

# **TABLES**

# **Table 1**

## **Summary of Costs for Eligible Activities**

<b>Table 1: 3010 &amp; 3050 Rochester Rd - Estimated Costs of Eligible Activities</b>		
<b>Item/Activity</b>	<b>Total Estimated Eligible Activity Project Costs</b>	<b>Local Only Act 381 Eligible Activities (47% local share on costs)</b>
<b>Baseline Environmental Assessments</b>		
Phase I ESA	\$ 1,400	\$ 658
Phase II ESA	\$ 23,955	\$ 11,259
BEA	\$ 1,500	\$ 705
Documentation of Due Care Compliance (pre-development)	\$ 1,500	\$ 705
<b>Baseline Environmental Assessments Sub-Total</b>	<b>\$ 28,355</b>	<b>\$ 13,327</b>
<b>Demolition</b>		
Building Demolition: demolition and removal of dealership building and oil/water separator cleanout and removal/disposal; demolition of used car sales building; demolition of former gas station building; service garage oil tank removal and disposal; furnish and install class II backfill material associated with building demolition	\$ 122,718	\$ 57,677
Site Demolition: concrete saw cutting for removal, concrete and asphalt removal, tree removal, parking lot perimeter fence, sidewalk removal, curb and approaches removal etc.	\$ 135,470	\$ 63,671
Removal of Orphan Underground Storage Tanks (including removal, cleaning, and disposal)	\$ 6,400	\$ 3,008
<b>Demolition Sub-Total</b>	<b>\$ 264,588</b>	<b>\$ 124,356</b>
<b>Due Care Activities</b>		
Installation of up to four (4) utility trench migration barriers	\$ 10,000	\$ 4,700
Transport and disposal of approximately 6,000 cubic yards of contaminated soil and associated sampling, verification, and reporting	\$ 270,000	\$ 126,900
Environmental Project Management and Post Documentation of Due Care Compliance	\$ 15,000	\$ 7,050
<b>Due Care Activities Sub-Total</b>	<b>\$ 295,000</b>	<b>\$ 138,650</b>
<b>Additional Response Activities</b>		
Transport and disposal of approximately 750 cubic yard of non-hazardous contaminated soils at building footings and utility runs	\$ 26,250	\$ 12,338
Site assessment sampling, analysis, and oversight associated with orphan tank removal	\$ 6,175	\$ 2,902
<b>Additional Response Activities Sub-Total</b>	<b>\$ 32,425</b>	<b>\$ 15,240</b>
<b>Preparation of a Combined Work Plan</b>		
Brownfield Plan and Act 381 Work Plan	\$ 9,200	\$ 4,324
<b>Brownfield Plan and Act 381 Work Plan Sub-Total</b>	<b>\$ 9,200</b>	<b>\$ 4,324</b>
<b>Project Sub Totals</b>	<b>\$ 629,568</b>	<b>\$ 295,897</b>
15% Contingency*	\$ 88,802	\$ 41,737
RHBRA Administrative Fees	\$ 28,141	\$ 28,141
TIF Capture for Local Site Remediation Revolving Fund	\$ 192,173	\$ 192,173
<b>Total Cost of Eligible Activities to be Funded through TIF</b>	<b>\$ 938,684</b>	<b>\$ 557,948</b>

\*Excludes baseline environmental assessment activities and Combined Work Plan preparation

## **Table 2**

### **Tax Capture/ Reimbursement Schedule(s)**



**Tax Increment Financing Estimates**  
**Table 2**  
**3010 and 3050 South Rochester Road, Rochester Hills**

		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2025	2026	2027	2028	2029	
			YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16	
<b>Current Taxable Value 3010/3050 S Rochester Rd - 70-15-34-227-046</b>		\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	\$ 974,510	
<b>Estimated New Taxable Value (estimated increase of 1%/year)</b>		\$ 2,650,000	\$ 2,650,000	\$ 2,650,000	\$ 2,676,500	\$ 2,703,265	\$ 2,730,298	\$ 2,757,601	\$ 2,785,177	\$ 2,813,028	\$ 2,841,159	\$ 2,869,570	\$ 2,898,266	\$ 2,927,249	\$ 2,956,521	\$ 2,986,086	\$ 3,015,947	\$ 3,046,107	
<b>Incremental Difference (New Taxes-Existing)</b>		\$ 1,675,490	\$ 1,675,490	\$ 1,675,490	\$ 1,701,990	\$ 1,728,755	\$ 1,755,788	\$ 1,783,091	\$ 1,810,667	\$ 1,838,518	\$ 1,866,649	\$ 1,895,060	\$ 1,923,756	\$ 1,952,739	\$ 1,982,011	\$ 2,011,576	\$ 2,041,437	\$ 2,071,597	
<b>Local Taxes - Millage</b>																			
County Operating	4.1900	\$ 7,020	\$ 7,020	\$ 7,131	\$ 7,243	\$ 7,357	\$ 7,471	\$ 7,587	\$ 7,703	\$ 7,821	\$ 7,940	\$ 8,061	\$ 8,182	\$ 8,305	\$ 8,429	\$ 8,554	\$ 8,680	\$ 8,800	\$ 124,504
OAK INT SD	3.3690	\$ 5,645	\$ 5,645	\$ 5,734	\$ 5,824	\$ 5,915	\$ 6,007	\$ 6,100	\$ 6,194	\$ 6,289	\$ 6,384	\$ 6,481	\$ 6,579	\$ 6,677	\$ 6,777	\$ 6,878	\$ 6,979	\$ 7,082	\$ 100,109
OCC	1.5844	\$ 2,655	\$ 2,655	\$ 2,697	\$ 2,739	\$ 2,782	\$ 2,825	\$ 2,869	\$ 2,913	\$ 2,958	\$ 3,003	\$ 3,048	\$ 3,094	\$ 3,140	\$ 3,187	\$ 3,234	\$ 3,282	\$ 3,331	\$ 47,080
County PK & REC	0.2415	\$ 405	\$ 405	\$ 411	\$ 417	\$ 424	\$ 431	\$ 437	\$ 444.00	\$ 450.80	\$ 457.66	\$ 464.59	\$ 471.59	\$ 478.66	\$ 485.80	\$ 493.01	\$ 500.29	\$ 507.66	\$ 7,176
HCMA	0.2146	\$ 360	\$ 360	\$ 365	\$ 371	\$ 377	\$ 383	\$ 389	\$ 395	\$ 401	\$ 407	\$ 413	\$ 419	\$ 425	\$ 432	\$ 438	\$ 445	\$ 451	\$ 6,377
City Millages	9.3412	\$ 15,651	\$ 15,651	\$ 15,899	\$ 16,149	\$ 16,401	\$ 16,656	\$ 16,914	\$ 17,174	\$ 17,437	\$ 17,702	\$ 17,970	\$ 18,241	\$ 18,514	\$ 18,791	\$ 19,069	\$ 19,351	\$ 19,634	\$ 277,570
<b>Total Local Taxes (capturable)</b>	<b>18.9407</b>	<b>\$ 31,735</b>	<b>\$ 31,735</b>	<b>\$ 32,237</b>	<b>\$ 32,744</b>	<b>\$ 33,256</b>	<b>\$ 33,773</b>	<b>\$ 34,295</b>	<b>\$ 34,823</b>	<b>\$ 35,356</b>	<b>\$ 35,894</b>	<b>\$ 36,437</b>	<b>\$ 36,986</b>	<b>\$ 37,541</b>	<b>\$ 38,101</b>	<b>\$ 38,666</b>	<b>\$ 39,237</b>	<b>\$ 39,811</b>	<b>\$ 562,816</b>
<b>School Taxes (not captured)</b>																			
School Operating	18.0000	\$ 30,159	\$ 30,159	\$ 30,636	\$ 31,118	\$ 31,604	\$ 32,096	\$ 32,592	\$ 33,093	\$ 33,600	\$ 34,111	\$ 34,628	\$ 35,149	\$ 35,676	\$ 36,208	\$ 36,746	\$ 37,289	\$ 37,837	\$ 534,863
SET	3.0000	\$ 5,026	\$ 5,026	\$ 5,106	\$ 5,186	\$ 5,267	\$ 5,349	\$ 5,432	\$ 5,516	\$ 5,600	\$ 5,685	\$ 5,771	\$ 5,858	\$ 5,946	\$ 6,035	\$ 6,124	\$ 6,215	\$ 6,307	\$ 89,144
<b>Total School Taxes</b>	<b>21.0000</b>	<b>\$ 35,185</b>	<b>\$ 35,185</b>	<b>\$ 35,742</b>	<b>\$ 36,304</b>	<b>\$ 36,872</b>	<b>\$ 37,445</b>	<b>\$ 38,024</b>	<b>\$ 38,609</b>	<b>\$ 39,200</b>	<b>\$ 39,796</b>	<b>\$ 40,399</b>	<b>\$ 41,008</b>	<b>\$ 41,622</b>	<b>\$ 42,243</b>	<b>\$ 42,870</b>	<b>\$ 43,504</b>	<b>\$ 44,144</b>	<b>\$ 624,007</b>
<b>Total Capturable Millages</b>	<b>39.9407</b>	<b>\$ 66,920</b>	<b>\$ 66,920</b>	<b>\$ 67,979</b>	<b>\$ 69,048</b>	<b>\$ 70,127</b>	<b>\$ 71,218</b>	<b>\$ 72,319</b>	<b>\$ 73,432</b>	<b>\$ 74,555</b>	<b>\$ 75,690</b>	<b>\$ 76,836</b>	<b>\$ 77,994</b>	<b>\$ 79,163</b>	<b>\$ 80,344</b>	<b>\$ 81,536</b>	<b>\$ 82,741</b>	<b>\$ 83,955</b>	<b>\$ 1,186,822</b>
<b>Non-Capturable Millages</b>																			
School Debt Service	6.7000	\$ 11,226	\$ 11,226	\$ 11,403	\$ 11,583	\$ 11,764	\$ 11,947	\$ 12,131	\$ 12,318	\$ 12,507	\$ 12,697	\$ 12,889	\$ 13,083	\$ 13,279	\$ 13,478	\$ 13,678	\$ 13,880	\$ 14,084	\$ 199,088
City Bond Debt	0.3648	\$ 611	\$ 611	\$ 621	\$ 631	\$ 641	\$ 650	\$ 661	\$ 671	\$ 681	\$ 691	\$ 702	\$ 712	\$ 723	\$ 734	\$ 745	\$ 756	\$ 767	\$ 10,840
Zoo Authority	0.1000	\$ 299	\$ 299	\$ 303	\$ 307	\$ 311	\$ 315	\$ 319	\$ 323	\$ 327	\$ 332	\$ 336	\$ 340	\$ 345	\$ 349	\$ 354	\$ 359	\$ 364	\$ 5,190
Art Institute	0.2000	\$ 597	\$ 597	\$ 605	\$ 613	\$ 622	\$ 630	\$ 638	\$ 646	\$ 655	\$ 664	\$ 672	\$ 681	\$ 690	\$ 699	\$ 709	\$ 718	\$ 728	\$ 10,380
<b>Total Non-Capturable Millages</b>	<b>7.3648</b>	<b>\$ 12,733</b>	<b>\$ 12,733</b>	<b>\$ 12,932</b>	<b>\$ 13,133</b>	<b>\$ 13,337</b>	<b>\$ 13,542</b>	<b>\$ 13,749</b>	<b>\$ 13,959</b>	<b>\$ 14,170</b>	<b>\$ 14,384</b>	<b>\$ 14,599</b>	<b>\$ 14,817</b>	<b>\$ 15,037</b>	<b>\$ 15,246</b>	<b>\$ 15,457</b>	<b>\$ 15,670</b>	<b>\$ 15,885</b>	<b>\$ 225,498</b>
<b>Total Capturable and Non-Capturable Millages</b>	<b>47.3055</b>	<b>\$ 79,653</b>	<b>\$ 79,653</b>	<b>\$ 80,911</b>	<b>\$ 82,181</b>	<b>\$ 83,464</b>	<b>\$ 84,760</b>	<b>\$ 86,068</b>	<b>\$ 87,390</b>	<b>\$ 88,725</b>	<b>\$ 90,074</b>	<b>\$ 91,435</b>	<b>\$ 92,811</b>	<b>\$ 94,200</b>	<b>\$ 95,590</b>	<b>\$ 96,993</b>	<b>\$ 98,411</b>	<b>\$ 99,844</b>	<b>\$ 1,412,320</b>
<b>Annual Incremental Local Taxes</b>		\$ 31,735	\$ 31,735	\$ 32,237	\$ 32,744	\$ 33,256	\$ 33,773	\$ 34,295	\$ 34,823	\$ 35,356	\$ 35,894	\$ 36,437	\$ 36,986	\$ 37,541	\$ 38,101	\$ 38,666	\$ 39,237	\$ 39,811	\$ 562,816
<b>RHBRA Administrative Fee (5% of captured taxes)</b>		\$ 1,587	\$ 1,587	\$ 1,612	\$ 1,637	\$ 1,663	\$ 1,689	\$ 1,715	\$ 1,741	\$ 1,768	\$ 1,795	\$ 1,822	\$ 1,849	\$ 1,877	\$ 1,905	\$ 1,933	\$ 1,962	\$ 1,991	\$ 28,141
<b>Annual Incremental Taxes After Admin. Fees</b>		\$ 30,148	\$ 30,148	\$ 30,625	\$ 31,107	\$ 31,593	\$ 32,084	\$ 32,581	\$ 33,082	\$ 33,588	\$ 34,099	\$ 34,615	\$ 35,137	\$ 35,664	\$ 36,196	\$ 36,733	\$ 37,276	\$ 37,818	\$ 534,675
<b>Total Cumulative Incremental Taxes After Admin. Fees</b>		\$ 30,148	\$ 60,296	\$ 90,921	\$ 122,028	\$ 153,621	\$ 185,705	\$ 218,286	\$ 251,368	\$ 284,956	\$ 319,055	\$ 353,670	\$ 388,807	\$ 424,471	\$ 460,666	\$ 497,399	\$ 534,675	\$ 571,494	\$ 608,305
<b>Local Site Remediation Revolving Fund Capture*</b>																			
Local Taxes		\$ -	\$ 952	\$ 952	\$ 967	\$ 982	\$ 998	\$ 1,013	\$ 1,029	\$ 1,045	\$ 1,061	\$ 1,077	\$ 1,093	\$ 35,137	\$ 35,664	\$ 36,196	\$ 36,733	\$ 37,276	\$ 192,173
<b>Cumulative Total</b>		<b>\$ -</b>	<b>\$ 952</b>	<b>\$ 1,904</b>	<b>\$ 2,871</b>	<b>\$ 3,854</b>	<b>\$ 4,851</b>	<b>\$ 5,864</b>	<b>\$ 6,893</b>	<b>\$ 7,938</b>	<b>\$ 8,999</b>	<b>\$ 10,075</b>	<b>\$ 11,169</b>	<b>\$ 46,305</b>	<b>\$ 81,969</b>	<b>\$ 118,165</b>	<b>\$ 154,898</b>	<b>\$ 192,173</b>	<b>\$ 192,173</b>
<b>Local Only Environmental Reimbursed Expenses</b>																			
Local Taxes (following Administrative Fee & LSRRF Capture)		\$ 29,196	\$ 29,196	\$ 29,658	\$ 30,124	\$ 30,595	\$ 31,071	\$ 31,552	\$ 32,037	\$ 32,527	\$ 33,022	\$ 33,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreimbursed Eligible Expenses		\$ 337,634	\$ 308,438	\$ 279,242	\$ 249,584	\$ 219,459	\$ 188,864	\$ 157,793	\$ 126,241	\$ 94,204	\$ 61,677	\$ 28,655	\$ (4,868)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*3% on captured taxes throughout the plan plus five years capture following developer reimbursement

