinated biphenyls	Soil	5a	400 ug/kg	VIAP*
Trichloroethene	Soil	SB-06	260 ug/kg	DW, VIAP

GSI- Groundwater Surface Water Interface

DW – Drinking Water

DC- Direct Contact

AA- Ambient Air Inhalation

VIAP- Volatilization to Indoor Air Pathway Screening Level

*Footnote for VIAP Screening Level is “DATA”- insufficient physical chemical parameters to calculate a VIAP Screening Level for soil. “If detections are present in specified media, health-based soil vapor value should be used to evaluate risk.”

An Exceedance Location Map, which shows test pit, soil boring, and sample locations and known exceedance concentrations, accompanies this report as Attachment IV. Sample locations which did not show detectable contamination above relevant EGLE Generic Residential Criteria are also shown.

These data are considered sufficient to define conditions at the property for the purposes of the BEA. Additional investigation would be required to address due care.

4.0 LIKELIHOOD OF OTHER CONTAMINATION

McDowell & Associates was retained on December 13, 2022 to complete a Phase II ESA for the subject property. Work associated with this report was completed in a rapid manner with limited time to review existing data due to this late retention date. In order to meet the timeline for completion of a Baseline Environmental Assessment, field work was conducted prior to receipt of a Phase I ESA prepared by others on December 28, 2022. This timing had a negative effect on scope of work and data available from which to make recommendations. It is possible that the property has been impacted at other areas from past uses and from off-site.

5.0 IDENTIFICATION OF THE AUTHOR OF THE BEA

This Baseline Environmental Assessment (BEA) was authored by Jennifer Lagerbohm, M.S., CHMM and reviewed by Douglas M. McDowell, M.S., P.E. with McDowell & Associates located at 21355 Hatcher Avenue in Ferndale, Michigan 48220.

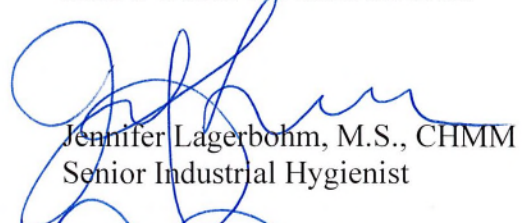
Jennifer Lagerbohm and Douglas M. McDowell meet the definition of Environmental Professionals as defined in 312.10 of 40 CFR 312. Copies of our résumés are attached.

The author of this BEA can be reached by phone at (248) 399-2066 or by email: jennifer.lagerbohm@mcdowasc.com.


Should you have any questions, please do not hesitate to contact us.

Very truly yours,

McDOWELL & ASSOCIATES



Jennifer Lagerbohm, M.S., CHMM
Senior Industrial Hygienist



Douglas M. McDowell, M.S., P.E.
Vice President

JL/jl

6.0 PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS

A Phase I ESA was completed for the subject property Michigan Consulting & Environmental on December 28, 2022 and a Limited Phase II ESA was completed for the subject property by McDowell & Associates on January 2, 2023. A copy of those reports are attached, with the exception of the SERS Report database search.

7.0 LIMITATIONS

This BEA was completed by McDowell & Associates on behalf of United Tech Construction.

Any representation in this report as to the future intended use or uses of the subject property has been indicated by United Tech Construction. McDowell & Associates is not in control of future uses of the subject property.

8.0 REFERENCES

Table 1	- Summary of Metals Chemistry Results (Soil)
Table 2	- Summary of PNAs Chemistry Results (Soil)
Table 3	- Summary of Detected VOCs Chemistry Results (Soil)
Table 4	- Summary of Pesticides and PCBs Chemistry Results (Soil)
Attachment I	- Site Location Map
Attachment II	- Legal Description of Subject Property
Attachment III	- Site Sketch
Attachment IV	- Soil Exceedance Map
Attachment V	- Phase I ESA (12/27/2022)
Attachment VI	- Limited Phase II ESA (1/2/2023)
Attachment VII	- Résumés

Table 1

Summary of Metals Chemistry Results (Soil)

Table 2

Summary of PNAs Chemistry Results (Soil)

Table 3

Summary of Detected VOCs Chemistry Results (Soil)

TABLE 3 - SUMMARY OF DETECTED VOLATILE ORGANICS CHEMISTRY RESULTS (Soil)

Sample	Date	Description	p-Isopropyltoluene	2-Methylnaphthalene 91576	Naphthalene 91203	Toluene 108883	Trichloroethene 79016	Xylenes 1330207
3a	12/22/2022	2'- 3'	100	200	300	200	<60	170
3b	12/22/2022	5'- 6'	100	<100	<300	<60	<60	<160
SS-02	April 2011	3-4"	ND	ND	ND	ND	ND	ND
SS-02 DUP	April 2011	3-4"	ND	ND	ND	ND	ND	ND
SS-03	April 2011	3-4"	ND	ND	ND	ND	ND	ND
SS-05	April 2011	2-3"	ND	ND	ND	ND	ND	ND
SS-06	April 2011	6-7"	ND	ND	ND	ND	ND	ND
SS-07	April 2011	6-8"	ND	ND	ND	ND	ND	ND
SS-08	April 2011	3-5"	ND	ND	ND	ND	ND	ND
SS-09	April 2011	5-6"	ND	ND	ND	ND	ND	ND
SS-10	April 2011	3-4"	ND	ND	ND	ND	ND	ND
SS-11	April 2011	3-4"	ND	ND	ND	ND	ND	ND
SS-12	April 2011	6-7"	ND	ND	ND	ND	ND	ND
SS-13	April 2011	3-4"	ND	ND	ND	ND	ND	ND
SS-14	April 2011	5-6"	ND	ND	ND	ND	ND	ND
SS-15	April 2011	4-5"	ND	ND	ND	ND	ND	ND
SB-02	April 2011	4-8'	ND	ND	ND	ND	ND	ND
SB-03	April 2011	4-7'	ND	ND	ND	ND	ND	ND
SB-04	April 2011	8-12'	ND	ND	ND	ND	ND	ND
SB-06	April 2011	36-42"	ND	ND	ND	ND	260	ND
SB-07	April 2011	36-42"	ND	ND	ND	ND	ND	ND
SB-08	April 2011	4-8'	ND	ND	ND	ND	ND	ND
SB-09	April 2011	4-8'	ND	ND	ND	ND	ND	ND
SB-10	April 2011	4-7'	ND	ND	ND	ND	ND	ND
SB-11	April 2011	4-7'	ND	ND	ND	ND	ND	ND
SB-12	April 2011	4-7'	ND	ND	ND	ND	ND	ND
SB-13	April 2011	4-7'	ND	ND	ND	ND	ND	ND
SB-14	April 2011	4-7'	ND	ND	ND	ND	ND	ND
SB-15	April 2011	4-8'	ND	ND	ND	ND	ND	ND
EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels			NC	1,700	67	3,700	0.33	280
EGLE Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels			NC	30,000	1,900	64,000	4.0	5,000
EGLE Generic Residential Groundwater Protection Criteria			NC	57,000/4,200	35,000/730	16,000/5,400	100/4,000	5,600/820
EGLE Generic Residential Indoor Air Inhalation Criteria			NC	2,700,000	250,000	330,000	1,000	6,300,000
EGLE Generic Non-Residential Indoor Air Inhalation Criteria			NC	4,900,000	470,000	610,000	1,900	12,000,000
EGLE Generic Residential Volatile Soil Inhalation Criteria (VSIC)			NC	1,500,000	300,000	2,800,000	11,000	46,000,000
EGLE Generic Non-Residential Volatile Soil Inhalation Criteria (VSIC)			NC	1,800,000	350,000	3,300,000	14,000	54,000,000
EGLE Generic Residential Particulate Soil Inhalation Criteria			NC	670,000,000	200,000,000	27,000,000,000	130,000,000	290,000,000,000
EGLE Generic Non-Residential Particulate Soil Inhalation Criteria			NC	290,000,000	88,000,000	12,000,000,000	59,000,000	1.3E+11
EGLE Generic Residential Direct Contact Criteria			NC	8,100,000	16,000,000	50,000,000	110,000	410,000,000
EGLE Generic Non-Residential Direct Contact Criteria			NC	26,000,000	52,000,000	160,000,000	660,000	1,000,000,000

NOTES:

- All values expressed in µg/kg
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) Generic Criteria from Table 2. Soil: Residential, and Table 3. Soil: Nonresidential. Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels," dated December 30, 2013. EGLE VIAP Screening Levels dated September 4, 2020.
- Most rigorous of Ambient Air Criteria presented.
- Groundwater Protection Criteria presented as Drinking Water/Ground Water Surface Water Interface (GSI)
- Chemical Abstract Service (CAS) Numbers are presented below chemicals as provided by EGLE.
- Boldfaced values exceed EGLE Generic Residential Drinking Water Groundwater Protection Criteria.
- Values shown thus

--

 exceed EGLE Generic Residential GSI Groundwater Protection Criteria
- Values shown thus

--

 exceed EGLE Generic Residential Direct Contact Criteria.
- Values shown thus

--

 exceed EGLE Residential VIAP Screening Levels.
- NC- no published criteria or screening levels.

Table 4

Summary of Pesticides and PCBs Chemistry Results (Soil)

TABLE 4 - SUMMARY OF PESTICIDES AND PCBs CHEMISTRY RESULTS (Soil)

Sample	Date	Description	4,4-DDD 72548	4,4-DDE 72559	4,4-DDT 50293	Chlordane 57749	Polychlorinated Biphenyls 6774327
3a	12/22/2022	2'- 3'	NT	NT	NT	NT	<300
4a	12/22/2022	1'- 2'	<20	120	80	<100	NT
5a	12/22/2022	0'- 1'	20	20	30	<100	400
SS-02	April 2011	3-4"	13	18	150	ND	ND
SS-02 DUP	April 2011	3-4"	ND	7.9	8.8	ND	ND
SS-03	April 2011	3-4"	ND	ND	ND	ND	ND
SS-05	April 2011	2-3"	ND	ND	ND	ND	ND
SS-06	April 2011	6-7"	2,800	1,500	14,000	ND	ND
SS-07	April 2011	6-8"	1,800	1,800	7,800	ND	ND
SS-08	April 2011	3-5"	36	74	86	ND	ND
SS-09	April 2011	5-6"	3,300	13,000	12,000	ND	ND
SS-10	April 2011	3-4"	40	84	150	ND	ND
SS-11	April 2011	3-4"	ND	ND	ND	ND	ND
SS-12	April 2011	6-7"	ND	ND	ND	13	ND
SS-13	April 2011	3-4"	ND	ND	ND	ND	ND
SS-14	April 2011	5-6"	ND	ND	ND	ND	ND
SS-15	April 2011	4-5"	ND	ND	ND	ND	ND
SB-02	April 2011	4-8'	ND	ND	ND	ND	ND
SB-03	April 2011	4-7'	ND	ND	ND	ND	ND
SB-04	April 2011	8-12'	ND	ND	ND	ND	ND
SB-06	April 2011	36-42"	850	320	560	ND	ND
SB-07	April 2011	36-42"	5,400	1,900	2,600	2,600	ND
SB-08	April 2011	4-8'	ND	ND	ND	ND	ND
SB-09	April 2011	4-8'	12	420	160	ND	ND
SB-10	April 2011	4-7'	ND	ND	ND	ND	ND
SB-11	April 2011	4-7'	ND	ND	ND	ND	ND
SB-12	April 2011	4-7'	ND	ND	ND	ND	ND
SB-13	April 2011	4-7'	ND	ND	ND	ND	ND
SB-14	April 2011	4-7'	ND	ND	ND	8.6	ND
SB-15	April 2011	4-8'	ND	ND	ND	ND	ND

EGLE Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels	NA	39,000	NA	13,000	DATA
EGLE Generic Residential Groundwater Protection Criteria	NLL/NLL	NLL/NLL	NLL/NLL	NLL/NLL	NLL/NLL
EGLE Generic Residential Indoor Air Inhalation Criteria	NLV	NLV	NLV	11,000,000	3,000,000
EGLE Generic Residential Ambient Air Inhalation Criteria	44,000,000	32,000,000	32,000,000	31,000,000	240,000
EGLE Generic Residential Direct Contact Criteria	95,000	45,000	57,000	31,000	4,000

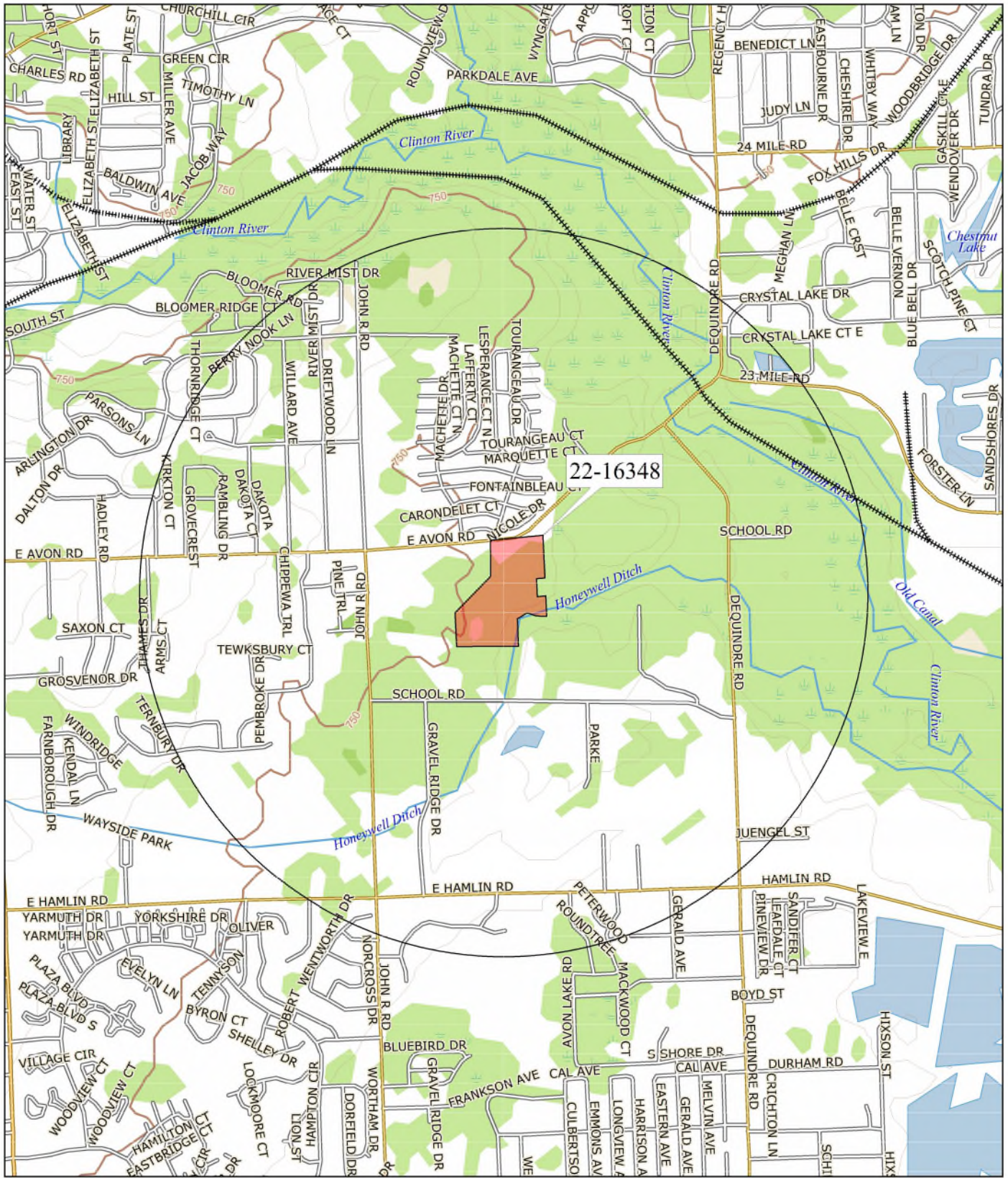
NOTES:

- All values expressed in µg/kg
- Michigan Department of Environment, Great Lakes, and Energy (EGLE) Generic Criteria from Table 2. Soil: Residential, and Table 3. Soil: Nonresidential. Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels," dated December 30, 2013.
- Most rigorous of Ambient Air Criteria presented.
- Groundwater Protection Criteria presented as Drinking Water/Ground Water Surface Water Interface (GSI)
- Chemical Abstract Service (CAS) Numbers are presented below chemicals as provided by EGLE.
- "NLL" = EGLE indicates not likely to leach.
- "NLV" = EGLE indicates not likely to volatilize.
- Boldfaced values exceed EGLE Generic Residential Drinking Water Groundwater Protection Criteria.
- Values shown thus exceed EGLE Generic Residential Direct Contact Criteria.
- Values shown thus exceed EGLE VIAP Screening Levels
- TX- EGLE indicates an inhalation toxicity value has not been identified.
- DATA- EGLE indicates insufficient chemical parameters have been identified to allow development of a VIAP Screening Level. If detections are identified, health-based soil vapor should be used to evaluate risk.

Attachment I

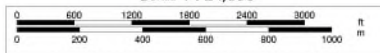
Site Location Map

SITE LOCATION MAP



22-16348

SCALE 1 : 24,000



Attachment II

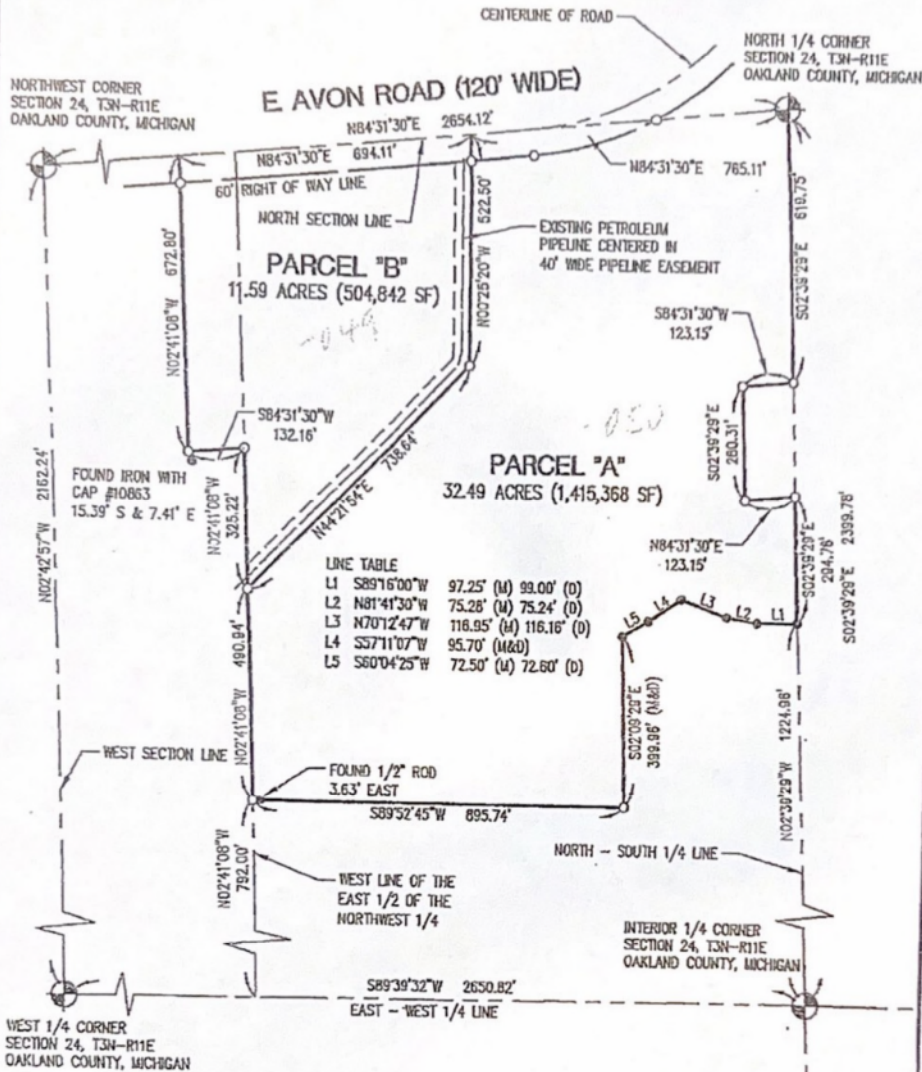
Legal Description of Subject Property

CERTIFIED SURVEY

I, JONATHAN H. RICK, P.S. HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES IS NOT GREATER THAN 1 IN 10,000



LEGEND:
 ○ = IRON SET
 ⊙ = IRON FOUND
 (R) = RECORDED
 (M) = MEASURED
 (D) = DEED



BEARINGS ARE REFERENCED TO MICHIGAN STATE PLANE COORDINATES - SOUTH ZONE

SECTION 24 T3N - R11E CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

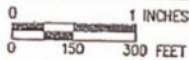


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FIELD: SMF-DOC
 DRAWN: JLF
 CHECKED: JHR
 DATE: JULY 25, 2013
 REVISED:
 SHEET: 1 OF 2
 SCALE: 1" = 300'



JOB NO.: 13C0047

PLOTTED: 7/26/2013 10:10 AM

R:\Projects\130047\dwg\Survey\SP-LX0047-Cdc-27-RELEASED PASK.dwg

CERTIFIED SURVEY

I, JONATHAN H. RICK, P.S. HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES IS NOT GREATER THAN 1 IN 10,000

PARENT PARCEL DESCRIPTION AS PROVIDED:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: THE EAST 132 FEET OF THE NORTH 672 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO THE EAST 1/2 OF THE NORTHWEST 1/4, EXCEPT THE EAST 123 FEET OF THE SOUTH 260 FEET OF THE NORTH 879 FEET, ALSO EXCEPT, BEGINNING AT THE CENTER OF THE SECTION; THENCE NORTH 1224.96 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST 99 FEET; THENCE NORTH 82 DEGREES 00 MINUTES 00 SECONDS WEST 75.24 FEET; THENCE NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST 116.16 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS WEST 95.70 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 72.60 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST 399.96 FEET; THENCE WEST TO THE 1/8 SECTION LINE; THENCE SOUTH ON THE 1/8 LINE 792 FEET TO THE EAST AND WEST 1/4 LINE; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL "A" DESCRIPTION AS SURVEYED:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 24; THENCE S02°39'29"E, ALONG THE NORTH AND SOUTH 1/4 LINE, 619.75 FEET; THENCE S84°31'30"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION 24, 123.15 FEET; THENCE S02°39'29"E, PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE, 260.31 FEET; THENCE N84°31'30"E, PARALLEL WITH SAID NORTH LINE, 123.15 FEET TO A POINT ON SAID 1/4 LINE; THENCE S02°39'29"E, ALONG SAID 1/4 LINE, 294.78 FEET TO A FOUND CAPPED IRON, SAID CAPPED IRON BEING N02°39'29"W, 1224.96 FEET FROM THE INTERIOR 1/4 CORNER OF SAID SECTION; THENCE S89°16'00"W, 97.25 FEET (RECORDED AS S89°00'00"W, 99 FEET) TO A FOUND CAPPED IRON; THENCE N81°41'30"W, 75.28 FEET (RECORDED AS N82°00'00"W, 75.24 FEET) TO A FOUND CAPPED IRON; THENCE N70°12'47"W, 116.95 FEET (RECORDED AS N71°00'00"W, 116.16 FEET) TO A FOUND IRON; THENCE S57°11'07"W, 95.70 FEET (RECORDED AS S57°00'00"W, 95.70 FEET) TO A FOUND IRON; THENCE S60°04'25"W, 72.50 FEET (RECORDED AS S60°00'00"W, 72.60 FEET) TO A FOUND CAPPED IRON; THENCE S02°39'29"E, 399.96 FEET; THENCE S89°32'45"W, 895.74 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, SAID POINT BEING N02°41'08"W, 792.00 FEET FROM THE INTERSECTION OF SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST AND WEST 1/4 LINE; THENCE N02°41'08"W, ALONG SAID WEST LINE, 490.84 FEET; THENCE N44°21'54"E, 738.64 FEET; THENCE N00°25'20"W, 522.50 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE N84°31'30"E, ALONG SAID NORTH SECTION LINE, 765.11 FEET TO THE POINT OF BEGINNING. CONTAINING 32.49 ACRES OF LAND, RESERVING THEREFROM THAT PART OF THE NORTH 60 FEET LYING SOUTHERLY OF AND ADJACENT TO THE CENTERLINE OF E. AVON ROAD AS PUBLIC RIGHT OF WAY, AND SUBJECT TO ALL OTHER EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