Tax Ratio	
School Tax	53%
Local Tax	47%

**11 Years for developer reimbursement**

# **ATTACHMENTS**

# **Attachment A**

## **Resolution(s) Approving**

**(To be developed and provided to State following approval of local plan)**

# **Attachment B**

## **Development Reimbursement Agreement**

**(To be developed and provided to State following approval of local plan)**

# **Attachment C**

## **Available Project Bid Documents**

9-3-2013



# Selective Construction Corporation

## Estimate

Mr. Doraid Markus  
Rochester Auburn Associates  
Rochester Retail

### Building Demolition:

- Demo and remove dealership building.
- Furnish and install Class II backfill material.
- Demo and remove used car sales building.
- Furnish and install Class II backfill material.
- Demo and remove gas station building.
- Furnish and install Class II backfill material.

**\$ 122,718.00**

### Site Demolition:

- |                                      |            |
|--------------------------------------|------------|
| ➤ Concrete Saw Cutting               | 1LS        |
| ➤ Remove Trees                       | 1LS        |
| ➤ Remove Parking Lot Perimeter Fence | 1LS        |
| ➤ Remove Walks                       | 13,800 SF  |
| ➤ Remove Curbs                       | 3,200 SF   |
| ➤ Remove Approaches                  | 8,300 SF   |
| ➤ Remove Concrete Pavement           | 7,700 SF   |
| ➤ Remove Asphalt Pavement            | 129,000 SF |

**\$ 135,470.00**

92 Auburn Rd., 3008 & 3052 Rochester Rd.  
Rochester Hills, Michigan

**CUSTOMER**

Name: Rochester Auburn Associates, LLC.  
Street address: 4036 Telegraph Rd., Ste. 205  
City, State, Zip: Bloomfield Hills, Michigan 48302  
Office Phone:  
Fax Phone:  
Contact name: Mr. Doraid Markus  
Contact cell phone: (248)892-2222

**ARCHITECT**

Name: Rogvov Architects  
Street address: 32500 Telegraph, Suite 250  
City, State, Zip: Bingham Farms, Michigan 48025  
Office phone: (248)540-7700  
Fax phone: (248)540-2710  
Contact name: Mark Drane  
Contact cell phone:

**SUBCONTRACTORS*****Electrical***

Name: DC Illuminations  
Street address: 2655 Orchard Lake Road, Ste. 127  
City, State, Zip: Sylvan Lake, Michigan 48320  
Office phone: (248)681-6458  
Fax phone: (248)681-2789  
Contact name: Derek Or David  
Contact cell phone: (248)866-2107

***Fire Alarms***

Name:  
Street address:  
City, State, Zip:  
Office phone:  
Fax phone:  
Contact name:  
Contact cell phone:

***Plumbing***

Name: J.M & Sons Plumbing  
Street address: 8080 Boardwalk  
City, State, Zip: Brighton, Michigan 48116  
Office phone: (248)667-3140  
Fax phone: (248)491-0093  
Contact name: Dustan Cunningham  
Contact cell phone: (313)363-7213

***Carpentry/Drywall***

Name: Sterling Contracting, Inc.  
Street address: 23350 Commerce  
City, State, Zip: Farmington Hills, Michigan 48335  
Office phone: (248)427-1400  
Fax phone: (248)427-1300  
Contact name: Paul Drainville  
Contact cell phone: (248)514-6805

***H.V.A.C.***

Name: RGR Refrigeration, LLC.  
Street address: 39095 Webb Drive  
City, State, Zip: Westland, Michigan 48185  
Office phone: (734)728-1911  
Fax phone:  
Contact name: Gary Cosby  
Contact cell phone: (734)787-2636

***Doors, Frames & Hardware***

Name: Rayhaven Group  
Street address: 22122 Telegraph Road  
City, State, Zip: Southfield, Michigan 48033  
Office phone: (248)357-1006  
Fax phone: (248)357-3497  
Contact name: Frank Rehling, Jr.  
Contact cell phone:

***Fire Protection***

Name: American Fire Protection, Services  
Street address: P.O. Box 586  
City, State, Zip: New Boston, Michigan 48164  
Office phone: (734)783-0904  
Fax phone: (734)783-3782  
Contact name: Mike Anetzberger  
Contact cell phone: (734)558-6151

***Glass/Glazing***

Name: CVS Glass & Mirror, Inc.  
Street address: 38261 Groesbeck Hwy., Ste. A  
City, State, Zip: Clinton Twp., Michigan 48036  
Office phone: (586)783-5001  
Fax phone: (586)783-5352  
Contact name: Vince Cipriano  
Contact cell phone: (586)668-8869

92 Auburn Rd., 3008 & 3052 Rochester Rd.  
Rochester Hills, Michigan

**Painting**

Name: Magic Wall Covering, Inc.  
Street address: 18255 Canal Road  
City, State, Zip: Clinton Township, Michigan 48038  
Office phone:  
Fax phone: (586)961-6889  
Contact name: Pat Mork  
Contact cell phone: (586)907-4359

---

**Roofing**

Name: Lutz Roofing Company, Inc.  
Street address: 4721 Twenty-Two Mile Road  
City, State, Zip: Shelby Township, Michigan 48317  
Office phone: (586)739-1148  
Fax phone: (586)739-7678  
Contact name: Mr. George Palmer  
Contact cell phone: (586)855-2280

---

**EIFS**

Name: Superior Designs, Inc.  
Street address: 807 W. Predmore Road  
City, State, Zip: Oakland Twp., Michigan 48363  
Office phone: (248)814-6990  
Fax phone: (248)814-6992  
Contact name: Ky Kessler  
Contact cell phone: (248)535-4558

---

**Caulking**

Name: J.C. Pattock Company  
Street address: 11143 Hearthside Drive  
City, State, Zip: Pinckney, Michigan 48169  
Office phone: (734)878-7900  
Fax phone: (734)878-4949  
Contact name: Mike Pattock  
Contact cell phone: (734)320-3223

---

**Demolition**

Name: Adams Group, Inc.  
Street address: 4850 Coolidge Hwy., Ste. A  
City, State, Zip: Royal Oak, Michigan 48073  
Office phone: (888)993-3200  
Fax phone: (248)651-1195  
Contact name: Eric Adams  
Contact cell phone: (248)990-0026

---

**Masonry**

Name: Seres-Castle Masonry, Inc.  
Street address: 533 Harvey  
City, State, Zip: Westland, Michigan 48185  
Office phone: (734)729-1688  
Fax phone: (734)676-7980  
Contact name: Bryan Castle  
Contact cell phone: (734)231-4582

---

**Structural Steel**

Name: American Steel Construction, Inc.  
Street address: 23850 Freeway Park Drive  
City, State, Zip: Farmington, Michigan 48335  
Office phone: (248)477-3325  
Fax phone: (248)477-3365  
Contact name: Joe Quin  
Contact cell phone: (810)560-9975

---

**Foundations**

Name: Novi Wall, Inc.  
Street address: 25250 Seeley Road  
City, State, Zip: Novi, Michigan 48375  
Office phone: (248)474-1200  
Fax phone: (248)474-7954  
Contact name: Charlie Tobel  
Contact cell phone: (248)730-1249

---

**Asphalt Paving**

Name: Asphalt Specialists, Inc.  
Street address: 1780 E. Highwood  
City, State, Zip: Pontiac, Michigan 48340  
Office phone: (248)334-4570  
Fax phone: (248)334-0134  
Contact name: Bruce Israel  
Contact cell phone:

---

**Concrete Curbs**

Name: Asphalt Specialists, Inc.  
Street address: 1780 E. Highwood  
City, State, Zip: Pontiac, Michigan 48340  
Office phone: (248)334-4570  
Fax phone: (248)334-0134  
Contact name: Bruce Israel  
Contact cell phone:

---



92 Auburn Rd., 3008 & 3052 Rochester Rd.  
Rochester Hills, Michigan**Site Work / Utilities**

Name: Carnwath Excavating Company  
Street address: P.O. Box 306  
City, State, Zip: Davisburg, Michigan 48350  
Office phone: (248)625-7711  
Fax phone: (248)625-7710  
Contact name: Ken Carnwath  
Contact cell phone: (248)640-0954

---

**R.O.W.**

Name: Asphalt Specialists, Inc.  
Street address: 1780 E. Highwood  
City, State, Zip: Pontiac, Michigan 48340  
Office phone: (248)334-4570  
Fax phone: (248)334-0134  
Contact name: Bruce Israel  
Contact cell phone:

---

**R.O.W. Signage**

Name: Asphalt Specialists, Inc.  
Street address: 1780 E. Highwood  
City, State, Zip: Pontiac, Michigan 48340  
Office phone: (248)334-4570  
Fax phone: (248)334-0134  
Contact name: Bruce Israel  
Contact cell phone:

---

**Canvas Awnings**

Name: Marygrove Awnings  
Street address: 12700 Merriman Road  
City, State, Zip: Livonia, Michigan 48150  
Office phone: (734)422-7110  
Fax phone: (734)422-3225  
Contact name: Rachael Falahee  
Contact cell phone:

---

**Site Concrete**

Name: Merlo Construction Co., Inc.  
Street address: 4964 Technical Drive  
City, State, Zip: Milford, Michigan 48381  
Office phone: (248)714-5486  
Fax phone: (248)714-5249  
Contact name: Ray Merlo  
Contact cell phone: (248)640-2144

---

# **Attachment D**

## **Project Pro-Forma and Financials**

**Project Pro-Forma and Financials  
MEDC Template – NO Tax Increment Financing**

# REVENUE

Development Name: Rochester Auburn - NO TIF  
 City/Township/Village: Rochester Hills  
 County: Oakland  
 Construction Type: Rehabilitation/New Construction  
 Property Type: Retail

Fill in all blue shaded input cells

YES ▼

**\*CONFIDENTIAL\***

This worksheet is utilized as an input page only with information being utilized to populate information within the "Proforma" and "Cash Flow" worksheets.

## DEVELOPMENT INCOME ASSUMPTIONS

RESIDENTIAL RENTS								
Unit Type	# Units	Baths	Sq. Ft.	Mo. Rent	Gross Ann. Rent	Vacancy Loss	Net Ann. Rent	Total Sq. Ft.
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
					\$0	\$0	\$0	0
<b>TOTALS:</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>

RESIDENTIAL ASSUMPTIONS	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Rent Increase	2.0%	2.0%	2.0%
Vacancy Rate	Stabilized		
	5.0%		

COMMERCIAL/OFFICE RENTS					
Description	Sq. Ft.	Rent/Sq. Ft.	Gross Ann. Rent	Vacancy Loss	Net Ann. Rent
Proposed Building "A"	4,600	\$16.30	\$74,980	(\$3,749)	\$71,231
Proposed Building "B"	8,832	\$24.00	\$211,968	(\$10,598)	\$201,370
Proposed Building "C"	9,652	\$30.00	\$289,560	(\$14,478)	\$275,082
Proposed Building "D"	9,107	\$30.00	\$273,210	(\$13,661)	\$259,550
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
			\$0	\$0	\$0
<b>TOTALS:</b>	<b>32,191</b>		<b>\$849,718</b>	<b>(\$42,486)</b>	<b>\$807,232</b>

COMMERCIAL ASSUMPTIONS	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Rent Increase	2.0%	2.0%	2.0%
Vacancy Rate	Stabilized		
	5.0%		

OTHER INCOME AND ASSUMPTIONS (Including hotels)					
Description	Monthly Income	Annual Income	Year 2 Inflation Factor	Year 3 Inflation Factor	Future Inflation Factor
Tenant Taxes	\$8,492	\$101,900	2.0%	2.0%	2.0%
Insurance	\$1,250	\$15,000			
Administrative Expenses (CAMs)	\$18,533	\$222,400			
		\$0			
		\$0			
		\$0			
		\$0			
		\$0			
		\$0			
		\$0			
<b>TOTALS:</b>	<b>\$28,275</b>	<b>\$339,300</b>			

# STABILIZED OPERATING STATEMENT

Fill in all blue shaded input cells

YES

**\*CONFIDENTIAL\***

This worksheet is utilized to proforma out the stabilized operations of the project utilizing the projected initial rental rates, the stabilized vacancy rates, and the anticipated full operating expenses of the project.

**Development Name:** Rochester Auburn - NO TIF  
**City/Township/Village:** Rochester Hills  
**County:** Oakland  
**Construction Type:** Rehabilitation/New Construction  
**Property Type:** Retail

## DEVELOPMENT INCOME

		% Gross	% Eff.
Annual Gross Residential Rental Income	\$0	0.0%	0.0%
Annual Gross Commercial Rental Income	\$849,718	71.5%	74.1%
Annual Other Income	\$339,300	28.5%	29.6%
<b>Gross Income</b>	<b>\$1,189,018</b>	<b>100.0%</b>	<b>103.7%</b>
Vacancy Loss (Residential and Commercial)	(\$42,486)	-3.6%	-3.7%
<b>Net Rent Potential</b>	<b>\$1,146,532</b>	<b>96.4%</b>	<b>100.0%</b>

## DEVELOPMENT OPERATING EXPENSES

		% Gross	% Eff.	Inflation Factor
Administrative Expenses	\$82,500	6.9%	7.2%	3.0%
Management Fees	\$12,000	1.0%	1.0%	
Office Payroll	\$40,000	3.4%	3.5%	
Payroll Taxes	\$12,000	1.0%	1.0%	
Benefits/Worker's Comp.	\$1,000	0.1%	0.1%	
Advertising/Marketing	\$5,000	0.4%	0.4%	
Legal /Accounting	\$10,000	0.8%	0.9%	
General Office	\$2,500	0.2%	0.2%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Utilities	\$38,000	3.2%	3.3%	3.0%
Electricity	\$12,000	1.0%	1.0%	
Fuel	\$10,000	0.8%	0.9%	
Water & Sewer	\$16,000	1.3%	1.4%	
Maintenance/Non-Capitalized Repairs	\$101,900	8.6%	8.9%	3.0%
Maintenance/Janitorial Payroll	\$40,000	3.4%	3.5%	
Janitorial Supplies	\$2,400	0.2%	0.2%	
Extermination	\$1,500	0.1%	0.1%	
Rubbish Removal	\$6,000	0.5%	0.5%	
Snow Removal	\$30,000	2.5%	2.6%	
Lawn/Tree Maintenance	\$12,000	1.0%	1.0%	
Parking Lot Repairs	\$5,000	0.4%	0.4%	
Painting/Decorations/Cleaning	\$0	0.0%	0.0%	
Heating & Air Repairs	\$2,500	0.2%	0.2%	
Plumbing/Electrical Repairs	\$2,500	0.2%	0.2%	
Elevator Maintenance	\$0	0.0%	0.0%	
Vehicle/Equipment Maintenance	\$0	0.0%	0.0%	
Security	\$0	0.0%	0.0%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Real Estate Taxes	\$133,310	11.2%	11.6%	3.0%
Tax Abatement	\$0	0.0%	0.0%	
Property & Liability Insurance	\$15,000	1.3%	1.3%	3.0%
Reserve Requirements	\$0	0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
<b>Total Expenses</b>	<b>\$370,710</b>	<b>31.2%</b>	<b>32.3%</b>	
<b>Cash Flow Available for Debt Service / NOI</b>	<b>\$775,822</b>	<b>65.2%</b>	<b>67.7%</b>	