PARCEL "B" DESCRIPTION AS SURVEYED:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S84°31'30"W, ALONG THE NORTH LINE OF SAID SECTION, 765.11 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S00°25'20"E, 522.50 FEET; THENCE S44°21'54"E, 738.64 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N02°41'08"W, ALONG SAID WEST LINE, 325.22 FEET; THENCE S84°31'30"W, PARALLEL WITH SAID NORTH SECTION LINE, 132.16 FEET; THENCE N02°41'08"W, PARALLEL WITH SAID WEST LINE, 672.80 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE N84°31'30"E, ALONG SAID NORTH SECTION LINE, 694.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.59 ACRES OF LAND, RESERVING THEREFROM THE NORTH 60 FEET AS E. AVON ROAD, AND SUBJECT TO ALL OTHER EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

NORTHWEST CORNER (K-07)

FOUND OAKLAND COUNTY REMON MONUMENT IN MONUMENT BOX
N30°E, 71.88' CENTERLINE OF TOP NUT ON FIRE HYDRANT
S30°E, 73.11' WITNESS TAG ON EAST FACE UTILITY POLE
N60°W, 87.78' CENTERLINE OF TOP NUT ON FIRE HYDRANT
S60°W, 47.12' WITNESS TAG ON SOUTHWEST FACE UTILITY POLE

WEST 1/4 CORNER (K-08)

FOUND OAKLAND COUNTY REMON MONUMENT IN MONUMENT BOX
N45°E, 48.54' WITNESS TAG ON SOUTH FACE UTILITY POLE
S70°E, 50.20' CUT CROSS NORTH RIM OF SANITARY MANHOLE
S45°W, 45.56' WITNESS TAG ON NORTH FACE UTILITY POLE
N45°W, 57.19' CENTERLINE TOP NUT OF FIRE HYDRANT

NORTH 1/4 CORNER (L-07)

FOUND OAKLAND COUNTY REMON MONUMENT IN MONUMENT BOX
N20°E, 107.80' WITNESS TAG ON SOUTHEAST FACE 30" BLACK WALNUT
S60°E, 48.08' WITNESS TAG ON NORTH FACE 16" BLACK WALNUT
SOUTH, 9.18' WITNESS TAG ON WEST FACE 14" OAK
S45°W, 12.35' WITNESS TAG ON EAST FACE 28" BLACK WALNUT

INTERIOR 1/4 CORNER (L-08)

FOUND 1/2" REBAR 0.4' BELOW GRAVEL SURFACE
N70°E, 85.62' FOUND & TAG #24958 IN SOUTHEAST FACE UTILITY POLE
N10°E, 29.51' TOP CENTER NUT ON FIRE HYDRANT
S60°W, 78.99' FOUND NAIL & TAG #24958 IN WEST FACE OF UTILITY POLE

BEARINGS ARE REFERENCED TO MICHIGAN STATE PLANE COORDINATES - SOUTH ZONE

SECTION 24 T3N - R11E CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN



ROWE PROFESSIONAL SERVICES COMPANY

The ROWE Building
540 S. Saginaw St., Ste. 200, P.O. Box 3748
Flint, MI 48502

O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

FIELD: SMF-DOIC

DRAWN: JAF

CHECKED: JHR

DATE: JULY 25, 2013

REVISED:

SHEET: 2 OF 2

SCALE: 1" = 300'

0 1 INCHES
0 150 300 FEET



JOB NO.: 13C0047

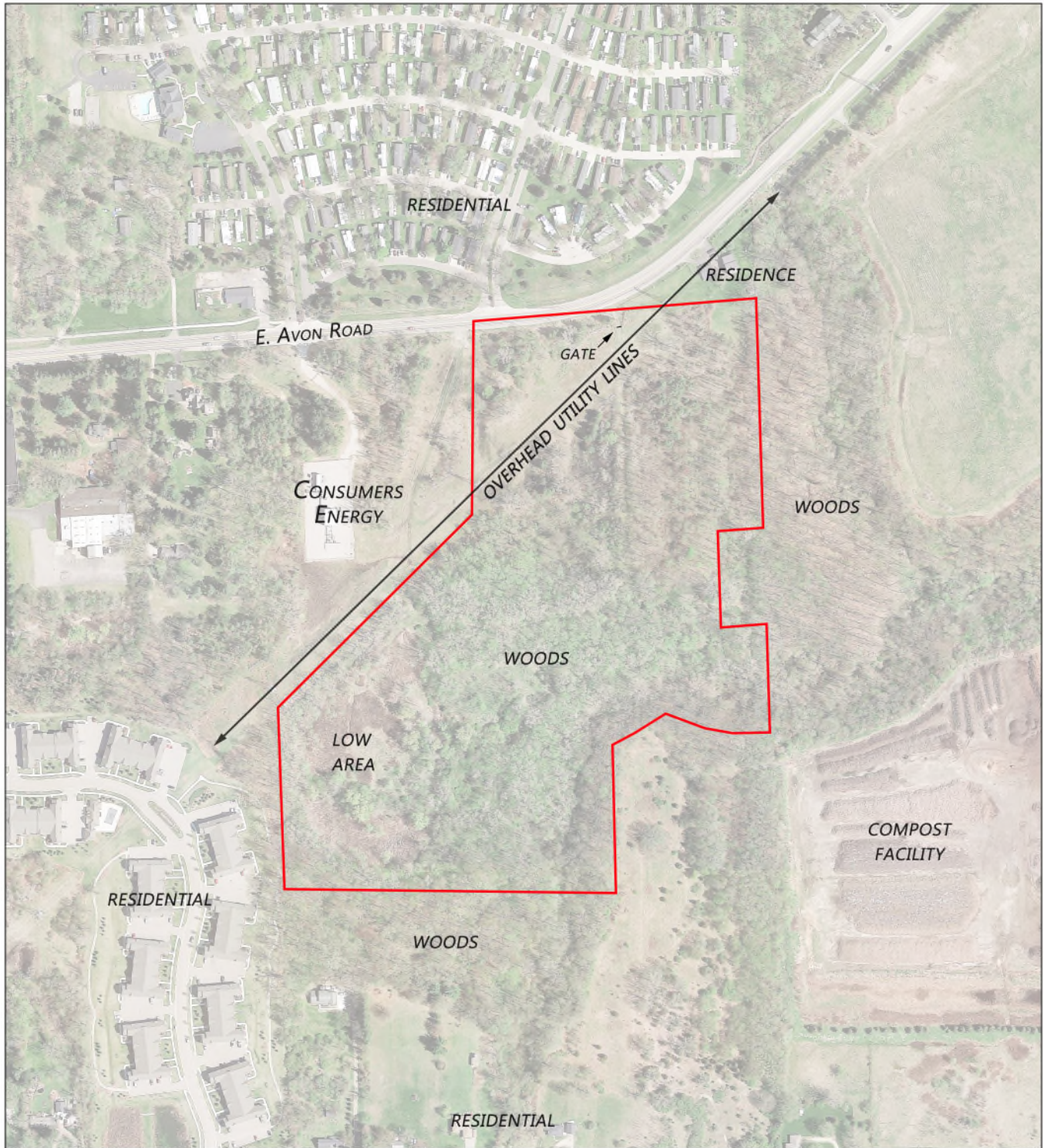
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Attachment III

Site Sketch

SITE SKETCH

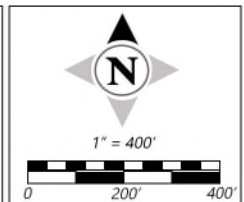


LEGEND

— APPROXIMATE PROPERTY BOUNDARY

NOTES:

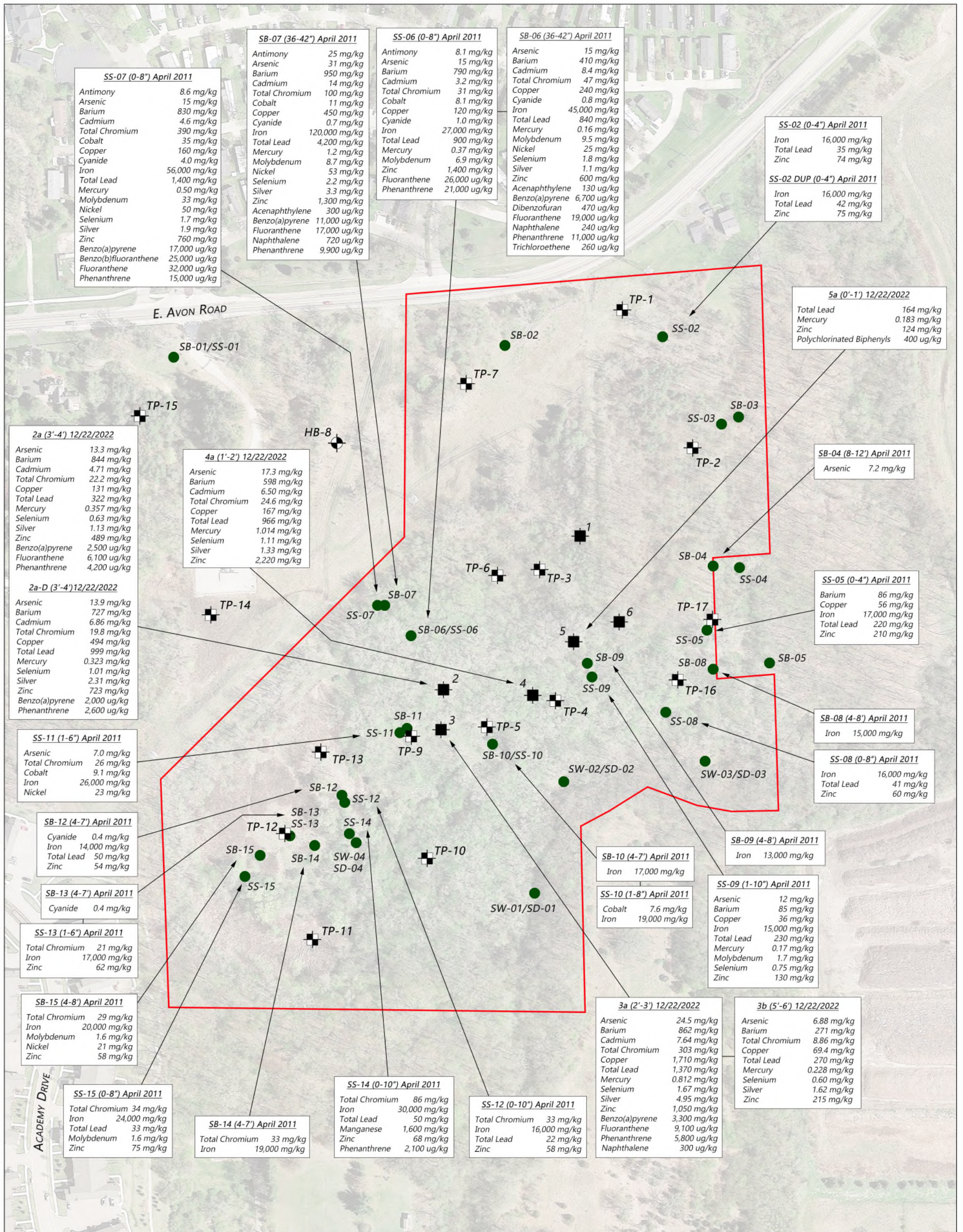
- ALL LOCATIONS APPROXIMATE
- 2022 AERIAL PHOTOGRAPH



Attachment IV

Soil Exceedance Map

EXCEEDANCE MAP

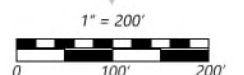


LEGEND

- TEST PIT (M&A 2022)
- ⊕ SOIL BORING (M&A 04-142)
- ⊕ TEST PIT (M&A 04-142)
- SOIL BORING/SOIL, WATER OR SEDIMENT SAMPLE (2011 BY OTHERS)
- APPROXIMATE PROPERTY BOUNDARY

NOTES:

- 2022 AERIAL PHOTOGRAPH
- ALL LOCATIONS APPROXIMATE



Attachment V

Phase I ESA (12/27/2022)



Phase I Environmental Site Assessment



Site:

1406 East Avon Road
Rochester Hills, Michigan 48307
Parcels: 70-15-24-100-050
MCE Project No. 70024

Prepared For:

United Tech Construction LLC
Mr. Elvis Logu and Ms. Bukuriye Logu
1497 Walton Blvd.
Rochester Hills MI 48309

Date: December 28, 2022
Updated: March 16, 2023



1669 S. Isabella Rd., Mt. Pleasant MI 48858
132 E. Grand River Ave., Brighton MI 48116
2748 Garfield Rd. N., Suite #10, Traverse City MI 49686
2800 S. 11th St., Suite #2, Kalamazoo, MI 49009

December 28, 2022
Updated March 16, 2023

United Tech Construction LLC
Mr. Elvis Logu and Ms. Bukurije Logu
1497 Walton Blvd.
Rochester Hills MI 48309

Re: Phase I Environmental Site Assessment
1406 Avon Rd., Rochester Hills, MI 48307
Updated March 16, 2023

Dear Mr. Logu and Ms. Logu,

Michigan Consulting & Environmental (MCE) has completed a Phase I Environmental Site Assessment (ESA) of the referenced Property. The enclosed document contains the project specifications and inspection results, including field observations and research. The work was conducted in accordance with the guidance of American Society for Testing and Materials (ASTM) E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

It is reasonable for United Tech Construction, LLC, Mr. Elvis Logu and Ms. Bukurije Logu to rely on the contents of this Phase I ESA completed by MCE.

In the professional opinion of MCE, All Appropriate Inquiry has been made into the previous ownership and uses of the Property consistent with residential use. This assessment has revealed evidence of recognized environmental conditions (RECs) associated with the Property.

Considering the guidance of ASTM Standard E1527-21, it is the opinion of MCE that further investigation into the environmental condition of the Property **is warranted**. If you have any questions or comments, please call MCE at (989) 772-2441.

Sincerely,
Michigan Consulting & Environmental

A handwritten signature in black ink, appearing to read "Raymond Brege".

Raymond Brege
Staff Scientist

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FIGURES

- Figure 1: Site Location Map
- Figure 2: Site Map

APPENDICES

- Appendix A: Assessment, Zoning, County, and Municipal Records
- Appendix B: User Provided Information and Questionnaires
- Appendix C: Environmental Data Resources, Inc. Radius Report
- Appendix D: EDR Historical Directories
- Appendix E: Site Photographs
- Appendix F: Prior Report
- Appendix G: Qualifications

EXECUTIVE SUMMARY

Michigan Consulting & Environmental (MCE) conducted a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E1527-21. The Phase I ESA was conducted for the Property identified as 1406 E. Avon Rd., Rochester Hills, Michigan 48307, herein referenced as the Property. The legal description is included as part of **Appendix A**, and the location of the Property is shown on **Figure 1**.

The following table summarizes the conditions identified as part of this assessment. Affirmative answers are further discussed below the table:

Condition Type	Identified During this Assessment
Controlled Recognized Environmental Condition (CREC)	No
Historical Recognized Environmental Condition (HREC)	No
Recognized Environmental Condition (REC)	Yes
Vapor Encroachment Condition (VEC)	Yes
Significant Data Gaps	No
De Minimis Conditions	No

The Phase I ESA process is a means to conduct adequate inquiry into a Property's environmental status and to identify recognized environmental conditions (RECs) associated with the Property. It is an evaluation of information obtained through visual inspection, records review, and inquiry into the current and past ownership and uses of the Property and surrounding parcels. In the professional opinion of MCE, all appropriate inquiry has been made into the previous ownership and uses of the Property consistent with good commercial and customary practice. This assessment has revealed the following RECs:

1. The listing of the Property as part of a parent parcel which was identified as a facility where contaminants above Part 201 CCRRA are known to exist from the Property's historical use as a woodfill, tree farm and reported dumping of household refuse is a REC.
2. The presence of a 55-gallon drum which was reported to have leaked an unknown liquid to the subsurface environment based on prior reports is a REC.
3. The listing of the east and southeast adjacent parcels as the former SOCRRA Tree Farm and composting facility identified under multiple regulatory facility listings and their close proximity to the Property is a REC.
4. The listing of two LUST sites within the minimum prescribed search distance which were identified up gradient to the Property are a REC.
5. Due to the presence of several contaminants in the soils above multiple Part 201 CCRRA, a VEC to future buildings and/or structures cannot be ruled out.

Considering the guidance of ASTM Standard E1527-21, it is the opinion of MCE that further investigation into the environmental condition of the Property **is warranted**. This Executive Summary provides a general review of the findings of our environmental assessment. A complete

description and discussion of the issues presented in this Executive Summary is contained in the text of the report. This Executive Summary should not be solely relied on when considering the environmental risk associated with the Property.

1.0 INTRODUCTION

The *Users*, Mr. Elvis Logu and Ms. Bukurije Logu, engaged Michigan Consulting & Environmental (MCE) to perform a Phase I Environmental Site Assessment (ESA) for the Property located at 1406 E. Avon Rd., Rochester Hills, Michigan 48879, herein referenced as the Property. The legal description of the Property is presented in **Appendix A**, and the location of the Property is shown on **Figure 1**.

MCE has prepared this report solely for the use of the *User*, in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments E1527-21 (ASTM Standard E1527-21).

1.1 Purpose

A Phase I ESA is a means to conduct adequate inquiry into the environmental status of a property and to identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CREC), and historical recognized environmental conditions (HREC) associated with the property and surrounding parcels.

According to the ASTM Standard E1527-21, REC, HREC, and CREC are defined as the following:

- ASTM Standard E1527-21 defines a REC as, “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.”
- ASTM Standard E1527-21 defines a HREC as, "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition." However, depending on the regulatory authority, the unrestricted use criteria at the time the past release was addressed, and the unrestricted use criteria at the time the Phase I ESA is conducted, a HREC may be considered a REC.”
- ASTM Standard E1527-21 defines a CREC as: “(a) recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

The terms are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the

subject of a compliance or enforcement action if brought to the attention of appropriate governmental agencies. A de minimis condition is not a recognized environmental condition.

1.2 Detailed Scope of Services

This Phase I ESA was undertaken to identify RECs, CRECs, and HRECs in connection with the Property, including hazardous substances within the limits of the Property and as visually observed on adjoining parcels on the day of the site reconnaissance. The word "Property" as used herein is the real property that is the subject of the Phase I ESA, also known as the "subject property" as defined by ASTM, and it includes buildings and other fixtures and improvements located on the Property and affixed to the land. The scope of this project is to perform a Phase I ESA of the described Property using methods outlined by ASTM Standard E1527-21. MCE has performed this Phase I ESA in conformance with the scope and limitations of ASTM Standard E1527-21.

The scope of work does not include any of the "non-scope considerations" identified in the standard. Non-scope considerations, that the user might elect to address as an "additional issue outside standard practices," include, but are not limited to:

Controlled Substances	High Voltage Power Lines
Asbestos Containing Building Materials	Health and Safety
Radon Gas	Endangered Species
Wetlands	Cultural and Historic Resources
Industrial Hygiene	Lead in Drinking Water
Regulatory Compliance	Lead-Based Paint
Ecological Resources	Biological Agents
Mold	Per-and Polyfluoroalkyl Substances (PFAS)

It is important to note that by stating the "non-scope considerations" listed above, no implication is intended as to the relative importance of inquiry into such considerations, and no such inquiry is necessary to complete the Phase I ESA in accordance with ASTM Standard E1527-21.

1.3 Significant Assumptions

In accordance with ASTM Standard E1527-21, a current United States Geological Survey (USGS) 7.5 Minute Topographic Map was reviewed by MCE to evaluate the physical setting surrounding the Property by analyzing surface features on the map. Considering these features and other information gathered in the course of conducting this investigation, we have rendered an inferred opinion of the likely direction of groundwater flow. This anticipated flow direction is considered in forming opinions of potential environmental impacts to the Property. However, actual groundwater flow direction at the Property may vary from the anticipated flow direction; therefore, site specific measurements of groundwater flow direction may be warranted should sources of environmental impact be identified near the Property. See Section 2.3 for additional information regarding groundwater flow.

Minor assumptions, if any, have been indicated in the specific discussions herein.

1.4 Limitations and Exceptions

MCE has performed this study in general accordance with the ASTM Standard E1527-21 and with the diligence that we consider representative of professional environmental practices at the present time. The results of this assessment are intended only to serve as indicators of the potential for environmental impairment arising from readily discoverable evidence concerning the Property and its immediate vicinity. The evaluations and conclusions of MCE are based solely on the scope of work defined herein. The results of this study cannot be used as a guarantee, warranty, or certification of the absence of any substance or condition, but rather should be construed as a diligent and prudent review of available data within the time frame and scope of work established herein.

The evaluations and conclusions presented in this report have been made to assist the *User* with making a reasonable assessment of potential risk considering the possible presence of hazardous substances at the Property.

No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs concerning a Property, particularly those which may be well disguised or hidden. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a specific Property, recognizing the limits of time and cost.

Limitations include that at the time the field reconnaissance thick vegetation and trees were present limiting the inspector's ability to examine the site features and the ground surface in certain areas for staining that could be associated with environmental hazards or the presence of other indicators of environmental concern. Inspection for the presence of dead or distressed vegetation resulting from such a release could not be made due to the time of year.

The current owner, Mr. Elvis Logu, requested of MCE not to contact the prior owner of the Property, the City of Highland Park, during this assessment and is a limitation of the Phase I ESA.

1.5 Special Terms and Conditions

Additional services and investigations such as a broader scope of assessment, more detailed conclusions, liability/risk evaluations, detailed recommendations, and work plans for Phase II testing or other assessment activities, and remediation options are beyond the scope of a Phase I ESA.

Other considerations not addressed in Section 1.2 are addressed in the Additional Services, Section 11.0, of this report.

1.6 User Reliance

This study and report have been prepared on behalf of and for the exclusive use of the *Users*, United Tech Construction, LLC, Mr. Elvis Logu and Ms. Bukuriye Logu, for use in an environmental evaluation of the Property. This report and the findings contained herein shall not, in whole or in part, be relied on by any other party, in whole or in part, without the prior written consent of the *User* or MCE.

1.7 Prior Environmental Reports

The scope of work included the review and evaluation of the findings, and conclusions of the following prior reports, acquired through the Environment, Great Lakes and Energy (EGLE) Freedom of Information Act (FOIA) Division, prepared for the property's parent parcel. See **Appendix F** for historical documents reviewed.

- Baseline Environmental Assessment (BEA), September 27, 2013, by Groundwater & Environmental Services, Inc. (GES).
- Phase II Environmental Site Assessment, August 5, 2013, by GES.
- Phase I Environmental Site Assessment, July 26, 2013, by GES.
- Brownfield Redevelopment Assessment Report, September 1, 2011, by Michigan Department of Environmental Quality (MDEQ).
- Draft Preliminary Soils Investigation, April 6, 2004, by McDowell & Associates.

The following paragraphs are a brief summary of the reports listed above that were completed for the parent parcel, which included the current Property and current west adjacent parcel (1232 E. Avon Rd.) which was listed as the Highland Park Woodfill. A copy of an aerial photograph showing the extent of the former parent parcel has been included in **Appendix A**.

A Draft Preliminary Soils Investigation (2004) included the completion of sixteen test pits and one hand auger boring to document subsurface conditions at the site. Several test pits completed on the current Property identified buried household refuse and tree stumps and limbs. Groundwater was observed at varying depths between 2.0 to 7.0 feet below surface.

In 2011, the City of Highland Park submitted a request to the Michigan Department of Environmental Quality (MDEQ) and the United State Environmental Protection Agency (USEPA) to conduct a Brownfield Redevelopment Assessment of the former Tree Farm property (the Property and west adjacent parcel) to assess the potential for contamination from the Property's historic use as a tree farm and composting facility that received household waste. The scope of the investigation included a historical review of information, site reconnaissance, geophysical survey, and collection of soil, sediment, surface water and groundwater samples for laboratory analysis.

Historical owners were identified in the report which included:

The 1966 plat map of the property listed the owner as Highland Park City. The 1947 plat map lists the owner of the property as city of Highland Park (43.3 acres) and the small parcel is not separated out. The Land Ownership Atlas of Avon Township from 1925 listed Robert Lowe as the owner of property encompassing 44 acres. The Land Ownership Atlas of Avon Township from 1908 listed Mrs. S. K. Shaff as the owner of the property encompassing 46 acres. The Land Ownership Atlas of Avon Township from 1886 listed E. Pearsall as the owner of the property encompassing 55 acres. The Land Ownership Atlas of Avon Township from 1872 listed W. M. Bronson as the owner of the property encompassing 42 acres.

The report identified that the historical tree farm was located on the northeast side of the Property based on included diagrams. No records were found concerning what type of trees were grown and pesticides and/or herbicides may have been used historically in this area. A septic tank was

identified on the east side of the Property, near the east boundary line and a clay drainpipe located on the southeast side of the Property connecting to the Honeywell Ditch. Site reconnaissance found household refuse, tires, concrete rubble and a 55-gallon drum, near the east Property boundary and concrete building foundation, which is stated to “has appeared to have leaked onto the ground surface.” This drum will be discussed later in this report.