## Amortizing Loans

Loan 1 DS: Private Bank	\$572,836	48.2%	50.0%
Loan 2 DS: xxx	\$0	0.0%	0.0%
CRP Loan Debt Service	\$0	0.0%	0.0%
<b>Cash Flow Available for Distribution</b>	<b>\$202,986</b>	<b>17.1%</b>	<b>17.7%</b>

Debt Service Coverage Ratio

1.35

Required DSCR

LOAN TERMS	Loan Amount	Term Yrs.	Amort. Yrs.	Interest Rate	Refi. Rate
Private Bank	\$7,500,000	5	25	5.75%	7.75%
xxx		5	20	5.50%	7.50%
	Override				
	\$0 (if requesting a grant input \$0)				
CRP Conventional Loan	\$0	5	20	1.00%	3.00%

# DEVELOPMENT BUDGET

Fill in all blue shaded input cells

YES

Development Name: Rochester Auburn - NO TIF  
 City/Township/Village: Rochester Hills  
 County: Oakland  
 Construction Type: Rehabilitation/New Construction  
 Property Type: Retail

**\*CONFIDENTIAL\***

This worksheet is utilized to input the total Sources & Uses for the project from acquisition to construction completion. In addition, the maximum amount of MCRP Incentive the project is eligible for is calculated.

TOTAL DEVELOPMENT COSTS		
Acquisition	Amount	% of TDC
Land	\$4,050,000	40.54%
Building(s)		0.00%
Demolition		0.00%
Other: Environmental Due Diligence	\$28,355	0.28%
<b>Subtotal Acquisition</b>	<b>\$4,078,355</b>	<b>40.83%</b>

Construction Costs	Amount	% of TDC	Ineligible					
			Amt.	Eligible Basis				
Site Work	\$2,332,543	23.35%	\$0	\$2,332,543				
Environmental Mitigation	\$306,250	3.07%	\$0	\$306,250				
Earth Work/Demolition	\$258,188	2.58%	\$0	\$258,188				
Roads/Walks	\$583,780	5.84%	\$0	\$583,780				
Site Utilities		0.00%	\$0	\$0				
Site Improvements	\$1,086,750	10.88%	\$0	\$1,086,750				
Landscaping	\$65,000	0.65%	\$0	\$65,000				
Irrigation	\$20,000	0.20%	\$0	\$20,000				
Other: Orphan UST Removal	\$12,575	0.13%	\$0	\$12,575				
Structures	\$1,945,960	19.48%	\$0	\$1,945,960				
Building Concrete/Masonry	\$621,300	6.22%	\$0	\$621,300				
Carpentry	\$75,375	0.75%	\$0	\$75,375				
Roofing/Metal/Siding/Insulation/Caulking	\$239,550	2.40%	\$0	\$239,550				
Doors/Windows/Glass	\$117,800	1.18%	\$0	\$117,800				
Drywall/Acoustical	\$75,375	0.75%	\$0	\$75,375				
Flooring		0.00%	\$0	\$0				
Cabinets/Countertops/Applicances		0.00%	\$0	\$0				
Painting/Decorating/Furnishings	\$36,650	0.37%	\$0	\$36,650				
Plumbing/Electrical/Fire Protection	\$176,400	1.77%	\$0	\$176,400				
HVAC	\$94,500	0.95%	\$0	\$94,500				
Accessory Buildings/Garages		0.00%	\$0	\$0				
Elevators/Special Equipment		0.00%	\$0	\$0				
Tenant Upgrades		0.00%	\$0	\$0				
Other: Canvas Awnings	\$221,510	2.22%	\$0	\$221,510				
Other: Structural Steel	\$287,500	2.88%	\$0	\$287,500				
General Requirements		0.00%	\$0	\$0				
Builder's Overhead	\$90,000	0.90%	\$0	\$90,000				
Builder's Profit	\$270,000	2.70%	\$0	\$270,000				
Site Security		0.00%	\$0	\$0				
Permits/Tap Fees/Bond/Cost Certification	\$150,000	1.50%	\$0	\$150,000				
Construction Contingency	\$150,000	1.50%	\$0	\$150,000				
Other:		0.00%	\$0	\$0				
<b>Subtotal Construction Costs</b>	<b>\$4,938,503</b>	<b>49.44%</b>						
Professional Fees								
Architectural & Engineering	\$85,000	0.85%	\$0	\$85,000				
Survey	\$10,000	0.10%	\$0	\$10,000				
Legal/Accounting	\$20,000	0.20%	\$20,000	\$0				
Environmental Studies/Soiling Testing	\$69,132	0.69%	\$0	\$69,132				
Market Study		0.00%	\$0	\$0				
Appraisal	\$5,000	0.05%	\$5,000	\$0				
Cost Certification		0.00%	\$0	\$0				
Other: Brownfield Plan Preparation	\$9,200	0.09%	\$0	\$9,200				
<b>Subtotal Professional Fees</b>	<b>\$198,332</b>	<b>1.99%</b>						
<table border="1"> <tr> <td><b>Total Eligible Basis</b></td> <td><b>\$5,111,835</b></td> <td><b>Max. CRP Investment</b></td> <td><b>\$1,277,959</b></td> </tr> </table>					<b>Total Eligible Basis</b>	<b>\$5,111,835</b>	<b>Max. CRP Investment</b>	<b>\$1,277,959</b>
<b>Total Eligible Basis</b>	<b>\$5,111,835</b>	<b>Max. CRP Investment</b>	<b>\$1,277,959</b>					

<b>Interim Construction Costs</b>			
Construction Loan Fee	\$75,000	0.75%	Override
Construction Interest	\$175,000	1.75%	\$175,000
Construction Taxes	\$35,000	0.35%	
Construction Insurance	\$7,500	0.08%	
Title Work	\$3,500	0.04%	
Other:		0.00%	
<b>Subtotal Interim Construction Costs</b>	<b>\$296,000</b>	<b>2.96%</b>	
<b>Permanent Financing Costs</b>			
Permanent Loan Fees	\$75,000	0.75%	
CRP Fees		0.00%	
Title Work	\$3,500	0.04%	
Other:		0.00%	
<b>Subtotal Permanent Financing Costs</b>	<b>\$78,500</b>	<b>0.79%</b>	
<b>Developer and Consulting Fees</b>			
Developer Fee		0.00%	
Project Management Fees		0.00%	
Construction Management Fees		0.00%	
Consulting Fees		0.00%	
Other Related Party Fees		0.00%	
Other: Broker Commission	\$400,000	4.00%	
<b>Subtotal Developer and Consulting Fees</b>	<b>\$400,000</b>	<b>4.00%</b>	
<b>Reserves</b>			
Rent-Up Reserve	\$0	0.00%	Override
Replacement Reserve		0.00%	
Operating Reserve		0.00%	
Other:		0.00%	
Other:		0.00%	
<b>Subtotal Reserves</b>	<b>\$0</b>	<b>0.00%</b>	
<b>Miscellaneous</b>			
Other:		0.00%	
Other:		0.00%	
Other:		0.00%	
<b>Subtotal Miscellaneous</b>	<b>\$0</b>	<b>0.00%</b>	
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$9,989,690</b>	<b>100.00%</b>	

TOTAL DEVELOPMENT SOURCES		
Senior Debt	Amount	% of TDC
Private Bank	\$7,500,000	75.08%
xxx	\$0	0.00%
xxx	\$0	0.00%
CRP Conventional Loan	\$0	0.00%
<b>Subordinate Debt/Grants</b>		
CRP Subordinate Loan/Grant		0.00%
Other:		0.00%
Other:		0.00%
Other:		0.00%
<b>Deferred Fees/Cash Equity</b>		
Deferred Developer Fees		0.00%
Other Deferred Related Party Fees		0.00%
Deferred Consulting Fees		0.00%
Cash Equity Owner	\$1,800,000	18.02%
Land/Building Contribution Owner		0.00%
TIF Contributions		0.00%
Other:		0.00%
Other:		0.00%
<b>TOTAL DEVELOPMENT SOURCES</b>	<b>\$9,300,000</b>	<b>93.10%</b>

Construction Financing			
Construction Loan:	Private Bank	\$1,500,000	15.02%
Interest Rate:	6.00%		

Sources & Uses	
Total Development Costs	\$9,989,690
Total Development Sources	\$9,300,000
<b>Surplus/(Gap)</b>	<b>(\$689,690)</b>

Other Calculations			
Rental S.F.	32,191	Construct Cost /S.F.	Develop Cost/S.F.
Other S.F.			
Total S.F.	32,191	\$153.41	\$310.33
<b>% TDC</b>			
Cash Equity	\$1,800,000		18.02%
Land/Building Contribution	\$0		0.00%
<b>Owner Contribution</b>	<b>\$1,800,000</b>		<b>18.02%</b>
Cash IRR		12.1%	
Avg. Annual Cash on Cash Return		11.3%	
Owner Equity IRR		12.1%	
Avg. Annual Return on Owner Equity		11.3%	







# DEVELOPER INVESTMENT RETURNS

Fill in all blue shaded input cells

Development Name: Rochester Auburn - NO TIF  
 City/Township/Village: Rochester Hills  
 County: Oakland  
 Construction Type: Rehabilitation/New Construction  
 Property Type: Retail

YES ▼

**\*CONFIDENTIAL\***

This worksheet utilized to calculate a rough estimate of anticipated developer return. In addition, a proposed sales date and other owner cash investments in the project following construction completion can be entered on this worksheet.

Property Sales Assumptions	
Capitalization Rate	8.00%
Year of Sale	25
Sale Expenses (% of sale price)	5.0%

## Developer Return Analysis

Year	Cash Investment	Net Developer Fees Rec'd	Cash flow	Sale Proceeds	Net Cash Investment	Land/Building Investment	Net Developer Investment	Cash on Cash Return	Return on Owner Equity
0	\$1,800,000	\$0	\$0	\$0	(\$1,800,000)	\$0	(\$1,800,000)		
1		\$0	\$344,572	\$0	\$344,572	\$0	\$344,572	19.1%	19.1%
2		\$0	\$214,795	\$0	\$214,795	\$0	\$214,795	11.9%	11.9%
3		\$0	\$226,730	\$0	\$226,730	\$0	\$226,730	12.6%	12.6%
4		\$0	\$238,788	\$0	\$238,788	\$0	\$238,788	13.3%	13.3%
5		\$0	\$250,970	\$0	\$250,970	\$0	\$250,970	13.9%	13.9%
6		\$0	\$162,114	\$0	\$162,114	\$0	\$162,114	9.0%	9.0%
7		\$0	\$174,538	\$0	\$174,538	\$0	\$174,538	9.7%	9.7%
8		\$0	\$187,082	\$0	\$187,082	\$0	\$187,082	10.4%	10.4%
9		\$0	\$199,745	\$0	\$199,745	\$0	\$199,745	11.1%	11.1%
10		\$0	\$212,524	\$0	\$212,524	\$0	\$212,524	11.8%	11.8%
11		\$0	\$225,417	\$0	\$225,417	\$0	\$225,417	12.5%	12.5%
12		\$0	\$238,423	\$0	\$238,423	\$0	\$238,423	13.2%	13.2%
13		\$0	\$251,540	\$0	\$251,540	\$0	\$251,540	14.0%	14.0%
14		\$0	\$264,765	\$0	\$264,765	\$0	\$264,765	14.7%	14.7%
15		\$0	\$278,097	\$0	\$278,097	\$0	\$278,097	15.4%	15.4%
16		\$0	\$291,531	\$0	\$291,531	\$0	\$291,531	16.2%	16.2%
17		\$0	\$305,066	\$0	\$305,066	\$0	\$305,066	16.9%	16.9%
18		\$0	\$318,699	\$0	\$318,699	\$0	\$318,699	17.7%	17.7%
19		\$0	\$332,425	\$0	\$332,425	\$0	\$332,425	18.5%	18.5%
20		\$0	\$346,243	\$0	\$346,243	\$0	\$346,243	19.2%	19.2%
	\$1,800,000	\$0	\$5,064,063	\$0	\$5,064,063	\$0	\$5,064,063	11.25%	11.25%

IRR = 12.07%

IRR = 12.07%

### Calculation of Sales Proceeds

Net Operating Income (year before sale)	#REF!
Capitalization Rate	8.00%
Real Estate Value	#REF!
Less: Sale Expenses	#REF!
<b>Net Sale Proceeds</b>	<b>#REF!</b>
Less: Outstanding Debt	
Private Bank	#REF!
xxx	#REF!
xxx	#REF!
CRP Conventional Loan	#REF!
Other Debt Obligations	#REF!
Proceeds Available for Distributions	#REF!

**Project Pro-Forma and Financials  
MEDC Template – With Tax Increment Financing**



# STABILIZED OPERATING STATEMENT

Development Name: Rochester Auburn - With TIF  
 City/Township/Village: Rochester Hills  
 County: Oakland  
 Construction Type: Rehabilitation/New Construction  
 Property Type: Retail

Fill in all blue shaded input cells

YES

**\*CONFIDENTIAL\***

This worksheet is utilized to proforma out the stabilized operations of the project utilizing the projected initial rental rates, the stabilized vacancy rates, and the anticipated full operating expenses of the project.

## DEVELOPMENT INCOME

		% Gross	% Eff.
Annual Gross Residential Rental Income	\$0	0.0%	0.0%
Annual Gross Commercial Rental Income	\$849,718	71.5%	74.1%
Annual Other Income	\$339,300	28.5%	29.6%
<b>Gross Income</b>	<b>\$1,189,018</b>	<b>100.0%</b>	<b>103.7%</b>
Vacancy Loss (Residential and Commercial)	(\$42,486)	-3.6%	-3.7%
<b>Net Rent Potential</b>	<b>\$1,146,532</b>	<b>96.4%</b>	<b>100.0%</b>

## DEVELOPMENT OPERATING EXPENSES

		% Gross	% Eff.	Inflation Factor
Administrative Expenses	\$82,500	6.9%	7.2%	3.0%
Management Fees	\$12,000	1.0%	1.0%	
Office Payroll	\$40,000	3.4%	3.5%	
Payroll Taxes	\$12,000	1.0%	1.0%	
Benefits/Worker's Comp.	\$1,000	0.1%	0.1%	
Advertising/Marketing	\$5,000	0.4%	0.4%	
Legal /Accounting	\$10,000	0.8%	0.9%	
General Office	\$2,500	0.2%	0.2%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Utilities	\$38,000	3.2%	3.3%	3.0%
Electricity	\$12,000	1.0%	1.0%	
Fuel	\$10,000	0.8%	0.9%	
Water & Sewer	\$16,000	1.3%	1.4%	
Maintenance/Non-Capitalized Repairs	\$101,900	8.6%	8.9%	3.0%
Maintenance/Janitorial Payroll	\$40,000	3.4%	3.5%	
Janitorial Supplies	\$2,400	0.2%	0.2%	
Extermination	\$1,500	0.1%	0.1%	
Rubbish Removal	\$6,000	0.5%	0.5%	
Snow Removal	\$30,000	2.5%	2.6%	
Lawn/Tree Maintenance	\$12,000	1.0%	1.0%	
Parking Lot Repairs	\$5,000	0.4%	0.4%	
Painting/Decorations/Cleaning	\$0	0.0%	0.0%	
Heating & Air Repairs	\$2,500	0.2%	0.2%	
Plumbing/Electrical Repairs	\$2,500	0.2%	0.2%	
Elevator Maintenance	\$0	0.0%	0.0%	
Vehicle/Equipment Maintenance	\$0	0.0%	0.0%	
Security	\$0	0.0%	0.0%	
Other:		0.0%	0.0%	
Other:		0.0%	0.0%	
Real Estate Taxes	\$133,310	11.2%	11.6%	3.0%
Tax Abatement	\$0	0.0%	0.0%	
Property & Liability Insurance	\$15,000	1.3%	1.3%	3.0%
Reserve Requirements	\$0	0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
Other:		0.0%	0.0%	3.0%
<b>Total Expenses</b>	<b>\$370,710</b>	<b>31.2%</b>	<b>32.3%</b>	
<b>Cash Flow Available for Debt Service / NOI</b>	<b>\$775,822</b>	<b>65.2%</b>	<b>67.7%</b>	

## Amortizing Loans

Loan 1 DS: Private Bank	\$572,836	48.2%	50.0%
Loan 2 DS: xxx	\$0	0.0%	0.0%
CRP Loan Debt Service	\$0	0.0%	0.0%
<b>Cash Flow Available for Distribution</b>	<b>\$202,986</b>	<b>17.1%</b>	<b>17.7%</b>

Debt Service Coverage Ratio

1.35

Required DSCR

LOAN TERMS	Loan Amount	Term Yrs.	Amort. Yrs.	Interest Rate	Refi. Rate
Private Bank	\$7,500,000	5	25	5.75%	7.75%
xxx		5	20	5.50%	7.50%
	Override				
	\$0 (if requesting a grant input \$0)				
CRP Conventional Loan	\$0	5	20	1.00%	3.00%

# DEVELOPMENT BUDGET

Fill in all blue shaded input cells

YES

Development Name: Rochester Auburn - With TIF  
 City/Township/Village: Rochester Hills  
 County: Oakland  
 Construction Type: Rehabilitation/New Construction  
 Property Type: Retail

**\*CONFIDENTIAL\***

This worksheet is utilized to input the total Sources & Uses for the project from acquisition to construction completion. In addition, the maximum amount of MCRP Incentive the project is eligible for is calculated.

TOTAL DEVELOPMENT COSTS		
Acquisition	Amount	% of TDC
Land	\$4,050,000	40.54%
Building(s)		0.00%
Demolition		0.00%
Other: Environmental Due Diligence	\$28,355	0.28%
<b>Subtotal Acquisition</b>	<b>\$4,078,355</b>	<b>40.83%</b>

Construction Costs	Amount	%	Ineligible	
			Amt.	Eligible Basis
Site Work	\$2,332,543	23.35%	\$0	\$2,332,543
Environmental Mitigation	\$306,250	3.07%	\$0	\$306,250
Earth Work/Demolition	\$258,188	2.58%	\$0	\$258,188
Roads/Walks	\$583,780	5.84%	\$0	\$583,780
Site Utilities		0.00%	\$0	\$0
Site Improvements	\$1,086,750	10.88%	\$0	\$1,086,750
Landscaping	\$65,000	0.65%	\$0	\$65,000
Irrigation	\$20,000	0.20%	\$0	\$20,000
Other: Orphan UST	\$12,575	0.13%	\$0	\$12,575
Structures	\$1,945,960	19.48%	\$0	\$1,945,960
Building Concrete/Masonry	\$621,300	6.22%	\$0	\$621,300
Carpentry	\$75,375	0.75%	\$0	\$75,375
Roofing/Metal/Siding/Insulation/Caulking	\$239,550	2.40%	\$0	\$239,550
Doors/Windows/Glass	\$117,800	1.18%	\$0	\$117,800
Drywall/Acoustical	\$75,375	0.75%	\$0	\$75,375
Flooring		0.00%	\$0	\$0
Cabinets/Countertops/Applicances		0.00%	\$0	\$0
Painting/Decorating/Furnishings	\$36,650	0.37%	\$0	\$36,650
Plumbing/Electrical/Fire Protection	\$176,400	1.77%	\$0	\$176,400
HVAC	\$94,500	0.95%	\$0	\$94,500
Accessory Buildings/Garages		0.00%	\$0	\$0
Elevators/Special Equipment		0.00%	\$0	\$0
Tenant Upgrades		0.00%	\$0	\$0
Other: Canvas Awnings	\$221,510	2.22%	\$0	\$221,510
Other: Structural Steel	\$287,500	2.88%	\$0	\$287,500
General Requirements		0.00%	\$0	\$0
Builder's Overhead	\$90,000	0.90%	\$0	\$90,000
Builder's Profit	\$270,000	2.70%	\$0	\$270,000
Site Security		0.00%	\$0	\$0
Permits/Tap Fees/Bond/Cost Certification	\$150,000	1.50%	\$0	\$150,000
Construction Contingency	\$150,000	1.50%	\$0	\$150,000
Other:		0.00%	\$0	\$0
<b>Subtotal Construction Costs</b>	<b>\$4,938,503</b>	<b>49.44%</b>		
Professional Fees				
Architectural & Engineering	\$85,000	0.85%	\$0	\$85,000
Survey	\$10,000	0.10%	\$0	\$10,000
Legal/Accounting	\$20,000	0.20%	\$20,000	\$0
Environmental Studies/Soiling Testing	\$69,132	0.69%	\$0	\$69,132
Market Study		0.00%	\$0	\$0
Appraisal	\$5,000	0.05%	\$5,000	\$0
Cost Certification		0.00%	\$0	\$0
Other: Brownfield Plan Preparation	\$9,200	0.09%	\$0	\$9,200
<b>Subtotal Professional Fees</b>	<b>\$198,332</b>	<b>1.99%</b>		
<b>Total Eligible Basis</b>			<b>\$5,111,835</b>	
<b>Max. CRP Investment</b>				<b>\$1,277,959</b>