Analytical results of the subsurface investigation detected the presence of volatile organic compounds (VOCs), including trichloroethylene (PCE), semi volatile organic compounds (SVOCs), cyanide, pesticides, and metals. Additionally, VOCs, SVOCs, cyanide, pesticides and metals were found above multiple Part 201 Residential and Nonresidential Cleanup Criteria Requirements for Response Activities (CCRRA) including Direct Contact and Soil Particulate Inhalation Criteria. This study concluded the site is a facility under Part 201.

The Phase I ESA was completed in July 2013 by GES and was completed for 12 acres of the parent parcel, what is now the west adjacent parcel. The Tax ID number included for the report was Parcel Tax ID 70-15-24-100-020 which comprised the 43.96-acre parent parcel. The Phase I ESA completed by GES identified the following REC.

- **Information obtained from the City of Rochester Hills indicated the Property was reportedly used to dump and bury trees and unknown household refuse. Based on the reported historical dumping activities and the potential to have impacted the Property, the historical dumping is considered a REC.**

The subsequent Phase II ESA completed by GES included the collection of soil and groundwater samples however this study was conducted only on west portion of the parent parcel on what is now the west adjacent parcel (1232 E. Avon Rd.).

Following the Phase II, a BEA was filed with the Department of Environmental Quality (DEQ now EGLE) in September 2013 for the entire parent parcel, which was addressed at the time as 1406 E. Avon Rd. with the Parcel Tax ID 70-15-24-100-020. The west adjacent parcels address was later changed to 1232 E. Avon Rd., when Sunoco Logistics Partners, L.P. purchased and redeveloped the parcel. The Parcel Tax ID Number for the Property was later changed as described in Section 4.1. **The listing of the Property as a facility where contaminants above Part 201 CCRRA are known to exist from the Property’s historical use as a woodfill, tree farm and reported dumping of household refuse is a REC.**

2.0 PROPERTY DESCRIPTION

2.1 Location and Legal Description

The Property is located in a mixed residential and industrial area of Rochester Hills, Michigan. The Property is vacant land bounded by the Honeywell Ditch to the south and east near the Property line.

The Property is located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Oakland County within the Rochester Hills city limits, State of Michigan. The Property is commonly known as 1406 E. Avon Rd., Rochester Hills, Michigan 48307. The Parcel ID number is 70-15-24-100-050. A Property Location Map, **Figure 1**, is included in Figures.

Copies of the assessing records which include the legal description of the Property are included as **Appendix A**.

2.2 Current Use of the Property

The Property is currently vacant land.

2.3 Property and Vicinity General Characteristics

Pertinent physical setting and utility information for the Property is summarized in the Tables below.

Property Characteristics and Utility Information		
Conditions	Information Source	Description
Table 1: Site Characteristics and Physical Setting Sources		
Elevation (above mean sea level) and Physical Setting	USGS topographic map (Utica TP, Rochester W, MI, 2019); Google Earth	(T3N, R11E) Rochester and Utica Quadrangle: The Property elevation varies from approximately 740 feet above mean sea level with a steep decline into the Honeywell Ditch on the southeast side of the Property.
Topographic Gradient	USGS topographic map; Visual observations	The Property is relatively flat with a steep grade decrease on the southeast side of the Property.
Surface Water Runoff	Visual observations	Percolates into the ground surface throughout and most likely drains to the Honeywell Ditch.
Nearest Surface Water Body to the Site	USGS topographic map; Visual observations	The Honeywell Ditch is in place from the southwest to the northeast and extends through the southeast portion of the site. A second drainage ditch is located on the east adjacent parcel which drains to the Honeywell Ditch.
Presumed Direction of Shallow Groundwater Flow	USGS topographic map,	Based on a review of topographic maps, shallow groundwater flow is estimated to be to the east or southeast.
Depth to Groundwater	2004 Preliminary Soils Investigation of Site	Groundwater in the area is encountered at depths generally less than 8 feet below grade (depending upon location).
Onsite Wells	Visual observations; Online databases	There are no water supply wells located on the Property.

Property Characteristics and Utility Information		
Conditions	Information Source	Description
Nearest Groundwater Supply Wells	EDR database report	According to the EDR records search, two water supply well is located within a ¼ mile radius of the Property. These wells are located approximately 1/8 of a mile northwest of the Property. The one Type II well was drilled to an unknown depth and the household well was drilled to 169. Both wells are upgradient to the Property.
Geologic Conditions	2004 Preliminary Soils Investigation of Site water well logs	The native Property soils consist of layers of fine silty sand and clayey silt.

Table 2: Utility Information

Heating	Visual observations, Assessment Records	No buildings are present.
Electricity Supplier	Visual observations, Assessment Records	Electrical is available but not in use.
Natural Gas Supplier	Visual observations, Assessment Records	Natural gas is available but not in use.
Use of Fuel Oil	Visual observations, Historical records	No known past use of fuel oil at the Property.
Water Supplier	Visual observations, Assessment Records	City of Rochester Hills Water is available but not in use.
Sanitary Sewer	Visual observations, Assessment Records	City of Rochester Hills Sanitary Sewer is available but not in use.
Septic Systems	Visual observations, Assessment Records, Brownfield Redevelopment Assessment Report	There are no records of the former use of a septic tank or drain field at the Property. However prior reports indicate a septic tank is located on the east side of the Property.

Notes:

* Source was provided in the EDR database report.

2.4 Description of the Property

The table below contains information regarding the site features located on the Property. See **Figure 2** for a diagram depicting the location of the Property relative to site features and adjoining parcels in **Figures**.

Table 3: Description of the Property		
Feature	Location	Description
Building Information		
No buildings are in place.	NA	NA
AST/UST Information		
ASTs	NA	No presence of ASTs was present on the Property.
USTs	NA	No presence of USTs was present on the Property. Although no evidence of other tanks or fill pipes were discovered on the Property, there is no guarantee that other tanks do not exist.

2.5 Current Uses of Adjoining Parcels

The surrounding parcel uses include the following:

Table 4: Surrounding Property Uses	
Direction	Adjoining Parcel Use(s)
North	Various Address: Residential
East	No Address: Vacant land No Address/ Various: Southern Oakland County Resource Recovery Authority; SOCRRRA Compost Site 1440 Avon Rd.: Residential
South	1219, 1245, 1351 School Rd.: Residential
West	1232 Avon Rd.: Sunoco ethane pipeline substation Various Address: Residential

The current listings of the adjacent parcels are not a REC; however, the east adjacent parcel will be further discussed in Section 3.1.2.

3.0 RECORDS REVIEW

MCE reviewed publicly available and *reasonably ascertainable* information regarding the Property and surrounding parcels. The purpose was to determine whether hazardous substances or petroleum products may have been used at the Property, migrated on to the Property through groundwater, or may encroach onto the Property by vapor migration.

3.1 Standard Environmental Record Sources

An integral element of the investigation into the environmental condition of the Property is accomplished by examining federal and state records for the Property and vicinity to identify conditions that may affect the environmental quality of the Property. This stage of the assessment includes researching regulatory compliance history, neighborhood complaints, reported spills and leaks, and waste disposal practices. MCE contracted with EDR to review readily accessible regulatory databases as specified in the ASTM E 1527-21. MCE relied on the information provided in preparation of this report and assumes that the information and data provided is an accurate and complete summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data. A copy of the EDR-Radius Map™ Report with GeoCheck®, dated December 13, 2022, is provided as **Appendix C**. This research is summarized in the table below.

Table 5: Regulatory Data			
Database Searched	ASTM Minimum Search Distance (miles)	Number Found	Site Name
1. Federal NPL	1.0	2	See EDR Report
2. Federal Delisted NPL	0.5	0	
3. Federal CERCLIS	0.5	0	
4. Federal CERCLIS NFRAP	0.5	1	See EDR Report
5. Federal/State/Tribal Institutional Controls/ Environmental Controls (IC/EC)	Property Only	0	
6. Federal RCRA CORRACTS	1.0	0	
7. Federal RCRA non-CORRACTS TSD	1.0	0	
8. Federal RCRA-Generators	Property & Adjacent Parcels	0	
9. Federal ERNS	Property Only	0	
10. State/Tribal Fill Listings and Solid Waste Disposal Sites	0.5	2	See EDR Report
11. Michigan Sites of Environmental	1.0	6	See EDR Report

Contamination (Non-LUST)			
12. State/Tribal LUST Sites	0.5	3	See EDR Report
13. Closed LUST Sites	Property Only	0	
14. State/Tribal Registered UST Sites (Active)	Property & Adjacent Parcels	0	
15. Closed UST Sites	Property Only	0	
16. Federal/State/Tribal Brownfield Sites	0.5	4	See EDR Report
17. Baseline Environmental Assessments (BEA)	Property & Adjacent Parcels	1	Vacant land and Highland Pk Tree Farm and Brownfield Site 1406 E Avon Rd
18. Local Oil and Gas Sites	Property & Adjacent Parcels	0	
19. *Un-mapped Orphan Sites	0.5	1	See EDR Report
20. *Other Ascertainable Records	0.5	0	
21. Other Discovered Data Records by MCE (<i>Outside of EDR</i>)	0.5	0	

*- Listings are not a part of the standard governmental records to be reviewed as outlined by ASTM.

3.1.1 Record Sources Pertaining to the Property

A review of the records provided by EDR did not indicate any listings in the governmental record sources.

The Property was listed on the Brownfields, Inventory, US (Federal) Brownfield, Facility Index System (FINDS), and Baseline Environmental Assessment (BEA) databases.

- A BEA has been filed for the Property (1406 E. Avon Rd.) as the Highland Pk (Park) Tree Farm as further described in Section 1.7.
- The Brownfield listing describes the Property as such, “Former tree farm and municipal disposal area. Anecdotal accounts state that portions of the site were used to dispose of trees that had been sprayed with DDT to combat Dutch Elm Disease.” This is further discussed in Section 1.7.
- The Inventory listing confirms the Property’s facility status under Part 201.
- FINDS classifies the Site as a Brownfield property.

Therefore, these listing are considered RECs in connection with the Property. No additional RECs were identified during the review of this section.

3.1.2 Records Sources Pertaining to Offsite Listings

There are several listings in the EDR report for offsite facilities within applicable ASTM search radii. Several of these listings (e.g., hazardous waste generators and registered USTs without

indication of a release), by themselves, are not necessarily indicative of an environmental concern or were determined to be down gradient from the Property and would not be expected to impact the Property. Those listings are discussed for directly adjoining parcels but are not noted for other nearby parcels. A number of facilities appear on databases indicating potential contamination concerns. Of the parcels representing a potential environmental concern, only those facilities that are located adjacent to or upgradient of the Property and have not been issued regulatory closure for all listings are discussed below. The EDR radius report is included in **Appendix C**.

Table 6: Database Listings for Offsite Parcels of Concern		
Listing Name	Listing Address	Location Relative to Property
SOCRRA - ROCHESTER HILLS	SCHOOL ROAD, (LF IS N OF SCHOOL RD & S OF AVON RD)	Directly adjoining to the east
COMPOST FACILITY, FORMER SOCRRA DISPOSAL FACILITY	1741 SCHOOL RD	Directly adjoining to the southeast
AVON BROACH & PROD. CO	1089 JOHN R RD	0.225 miles northwest
FORMER AVON COUNTRY MARKET	990 JOHN R RD	0.32 miles northwest

SOCRRA Municipal Disposal Facility and Compost Site

These multiple facilities include the east and southeast adjacent parcels, and extends from Avon Rd. to the north, to School Rd., to the south and Dequindre Rd., to the east beyond. These facilities are listed as SEMs-Archive, Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS), Solid Waste Facility (SWF), and Tree Farm/Composting Facility. The sites are currently operating as a composting facility. Based on prior information, municipal disposal and composting activities occurred up to near the west boundary of the site, adjacent to the Property. A large drainage ditch, Honeywell Ditch, is in place between the Property and east and southeast adjacent parcels. Groundwater flow in these locations could be variable considering the steep decline of the land and considering the close proximity to the Property, **these would be considered RECs in connection with the Property at this time.**

Avon Broach and Product Company and Former Avon Country Market

These two facilities are indicated as UST, LUST, NPDES and BEA databases. The sites are located up gradient to the Property within the minimum prescribed search distance and there is a potential for migration of contamination from these sites to impact the Property and **at present are RECs in connection with the Property until a more formal review of their files can be completed.**

Any additional listings not discussed above were reviewed by MCE and dismissed as having a potential to impact the Property, and are not considered RECs.

3.2 Vapor Encroachment Screening

Vapor Encroachment Condition (VEC) is the presence or likely presence of petroleum or hazardous substance vapors in the subsurface of the Property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Property as identified by the Tier 1 or Tier 2 procedures as discussed in the following sections.

3.2.1 Tier 1 Vapor Encroachment Screening

The purpose of a Tier 1 Vapor Encroachment Screening (VES) procedure is to determine if there is potential for a Vapor Encroachment Condition (VEC) to exist or if it may be eliminated as a potential. A VEC is defined as the presence or likely presence of "Chemical of Concern" (CoC) vapors in the subsurface of the Property caused by the release of vapors from contaminated soil or groundwater or both either on or near the Property. Currently there are no buildings or structures located on the Property however it is unknown as to the full characteristic of the historical usage of the property that was reported to have occurred, including general disposition of municipal refuse. Additionally, the decomposition of materials has the potential to create methane deposits below ground and prior assessments indicated the presence of mercury and other volatile organic compounds that could cause a VEC condition to future structures and at present, could not be ruled out.

A VEC to future structures could not be ruled out and therefore is a VEC.

3.2.2 Tier 2 Vapor Encroachment Screening

A Tier 2 VES was not performed. Based on the information noted in Section 3.2.1, a Tier 2 VES is warranted. Sufficient detailed environmental/hydrogeological information such as groundwater quality data and/or soil gas monitoring analytical data does not exist to evaluate the vapor encroachment potential on the Property. Therefore, a Tier 2 VES may require collection of subsurface data via invasive means.

4.0 HISTORICAL USE INFORMATION

MCE conducted a search of historical records to determine past uses of the Property and adjoining parcels to identify the likelihood of past uses having led to environmental conditions at the Property. Historical information used to evaluate the Property is outlined below.

4.1 Local Tax Assessor Records

The tax assessment, building and zoning records were obtained from Oakland County BS&A online website. The records released to MCE indicate the Property consists of one (1) parcel which is approximately 32.49 acres in size with the Tax Parcel ID of 70-15-24-100-050. The Property is zoned 402 – Residential- Vacant. The current owner, Mr. Elvis Logu, is listed to have purchased the Property from the City of Highland Park on October 27, 2022, according to the record. No other pertinent information was made available to MCE. The Tax Assessor's records including the legal description for the parcel are available in **Appendix A**.

4.2 Building Permit Records

A FOIA request was submitted to the city of Rochester Hills on December 15, 2022. A response was received which indicated that no records exist for the Property.

4.3 Sanborn Fire Insurance Maps

The complete holding of the Sanborn Map Library, LLC was searched by EDR, and no fire insurance maps covering the Property were located. The report, which certifies the Sanborn search, is in **Appendix D**.

4.3.1 Aerial Photographs

Aerial photographs were provided by EDR service in approximately 5 to 10-year intervals from 1937 through 2020. The observations discussed on the below table may be limited by the scale and resolution of some photographs. The complete collection of aerial photography obtained from EDR is included in **Appendix D**.

Table 8: Aerial Photographs		
Year(s)	Property Description/Use	Adjacent Parcels Description/Use
1937, 1940	The Property appears to be cleared and may have been used as vacant, pastoral land or possibly agricultural land. One road extends from the north to the south then east on the Property toward a large building near the site boundary, on the east adjacent parcel. <i>Concerning the potential use of the Property as agricultural land, MCE of the opinion that significant time has passed since this potential use and would not likely be expected to impact the Property and is not a REC.</i>	<p>North: Vacant, pastoral or possibly agricultural land with no structures present.</p> <p>South: Cleared land with what appears to be a tree farm on the west parcel near the southern boundary of School Rd.</p> <p>East: Vacant, pastoral or possibly agricultural land with one large structure present near the Property boundary. Possible mining operations or soil removal</p> <p>West: Cleared land with various structures present in the central-west portion</p>
1956, 1967	An additional road is present that extends east to west through the central portion of the Property. A second building is in place on the north side of the Property. A large soil disturbance and/or soil removal is seen centrally, north of the road.	<p>North: Little to no change</p> <p>South: Little to no change</p> <p>East: Soil removal or mining operations continue. The large building has been removed.</p> <p>West: Little to no change</p>

<p>1972, 1976, 1983, 1987</p>	<p>The previous east to west road has been shifted further south on the Property. Additional soil disturbances are seen on the south portion of the Property. In the 1987 aerial, soil disturbances are seen on the east side of the Property.</p>	<p>North: A residential neighborhood has been constructed South: structures on the southern portion of the parcels, which appears to be residential. East: Vacant land, the soil disturbances expand further east. West: Vacant with no structures present on the northern parcel, various residential dwellings on the southern parcel</p>
<p>1997, 1999, 2006, 2009, 2012</p>	<p>No changes are apparent.</p>	<p>North: Residential neighborhood South: Residential homes and vacant land East: Soil disturbances are still present. Piles of material are seen on the southeast parcel. West: Vacant with no structures present on the northern parcel, various residential dwellings on the southern parcel</p>
<p>2016, 2020</p>	<p>No changes are apparent.</p>	<p>North: Residential neighborhood South: Residential homes and vacant land East: Vacant with no structures present West: What appears to be a substation is in place on the northern parcel, additional multi-family residential dwellings on the southern parcel</p>

No additional RECs were identified that have not already been listed during the review of this section.

4.4 Historical City Directory

The EDR search resulted in the recovery of city directories in approximately 5-year intervals from 1958 through 2017 of the Property and parcels located on E. Avon Rd. Parcels located on E. Le Grand Blvd. and School Rd. were not included in the search provided by EDR. Residential listings have been excluded from the table with the exception of the Property. The complete city directory report is included in **Appendix D**.

Table 9: City Directory Listings		
1406 E Avon Rd.		
Year Searched	Subject Property Occupant	Adjacent Parcel Occupants
2017-1968	Not Listed	No Listings
1963	Ray Deaton	No Listings
1958	Cole Bulger	No Listings

No additional RECs were identified during the review of this section.

4.5 Historical Topographic Maps

EDR provided topographic maps from the years outlined below in **Table 10** which depict the Property location and were examined for historic development on the Property. The topographic maps are provided in **Appendix D**.

Table 10: Historical Topographic Maps		
1406 E Avon Rd.		
Year Searched	Subject Property Observations	Adjacent Parcel Observations
1908	No developments identified. A large drainage ditch is in place to the south and east. Avon Rd. is in place.	North Small buildings identified. West Small buildings identified. South Several small buildings are identified. East Appears to be vacant or undeveloped.
1945, 1946, 1952, 1968	A gravel road extends from north to south and then east to a large building offsite. A small building is in place to the northeast of the gravel road. An electrical transmission line is seen from southwest to northeast.	North Small buildings identified. West Small buildings identified. South Several small buildings are identified. East A large building is in place at the end of the gravel road extending from the Property. Several areas are identified as gravel pits.
1972	A gravel road now extends to the west.	North A large subdivision is in place. West Small buildings identified. One large building is seen directly west. South Several small buildings are identified. East Little to no change observed.
1981, 1983	Little to not change observed.	North A large subdivision is in place. West Small buildings identified. One large building is seen directly west. South Several small buildings are identified. East

		A large road is in place with a large building seen to the southeast beyond.
2014, 2017, 2019	Little to not change observed.	<p>North Little to not change observed.</p> <p>West Little to not change observed.</p> <p>South Little to not change observed.</p> <p>East Little to no change observed.</p>

No additional RECs were identified during the review of this section.

4.6 Historical Use of the Property and Adjoining Parcels

The following historical use summaries are based on review of historical aerial photographs, topographic maps, Sanborn maps, and assessor’s records, which can be found in **Appendix D**.

Table 11: Historical Uses	
Direction	Historical Use Summary
Property	The Property appears to have been developed prior to 1937 with a gravel road used in conjunction with a large building on the east adjacent parcel for an unknown purpose. Several buildings were identified used for unknown purposes which were later removed. Multiple soils disturbances have been observed throughout the Property likely in association with its historic use as the Highland Park Woodfill which was reported to bury diseased trees. Additionally, historical interviews and reports suggest that household refuse was also buried onsite and used as a tree farm on the east side of the Property. The Property has since become vacant through present day.
North	The north adjoining parcels were developed prior to 1937 as various residential and vacant or pastoral land until the early 1970s when it was redeveloped into a large residential subdivision.
East	The east adjoining parcel was cleared prior to the mid-1930s and developed with a large building with several outbuildings, associated with the Property, and for an unknown purpose. The buildings were later removed in the 1950s and the majority of this parcel remained vacant. The southeast and east parcels were cleared in the 1930s and later used as part of the SOCCRRA municipal facility and composting facility through present day.
South	The south adjoining parcels were cleared in the 1930s and primarily used as single-family residences through present day.
West	The west adjoining parcel was cleared in the early 1930s and used as vacant or pastoral land. The northwest adjacent parcel was used in conjunction with the Property as a woodfill and household refuse dump until the parcel was redeveloped as an ethane substation through present day. The southern parcels were later redeveloped multi-family residential structures in the mid 2010s through present day.

No additional RECs were identified during the review of this section.

5.0 SITE RECONNAISSANCE

The Property inspection was performed on December 12, 2022, by Mr. Raymond Brege of MCE. The Owners, Mr. Elvis Logu and Ms. Bukurise Logu, accompanied MCE during the site reconnaissance. The Property was inspected for the presence of hazardous or toxic substances, hazardous wastes or petroleum products, and other evidence of potential RECs that may have been visually and physically observable. Items that typically represent the potential for environmental impairment include, but are not limited to, flammable substances, spills, leaks, ground discoloration and disturbances, unusual odors, dead or dying foliage and electrical equipment that uses polychlorinated biphenyls (PCBs) containing oil. The adjacent parcels were also visually inspected from the Property at the time of the reconnaissance. Property reconnaissance was accomplished by a systematic walking of the Property, photographic documentation of the site reconnaissance is included in **Appendix E**. A map showing the general location of the Property and surrounding features is included as **Figure 1**. An aerial site map, obtained from an online source, showing the Property, observed RECs and other site features, and adjacent parcel features is included as **Figure 2**.

5.1 Exterior Observations

The Property is currently vacant woodland. Access to the Property is from a gravel drive connected to E. Avon Rd. to the north. The gravel drive extends to the south and splits west to east near the central portion of the Property. The east drive extends to the Property boundary where it ends. A concrete building foundation and several piles of building rubble are located in this area. The gravel drive to the west leads to the western edge of the Property and electrical transmission line and ethane pipeline easement. A large wetland straddles the southwest Property boundary and southern portion of the parcel. Visual inspection of the Property did not locate the septic tank or clay drainpipe, which was identified in the prior reports, with the following exception as detailed below.

A large drainage ditch, the Honeywell Ditch, runs on the southern portion of the Property. The ground elevation drops severely (approximately 40-50 feet) around the ditch. No staining or odors were noted on the water. Several ceramic/ clay drain lines were lying in the water and were broken and found in several different areas however, no connection of the pipes to the Property or adjacent parcels upland was observed. Property layout can be seen on **Figure 2**.

The following table summarizes the Property exterior observations which may be cause for environmental concern. Items that were observed on the Property are discussed further below **Table 12**.

Table 12: Exterior Observations		
Category	Item	Item Observed
Above Ground Hazardous Substance/Petroleum Product Storage	Drums, barrels, or containers ≥5 gallons in connection with identified uses	Yes
	Drums, barrels, or containers ≥5 gallons not in connection with identified uses	Yes
	General Substance Containers (Labeled)	No

	Unidentified Substance Containers	No
	Aboveground Storage Tanks (ASTs)	No
Underground Hazardous Substance/Petroleum Product Storage	Underground Storage Tanks (USTs), including fill ports and/or vent pipes	No
	Fuel dispensers	No
	Natural gas or petroleum pipelines/wells	Yes
Basic & Specialized Systems	Pole-mounted or pad-mounted transformers	No
	Hydraulic equipment	No
	Potable Water Well or Onsite Septic	No
	Potential Mercury Containing Equipment	No
Indications of Releases or Potential Releases	Stained soil or pavement	No
	Stressed vegetation	No
	Pools of liquid	No
	Strong or pungent odors	Yes
	Filled land/soil piles/mounding	Yes
	Unregulated/unauthorized waste disposal	No
	Dumpsters with staining	No
	Monitor wells	No
Drainage & Waste Collection Systems	Pits	No
	Ponds	No
	Lagoons	No
	Sumps/oil-water separators	No
	Storm water collection basins	No
	Dry wells/crocks/cisterns	No
	[Other]	No

Items noted as not observed do not fully warrant that these items are not present on the Property as some items may not have been readily observable. Please refer to Section 1.4 for a list of limitations present.