<b>Interim Construction Costs</b>			
Construction Loan Fee	\$75,000	0.75%	Override
Construction Interest	\$175,000	1.75%	\$175,000
Construction Taxes	\$35,000	0.35%	
Construction Insurance	\$7,500	0.08%	
Title Work	\$3,500	0.04%	
Other:		0.00%	
<b>Subtotal Interim Construction Costs</b>	<b>\$296,000</b>	<b>2.96%</b>	
<b>Permanent Financing Costs</b>			
Permanent Loan Fees	\$75,000	0.75%	
CRP Fees		0.00%	
Title Work	\$3,500	0.04%	
Other:		0.00%	
<b>Subtotal Permanent Financing Costs</b>	<b>\$78,500</b>	<b>0.79%</b>	
<b>Developer and Consulting Fees</b>			
Developer Fee		0.00%	
Project Management Fees		0.00%	
Construction Management Fees		0.00%	
Consulting Fees		0.00%	
Other Related Party Fees		0.00%	
Other: Broker Commission	\$400,000	4.00%	
<b>Subtotal Developer and Consulting Fees</b>	<b>\$400,000</b>	<b>4.00%</b>	
<b>Reserves</b>			Override
Rent-Up Reserve	\$0	0.00%	
Replacement Reserve		0.00%	
Operating Reserve		0.00%	
Other:		0.00%	
Other:		0.00%	
<b>Subtotal Reserves</b>	<b>\$0</b>	<b>0.00%</b>	
<b>Miscellaneous</b>			
Other:		0.00%	
Other:		0.00%	
Other:		0.00%	
<b>Subtotal Miscellaneous</b>	<b>\$0</b>	<b>0.00%</b>	
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$9,989,690</b>	<b>100.00%</b>	

TOTAL DEVELOPMENT SOURCES		
Senior Debt	Amount	% of TDC
Private Bank	\$7,500,000	75.08%
xxx	\$0	0.00%
xxx	\$0	0.00%
CRP Conventional Loan	\$0	0.00%
<b>Subordinate Debt/Grants</b>		
CRP Subordinate Loan/Grant		0.00%
Other:		0.00%
Other:		0.00%
Other:		0.00%
<b>Deferred Fees/Cash Equity</b>		
Deferred Developer Fees		0.00%
Other Deferred Related Party Fees		0.00%
Deferred Consulting Fees		0.00%
Cash Equity Owner	\$1,800,000	18.02%
Land/Building Contribution Owner		0.00%
TIF Contributions	\$330,837	3.31%
Other:		0.00%
Other:		0.00%
<b>TOTAL DEVELOPMENT SOURCES</b>	<b>\$9,630,837</b>	<b>96.41%</b>

Construction Financing		
Construction Loan:	Private Bank	\$1,500,000
Interest Rate:	6.00%	

Sources & Uses	
Total Development Costs	\$9,989,690
Total Development Sources	\$9,630,837
<b>Surplus/(Gap)</b>	<b>(\$358,853)</b>

Other Calculations			
Rental S.F.	32,191	Construct	Develop
Other S.F.		Cost /S.F	Cost/S.F.
Total S.F.	32,191	\$153.41	\$310.33
		% TDC	
Cash Equity	\$1,800,000		18.02%
Land/Building Contribution	\$0		0.00%
<b>Owner Contribution</b>	<b>\$1,800,000</b>		<b>18.02%</b>
Cash IRR			13.7%
Avg. Annual Cash on Cash Return			12.0%
Owner Equity IRR			13.7%
Avg. Annual Return on Owner Equity			12.0%





# DEVELOPER INVESTMENT RETURNS

Fill in all blue shaded input cells

Development Name: Rochester Auburn - With TIF  
 City/Township/Village: Rochester Hills  
 County: Oakland  
 Construction Type: Rehabilitation/New Construction  
 Property Type: Retail

YES ▼

**\*CONFIDENTIAL\***

This worksheet utilized to calculate a rough estimate of anticipated developer return. In addition, a proposed sales date and other owner cash investments in the project following construction completion can be entered on this worksheet.

Property Sales Assumptions	
Capitalization Rate	8.00%
Year of Sale	25
Sale Expenses (% of sale price)	5.0%

## Developer Return Analysis

Year	Cash Investment	Net Developer Fees Rec'd	Cash flow	Sale Proceeds	Net Cash Investment	Land/Building Investment	Net Developer Investment	Cash on Cash Return	Return on Owner Equity
0	\$1,800,000	\$0	\$0	\$0	(\$1,800,000)	\$0	(\$1,800,000)		
1		\$0	\$374,572	\$0	\$374,572	\$0	\$374,572	20.8%	20.8%
2		\$0	\$244,795	\$0	\$244,795	\$0	\$244,795	13.6%	13.6%
3		\$0	\$256,730	\$0	\$256,730	\$0	\$256,730	14.3%	14.3%
4		\$0	\$268,788	\$0	\$268,788	\$0	\$268,788	14.9%	14.9%
5		\$0	\$280,970	\$0	\$280,970	\$0	\$280,970	15.6%	15.6%
6		\$0	\$192,114	\$0	\$192,114	\$0	\$192,114	10.7%	10.7%
7		\$0	\$204,538	\$0	\$204,538	\$0	\$204,538	11.4%	11.4%
8		\$0	\$217,082	\$0	\$217,082	\$0	\$217,082	12.1%	12.1%
9		\$0	\$229,745	\$0	\$229,745	\$0	\$229,745	12.8%	12.8%
10		\$0	\$242,524	\$0	\$242,524	\$0	\$242,524	13.5%	13.5%
11		\$0	\$255,417	\$0	\$255,417	\$0	\$255,417	14.2%	14.2%
12		\$0	\$238,423	\$0	\$238,423	\$0	\$238,423	13.2%	13.2%
13		\$0	\$251,540	\$0	\$251,540	\$0	\$251,540	14.0%	14.0%
14		\$0	\$264,765	\$0	\$264,765	\$0	\$264,765	14.7%	14.7%
15		\$0	\$278,097	\$0	\$278,097	\$0	\$278,097	15.4%	15.4%
16		\$0	\$291,531	\$0	\$291,531	\$0	\$291,531	16.2%	16.2%
17		\$0	\$305,066	\$0	\$305,066	\$0	\$305,066	16.9%	16.9%
18		\$0	\$318,699	\$0	\$318,699	\$0	\$318,699	17.7%	17.7%
19		\$0	\$332,425	\$0	\$332,425	\$0	\$332,425	18.5%	18.5%
20		\$0	\$346,243	\$0	\$346,243	\$0	\$346,243	19.2%	19.2%
	\$1,800,000	\$0	\$5,394,063	\$0	\$5,394,063	\$0	\$5,394,063	11.99%	11.99%

IRR = 13.66%

IRR = 13.66%

### Calculation of Sales Proceeds

Net Operating Income (year before sale)	#REF!
Capitalization Rate	8.00%
Real Estate Value	#REF!
Less: Sale Expenses	#REF!
<b>Net Sale Proceeds</b>	<b>#REF!</b>
Less: Outstanding Debt	
Private Bank	#REF!
xxx	#REF!
xxx	#REF!
CRP Conventional Loan	#REF!
Other Debt Obligations	#REF!
Proceeds Available for Distributions	#REF!



# **Attachment E**

**MDEQ Site Assessment Report Review Memo  
and Site Assessment Report Text**

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY

INTEROFFICE COMMUNICATION

TO: Michelle Bakun, Environmental Quality Analyst  
Southeast Michigan District Office  
Remediation and Redevelopment Division

FROM: Greg Barrows, Senior Geologist  
Southeast Michigan District Office  
Remediation and Redevelopment Division



DATE: May 2, 2014

SUBJECT: Site Assessment Report for the Former Gasoline Dispensing Station  
Located at 3010 South Rochester Road, Rochester Hills, Michigan  
Facility ID No. 02-5052-5

I reviewed the March 31, 2014, Site Assessment Report (Report) prepared by PM Environmental (PM), which was received by this office on April 21, 2014, along with the October 23, 1996, Leaking Underground Storage Tank (LUST) Closure Report and other materials included in the DEQ file pertaining to the 3010 South Rochester Road, Rochester Hills, Michigan, property (Site).

A LUST release was discovered at the Site on October 4, 1991. This release was closed (Tier I residential) on December 19, 1996. On May 13, 1998, Consolidated Environmental Services, Incorporated (CES), conducted a closure site assessment after the removal of a 1,000 gallon premium UST. Soil samples collected for the May 1998, site assessment showed slight levels of contamination present (BTEX and MTBE); however, the DEQ agreed with the conclusion of CES that the contamination encountered was residual contamination from the closed confirmed release.

Rochester Auburn Associates, LLC conducted a Baseline Environmental Assessment (BEA) for the Site in August 2012, which was submitted to the DEQ. Analytical chemistry results from the BEA subsurface investigation showed levels of contamination present (VOCs and PNAs).

Between February 20, 2014 and 25, 2014, PM conducted oversight and sampling activities during the removal of one 4,000 gallon gasoline (E-85) UST, one 10,000 gallon diesel fuel UST, and two 10,000 gallon gasoline USTs. Sub-grade piping and dispensers associated with the USTs were also removed. Excavation activities included removal of 696.59 tons of soil and 2,000 gallons of water for disposal conducted at the time of the UST removal. The report goes on to state that the excavated soil was determined to be geotechnically unsuitable fill and was removed in preparation for future building construction. During the excavation work, PM reported observing no evidence of a new release at the Site.