Drums and Other Containers

One 55-gallon drum was located on the east Property boundary in the area of concrete slab and building rubble. The drum was tipped on its side and appeared bulged with the words, "Standard Oil Company," printed on its top. It appeared that 3-5 gallons of liquid still remained in the drum, however it is unknown what the liquid is. This appears to be the same drum identified during the review of the Brownfield Assessment Report **and is a REC in connection with the Property.** One other drum was located in this area however it had been shredded. One drum was noted at the entrance drive gate on the north side of the Property, but was filled with general refuse and no staining was observed. Additionally, one empty gasoline can was located west of the gravel drive in a thick wooded area.

Municipal/Composting/Disposal

South of the east-west gravel drive, the ground elevation raised and was very uneven. Sunken areas were present and upon closer inspection of some areas, concrete rubble and metal was present below the surface. Two 4-inch PVC pipes were protruding out of the ground south of the east-west gravel drive. The purpose of the pipes could not be ascertained however they maybe associated with the historical municipal and composting activities onsite. Additionally, one 4-inch metal pipe was found near the PVC pipes. The purpose of the pipe could not be ascertained.

Odors

A pungent odor of an unknown origin was noted near the 55-gallon drum and building rubble on the east Property boundary. Additionally, the 4-inch PVC pipes were located south of this smell. It is unknown at this time if the exhaust from the pipes (if any) are contributing to the odor detected.

Adjacent Parcels

At the time of the reconnaissance, the adjacent parcels were also inspected from the Property. No potential RECs could be identified from the exterior observations of adjacent parcels.

Pipelines

An ethane underground transmission line is located on the west adjacent parcel which is connected to a substation located on the former west parcel associated with the Property. The easement appeared clear of obstruction and no staining or odors were noted and similarly no environmental concerns were noted at the substation.

No additional RECs were identified during the exterior site reconnaissance.

5.2 Interior Observations

No buildings or structures are currently located on the Property.

5.3 Asbestos Containing Materials

Asbestos-containing materials were not within the scope of this site investigation.

5.4 Lead Containing Materials

Lead-containing materials were not within the scope of this site investigation.

5.5 Per- and Polyfluoroalkyl Substances

A review of the potential concern of per- and polyfluoroalkyl substances (PFAs) was not within the scope of this site investigation. However, a review of EDR Radius Report indicated that the east adjacent parcel is a facility with PFAs contamination. Due to the close proximity to the site, further review of this facility status may be warranted to determine if contaminants have migrated to the Property and has already been addressed as a REC.

6.0 INTERVIEWS

This section provides a summary of interviews conducted.

6.1 Owner/Operator Provided Information

The Owner questionnaire was completed by Mr. Elvis Logu on March 22, 2022. According to Mr. Logu, the Property was obtained on November 18, 2022. The owner indicated that the prior use of the Property included the disposal of dead trees from the 1970s through 1980s. The Property is serviced by municipally supplied water and is currently vacant land. The previous owner was the City of Highland Park. The Owner also indicated on the questionnaire that he had no knowledge of:

- Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products;
- Any environmental conditions (presence or likely presence of any hazardous substance) associated with the Property;
- Presence of oil/gas wells or any other subsurface structures present on the Property;
- Past or existing underground storage tanks (USTs) on the Property;
- Past environmental reports conducted for the Property.

The Owner Questionnaire did not reveal any evidence of RECs that have not been previously addressed and has been included in **Appendix B**.

6.2 User Provided Information

The User Questionnaire was not completed as part of the assessment as there is no prospective purchaser.

6.3 Department of Licensing and Regulatory Affairs and Environment, Great Lakes & Energy Freedom of Information Act Requests and Interviews

A FOIA request was not sent to Michigan Department of Licensing and Regulatory Affairs (LARA) Storage Tank Information Database as the Property has been primarily vacant and no listed tanks or evidence of tanks have been identified.

A FOIA request was sent to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) requesting records regarding any environmental concerns with the Property on December 8, 2022. On December 21, 2022, EGLE responded to the FOIA request with several records including a BEA filed for the parent parcel of the Property and several Brownfield records including an assessment completed in 2011, which has been further discussed in Section 1.7. A request for documents was made for adjacent parcels and a release of documents was completed from EGLE for multiple former disposal/composting facilities to the east/ southeast. No other pertinent information was made available. No other FOIA requests were made within the timeframe of this report.

6.4 Local Fire and Health Departments & Local Units of Government

A FOIA request was sent to the Oakland County Health Division requesting records regarding any environmental concerns with the Property. The division responded with a denial, stating that the requested records do not exist.

A FOIA request was sent to the Oakland County Water Resources requesting records regarding any documents pertaining to the Property. The division responded requesting an extension and could not be completed within the timeframe of this report.

A FOIA request was sent to the City of Rochester Hills Fire Department on December 15, 2022. The Department responded on December 20, 2022, with a denial, stating that the requested records do not exist.

A FOIA request was sent to the City of Rochester Hills Department of Public Services (DPS) Engineering on December 15, 2022. The Department responded on December 20, 2022, with a denial, stating that the requested records do not exist and indicated that the drain located on the Property is managed by the county.

A FOIA request was sent to the City of Rochester Hills Assessing Department on December 15, 2022. The Department responded on December 20, 2022, with a denial, stating the records exist on the BS&A website which MCE later procured. Additionally, the Building Department stated that no records exist for the Property.

6.5 Other Interviews

The current owner, Mr. Elvis Logu, requested of MCE not to contact the prior owner of the Property, the City of Highland Park, during this assessment and is a limitation of the Phase I ESA.

No other interviews were conducted as part of this assessment.

7.0 FINDINGS AND OPINIONS

While conducting this Phase I ESA, MCE utilized the site reconnaissance, interviews, regulatory and municipal records review, and review of historical documentation to determine the presence of recognized environmental conditions (RECs), controlled RECs (CRECs), historical RECs (HRECs), vapor encroachment conditions (VECs), or de minimis conditions associated with the Property.

No CREC, HRECs, or de minimis conditions were associated with the Property.

The following RECs/VECs were identified for the Property:

- 1. The listing of the Property as a facility as part of a parent parcel where contaminants above Part 201 CCRRA are known to exist from the Property's historical use as a woodfill, tree farm and reported dumping of household refuse is a REC.**

The Property was historically utilized as a tree farm, woodfill of diseased trees and included the reported dumping of household refuse and concrete and tires. Multiple investigations completed on the former parent parcel indicated the presence of contaminants in the soil and groundwater above multiple Part 201 CCRRA on the Property confirming the site is a facility under Part 201.

2. The presence of a 55-gallon drum which was reported to have leaked an unknown liquid to the subsurface environment based on prior reports is a REC.

One 55-gallon drum was located on the east Property boundary in the area of a concrete slab and building rubble. The drum was tipped on its side and appeared budged with the words, "Standard Oil Company," printed on its top. It appeared that 3-5 gallons of liquid still remained in the drum, however it is unknown what the liquid is. Based on the prior Brownfield Assessment Report which included figures showing Property features, this drum appears to be same one identified in the report which was reported to have leaked to the subsurface environment.

3. The listing of the east and southeast adjacent parcels as the former SOCRRA municipal facility and composting facility identified under multiple regulatory facility listings and their close proximity to the Property is a REC.

These multiple facilities include the east and southeast adjacent parcels, and extends from Avon Rd. to the north, to School Rd., to the south and Dequindre Rd., to the east beyond. These facilities are listed as SEMs-Archive, PFAS, SWF, Tree Farm and Composting facilities. The sites are currently operating as a composting facility. Based on prior information, Municipal solid/household waste disposal activities occurred up to near the west boundary of the site, adjacent to the Property. A large drainage ditch, Honeywell Ditch, is in place between the Property and east and southeast adjacent parcels and potential for variance of groundwater flow in this portion of the Property considering the steep decline of ground elevation and the close proximity to the Property, there is the potential for the migration of contamination to the Property.

4. The listing of two LUST sites within the minimum prescribed search distance which were identified up gradient to the Property are a REC.

Two LUST sites were identified within the ASTM minimum search radius. Each of these sites were evaluated based on their location, and groundwater flow direction relative to the location of the Property. Based on this limited evaluation, these sites would be located hydraulically up gradient to the Property and have the potential to impact the Property until further review of their facility status can be made.

5. Due to the presence of multiple contaminants volatile organic compounds in the soils above multiple Part 201 CRRRA, a VEC to future buildings and/or structures cannot be ruled out.

The Property was historically used as a woodfill and disposal of household refuse. Currently there are no buildings or structures located on the Property however it is unknown as to the full characteristic of the historical operation/site activities that were reported to have occurred on the Property. Additionally, prior assessments indicated the presence of mercury and other volatile organic compounds that could cause a VEC condition to future structures and at present, could not be ruled out.

8.0 CONCLUSIONS

Michigan Consulting & Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for the Property identified as 1406 E. Avon Rd., Rochester Hills, Michigan. Any exceptions to or deletions from this practice are described in the Limitations/Deviations section, Section 9.0, of this report. This assessment has revealed no evidence of recognized environmental conditions associated with the Property except for the following. No CRECs, HRECs or Significant Data Gaps were identified.

- The listing of the Property as part of a parent parcel which was identified as a facility where contaminants above Part 201 CRRRA are known to exist from the Property's historical use as a woodfill, tree farm and reported dumping of household refuse is a REC.
- The presence of a 55-gallon drum which was reported to have leaked an unknown liquid to the subsurface environment based on prior reports is a REC.
- The listing of the east and southeast adjacent parcels as the former SOCRRA Municipal site and composting facility identified under multiple regulatory facility listings and their close proximity to the Property is a REC.
- The listing of two LUST sites within the minimum prescribed search distance which were identified up gradient to the Property are a REC.
- Due to the presence of several contaminants in the soils above multiple Part 201 CRRRA, a VEC to future buildings and/or structures cannot be ruled out.

Based on the guidance of ASTM Standard E1527-21, it is the opinion of MCE that further investigation into the environmental condition of the Property **is warranted**.

9.0 LIMITING CONDITIONS/DEVIATIONS

MCE did not deviate from the standard practice ASTM Standard E1527-21. This Phase I ESA was conducted in a manner that is consistent with "all appropriate inquiry" in connection with the innocent landowner provision in § 20126(3)(h) of Part 201 PA 451 of 1994, as amended, and § 107(b)(3) of CERCLA, 42 U.S.C.A. § 9601 (CERCLA), as amended.

9.1 Data Failure/Data Gaps

"Data Failure" is a failure to determine the use of the Property after all reasonably ascertainable standard historical sources have been reviewed. *Data failure* is a type of *data gap*.

- A data failure occurred during the completion of this Phase I ESA, as MCE could not determine the use of the Property prior to the 1960s/ 1970s when one large building was in place on the east adjacent parcel which appeared to be associated with the Property and several outbuildings were identified on the Property.

A "Data Gap" is a failure to obtain information required by the ASTM Standard E1527-21 despite good faith efforts. These may include, but are not limited to, the inability to conduct interviews as required, limitations on access to buildings or the Property, weather conditions, gaps in the 5-year research intervals, or lack of response from government agencies to FOIA requests. The following Data Gaps were identified.

- A data gap exists as the observation of the reported septic tank could not be determined based upon prior reports provided to MCE. Presently, it is unclear if this tank still exists on the Property.

- A data gap exists as MCE could not complete a full review files concerning two LUST site located up gradient to the Property to determine if contamination from these sites has impacted the Property within the timeframe of this report.
- A data gap exists as the current owner, Mr. Elvis Logu, requested of MCE not to contact the prior owner of the Property, the City of Highland Park, during this assessment. Interviews are one of the eight data sources for the completion of the Phase I, however because of the large collection of historical reports and prior interviews, MCE believes this interview would not change any findings or conclusions of this Phase I ESA.
- A data gap exists as certain local units of government requested extensions to MCE's FOIA requests, and these requests of information could not be obtained within the timeframe of this Phase I ESA.

In addition, this also includes "Significant Data Gaps" which are defined as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition. No Significant Data Gaps were identified during the completion of this Phase I ESA.

10.0 REFERENCES

- I. American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process, Designation E 1527-21*, November 2021.
- II. American Society for Testing and Materials, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, Designation E 2600-15*, December 2015.
- III. Environmental Data Resources, Incorporated, "*The EDR Radius Map Report with GeoCheck*," 1406 E. Avon Rd., Rochester Hills, MI dated December 13, 2022.
- IV. Groundwater & Environmental Services, Inc. (GES)., *Baseline Environmental Assessment (BEA)*, September 27, 2013.
- V. GES, *Phase II Environmental Site Assessment*, August 5, 2013.
- VI. GES, *Phase I Environmental Site Assessment*, July 26, 2013.
- VII. Michigan Department of Environmental Quality (MDEQ)., *Brownfield Redevelopment Assessment Report*, September 1, 2011.
- VIII. McDowell & Associates., *Draft Preliminary Soils Investigation*, April 6, 2004.

11.0 ADDITIONAL SERVICES

Additional services were not provided as part of the Phase I Environmental Site Assessment.

12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a Property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312 and ASTM Standard E1527-21. Qualifications statements have been provided in **Appendix G**.

Prepared By:



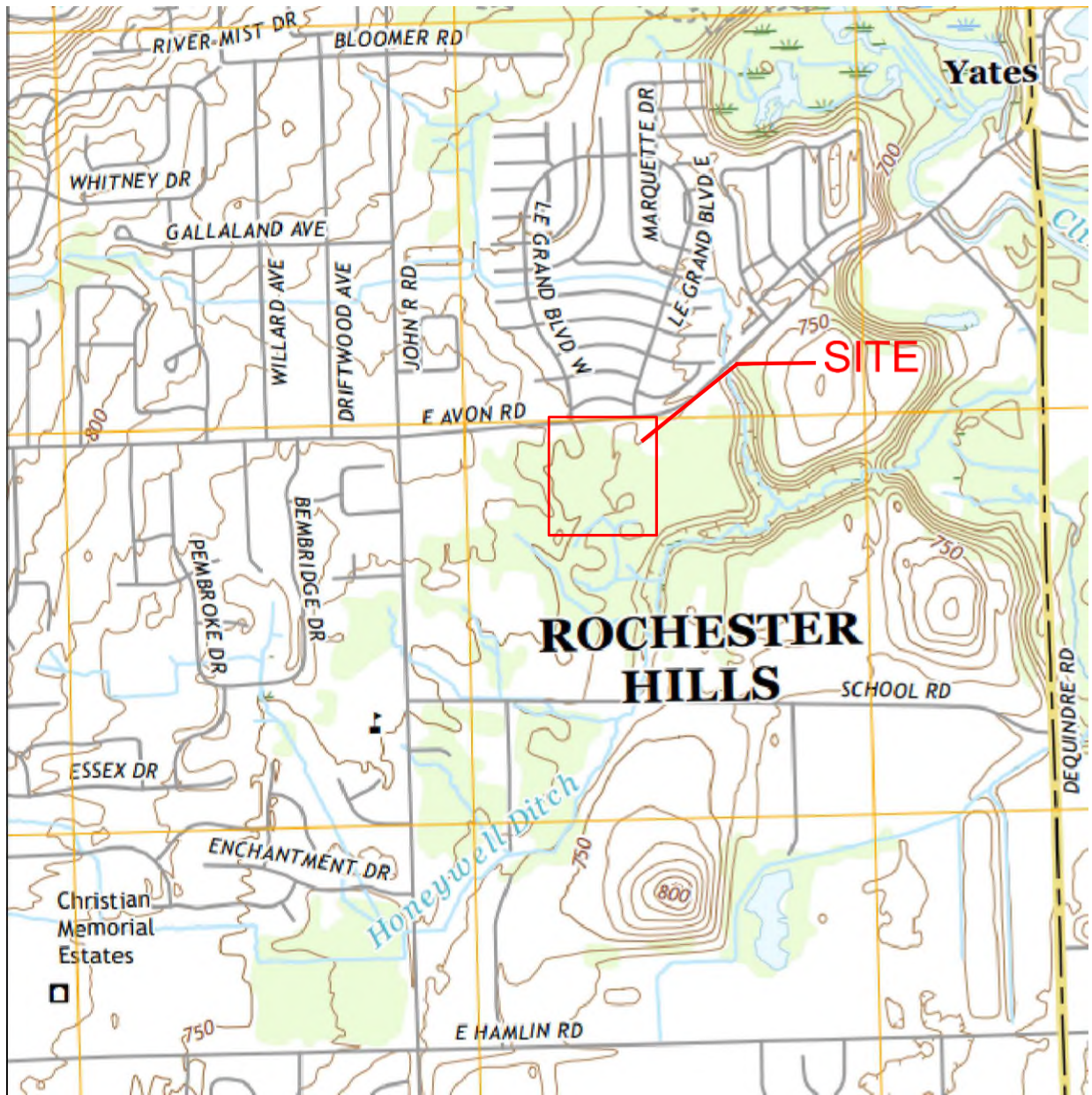
Raymond Brege
Staff Scientist

Reviewed By:



Mark Erickson
Senior Project/Branch Manager

Figures



Scale 1:1,400

Site Location Map

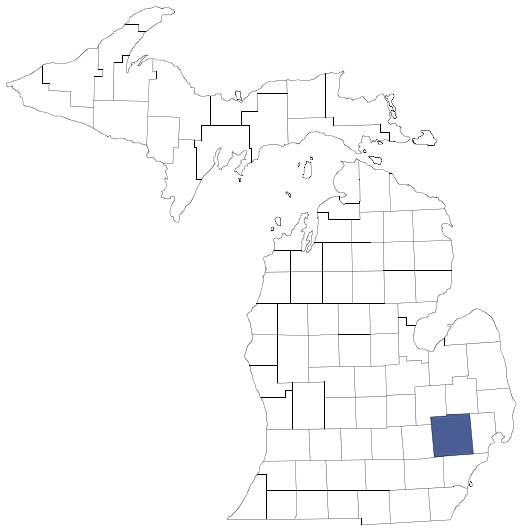
Title: Vacant Land	U.S.G.S. 7.5 Minute Series Topographic Map
Address: 1406 East Avon Road Rochester Hills, MI 48307	Carson City, MI Quadrangle - 2019
City / Town / Village of: Rochester Hills	Section 24
Township: NA	Township 3 North
County: Oakland	Range 11 East

Project Number: 70024
Project Manager: JMD
Drawing: 70024-1-1
Date: 12-15-22

Figure 1



BRIGHTON 810-225-6270 MOUNT PLEASANT 989-772-2441 TRAVERSE CITY 231-922-7400





LEGEND
 — Property Boundary

Site Map	
	Location: Vacant Land 1406 East Avon Road Rochester Hills, MI 48307
Figure 2	Drawing Date: 12-15-22 Project Number: 70024
<p>Approximate scale in feet</p>	Project Manager: JMD CAD File: 70024-1-2 Drawn by: JMD



BRIGHTON KALAMAZOO MOUNT PLEASANT TRAVERSE CITY

Note:
 Adapted from Oakland County GIS Viewer dated 2017.

Appendix A

Assessment, Zoning, County & Municipal Records

1406 E AVON RD MI 48307-2406 (Property Address)

Parcel Number: 70-15-24-100-050



Item 1 of 1

1 Image / 0 Sketches

Property Owner: LOGU, ELVIS

Summary Information

- > Assessed Value: \$81,230 | Taxable Value: \$52,010
- > Building Department information found
- > Property Tax information found

Important Message

The City of Rochester Hills does not guarantee that information on this web site is accurate, timely or complete, although the City strives to meet those criteria. Please contact the following departments if you believe there are errors in the data; PropertyTaxes, Special Assessments, and Miscellaneous Receivables - Treasury Department 248-656-4675, Assessments - Assessing Department 248-656-4605, Permits - Building Department 248-656-4615. Any errors or omissions will not negate the taxes or special assessments that are due and payable. The official records are at the Rochester Hills City Hall for current year tax collections only. Payments made for delinquent taxes are not reflected on this website. To determine if a payment has been made after the current collection period, contact the Oakland County Treasurer at 248-858-0611 or click [here](#) for the Access Oakland web site.

All Special Assessment/Miscellaneous Receivables payments must be on separate checks. Please call 248-656-4688 to check for **water and/or sewer assessments**. Please call GFL at 844-464-3587 to check for outstanding **Solid Waste account balances**. Please view the Winter tax bill for any tax assigned **road paving installments**. If you need to inquire about **false alarms charges** that may occur during the current month that have not yet been reported to or billed by the City Treasurer, you may contact the Sheriff's office at 248-537-3530. You may inquire about **weed control charges** that may occur during the current month that have not yet been reported to or billed by the City Treasurer, by contacting welchj@rochesterhills.org. Our weed cutting season runs May 1 - Nov 1.

Parcel is Vacant

Owner and Taxpayer Information

Owner

LOGU, ELVIS
LOGU, BUKURIJE
1497 WALTON BLVD

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2022

Property Class	402 RESIDENTIAL-VACANT	Unit	70 CITY OF ROCHESTER HILLS
School District	ROCHESTER COMMUNITY SCH DIST	Assessed Value	\$81,230
MAP #	<i>No Data to Display</i>	Taxable Value	\$52,010
USER NUM IDX	0	State Equalized Value	\$81,230
USER ALPHA 1	<i>No Data to Display</i>	Date of Last Name Change	11/21/2022
USER ALPHA 3	<i>No Data to Display</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
USER ALPHA 2	<i>No Data to Display</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date *No Data to Display*

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$81,230	\$81,230	\$50,350
2020	\$81,230	\$81,230	\$49,660
2019	\$48,740	\$48,740	\$48,740
2018	\$48,740	\$48,740	\$48,740
2017	\$48,740	\$48,740	\$48,740
2016	\$48,740	\$48,740	\$48,740
2015	\$48,740	\$48,740	\$48,740
2014	\$48,740	\$48,740	\$48,740
2013	\$66,820	\$66,820	\$66,820
2012	\$0	\$0	\$0

Year	MBOR Assessed	Final SEV	Final Taxable
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0
2008	\$0	\$0	\$0
2007	\$0	\$0	\$0
2006	\$0	\$0	\$0
2005	\$0	\$0	\$0

Land Information

Zoning Code	RV	Total Acres	32.490
Land Value	\$162,460	Land Improvements	<i>Not Available</i>
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	24A AC 24 INC LNDFIL, FRRYVW HOMLND	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

T3N, R11E, SEC 24 PART OF NW 1/4 BEG AT N 1/4 COR, TH S 02-39-29 E 619.75 FT, TH S 84-31-30 W 123.15 FT, TH S 02-39-29 E 260.31 FT, TH N 84-31-30 E 123.15 FT, TH S 02-39-29 E 294.76 FT, TH S 89-16-00 W 97.25 FT, TH N 81-41-30 W 75.28 FT, TH N 70-12-47 W 116.95 FT, TH S 57-11-07 W 95.70 FT, TH S 60-04-25 W 72.50 FT, TH S 02-09-29 E 399.96 FT, TH S 89-52-45 W 895.74 FT, TH N 02-41-08 W 490.94 FT, TH N 44-21-54 E 738.64 FT, TH N 00-25-20 W 522.50 FT, TH N 84-31-30 E 765.11 FT TO BEG 32.49 A 9-19-13 FR 020

Land Division Act Information


Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	<i>Not Available</i>
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	<i>Not Available</i>
Date Created	11/11/2013	Unallocated Div.s Transferred	<i>Not Available</i>

Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/27/2022	\$290,000.00	QC	CITY OF HIGHLAND PARK	LOGU, ELVIS	03-ARM'S LENGTH	58270.715

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

 Print the Map!

Standard Detailed Hybrid More...

Basemaps

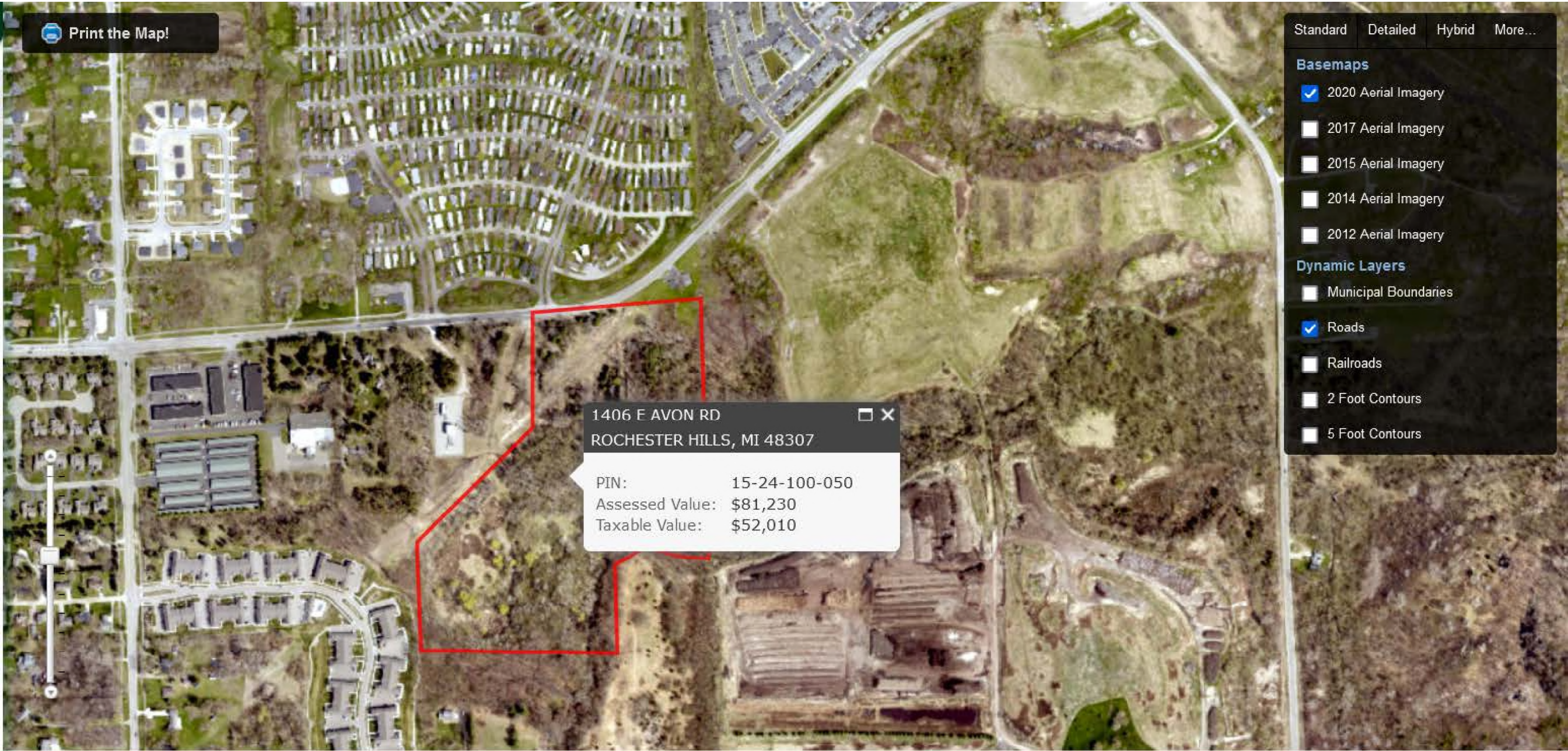
- 2020 Aerial Imagery
- 2017 Aerial Imagery
- 2015 Aerial Imagery
- 2014 Aerial Imagery
- 2012 Aerial Imagery

Dynamic Layers

- Municipal Boundaries
- Roads
- Railroads
- 2 Foot Contours
- 5 Foot Contours

1406 E AVON RD
ROCHESTER HILLS, MI 48307

PIN: 15-24-100-050
Assessed Value: \$81,230
Taxable Value: \$52,010



Print the Map!

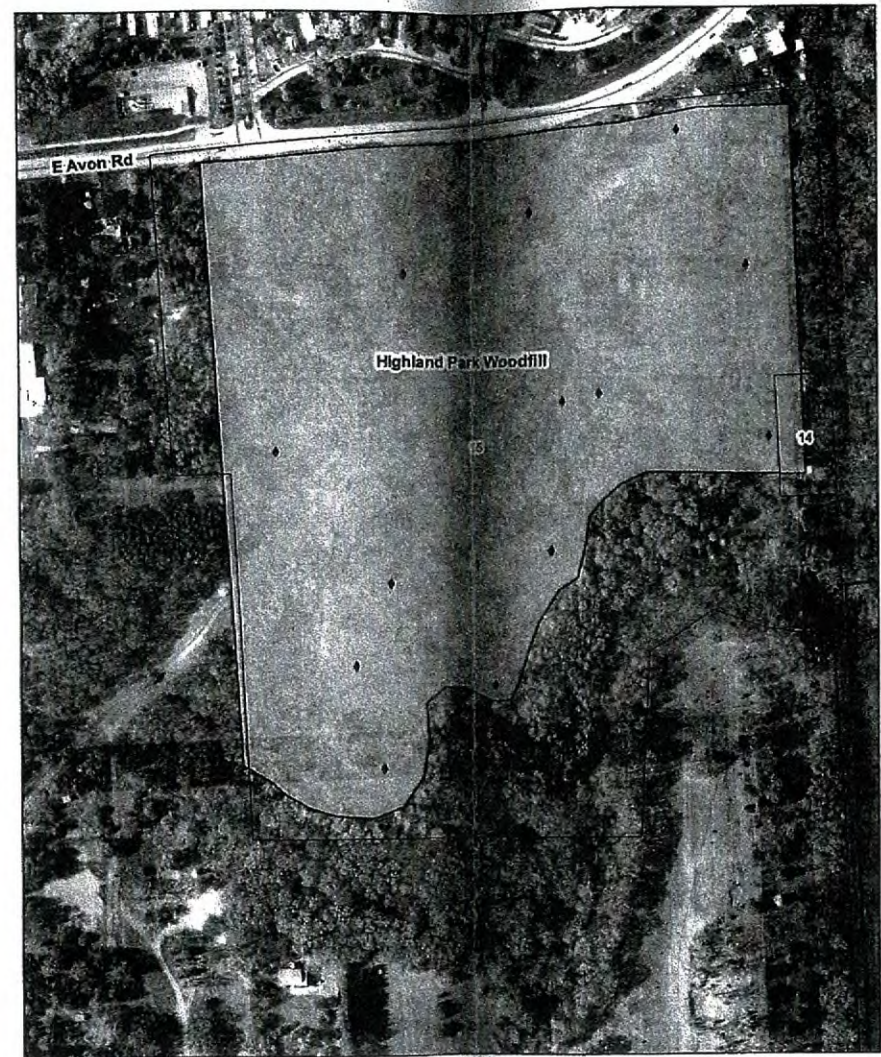


Highland Park Woodfill
 Located in the northwest corner of the Landfill Planning Area is the Highland Park Woodfill area (map IDs 14 & 15 in Figure 3.5). This parcel was used by the city of Highland park to dispose of an unknown quantity of diseased trees during the 1970s and 1980s.

Special Concerns:
 The woodfill may be unstable and could effect the weight bearing capacity of the soils.

Opportunity for Redevelopment:
 Medium While some environmental concerns may exist, it is anticipated that this will not cause significant concerns.

Conclusions and Concerns:
 These parcels requires that proper due diligence be conducted during redevelopment. At a minimum Phase I Environmental Site Assessment (ESA) should be conducted and if determined to be necessary a Phase II Subsurface Investigation, Baseline Environmental Assessment, and Due Care Plan should be completed.



Legend

- | | | | | |
|-------------------------------|------------------------|------------------------------------|------------------|------------------|
| Selected Parcels | Ambient Air Monitoring | Final Cover Ridge Valley Line | Kingston Hole | Woodfill |
| Roads | Catalytic Bead Sensor | Jones and Laughlin Landfill Drains | Large Steep Hill | Extent of Fill |
| Monitoring Wells | Gas Vents | Permit Fill Limits | Plateau Landfill | Unknown Activity |
| Soil Sediment Samples | Infrared Sensor | Cut Off Trench | | |
| Surface Soil Samples | Junction Box | Polyvinyl Chloride Barrier | | |
| Gas Migration Monitoring Well | Trench Vents | SOCRRA Landfill Underdrain | | |
| Test Boring Locations | Underdrain Junctions | Underground Instrument Conduit | | |
| Test Pit Locations | | | | |



Copied from "Environmental Concerns Inventory for the Rochester Hills Landfill Planning Area" Highland Park Woodfill
 dated Sept. 2010 by ASTI Environmental of Brighton, MI
 Given to me from Ed Anzick of Planning & Economic Development



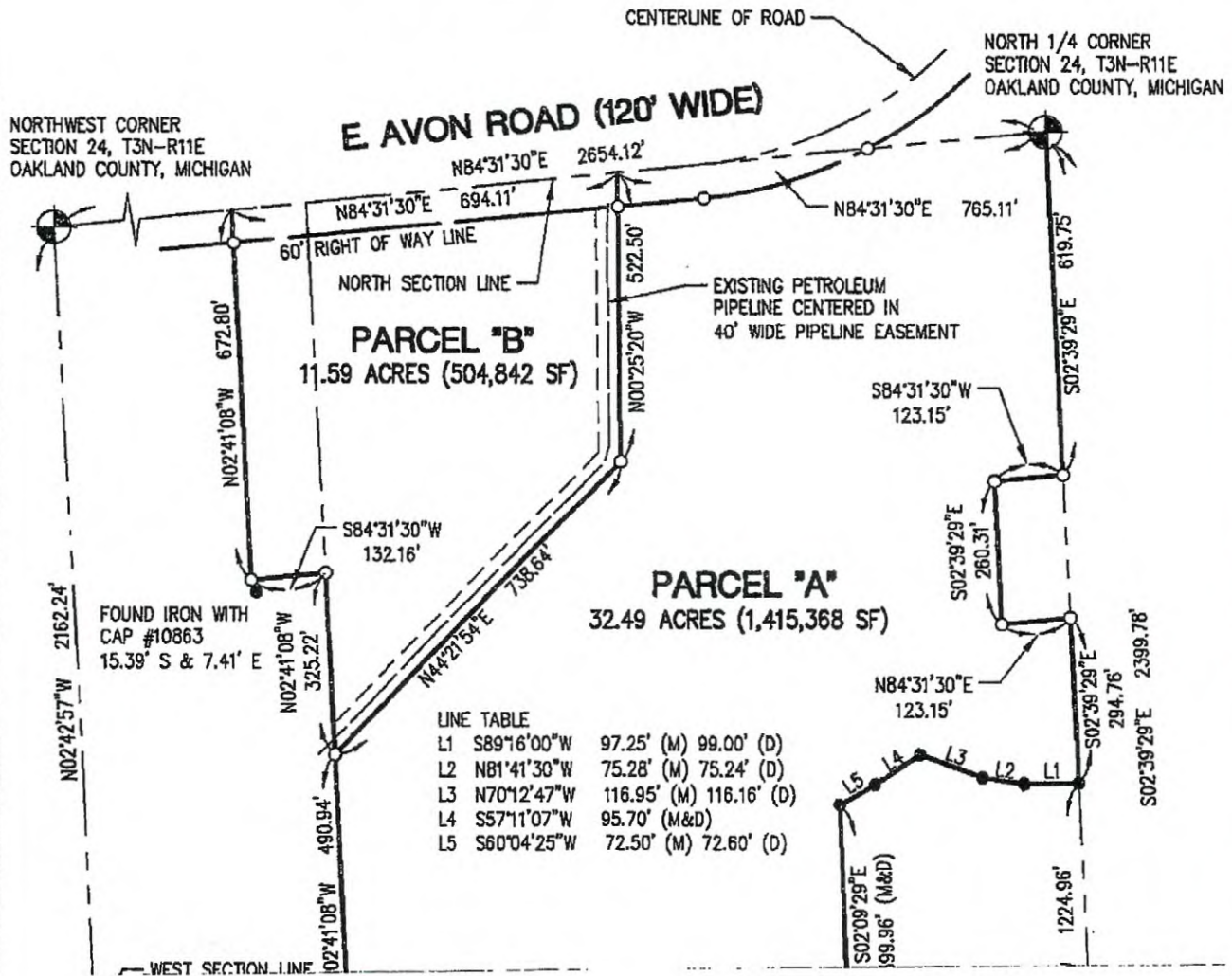
CERTIFIED SURVEY

I, JONATHAN H. RICK, P.S. HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES IS NOT GREATER THAN 1 IN 10,000



LEGEND:

- = IRON SET
- = IRON FOUND
- (R) = RECORDED
- (M) = MEASURED
- (D) = DEED



CERTIFIED SURVEY

I, JONATHAN H. RICK, P.S. HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RATIO OF CLOSURE OF LATITUDES AND DEPARTURES IS NOT GREATER THAN 1 IN 10,000

PARENT PARCEL DESCRIPTION AS PROVIDED:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: THE EAST 132 FEET OF THE NORTH 672 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO THE EAST 1/2 OF THE NORTHWEST 1/4, EXCEPT THE EAST 123 FEET OF THE SOUTH 260 FEET OF THE NORTH 879 FEET, ALSO EXCEPT, BEGINNING AT THE CENTER OF THE SECTION; THENCE NORTH 1224.96 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST 99 FEET; THENCE NORTH 82 DEGREES 00 MINUTES 00 SECONDS WEST 75.24 FEET; THENCE NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST 116.16 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS WEST 95.70 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 72.60 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST 399.96 FEET; THENCE WEST TO THE 1/8 SECTION LINE; THENCE SOUTH ON THE 1/8 LINE 792 FEET TO THE EAST AND WEST 1/4 LINE; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL "A" DESCRIPTION AS SURVEYED:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 24; THENCE S02°39'29"E, ALONG THE NORTH AND SOUTH 1/4 LINE, 619.75 FEET; THENCE S84°31'30"W, PARALLEL WITH THE NORTH LINE OF SAID SECTION 24, 123.15 FEET; THENCE S02°39'29"E, PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE, 280.31 FEET; THENCE N84°31'30"E, PARALLEL WITH SAID NORTH LINE, 123.15 FEET TO A POINT ON SAID 1/4 LINE; THENCE S02°39'29"E, ALONG SAID 1/4 LINE, 294.76 FEET TO A FOUND CAPPED IRON, SAID CAPPED IRON BEING N02°39'29"W, 1224.96 FEET FROM THE INTERIOR 1/4 CORNER OF SAID SECTION; THENCE S89°16'00"W, 97.25 FEET (RECORDED AS S89°00'00"W, 99 FEET) TO A FOUND CAPPED IRON; THENCE N81°41'30"W, 75.28 FEET (RECORDED AS N82°00'00"W, 75.24 FEET) TO A FOUND CAPPED IRON; THENCE N70°12'47"W, 116.95 FEET (RECORDED AS N71°00'00"W, 116.16 FEET) TO A FOUND IRON; THENCE S57°11'07"W, 95.70 FEET (RECORDED AS S57°00'00"W, 95.70 FEET) TO A FOUND IRON; THENCE S60°04'25"W, 72.50 FEET (RECORDED AS S60°00'00"W, 72.60 FEET) TO A FOUND CAPPED IRON; THENCE S02°09'29"E, 399.96 FEET; THENCE S89°52'45"W, 895.74 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, SAID POINT BEING N02°41'08"W, 792.00 FEET FROM THE INTERSECTION OF SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST AND WEST 1/4 LINE; THENCE N02°41'08"W, ALONG SAID WEST LINE, 490.94 FEET; THENCE N44°21'54"E, 738.64 FEET; THENCE N00°25'20"W, 522.50 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE N84°31'30"E, ALONG SAID NORTH SECTION LINE, 765.11 FEET TO THE POINT OF BEGINNING. CONTAINING 32.49 ACRES OF LAND, RESERVING THEREFROM THAT PART OF THE NORTH 60 FEET LYING SOUTHERLY OF AND ADJACENT TO THE CENTERLINE OF E. AVON ROAD AS PUBLIC RIGHT OF WAY, AND SUBJECT TO ALL OTHER EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

PARCEL "B" DESCRIPTION AS SURVEYED:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT WHICH IS S84°31'30"W, ALONG THE NORTH LINE OF SAID SECTION, 765.11 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S00°25'20"E, 522.50 FEET; THENCE S44°21'54"W, 738.64 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N02°41'08"W, ALONG SAID WEST LINE, 325.22 FEET; THENCE S84°31'30"W, PARALLEL WITH SAID NORTH SECTION LINE, 132.16 FEET; THENCE N02°41'08"W, PARALLEL WITH SAID WEST LINE, 672.80 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE N84°31'30"E, ALONG SAID NORTH SECTION LINE, 694.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.59 ACRES OF LAND, RESERVING THEREFROM THE NORTH 60 FEET AS E. AVON ROAD, AND SUBJECT TO ALL OTHER EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

NORTHWEST CORNER (K-07)

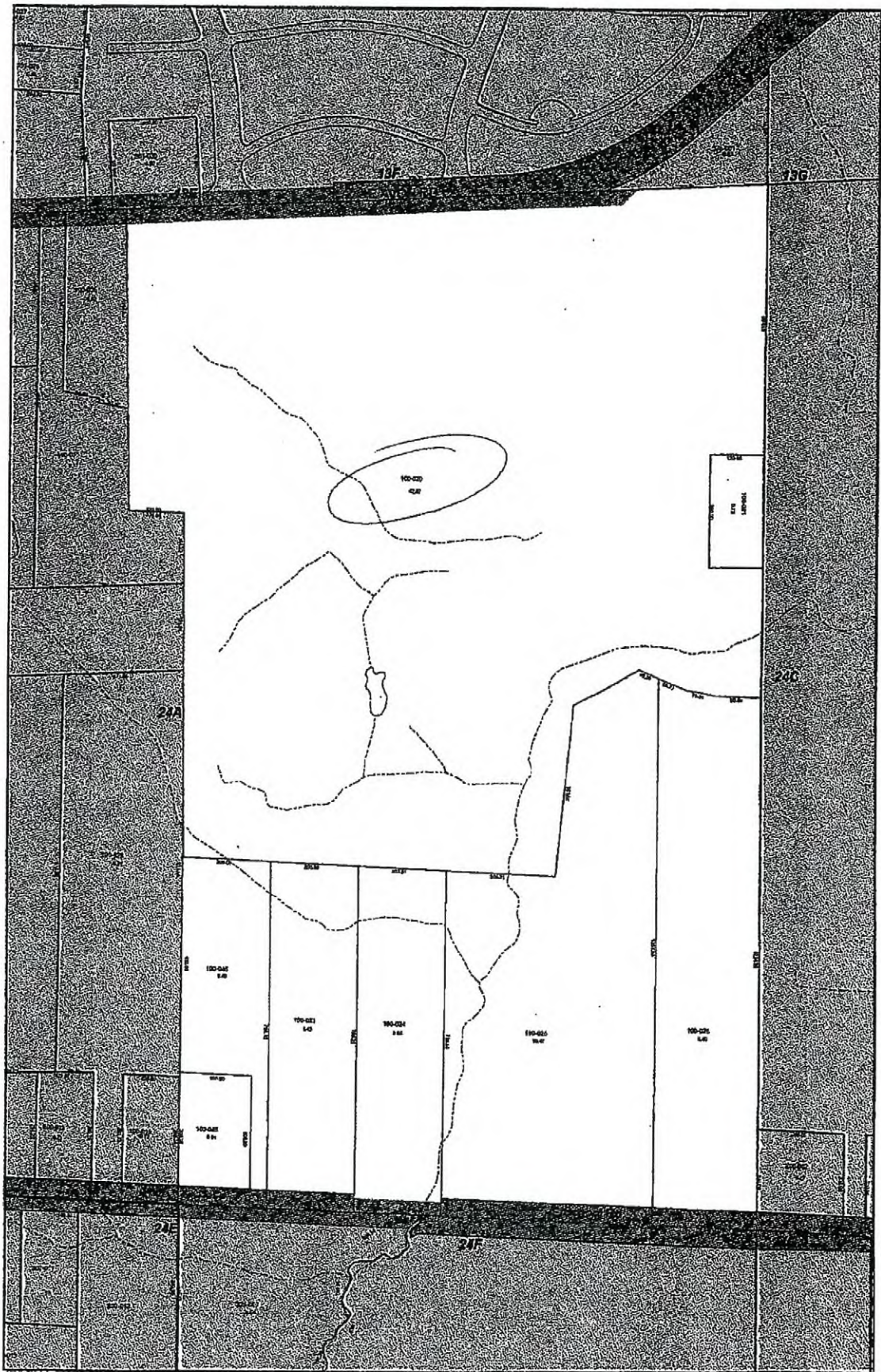
FOUND OAKLAND COUNTY REMON MONUMENT IN MONUMENT BOX
N30°E, 71.88' CENTERLINE OF TOP NUT ON FIRE HYDRANT
S30°E, 73.11' WITNESS TAG ON EAST FACE UTILITY POLE
S60°W, 87.78' CENTERLINE OF TOP NUT ON FIRE HYDRANT
N60°W, 47.12' WITNESS TAG ON SOUTHWEST FACE UTILITY POLE

WEST 1/4 CORNER (K-08)

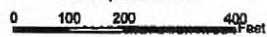
FOUND OAKLAND COUNTY REMON MONUMENT IN MONUMENT BOX
N45°E, 46.54' WITNESS TAG ON SOUTH FACE UTILITY POLE
S70°E, 50.20' CUT CROSS NORTH RIM OF SANITARY MANHOLE
S45°W, 45.56' WITNESS TAG ON NORTH FACE UTILITY POLE
N45°W, 57.19' CENTERLINE TOP NUT OF FIRE HYDRANT

NORTH 1/4 CORNER (K-07)

INTERIOR 1/4 CORNER (K-08)



1 inch equals 200 Feet



E Part of NW 1/4 of Sec. 24 - 24B



February 9, 2005



Display: ▼

Export

Views

Clear Filters

Facility ID ↓	EPA ID	Facility Name	LUST Name	Regulatory Program	Full Address	City	County	
Facility ID: 63006040	EPA ID:	Facility Name:	LUST Name:	Regulatory P ▼	Full Address:	City:	County:	
63006040		Avon Landfill aka Highland Pk Tree Farm		201	1406 Avon Road, Rochester Hills, MI, 48307	Rochester Hills	Oakland	...
Contaminant Class: Elements/Metals/Other Inorganics Petroleum Volatile and Semi Volatile Organic Compounds								

Appendix B

User Provided Information and Questionnaires



ENVIRONMENTAL SITE ASSESSMENT (ESA) QUESTIONNAIRE
(To be completed by the Property Owner or Operator)

Property Name: BUKURISE LOGU	Address: 1497 WILTON BLVD ROCHESTER MI 48365
Property Contact: ELVIS LOGU	Phone: 586 219 5885 Email: BAE1907@HOTMAIL.COM

1. Are any of the following documents concerning the Property available for review?

Previous environmental site assessment reports (Phase I)	YES	<input checked="" type="radio"/> NO
Baseline Environmental Assessments (BEA)	YES	<input checked="" type="radio"/> NO
Due Care Plan	YES	<input checked="" type="radio"/> NO
Environmental audit reports	YES	<input checked="" type="radio"/> NO
Environmental permits (i.e.: solid waste disposal, air, or GW discharge, NPDES)	YES	<input checked="" type="radio"/> NO
Registrations for UST or AST	YES	<input checked="" type="radio"/> NO
Material safety data sheets (MSDS)	YES	<input checked="" type="radio"/> NO
Community right to know plan	YES	<input checked="" type="radio"/> NO
Safety plan; preparedness and prevention plans, pollution incident prevention plans (PIPP), etc.	YES	<input checked="" type="radio"/> NO
Hydrogeologic or LUST compliance reports	YES	<input checked="" type="radio"/> NO
Any governmental notice or correspondence regarding current or past violations of environmental laws, or environmental liens, or property use restrictions of any kind	YES	<input checked="" type="radio"/> NO
Hazardous waste generator notices or reports	YES	<input checked="" type="radio"/> NO
Geotechnical or soil engineering studies	YES	<input checked="" type="radio"/> NO

If the answer to any of the above questions is YES, please provide a copy of the document.

2. Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property?

YES	<input checked="" type="radio"/> NO	If yes, explain:
-----	-------------------------------------	------------------

3. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

YES	<input checked="" type="radio"/> NO	If yes, explain:
-----	-------------------------------------	------------------



4. What is the current use of the Property/facilities?

Current Property use: VACANT LAND	Time range for said use: RESIDENTIAL
---	--

5. Please identify all known past Property uses by approximate year and use.

Past Property use(s): 1970 TO 1980 DISPOSE THE DEAD TREES.	Approximate time range(s):
--	----------------------------

6. Do you have knowledge of the adjacent properties uses?

	Use(s)	Approximate time range(s)
North	✓	
South		
East		
West		

7. Are you aware of any environmental conditions (presence or likelihood of presence of any hazardous substance) associated with the Property?

YES	<input checked="" type="radio"/> NO	If yes, explain:
-----	-------------------------------------	------------------

8. Are there any floor drains or sumps on the Property? If yes, to where do they lead? (storm or sanitary sewer, septic, or no outlet).

YES	<input checked="" type="radio"/> NO	If yes, identify outlet location:
-----	-------------------------------------	-----------------------------------

9. Please identify the potable water source and type of sewage disposal.

Potable water source	Municipally supplied	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
	On site well	<input type="radio"/> Yes	<input checked="" type="radio"/> No	If yes, location
Sewage disposal type	Municipal sanitary sewer	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
	On-site septic system	<input type="radio"/> Yes	<input checked="" type="radio"/> No	If yes, location

10. Is, there now, or has there ever been an oil/gas well(s) or any other subsurface structure(s) present on the Property?