The 2014, site assessment soil samples were collected prior to the soil excavation activities and were submitted for analysis of gasoline VOCs and PNAs. The levels of contamination detected during the February 2014 site assessment, for comparable compounds, are consistent with the levels that were present upon closure of the confirmed release in December 1996, and the May 1998, site assessment. Therefore, based upon this review, there is no evidence the site assessment soil and water samples collected during the UST removal activities in February 2014, indicate a new release.

Please let me know if you have any questions regarding this matter, or if additional information pertaining to the Site requires review.

cc: Gerald Tiernan, RRD  
Cheryl Wilson, RRD

**Department of Licensing and Regulatory Affairs, Bureau of Fire Services, Storage Tank Division**  
P.O. Box 30033, Lansing, MI 48909  
Phone 517-335-7211, Fax 517-332-1428

**UNDERGROUND STORAGE TANK SYSTEM SITE ASSESSMENT REPORT AND  
CLOSURE OR CHANGE-IN-SERVICE REGISTRATION FORM**

*This information is required under Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended (Act 451) being Sections 324.21101 to 324.21113 of the Michigan Compiled Laws Annotated. Any owner who knowingly fails to notify or submits false information shall be subject to a misdemeanor and/or civil penalties not to exceed \$5000 per violation.*

<b>INSTRUCTIONS:</b> For permanent closure and change-in-service, complete all the information on this form and submit with the site assessment analytical results, chain-of-custody which indicates temperature and method of preservation, and site sketch which indicates the location and depths of tanks, piping, and samples. This form must be received within 45 days of the samples being taken. The owner is required to keep a copy of the site assessment report for a minimum of three years. See page 2 of this form for additional information.	<b>FACILITY ID NUMBER</b>  35579
--	--

<b>I. OWNERSHIP OF TANKS</b>			<b>II. LOCATION OF TANKS</b>		
NAME OF OWNER (CORPORATION, INDIVIDUAL, ETC.) Rochester Auburn Associates, LLC			FACILITY NAME OR COMPANY SITE IDENTIFIER Petro Express		
STREET ADDRESS 6750 Oakhills Drive			STREET ADDRESS (P.O. BOX NOT ACCEPTABLE) 3010 S. Rochester Road		
CITY Bloomfield Hills	STATE MI	ZIP CODE 48301	CITY Rochester Hills	STATE MI	ZIP CODE 48307
AREA CODE & TELEPHONE NUMBER 248-892-2222			CONTACT PERSON FOR LOCATION Mr. Doraid Marcus	AREA CODE & TELEPHONE NUMBER 248-892-2222	

<b>III. TANK INFORMATION</b>					
TANK NUMBER	1	2	3	6	
TANK SIZE	10,000	10,000	10,000	4,000	
SUBSTANCE STORED	Gasoline	Gasoline	Diesel	Gasoline (E-85)	
DATE LAST USED	12/15/2013	12/15/2013	12/15/2013	12/15/2013	
DATE CLOSED	2/20/2014	2/20/2014	2/20/2014	2/20/2014	
REMOVED FROM GROUND	2/20/2014	2/20/2014	2/20/2014	2/20/2014	
CLOSED IN PLACE (INDICATE TYPE OF FILL)	NA	NA	NA	NA	
CHANGE-IN-SERVICE	NA	NA	NA	NA	
OWNER'S NAME Mr. Doraid Marcus	OWNER'S SIGNATURE <i>Doraid Marcus</i>			DATE 3/30/14	

<b>IV. SUBMITTER INFORMATION</b>		
SUBMITTED BY (COMPANY NAME) PM Environmental, Inc.	NAME (INDIVIDUAL) J. Adam Patton, CHMM	
SIGNATURE <i>J. Adam Patton</i>	DATE 3/31/2014	AREA CODE & TELEPHONE NUMBER 800-485-0090

**DO NOT WRITE BELOW THIS LINE (FOR BFS OFFICE USE ONLY)**

**SITE ASSESSMENT REVIEW REPORT**

The Storage Tank Division staff has reviewed your site assessment and the following determination has been made:

- The contamination concentration is below the threshold detection levels, and there is no evidence of a confirmed release.
- The test methodology or level of detection is faulty. The data submitted is not considered valid. Please perform another site assessment and forward a copy of the results to this office within 45 days.
- The number of sampling points analyzed are considered inadequate to make a determination of the cleanliness of the site. Please perform another site assessment and forward a copy of the results to this office within 45 days.
- The contaminant concentrations are greater than the threshold detection levels and there is evidence of a confirmed release. A confirmed release report is being generated. Follow reporting requirements in accordance with 451 PA 1994, Part 213, as amended.
- The soils excavated and removed from the site were greater than allowable volumes. A confirmed release was not reported to this office within 24 hours per the Michigan Underground Storage Tank Rules (MUSTR) prior to excavation of contaminated soil. A confirmed release report is being generated. Follow reporting requirements in accordance with Part 213 of Act 451.

SIGNATURE OF REVIEWER	DATE OF REVIEW
-----------------------	----------------



Environmental  
& Engineering  
Services



## SITE ASSESSMENT REPORT

Michigan

Alabama

Florida

Illinois

Mississippi

New Jersey

North Carolina

Ohio

Tennessee

3010 South Rochester Road  
Rochester Hills, Michigan  
PM Project Number 02-5052-5

*Prepared for:*

---

**Rochester Auburn Associates, LLC**  
6750 Oakhills Drive  
Bloomfield Hills, Michigan 48301

*Prepared by:*

---

**PM Environmental, Inc.**  
4080 West 11 Mile Road  
Berkley, Michigan 48072



ISO 9001 REGISTERED

**Detroit**  
4080 W. 11 Mile Rd  
Berkley, MI 48072  
f: 877-884-6775  
t: 248-336-9988

**Grand Rapids**  
77 Monroe Center, NW  
Suite 602  
Grand Rapids, MI 49503  
f: 877-884-6775  
t: 616-285-8857

**Lansing**  
3340 Ranger Road  
Lansing, MI 48906  
f: 877-884-6775  
t: 517-321-3331

March 31, 2014

Department of Licensing and Regulatory Affairs  
BFS, Storage Tank Division  
P.O. Box 30033  
Lansing, Michigan 48909

**RE: Site Assessment Report for the Former Gasoline Dispensing Station Located at  
3010 South Rochester Road, Rochester Hills, Michigan  
Facility ID No. 00035579  
PM Environmental Project No. 02-5052-5**

To Whom It May Concern:

On behalf of Rochester Auburn Associates, LLC, PM Environmental, Inc. (PM) is submitting this Site Assessment Report for the Former Gasoline Dispensing Station located at 3010 South Rochester Road in Rochester Hills, Oakland County, Michigan (hereafter referred to as the "subject property") (Figure 1).

Rochester Auburn Associates, LLC, is in the process of redeveloping the subject property and south and west adjoining properties into a multi-building commercial center. Those activities include demolition of the existing subject property building, demolition of structures on the adjoining properties, installation of new utility infrastructure components, and construction of new buildings. Rochester Auburn Associates, LLC, did not operate the UST systems formerly present at the subject property. The former USTs were operated by Petro Serv/Petro Express, which vacated the subject property at the beginning of 2014 after removing the product formerly stored within the UST systems.

### **BACKGROUND INFORMATION**

The subject property is a closed Leaking Underground Storage Tank (LUST) site with one release reported (confirmed release number C-2047-91) in October 1991. The 1991 gasoline release was reported due to the identification of non-aqueous phase liquid (NAPL) in an onsite underground storage tank (UST) basin sump well. The NAPL was later determined to be sourced from a 10,000 gallon gasoline UST (i.e., Tank 2) located on the southeast portion of the subject property, which was subsequently repaired and placed back into service. Tank 2 was removed from the subject property in 2014 (refer to the next section).

Site assessment activities were conducted between November 1995 and April 1996, during which 14 soil borings were advanced and three monitoring wells installed on the subject property.

Subsurface investigations conducted in response to the 1991 release were documented in the October 24, 1996 Closure Report prepared by Consolidated Environmental Services, Inc. That report documented the presence of gasoline volatile organic compounds (VOCs; primarily benzene, toluene, ethylbenzene and xylenes) in soil above Part 213 Residential and Nonresidential Drinking Water Protection (DWP) and Groundwater Surface Water Interface

Protection (GSIP) RBSLs. Additionally, benzene was identified above the current Part 213 Residential Soil Volatilization to Indoor Air Inhalation (SVII) RBSL south of the UST basin.

Gasoline VOC concentrations in groundwater were documented above the Part 213 Residential and Nonresidential Drinking Water (DW) and Groundwater Surface Water Interface (GSI) RBSLs.

Rochester Auburn Associates, LLC, conducted a Baseline Environmental Assessment (BEA) for the subject property in August 2012, which was submitted to the MDEQ. Analytical results from the associated 2012 subsurface investigation documented concentrations of various gasoline VOCs and polynuclear aromatic compounds (PNAs) in soil and groundwater above the Part 213 Tier 1 Residential and Nonresidential RBSLs for DWP, GSIP, DW, GSI, and/or SVII (Residential), as well as the soil saturation (Csat) screening levels. The aforementioned RBSL exceedances were previously identified in the areas of the gasoline and diesel UST basin, gasoline and diesel fuel dispenser islands, and related gasoline UST system components removed in February 2014. Soil and groundwater contamination was not fully delineated to within the Part 213 Tier 1 RBSLs on the subject property, including areas adjacent to the West Auburn Road right of way, or at the south property boundary, during previous site investigations.

Soil and groundwater analytical tables and figures sourced from the 2012 BEA are included in Appendix A. Copies of previous LUST reports prepared for the subject property are maintained at the MDEQ Southeast Michigan District office.

#### **2014 UST SYSTEM SITE ASSESSMENT SAMPLING**

Between February 20 and 25, 2015, PM conducted oversight and sampling activities during the removal of one 4,000 gallon gasoline (E-85) UST (Tank 6; cathodically protected), one 10,000 gallon diesel fuel UST (Tank 3; fiberglass lined), and two 10,000 gallon gasoline USTs (Tanks 1 and 2; both fiberglass lined). Sub-grade product piping and dispensers associated with the aforementioned USTs were also removed.