YES	<input checked="" type="radio"/> NO	If yes, identify where:
-----	-------------------------------------	-------------------------



11. Are you aware of any past or existing underground storage tanks (USTs) or above ground storage tanks (ASTs) on the Property?

USTs	Yes	<input checked="" type="radio"/> No	Number and location(s)
ASTs	Yes	<input checked="" type="radio"/> No	Number and location(s)

12. Are you aware of any past or existing underground hydraulic hoists on the Property?

YES	<input checked="" type="radio"/> NO	If yes, removed or still in ground?
-----	-------------------------------------	-------------------------------------

13. Are you aware of fill dirt, soil, sand, or other earth, that was obtained off-site, and used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation?

YES	<input checked="" type="radio"/> NO	If yes, where did the fill originate?
-----	-------------------------------------	---------------------------------------

14. Please indicate the time range in which you owned the Property:

Approximate year obtained Property:	11-18-2022
-------------------------------------	------------

15. Please identify the name and contact information of the previous property owner(s), as available:

Name	CITY OF HIGHLAND PARK.
Address	12050 WOODWARD AVENUE
Phone	HIGHLAND PARK MI 48223.
email	

16. Please provide the legal description and survey or plat map of the Property:

Legal description here, or attach separately:

17. Signature block:

Printed Name	
Signature	
Title	
Company or LLC	
Date	

Appendix C

Environmental Data Resources, Inc. Radius Report

AT THE REQUEST OF EGLE, THIS ATTACHMENT HAS BEEN DELETED TO REDUCE
REPORT SIZE.

Appendix D

EDR Historical Directories

1406 East Avon Road

1406 East Avon Road

Rochester, MI 48307

Inquiry Number: 7202981.3

December 13, 2022

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/13/22

Site Name:

1406 East Avon Road
1406 East Avon Road
Rochester, MI 48307
EDR Inquiry # 7202981.3

Client Name:

Michigan Consulting & Env.
1669 South Isabella Road
Mount Pleasant, MI 48858
Contact: Brighton Office Team



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Michigan Consulting & Env. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 3CF8-4888-ABF6
PO # 70024
Project Phase I ESA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 3CF8-4888-ABF6

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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1406 East Avon Road

1406 East Avon Road

Rochester, MI 48307

Inquiry Number: 7202981.4

December 13, 2022

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/13/22

Site Name:

1406 East Avon Road
1406 East Avon Road
Rochester, MI 48307
EDR Inquiry # 7202981.4

Client Name:

Michigan Consulting & Env.
1669 South Isabella Road
Mount Pleasant, MI 48858
Contact: Brighton Office Team



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Michigan Consulting & Env. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	70024	Latitude:	42.664979 42° 39' 54" North
Project:	Phase I ESA	Longitude:	-83.105396 -83° 6' 19" West
		UTM Zone:	Zone 17 North
		UTM X Meters:	327460.02
		UTM Y Meters:	4725761.28
		Elevation:	734.18' above sea level

Maps Provided:

2019 1908
2017
2014
1981, 1983
1973
1968
1952
1945, 1946

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2019 Source Sheets



Utica
2019
7.5-minute, 24000



Rochester
2019
7.5-minute, 24000

2017 Source Sheets

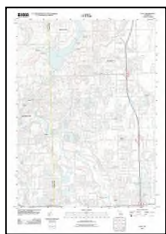


Utica
2017
7.5-minute, 24000



Rochester
2017
7.5-minute, 24000

2014 Source Sheets



Utica
2014
7.5-minute, 24000



Rochester
2014
7.5-minute, 24000

1981, 1983 Source Sheets



Rochester
1981
7.5-minute, 24000
Aerial Photo Revised 1981



Utica
1983
7.5-minute, 24000
Aerial Photo Revised 1982

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1973 Source Sheets



Rochester
1973
7.5-minute, 24000
Aerial Photo Revised 1973



Utica
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets



Utica
1968
7.5-minute, 24000
Aerial Photo Revised 1967



Rochester
1968
7.5-minute, 24000
Aerial Photo Revised 1967

1952 Source Sheets



Rochester
1952
7.5-minute, 24000



Utica
1952
7.5-minute, 24000

1945, 1946 Source Sheets



Rochester
1945
7.5-minute, 24000



Utica
1946
7.5-minute, 24000

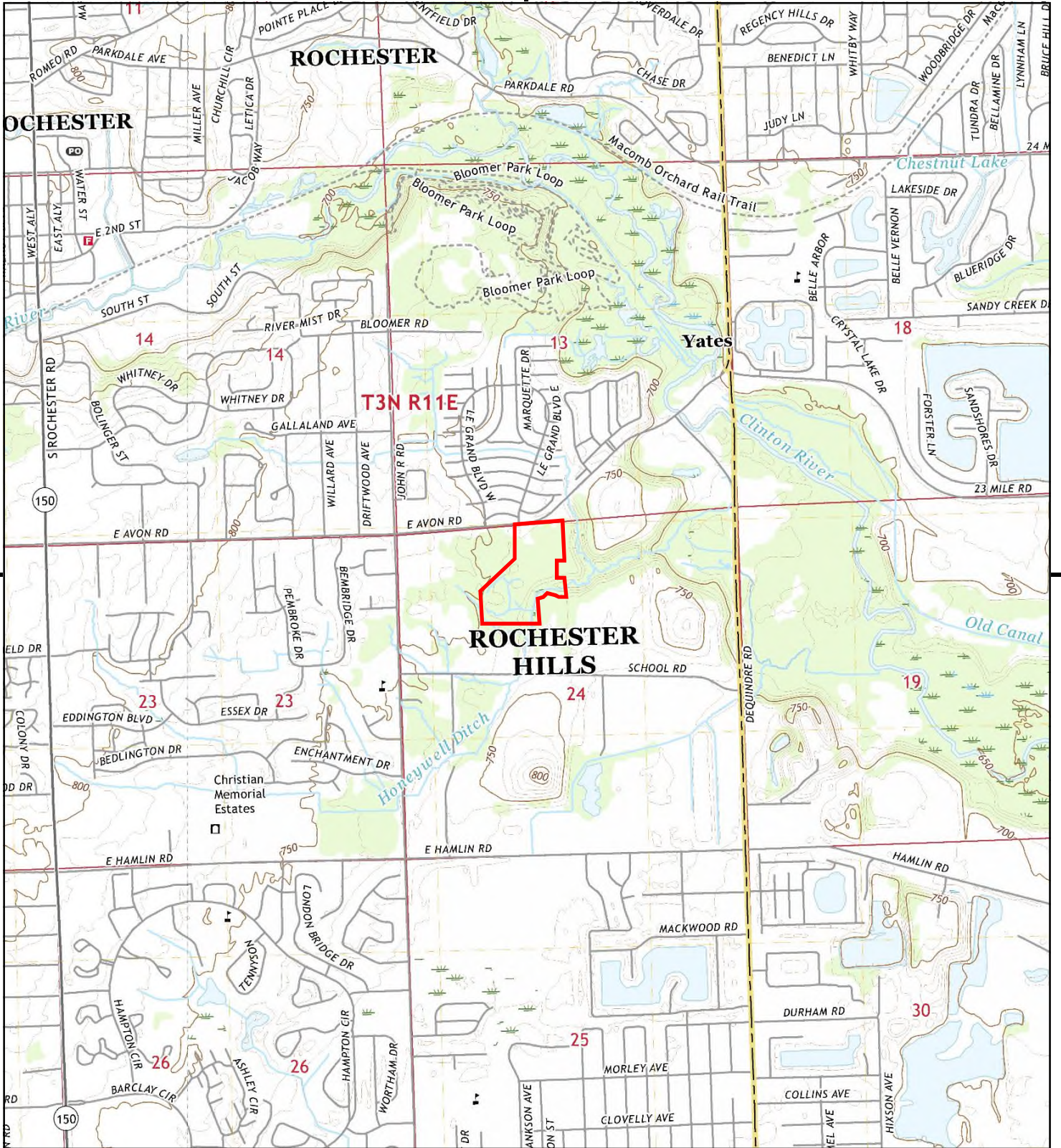
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

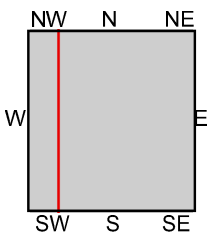
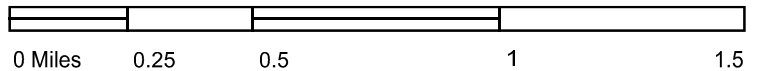
1908 Source Sheets



Rochester
1908
15-minute, 62500



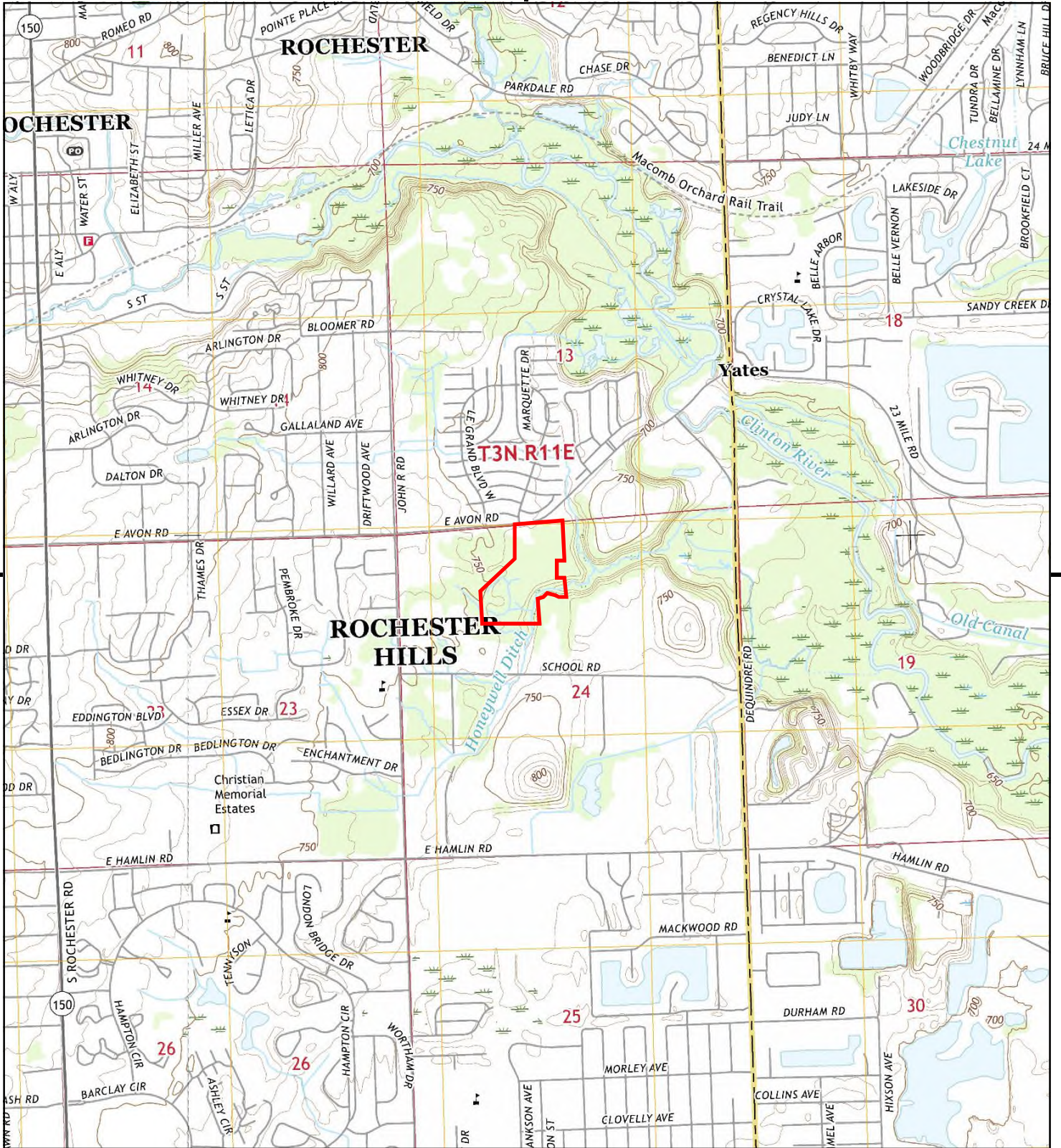
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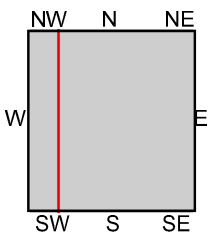
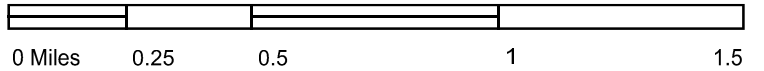
TP, Utica, 2019, 7.5-minute
W, Rochester, 2019, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





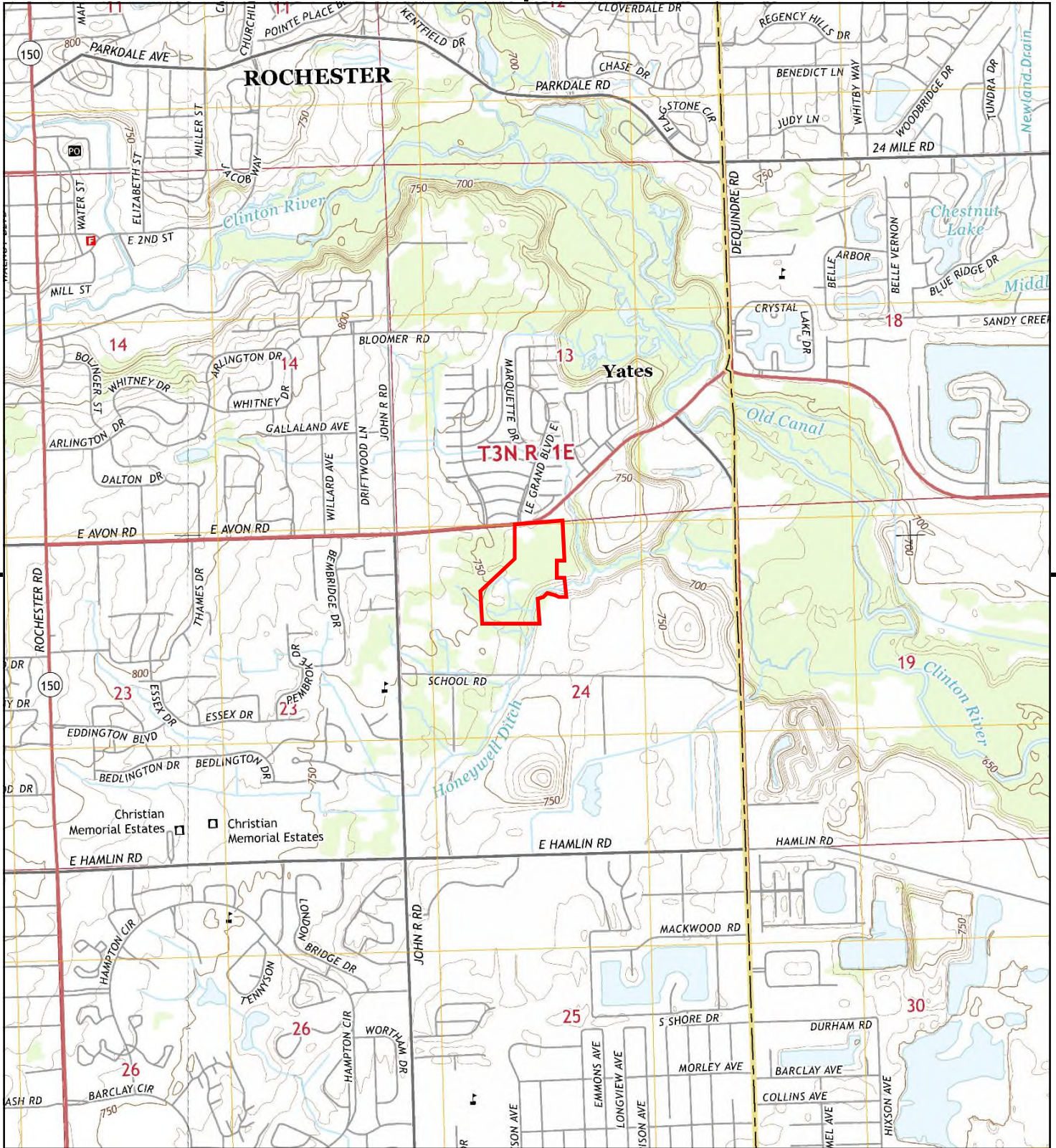
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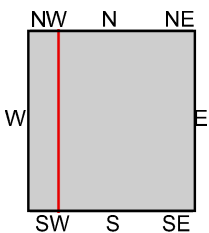
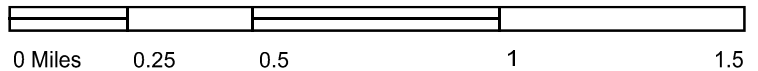
TP, Utica, 2017, 7.5-minute
W, Rochester, 2017, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





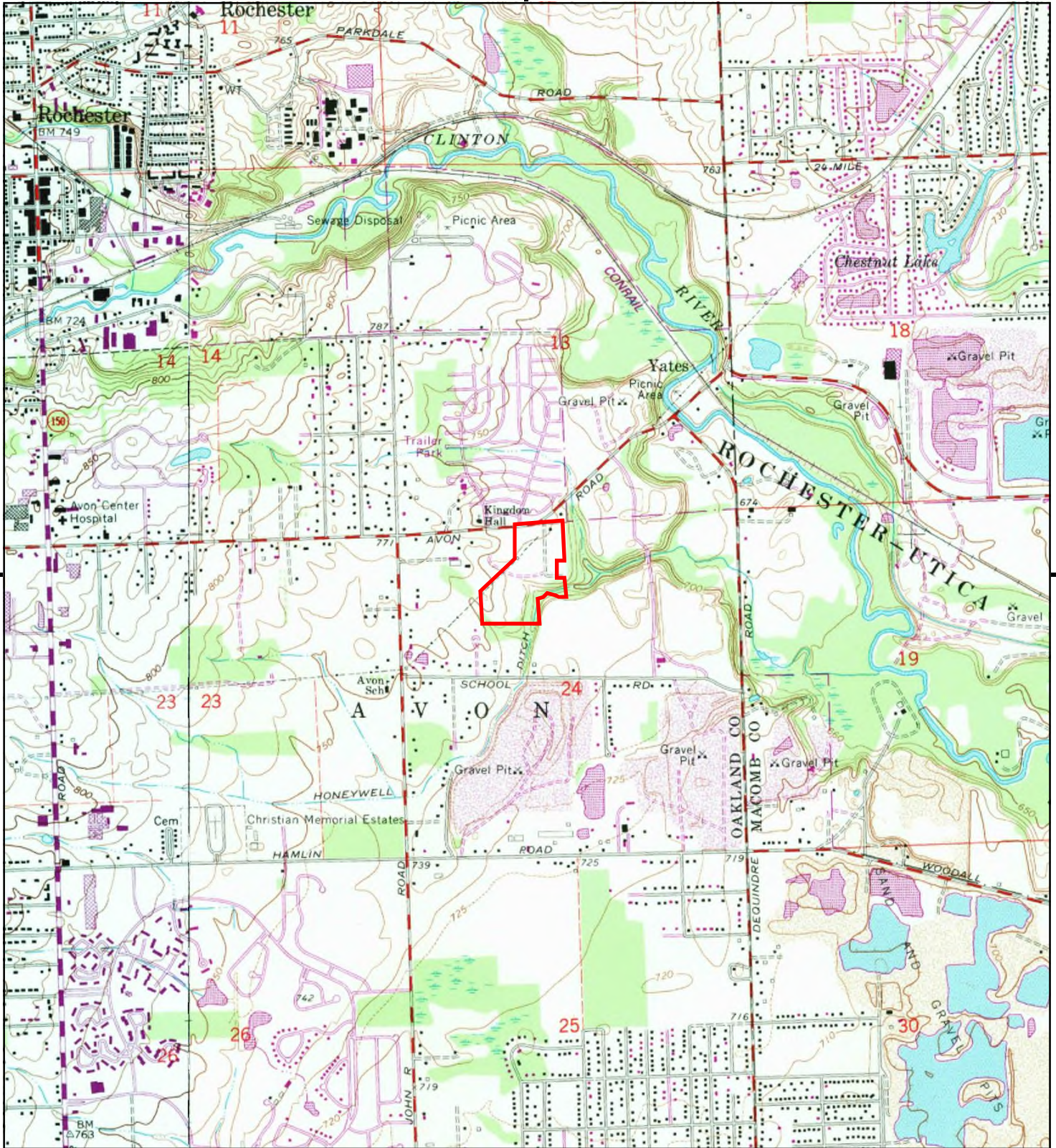
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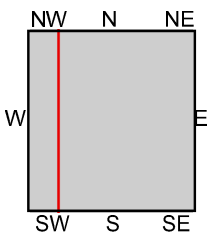
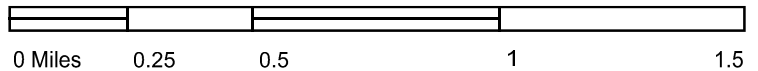
TP, Utica, 2014, 7.5-minute
 W, Rochester, 2014, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
 Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





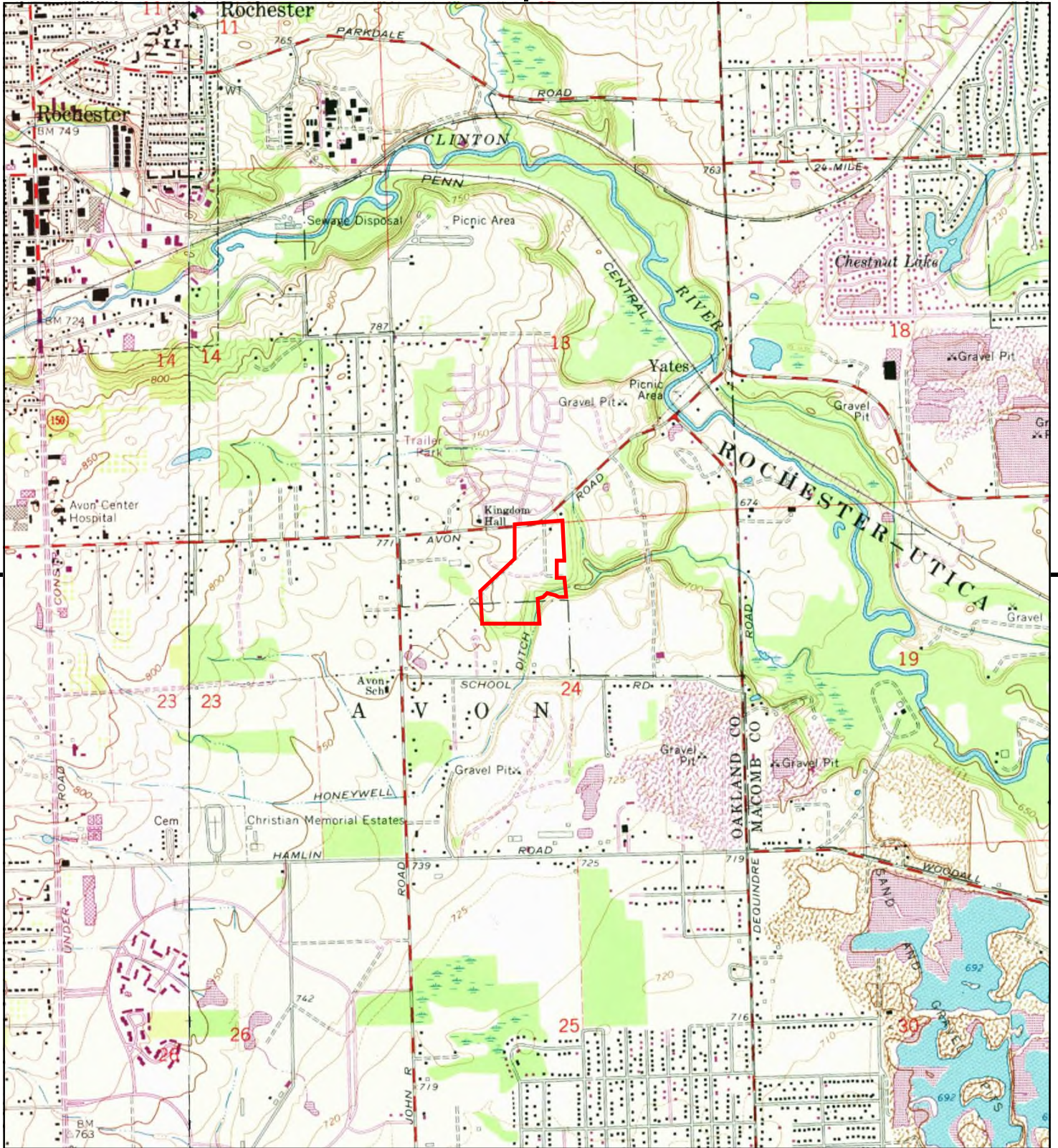
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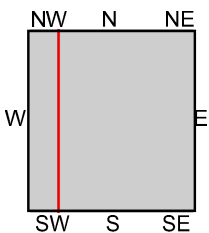
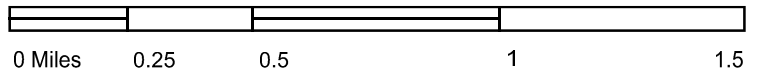
TP, Utica, 1983, 7.5-minute
W, Rochester, 1981, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





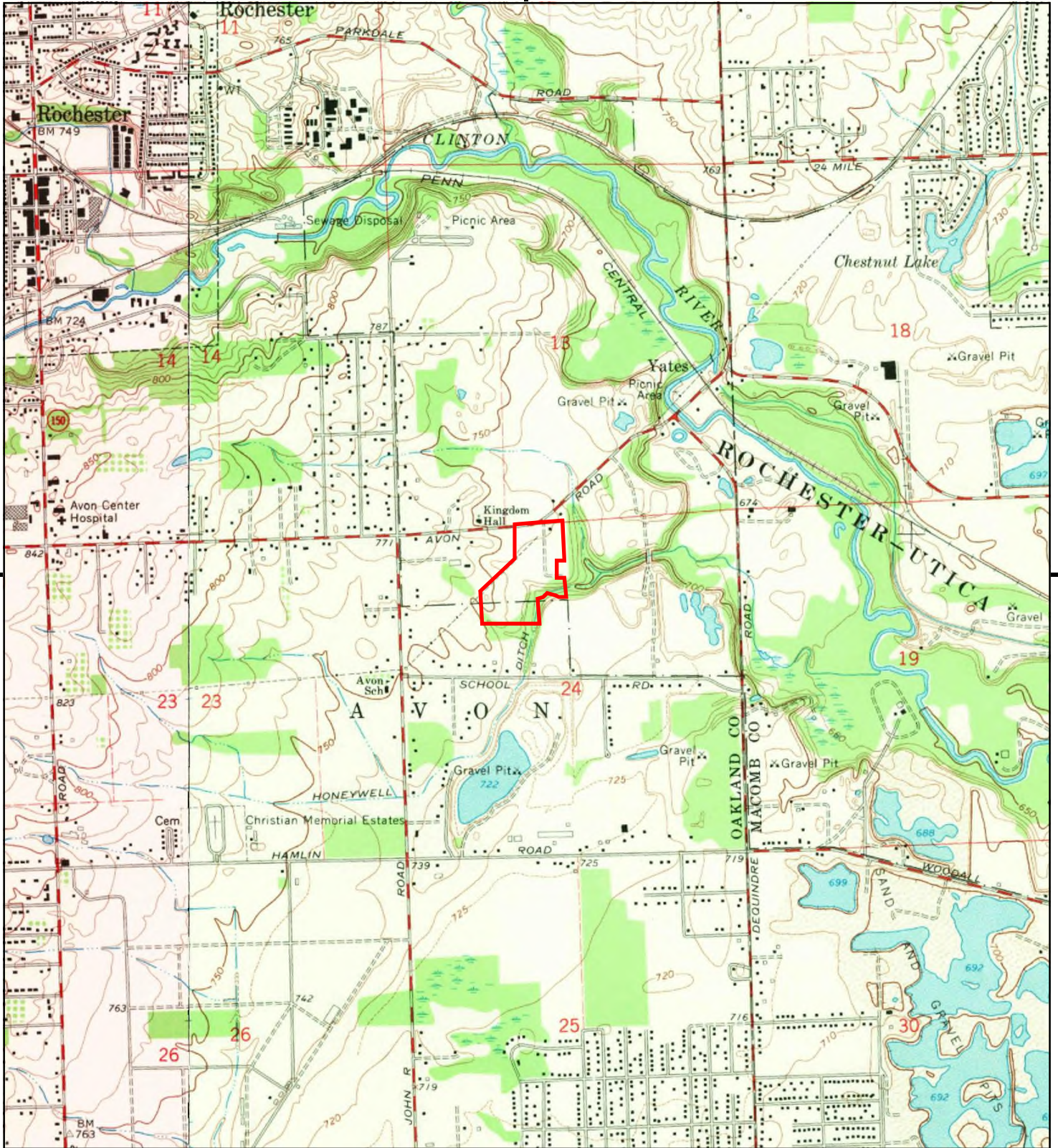
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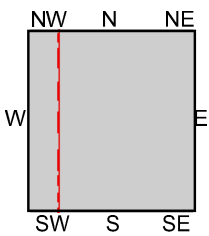
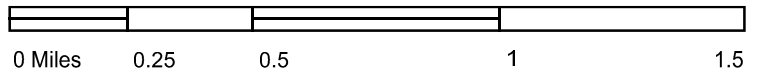
TP, Utica, 1973, 7.5-minute
W, Rochester, 1973, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





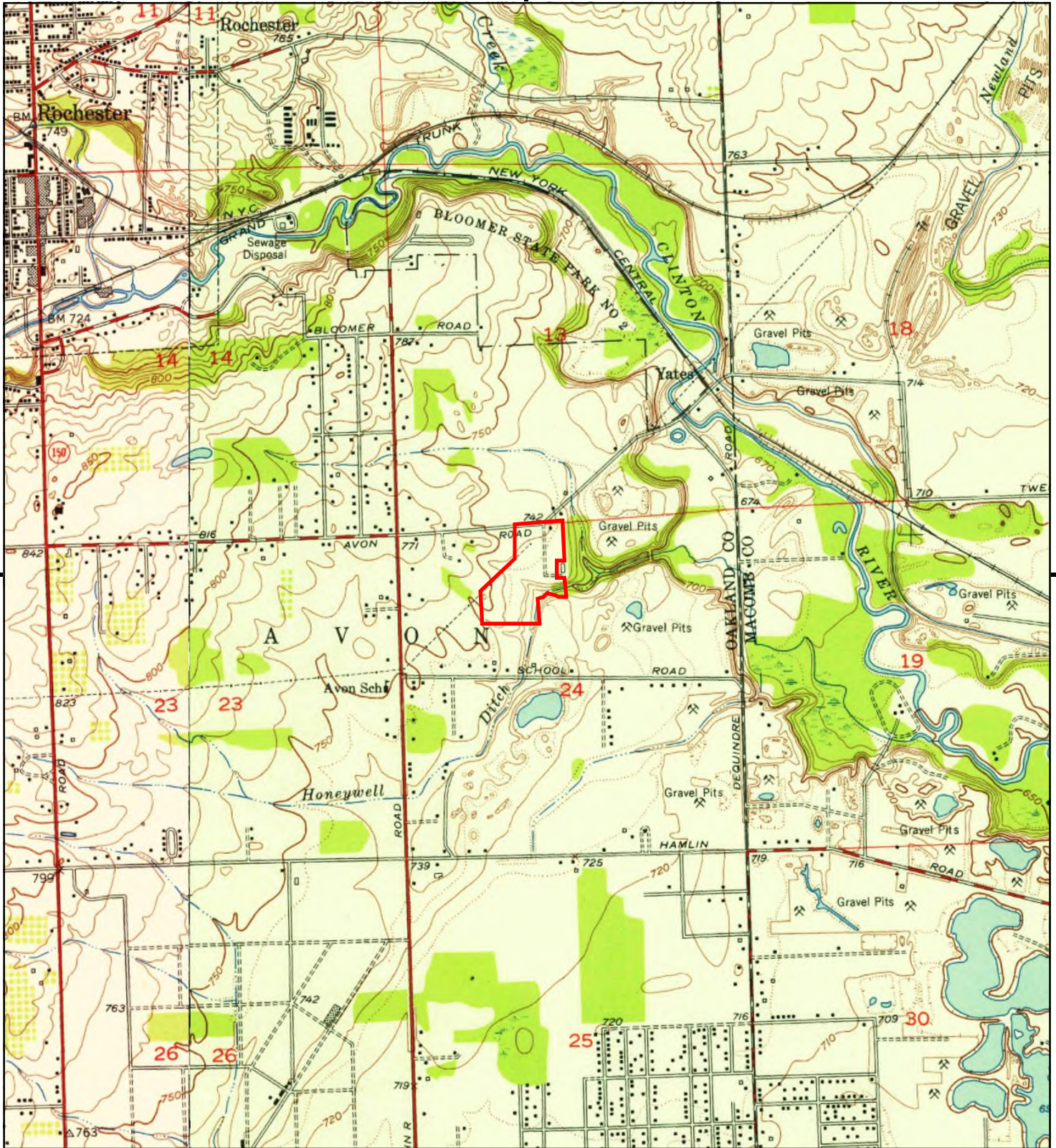
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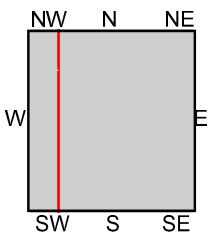
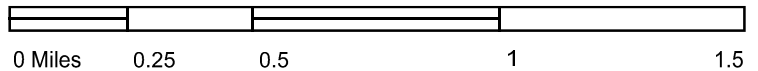
TP, Utica, 1968, 7.5-minute
 W, Rochester, 1968, 7.5-minute

SITE NAME: 1406 East Avon Road
 ADDRESS: 1406 East Avon Road
 Rochester, MI 48307
 CLIENT: Michigan Consulting & Env.





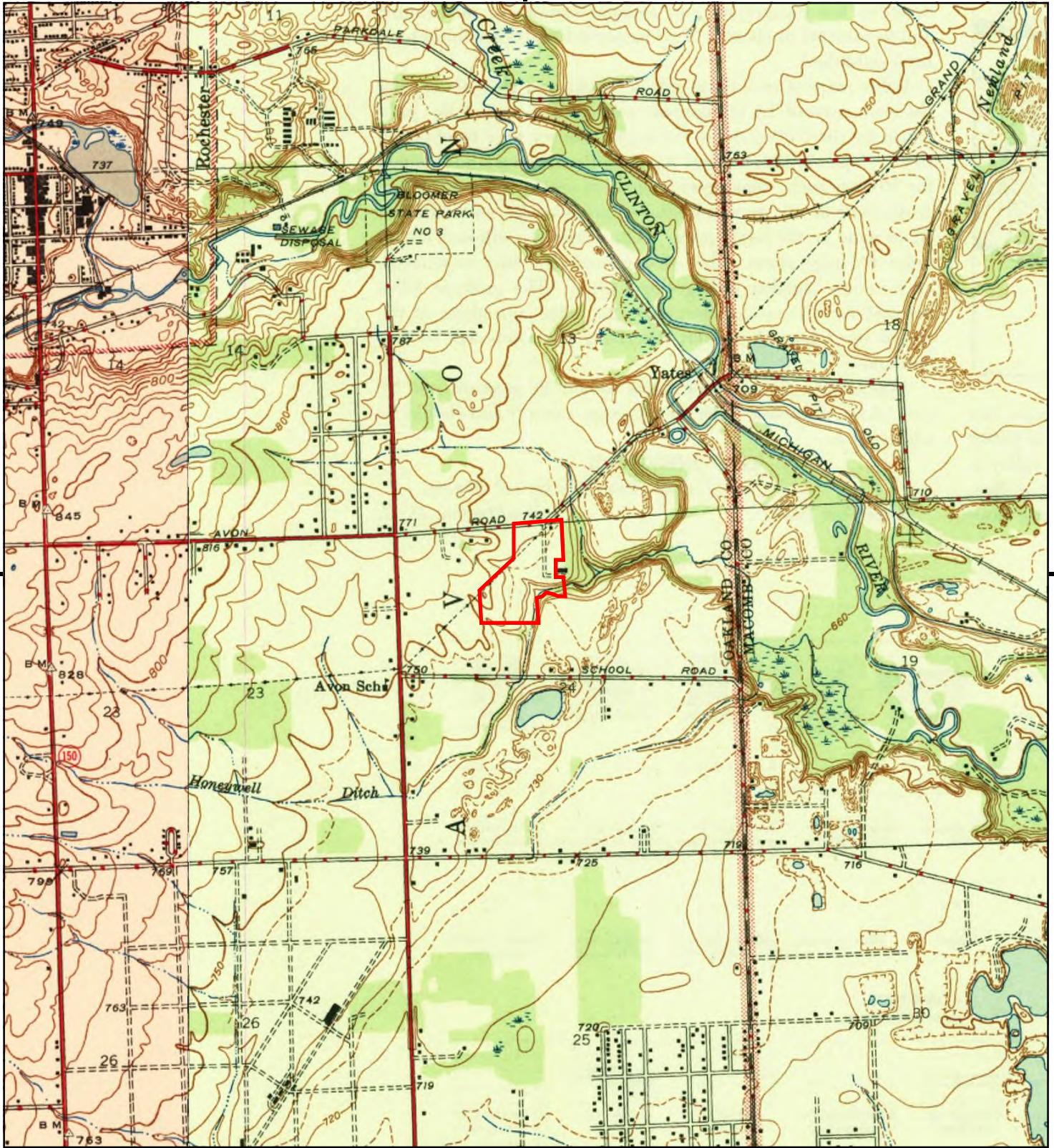
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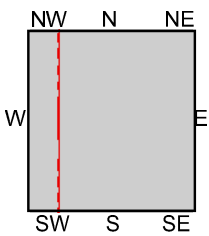
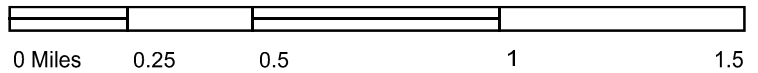
TP, Utica, 1952, 7.5-minute
W, Rochester, 1952, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





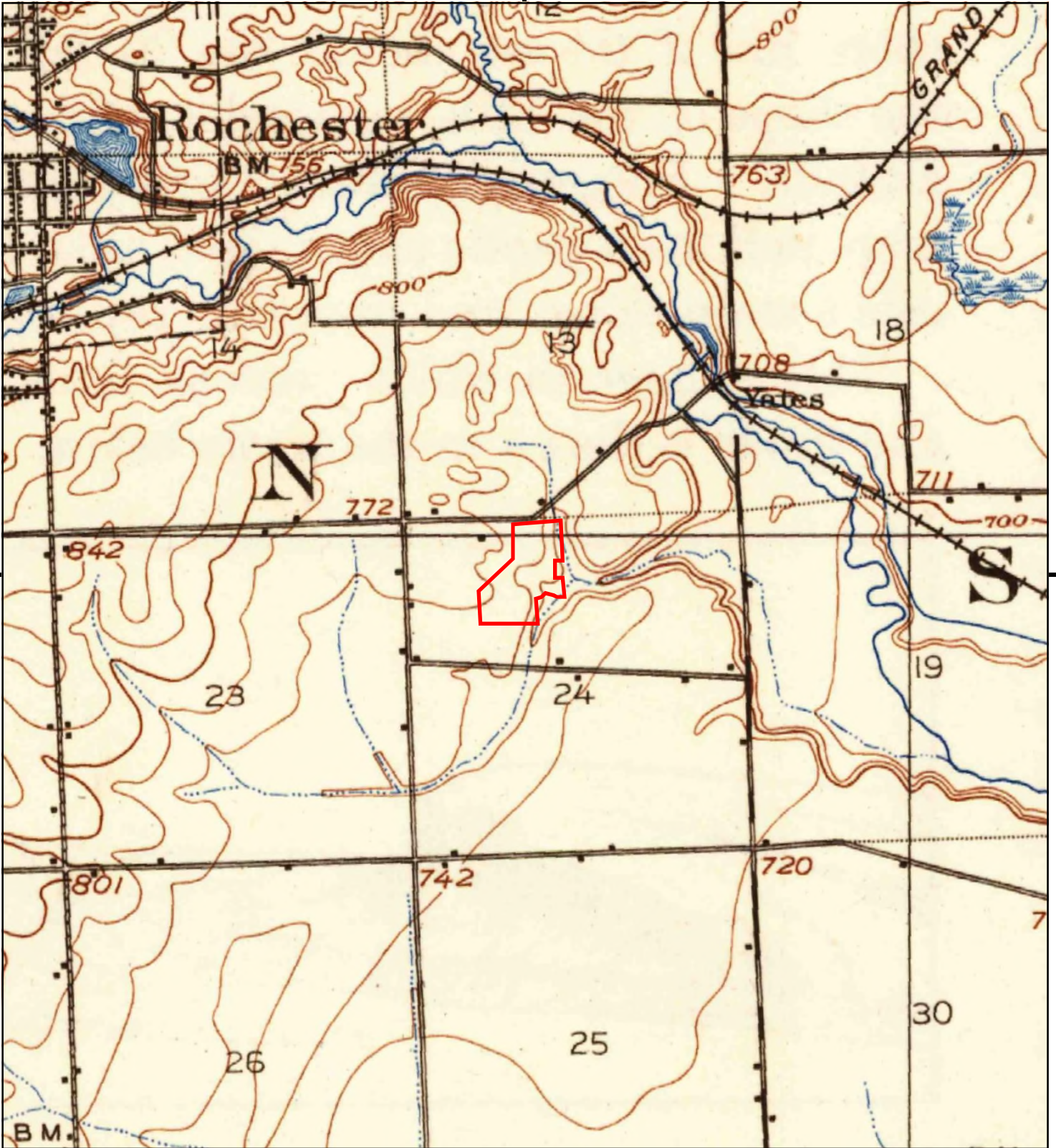
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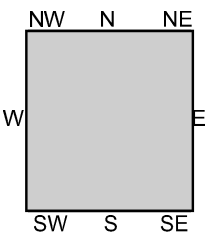
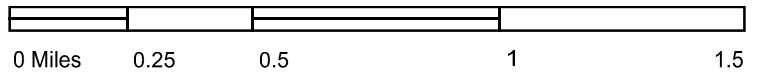
TP, Utica, 1946, 7.5-minute
W, Rochester, 1945, 7.5-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





This report includes information from the following map sheet(s).



TP, Rochester, 1908, 15-minute

SITE NAME: 1406 East Avon Road
ADDRESS: 1406 East Avon Road
Rochester, MI 48307
CLIENT: Michigan Consulting & Env.





1406 East Avon Road

1406 East Avon Road

Rochester, MI 48307

Inquiry Number: 7202981.8

December 13, 2022

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/13/22

Site Name:

1406 East Avon Road
1406 East Avon Road
Rochester, MI 48307
EDR Inquiry # 7202981.8

Client Name:

Michigan Consulting & Env.
1669 South Isabella Road
Mount Pleasant, MI 48858
Contact: Brighton Office Team



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1999	1"=500'	Acquisition Date: March 28, 1999	USGS/DOQQ
1997	1"=500'	Flight Date: May 04, 1997	DTE
1987	1"=500'	Flight Date: June 17, 1987	USDA
1983	1"=500'	Flight Date: May 10, 1983	USDA
1976	1"=500'	Flight Date: March 25, 1976	USDA
1972	1"=500'	Flight Date: July 01, 1972	USDA
1967	1"=500'	Flight Date: May 12, 1967	DTE
1956	1"=500'	Flight Date: May 08, 1956	DTE
1940	1"=500'	Flight Date: September 20, 1940	USDA
1937	1"=500'	Flight Date: October 31, 1937	USDA

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INQUIRY #: 7202981.8

YEAR: 2020

— = 500'





INQUIRY #: 7202981.8

YEAR: 2016

— = 500'





INQUIRY #: 7202981.8

YEAR: 2012

— = 500'





INQUIRY #: 7202981.8

YEAR: 2009

— = 500'





INQUIRY #: 7202981.8

YEAR: 2006

— = 500'





INQUIRY #: 7202981.8

YEAR: 1999

— = 500'





INQUIRY #: 7202981.8

YEAR: 1997

— = 500'





INQUIRY #: 7202981.8

YEAR: 1987

— = 500'





INQUIRY #: 7202981.8

YEAR: 1983

— = 500'





INQUIRY #: 7202981.8

YEAR: 1976

— = 500'





INQUIRY #: 7202981.8

YEAR: 1972

— = 500'



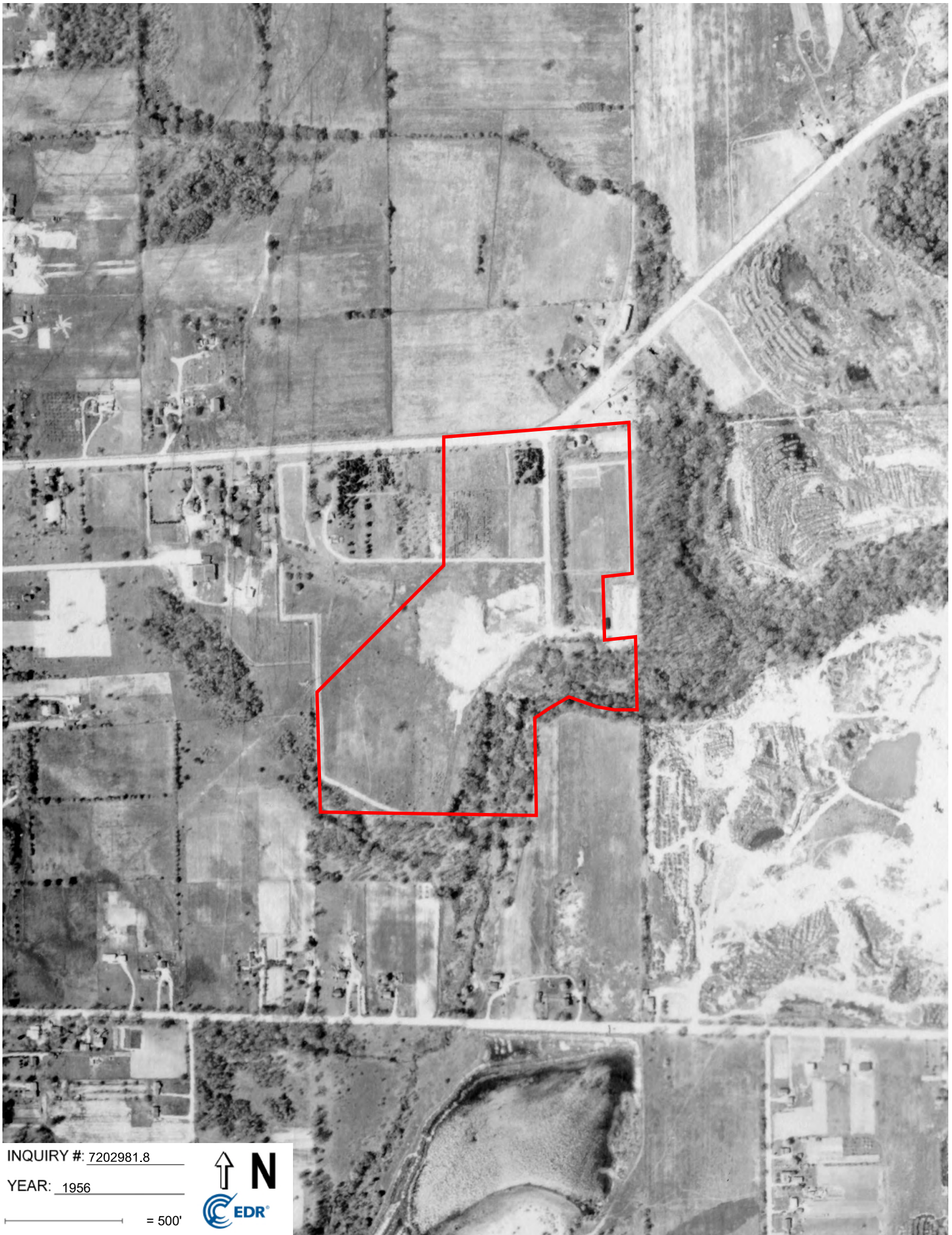


INQUIRY #: 7202981.8

YEAR: 1967

— = 500'





INQUIRY #: 7202981.8

YEAR: 1956

— = 500'





INQUIRY #: 7202981.8

YEAR: 1940

— = 500'





INQUIRY #: 7202981.8

YEAR: 1937

— = 500'



1406 East Avon Road

1406 East Avon Road
Rochester, MI 48307

Inquiry Number: 7202981.5

December 14, 2022

The EDR-City Directory Image Report

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1988	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company
1983	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company
1978	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company
1973	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company
1968	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company
1963	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company
1958	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bresser's Cross-Index Directory Company

EXECUTIVE SUMMARY

Year Target Street Cross Street Source

FINDINGS

TARGET PROPERTY STREET

1406 East Avon Road
Rochester, MI 48307

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>E AVON RD</u>		
2017	pg A1	EDR Digital Archive
2014	pg A2	EDR Digital Archive
2010	pg A3	EDR Digital Archive
2005	pg A4	EDR Digital Archive
2000	pg A5	EDR Digital Archive
1995	pg A6	EDR Digital Archive
1992	pg A7	EDR Digital Archive
1988	pg A8	Bresser's Cross-Index Directory Company
1983	pg A9	Bresser's Cross-Index Directory Company
1978	pg A10	Bresser's Cross-Index Directory Company
1973	pg A11	Bresser's Cross-Index Directory Company
1968	pg A12	Bresser's Cross-Index Directory Company
1963	pg A13	Bresser's Cross-Index Directory Company
1958	pg A14	Bresser's Cross-Index Directory Company

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

E AVON RD 2017

688 TIMMRECK, PAUL E
692 RUSSO, DENNIS C
720 OBRIEN, DANIELLE G
753 DUNFIELD, JEFFEREY S
781 KANE, MICHAEL P
804 BAUSLAUGH, IRIS K
861 FIDLER, RICHARD P
925 VALDEZ, MELISSA
1070 FARMERS INSURANCE AMANDA LIEVAN
PURE INSURANCE SOLUTIONS
PUZZLEMYPICTURE
TRIOLOGY
1074 ALLIANCE ENGINEERING
EXECUTIVE REMOTE
EXECUTIVES SVC REMOTE
1078 PROFORCE PAINT COMPANY
1084 AUTONOMICS ENGINEERING
1090 ROCHESTER INDUSTRIAL PRODUCTS
1098 HEYPAC INC
1102 OAKLAND HEAT TRANSFER INC
1106 AVON AUTOMOTIVE SERVICE
1114 STANLEY PHOTOGRAPHIC INC
1118 AVON AUTOMOTIVE SERVICE
1125 RUMBLE, DONALD A
1150 LORENTZEN, ERIC C
1187 HAMZA, ISMAIL
1190 KAMULSKI, PAUL L
1200 DAVID ROBERTS PHOTOGRAPHY
MEEHAN, DAVID R
1221 WHITE ROSE ACADEMY
1440 KIRSCHENHEITER, MICHAEL E
1750 SOUTHARD, HAROLD G
1990 TITUS, MICHAEL D
YATES CIDER MILL

E AVON RD 2014

688	TIMMRECK, PAUL E
692	RUSSO, DENNIS C
720	MATHEWS, TAMARA L
753	LIGHTHALL, DIANE C
781	KANE, MICHAEL P
804	BAUSLAUGH, IRIS K
810	HARTNER, MICHAEL A
861	FIDLER, RICHARD P
925	VALDEZ, MELISSA
941	SHARP, JUSTIN M
957	ARDITO, JUANITA J
1070	PUZZLE MY PICTURE TRIOLOGY
1074	ALLIANCE ENGINEERING HOT TUB BROKER THE PERRAUT CORPORATION
1078	GSP PROPERTY SERVICES PROFORCE PAINT COMPANY
1086	AUTONOMICS
1088	CLEANMATIC INC
1090	ROCHESTER INDUSTRIAL PRODUCTS
1094	WHISPER INDUSTRIES
1098	HEYPAC INC
1114	STANLEY PHOTOGRAPHIC INC
1118	AVON AUTOMOTIVE SERVICE
1150	LORENTZEN, ERIC C
1190	KAMULSKI, PAUL L
1200	DAVID ROBERTS PHOTOGRAPHY MEEHAN, DAVID R
1221	WHITE ROSE ACADEMY
1440	KIRSCHENHEITER, ROBERT C
1990	TITUS, MICHAEL D YATES CIDER MILL

E AVON RD 2010

638	ROCHESTER, MEADOWS
688	TIMMRECK, PAUL E
692	RUSSO, DENNIS C
720	MATTHEWS, L T
753	LIGHTHALL, DIANE C
781	KANE, MICHAEL P
810	HARTNER, MICHAEL A
861	FIDLER, RICHARD P
895	SULLIVAN, JAMES J
941	SHARP, JUSTIN M
957	ARDITO, JUANITA J
1070	PUZZLEMYPICTURE
1074	EXECUTIVES SERVICE REMOTE
1078	AN ELECTRIC DOCTOR PROFORCE PAINT CO
1086	AUTONOMICS ENGINEERING
1090	ROCHESTER INDUSTRIAL PRODUCTS
1094	WHISPER INDUSTRIES
1098	HEYPAC INC
1102	VIDOX UPHOLSTERING
1106	AVON AUTOMOTIVE
1110	MICHIGAN HUMANE SOCIETY PET
1125	RUMBLE, PAUL K
1150	LORENTZEN, ERIC C
1183	RUMBLE, DONALD A
1187	RUMBLE, RICKY V
1190	KAMULSKI, PAUL L
1200	DAVID ROBERTS PHOTOGRAPHY MEEHAN, DAVID R
1221	WHITE ROSE ACADEMY
1440	KIRSCHENHEITER, THOMAS J
1990	POSEY, CHARLES M YATES CIDER MILL

E AVON RD 2005

600	RATHKA, TIMOTHY
638	ROCHESTER, MEADOWS
688	TIMMRECK, PAUL E
692	RUSSO, DENNIS C WHITEFISH LLC
705	WILLCOCK, CHARLES
720	MATHEWS, LITO T
753	LIGHTHALL, DIANE C
781	KANE, MICHAEL P
861	DANOBAT AUTOMOTIVE FIDLER, RICHARD P
895	SULLIVAN, JAMES J
925	VALDEZ, PAMELA L
957	ARDITO, JUANITA J
1059	FOUST, HOWARD W
1070	TRIOLOGY
1074	PEROLE CORP PERRAUT CORP
1086	MICHIGAN SCTY PREVNTN CRLTY SKEI INC
1088	CLEAN MATIC INC PULTE HOMES
1090	ROCHESTER INDUSTRIAL ROCHESTER INDUSTRIAL PRODUCTS
1094	WHISPER INDUSTRIES
1150	LORENTZEN, ERIC C
1183	RUMBLE, RICKY V
1190	KAMULSKI, PAUL L
1200	MEEHAN, DAVID R
1440	KIRSCHENHEITER, ROBERT F
1750	ALEXANDER, DOROTHY
1950	YATES CIDER MILL INC

E AVON RD 2000

600	GOOCH, K
638	WEISS, KENNETH E
688	TIMMRECK, PAUL
692	DENNIS, RUSSO C
705	WILLCOCK, CHARLES
753	LIGHTHALL, DIANE C
781	KANE, MICHAEL P
810	HARTNER, MICHAEL
861	FIDLER, RICHARD P
875	DAY, GUSSIE M
895	DAVIS, MICHAEL D
925	RICHARD, LILLA A
941	MARINO, KELLY L
957	SARTOR, GLADA E
1059	FOUST, HOWARD W
1070	TRIOLOGY
1074	PERRAUT CORPORATION REMOTE EXECUTIVE SERVICE
1078	MR ELECTRIC
1084	AUTONOMICS ENGINEERING
1088	ANTIQUE & REPRODUCTION INTERIORS AR INTERIORS INCORPORATED
1094	WHISPER INDUSTRIES
1102	MAHASKA DESIGN VIDOX UPHOLSTERING
1106	KACZOR MASTER WOOD WORKING INCORPORATED
1108	ROSCOE, RICHARD J
1110	MICHIGAN HUMANE SOCIETY PET EDUCATION
1114	ACTION ONE AUTOMOTIVE & TOWING
1125	HOLST, WALTER E RUMBLE, VIRGLE W
1150	THOMPSON, H D
1187	RICKY, RUMBLE V
1190	PAUL, K L
1200	DAVID ROBERTS PHOTOGRAPHY MEEHAN, DAVID R
1221	NOAHS ARK CHILDREN CENTER
1435	PIEJAK, THOMAS
1440	KIRSCHENHEITER, ROBERT
1750	RIKERD, TERRY L
1880	ALLEN, DANIEL A
1950	YATES CIDER MILL YATES FUDGE
1990	POSEY, CHARLES M

E AVON RD 1995

600	OCCUPANT UNKNOWNN
637	RATHKA, BARBARA
638	ROMAN, JAMES K
688	TIMMRECK, PAUL
692	RUSSO, DENNIS
705	WILLCOCK, CHARLES
753	HEIKKINEN, HOLLY
781	KANE, MICHAEL P
800	HARTNER, TIM
804	BAUSLAUGH, KAY
810	HARTNER, MICHAEL
861	FIDLER, RICHARD P
895	OCCUPANT UNKNOWNN
941	PLUTTER, SHANE
950	HELEN YAPCHAI MD
957	SARTOR, G E
1059	FOUST, HOWARD W
1102	ALLEN INVESTMENTS
1106	ALLIED PIPING INC
1114	UNIQUE CAR CARE
1118	DOG DAYS OBEDIENCE TRAINING
1125	HOLST, WALTER E
1183	OCCUPANT UNKNOWNN
1187	RUMBLE, VIRGLE W
1200	DAVID ROBERTS PHOTOGRAPHY
	MEEHAN, DAVID R
1221	NOAHS ARK CHILD CARE CTR
1440	KIRSCHENHEITER, ROBERT
1457	OCCUPANT UNKNOWNN
1477	KELLEY, RANDY
1555	KRANKER, DAVID
1558	PETERSON, CARL
1631	PETERSON, M
1880	KRATCHE, DAVID
1950	FUDGE DU LOCKE CANDY KITCHENS
1990	OCCUPANT UNKNOWNN
	YATES CIDER MILL

E AVON RD 1992

637	CLEMENTS, JAMES R
638	RATHKA, KIRK
688	SHELLY, TODD
705	WILLCOCK, CHARLES
720	NESTEROWICH, THEO
753	LIGHTHALL, CHARLES
780	DICKEY, DAWN
	GETZELMAN, APRIL
	MITCHELS, KATIE
781	KANE, MICHAEL P
810	HARTNER, MICHAEL
895	DAVIS, MICHAEL
957	SARTOR, GLADA E
1059	FOUST, HOWARD W
1063	SPRAGUE, ALFRED R
1108	ROSCOE, RICHARD J
1117	MASCITELLI, DAVID
1125	HOLST, WALTER E
1151	MARTIN, GARY M
1172	NEWBERRY, MAYDELL
1187	RUMBLE, VIRGLE W
1200	D ROBERTS PHOTO
	DAVID ROBERTS PHTG
1221	NOAHS ARK CHILD CR
1276	SPENCER, JAMES W
1372	SIMMONS, ART
1386	OLT, RICHARD
1428	HUNTER, JACK
1440	KIRSCHENHEITER, ROBERT
1880	POSEY, CHARLES M
1950	FUDGE DU LOCKE
1990	MILLER, JAMES E
	YATES CIDER MILL

E AVON RD 1988

ROCHESTER

1987-1988

..... 4B083

881 BOB FIDLER 6614884
 ROBERT E FIDLER 8516062

895 NORMAN F POLI 8619669
 TODD POLI □8519668

926 RICHARD LILLA 9 8618236

941 M ETHIER 1 8628658

960*DR VIDAL J SANCHEZ -8616661
 *DR HELEN YAPCHAI -6617808

967 G E SARTOR 8616617

1011 1040 NP

1059 HOWARD W FOUST 6614363

1126*G&L APPL SERV 6522747
 WALTER E HOLST 6517952

1160 1152 NP

1183 GLENN BAMMEL □6528642

1187 VIRGLE W RUMBLE 6510620

1190 NP

1200*D ROBERTS PHOTOGRAPH 6522131

1221*JEHOVAHS WITNESSES 6512650

1386 JAMES M EGERDAL 5 6516836

1435* NP

1440 R KIRSCHENHEITER □6514897

1750 1755 NP

1880 CHARLES M POSEY 6522692

1950*FUDGE DU LOCKE 6524560

1990 LESLIE J POSEY 6520385
 *YATES CIDER MILL 6518300
 69 RESIDENCE 16 BUSINESS

● AVON RD W

ROCH PO

E AVON RD 1983

430*	D M MICKELSON CPA		8516871
435	CLAR J LOCKWOOD	6	6513749
445	JOHN A LAUDER		8613707
496	R A PICKETT		8511953
614	PHILLIP PARRISH	6	8612803
515	AUGUST GENTRY		6511611
532	FRED HARTMAN		6520297
537*	ETHIER ELECTRIC CO		6520884
	LUCIEN A ETHIER	7	8514588
542		NP	
600	JORDON D TENJERAS	9	8620723
637		NP	
638	KIRK RATHKA		8519358
885		NP	
888	FRED C RATHKA		8518448
692	FRED C RATHKA		8511719
	JAMES SHELLY		8511719
705	CHARLES WILLCOCK		8518995
720	THEO NESTEROWICH		6517816
753	CHARLES LIGHTHALL	1	6529281
781	800	NP	
810	MICHAEL HARTNER	1	6528964
881	BOB FIDLER		6614884
	ROBERT E FIDLER		6516052
896	NORMAN F POLI		6519659
925	RICHARD LILLA	9	6616235
941	M ETHIER	1	8528568
967	G E SARTOR		6516517
1011		NP	
1040	A J MARTIN		8510810
1059	HOWARD W FOUST		8614383
1125*	G&L APPL SERV		6522747
	WALTER E HOLST		6517952
1150	CURTIS MACDONALD	□	6560972
1183	J S HOLST		6615818
1187	VIRGLE W RUMBLE		6510820
1190		NP	
1200	FRED SZALKOWSKI	9	6617856
1221*	JEHOVAHS WITNESSES		6512550
1435*		NP	
1440	NOBLE G CAMPBELL		8513396
1755		NP	
1880	CHARLES M POSEY	7	6622692
1950*	FUDGE DU LOCKE		6524560
	60 RESIDENCE	15	8BUSINESS

E AVON RD 1978

430*	D M MICKELSDN CPA		6516871
435	CLAR J LOCKWOOD	5	6513749
445	JDHN A LAUDER		6513707
496	R A PICKETT	3	6511953
514	PHILLIP PARRISH	6	6512803
515	AUGUST E GENTRY		6511511
	AUGUST E GENTRY	6	6520973
532	FRED HARTMAN	1	6520297
537	LUCIEN A ETHIER	7	6514586
542		NP	
600	JORDAN TENJERAS	1	6520723
637		NP	
638	KIRK RATHKA		6519356
685	JAMES H BRUNO		6519422
688	FRED C RATHKA		6516448
692	FRED C RATHKA		6511719
	JAMES SHELLY		6511719
705	CHARLES WILLCOCK		6518995
720	THEO NESTEROWICH		6517815
753	DAVID BLACK	7	6529580
781	RAYMOND J JONES	1	6517918
800		NP	
810		NP	
861	808 FIOLER		6514664
	ROBERT E FIDLER		6516052
895	NORMAN F POLI		6519659
925		NP	
941	FRANCIS PALESKI		6511264
957	G E SARTOR		6515517
1011		NP	
1040	A J MARTIN		6510810
1059	HOWARD W FOUST	9	6514363
1125*	G&L APPL SERV		6522747
	WALTER E HDLST		6517952
1150*	SOUTHERN EXPOSURE		6513779
1183	J S HDLST		6515818
1187	VIRGLE W RUMBLE	9	6510620
1190	JON M FLUETSCH	7	6521921
1200		NP	
1221*	JEHOVAHS WITNESSES		6512550
1435*		NP	
1440	NDLE G CAMPBELL	3	6513396
1750	DALE EKSTROM		6515071
1755		NP	
1880	CHARLES M POSEY	7	6522692
	62 RESIDENCE	14	8 BUSINESS

AVON RD W

RDCH PD

E AVON RD 1973

48 RESIDENCE

● AVON RD E RCCH PO
 48063
 ... 1- 1999 T 1079 \$A..N 7
 80 CANNY DULLETTE □6510114
 83 OR HELEN YAPCHI -6516080
 OR GERDGE GERBER -6516080
 OR ROBT H JDHNSDN □6516080
 OR RICHARD K MEILS-6516080
 *ROCH OBSTTRC&GYNCL-6516080
 OR D F RUPPRECHT -6516080
 OR MARVIN O SILVER□6521330
 DR ROBERT B SKLAR □6521330
 90 NP
 91 MELVIN B GIRDEN 5 6510214
 107 ROBERT L WAGGONER2 6518080
 120 NP
 127*CHURCH OF CHRIST 6511933
 EDWARD C RITCHIE 0 6514352
 *ROCH CH OF CHRST 6511933
 130 NP
 160 BASIL COLTSDN 6518364
 165 FRANK LANGEgger 9 6517788
 180 ROBERT R RENDE 0 6514140
 185 WAYNE E STOBER 8 6519587
 230 ALBERT BONIN 6516589
 245 LYLE SHUERT 6511786
 269 MELVIN L CLYNE 0 6512722
 310 E LLDYO EVANS 6514683
 313 C LITTLE -6521456
 315 ROGER DALE LITTLE6 6510151
 330 W BICOLINGMEIER 8 6510481
 341 RICHARD RICHARDSON 6516570
 399 JAMES WELLS □6510835
 407 CAROLYN CORNETT 1 6519382
 410*WASH ON WHEELS □6516660
 SAMUEL A MILLER 6516660
 430*D M MICKELSON CPA 6516871
 435 NP
 445 JOHN A LAUDER 6 6513707
 496 R A PICKETT -6511953
 514 NP
 515 AUGUST E GENTRY 6 6511511
 AUG E GENTRY 0 6520973
 532 FRED HARTMAN 1 6520297
 542 NP
 600 JORDAN TENJERAS 1 6520774
 JORDAN TENJERAS 1 6520723
 637 JOSEPH SCHEMER 6511332
 638 KIRK RATHKA 7 6519356
 685 JAMES H BRUNC 6519422
 688 FRED C RATHKA OL16448
 692 FRED C RATHKA 7 6511719
 JAMES SHELLY 6511719
 705 CHARLES WILLCOCK 6 6518995
 720 THEO NESTEROWICH 8 6517815
 753 GEORGE M MAKRA -6517925
 781 RAYMOND J JONES 1 6517918
 800 NP
 810 NP
 861 BOB FIDLER 8 6514664
 ROBERT E FIDLER 8 6516052
 895 NORMAN F POLI 8 6519659
 925 LEROY VANDERWERVEN 4 6513423
 941 FRANCIS PALESKI 6511264
 957 G E SARTOR 6515517
 1011 GEORGE MALEOON 6511676
 1040 A J MARTIN 6 6510810
 1059 HOWARD W FOUST 9 6514363
 1125 WALTER E HOLST 6517952
 1150 NP
 1183 J S HOLST 7 6515818
 1187 VIRGLE W RUMBLE 9 6510620
 1200 GERALD F KOHLER 6517191
 1221*JEHOVAHS WITNESSES 6512550
 1435* NP
 1440 NOBLE G CAMPBELL -6513396
 1750 JAMIE KARCHON □6517757
 1755 NP
 1880 DOUGLAS J BROWN 2 6515271
 69 RESIDENCE 7 BUSINESS

● AVON RD W RCCH PO

E AVON RD 1968

AVON RD E		ROCH PO
		48063
.....	1- 1999 TZ6079	\$A..117
55*	AVON CTR HOSPITAL	6519381
80	V I FERGUSON	#6517427
83*	DR J V WILKES	6517370
	PAUL S KRUSZKA	6 6517370
	*DR B LEO BUDWIG	6517370
85	ELDON KIPHART	6515439
90		NP
91	MELVIN B DIRDEN	5 6510214
100		NP
107	ELBERT H ROCK	6516656
120		NP
127*	ROCH CH OF CHRST	6511933
130	JOSEPH E MCDANIEL	6 6518035
160	BASIL COLTSON	3 6518364
165		NP
180	ROSS C DOUGLAS	6510319
	M WALES	#6516574
185	WAYNE E STOBER	-6519587
230	ALBERT BONIN	6516589
245	LYLE SHUERT	6511786
310	E LLOYD EVANS	6514683
313		NP
315		NP
330	W BIDDLINGMEIER	#6510481
341	RICHARD RICHARDSON	6516570
346		NP
399	CHARLES HEARN	7 6517313
407	ROBERT BOLINGER	6516657
410	SAMUEL A MILLER	6516660
430*	D M MICKELSON CPA	#6516871
435		NP
445	JOHN A LAUDER	6 6513707
496	CARL F RATHKA	6516445
514*	R W COMMINS CONCR	6510772
515	AUGUST E GENTRY	6 6511511
532	DAVID MASCITELLI	#6515071
542	K N GOTCHLING	6510719
600	RICHARD A GOWANS	6511207
637	JOSEPH SCHEMER	6511332
638	KIRK RATHKA	7 6519356
685	JAMES H BRUNO	6519422
688	FRED C RATHKA	OL16448
692	FRED C RATHKA	7 6511719
	JAMES SHELLY	6511719
705	CHARLES WILLCOCK	6 6518995
720	THEO NESTEROWICH	#6517815
753	EDWARD W KERN JR	6516578
781		NP
800		NP
801		NP
810		NP
861	BOB FIDLER	#6514664
	ROBERT E FIDLER	-6516052
895	NORMAN F POLI	#6519659
925	LEROY VANDERWERVEN	
		4 6513423
941	FRANCIS PALESKI	6511264
957	G E SARTOR	3 6515517
1011	GEORGE MALEDON	6511676
1040	A J MARTIN	6 6510810
1059		NP
1125	WALTER E HOLST	6517952
1150	RICHD P KESSELRING	
		3 6517125
	V G KESSELRING	3 6517125
1183	J S HOLST	7 6515818
1187	VIRGIE W RUMBLE	-6510620
1200	GERALD F KOHLER	6517191
1406		NP
1435*	IOPPOLO TKNG&SUPP	6518482
1440	HAYDEN WALL	4 6513865
	WILLIE WALL	6513865
1750	JEANIE BURGDORF	6510017
	DAVID SPLATT	6510017
1755		NP
1880	HARRY L YATES	6517929
1930	RUSSELL M SMITH	#7318175
1990*	YATES CIDER MILL	6518300
	CHARLES POSEY	6518300
	69 RESIDENCE	8 BUSINESS
AVON RD W		ROCH PO

E AVON RD 1963

Target Street	Cross Street	Source
800	ROBERT ERWIN	OL21366
810	ALBERT FIRESTONE	OL11213
861	ROBERT E FIDLER	OL20541
895	ROBERT H RICHARDS	OL16463
941	FRANCIS PALESKI	OL11264
957	G E SARTOR	-OL24821
1011	GOERGE MALEDON	OL11676
1040	WALTER KEUSCH	OL21781
1059	CHARLES MOSES	6520976
1125	WALTER E HOLST	OL17952
1150	R P KESSELRING	-6527246
	VIRG G KESSELRING	-6527246
1200	GERALD F KOHLER	6517191
1406	RAY DEATON	6527181
1440	WILLIE M WALL	OL10040
1750	JEANIE BURGDORF	OL10017
	DAVID SPLATT	OL10017
1880	HARRY L YATES	OL28883
1990*	YATES CIDER MILL	OL18300
	CHARLES POSEY	OL18300
	58 RESIDENCE	8 BUSINESS

AVON RD W

ROCH PO

E AVON RD 1958

435	JENKINS BILL	OL1	1167
445	RODNEY WM J	OL1	6658
496	RATHKA CARL F	OL1	6445
514	BEITLER GUSTAV	OL1	6659
515	KOSKI JOHN E	OL1	6468
532	GOTCHLING CHARLES	OL1	6389
537	EADE LA VERN	OL2	0396
600	TWYDELL ALBERT	OL1	6378
637	SCHEMER JOS	OL1	1332
638	SHELLY JAS L	OL1	1719
685	TUTEN ABRIM H	OL2	0391
688	RATHKA FRED C	OL1	6448
753	KERN E W JR	OL1	6578
800	ERWIN ROBT	OL2	1366
810	FIRESTONE ALBERT	OL6	0981
861	FIDLER ROBT E	OL2	0541
895	SPRENGEL HOWARD W	OL2	1362
941	SKIBOWSKI EARL	OL6	1671
957	HURLEY CHAS	OL6	1677
1011	MALEDON GEO	OL1	1676
1040	KEUSCH WALTER	OL2	1781
1059	MOSES CHAS	OL2	0076
1125	HOLST W E	OL1	4086
1150	AVON SPECIALTY CO	OL2	3661
1150	TIMMRICK P J	OL2	3661
1200	KOHLER G F	OL2	5212
1406	COLE BULGER	OL2	5214
1631	KLINTWORTH M P	OL6	0890
1750	POSEY CHAS	OL2	5211
1880	YATES HARRY L	OL2	8882
1930	LE BOW JAMES C JR	OL6	0307
1930	LEBOW JAMES JR	OL1	5806
1930	SMITH R M	OL2	3104

Appendix E
Site Photographs