The UST systems were removed by Parks Installation and Excavating, Inc., to facilitate redevelopment of the subject property. Approximately 200 gallons of total liquids were removed from the tank systems prior to venting and removal (Appendix B).

Additional excavation activities, which included the removal of 696.59 tons of soil and 2,000 gallons of perched water for proper disposal (Appendix B), were conducted at the time of the UST system removal to remove geotechnically unsuitable fill materials from the subject property (i.e., to a depth of 13.0 to 15.0 feet below ground surface) in preparation for future building construction. No evidence of a new release was identified (refer to the next section); therefore, it should not be interpreted that the excavation activities were conducted as a response action in association with the UST systems. Petroleum impacts present at the subject property are associated with the historical (closed) LUST release (C-2047-91) and are consistent with conditions documented in the 1996 Closure Report and 2012 BEA.

The excavation area was backfilled with 146.04 tons of 1"x3" crushed concrete base course material, above which a fabric layer was installed and 843.24 tons of class-2 sand compacted to 95% dry bulk density to match the existing ground surface. Appendix B contains load tickets for the installed backfill materials.

The location of the UST system components removed from the subject property, site assessment samples, and the boundaries the overall excavation area are depicted on the attached Figure 2.

At the time of their removal, the USTs were documented to be in good condition. Site photographs are included in Appendix C.

## **SITE ASSESSMENT RESULTS**

Site assessment soil samples were collected by PM from beneath the 10,000 gallon diesel fuel and gasoline USTs (S-2 through S-7); southwest, northwest, southeast, and northeast canopy dispenser islands and product piping (S-8 through S-11); northern dispenser islands and associated product piping (S-12 and S-13); and the product piping run between the canopy dispenser islands, and the northern dispenser islands (S-14). The site assessment soil samples were collected prior to any soil excavation activities (i.e., removal for geotechnical purposes) and were submitted for laboratory analysis of gasoline VOCs and PNAs.

Due to the presence of perched groundwater within the 4,000 gallon gasoline (E-85) UST basin excavation, one site assessment groundwater sample (S-1) was collected from that location for laboratory analysis of gasoline VOCs and PNAs. Similar to the site assessment soil samples, the groundwater sample was collected prior to the geotechnical excavation.

Laboratory reports are presented in Appendix D, along with summary results presented in Tables 1 and 2, and Figure 3.

Review of the February 2014 site assessment analytical results identified residual concentrations of various gasoline VOCs and PNAs in soil and perched groundwater above the Part 213 Tier 1 DW/DWP and GSIP RBSLs, and the Csat Screening Levels. However, the analytes detected in soil, their location, and the concentrations identified, are consistent with those documented during previous site investigations, including the 1996 Closure Report and the 2012 BEA (Appendix A).

Similarly, the low concentrations of VOCs and PNAs identified in perched groundwater are consistent with those documented in the previous site investigations and are consistent with excavation water in contact with previously documented tank basin area soil impacts.

In summary, based on the historical data, the location and concentrations of gasoline VOC and PNA impacts identified demonstrate that property conditions are consistent with those documented in the 1996 Closure Report and the 2012 BEA, in association with the previous LUST release.

## **CONCLUSIONS**

Based on the above weight of evidence approach, the site assessment soil and groundwater samples collected during the UST system removal activities in February 2014 do not indicate a new release. Rather, the detected contaminants are consistent with those documented during previous site investigations.



If you have any questions or concerns, please feel free to contact my office at (800) 485-0090.

Sincerely,  
**PM Environmental, Inc.**

A handwritten signature in black ink, appearing to read 'J. Adam Patton', written over a horizontal line.

J. Adam Patton, CHMM  
Manager of Site Investigation Services

### **LIST OF FIGURES**

- Figure 1: Property Vicinity Map
- Figure 2: Generalized Diagram of the Subject property and Adjoining Properties
- Figure 3: February 2014 Site Assessment Sample Location Map with Analytical Results

### **LIST OF TABLES**

- Table 1: Summary of Site Assessment Soil Analytical Results
- Table 2: Summary of Site Assessment Groundwater Analytical Results

### **LIST OF APPENDICES**

- Appendix A: Soil and Groundwater Analytical Tables and Figures from the 2012 BEA Report
- Appendix B: Excavation Manifests and Load Tickets
- Appendix C: Site Photographs (2014)
- Appendix D: Laboratory Reports



# **Attachment F**

## **Report on Geotechnical Investigation**



<b>Project Name:</b>	Rochester Retail	<b>G2 Project No.:</b>	140013
<b>Location:</b>	Rochester Hills, Michigan	<b>Date:</b>	May 16, 2014
<b>Client:</b>	Selective Construction Corporation	<b>Weather:</b>	Cloudy, 35°F-40°F
<b>Client Rep:</b>	Dan Butts	<b>Page:</b>	1 of 1
<b>Contractor:</b>	Carnwath Excavating Company		
<b>Contractor Rep:</b>	Greg and Mark		

## Progress of Work:

A visit was made this morning to the above referenced job site to observe the contractor's test pit excavations and removal of the old water main and perform field testing. Upon arrival to the site at 7:20 am, G2 observed the contractor preparing for test pits in the far northeast corner of the site. The purpose of the test pits is to determine the level of contamination of the soils, which PM Environmental is on site to obtain samples and perform this evaluation. It is also necessary to determine whether A) the soils can be spread in thin layers throughout the site for use as engineered fill. B) The soils when removed can go to a normal landfill. C) If the soils are too contaminated and have to be removed and taken to a special landfill. Please note where the test pit excavations are being performed is in an area where the current grades are high and have to be cut approximately 2 to 3 feet. The northwest side of the site needs to be raised approximately 4 feet so the contractor would like to use the upper 2 to 3 feet of soils for use as engineered fill to balance the site. Please see the attached site plan for the test pit locations, cut area, and fill area.

The contractor performed 5 test pit excavations in the northeast corner. The contractor used a 315b Caterpillar excavator to perform each test pit. Soil conditions generally consisted of the same soils at each test pit location, which are as follows:

Brown very silty clay with black soils (either organics and/or petroleum like material) with a petroleum-like odor along with debris, bricks, tree branches, broken concrete slabs and pea gravel are present from today's existing grade to 3-1/2 feet. Brown and gray silty clay with sand (appears to be fill soil) is present from 3-1/2 to 6 feet and is underlain by brown and gray silty clay (which appears to be stable) and extends to the bottom of the test pit excavation at 8 feet below grade. Groundwater was observed in each test pit excavation at approximately 5 feet below today's existing grade.

The client and contractor representatives asked if they could use the top 2 to 3-1/2 feet of soils in the northeast corner to fill and balance the northwest side of the site. G2 informed the representatives these soils are not suitable for use as engineered fill on this site because of the miscellaneous debris, organics, contaminants, and pea gravel in the upper 2 to 3-1/2 feet of the soils. After PM Environmental determines the level of contamination, these soils will be trucked off site to a suitable landfill.

Also while on site, G2 observed the contractor was in the process of removing old existing water main pipe in the southeast corner of the site using a 345 D Caterpillar excavator. During our visit, they removed approximately 160 linear feet of the water main pipe, which was approximately 8 feet below today's grade. See the attached site plan for the removal area of the water main pipe. After the pipe was removed, the contractor backfilled the excavation using imported engineered sand. The backfill was placed in 12 to 15 inch thick loose lifts and each sand backfill lift was compacted using a vibratory Hoe-Pack attached to a 315 B Caterpillar excavator.

In-place density tests were performed using a Troxler nuclear moisture/density gauge. Test results indicate the backfill is compact from 98.1 percent to 99.7 percent of the maximum density of 119.8 pcf as determined by the One-Point Michigan Cone Test. Moisture content readings ranged from 6.6 percent to 7.2 percent at the evaluated locations. G2 informed the contractor and the client representatives that the in-place density tests met the minimum design requirements of 95.0 percent compaction. Please refer to the attached Field Density Test Report for complete results and related density information and site plan for test locations. G2 departed the site at 3:20 pm.

**G2 Field Representative:** Tim Dumala

**Reviewer:** JBS, P.E.



**Project No:** 140013  
**Date:** May 16, 2014

**Project Name:** Rochester Retail  
**Location:** Rochester Hills, Michigan  
**Contractor:** Carnwath Excavating Company

### Field Density Test Report

Test No.	Test Elevation	Probe Depth	Wet Density	Moisture Pcf	Moisture Percent	Dry Density PCF	Maximum Density	Percent Compaction	Location of Density Tests	Remarks
1	-5' BEG	10"	119.8	7.5	6.7	112.3	119.8	93.7	Site Plan # 1	
2	-3' BEG	10"	125.3	7.6	6.6	117.5	119.8	98.1	Site Plan # 2	
3	-18" BEG	10"	126.3	8.3	7.0	118.0	119.8	98.5	Site Plan # 3	
4	-5' BEG	10"	126.7	8.2	6.9	118.5	119.8	98.9	Site Plan # 4	
5	-3' BEG	10"	126.3	8.0	6.8	118.3	119.8	98.7	Site Plan # 5	
6	-18" BEG	10"	127.1	8.1	6.8	119.0	119.8	99.3	Site Plan # 6	
7	-5' BEG	10"	128.0	8.6	7.2	119.4	119.8	99.7	Site Plan # 7	
8	-3' BEG	10"	126.6	7.8	6.6	118.8	119.8	99.2	Site Plan # 8	
9	-12" BEG	10"	126.0	8.1	6.9	117.9	119.8	98.4	Site Plan # 9	
RT No.1	-5' BEG	10"	125.7	8.0	6.8	117.7	119.8	98.2	Retest No. 1	

Material: Sand Maximum Density: 119.8 P.C.F. Optimum Moisture Percent: \_\_\_\_\_ Minimum Specified Comp 95 %

MI Cone No:	<u>1</u>	
Moisture:	<u>6.7</u>	%
Volume	<u>0.045</u>	cu. ft.
Soil/Mold	<u>9.85</u>	lbs.
Mold	<u>4.18</u>	lbs.
Wet Soil	<u>5.67</u>	lbs.
Compact Soil	<u>5.4</u>	lbs.

#### Troxler Nuclear Gauge Information

Gauge No: 32359 Calibration Date: 08-29-2013

#### Chart Standards

Density: 2371-2419

Moisture: 631-657

#### Operating Standards:

Density: 2396

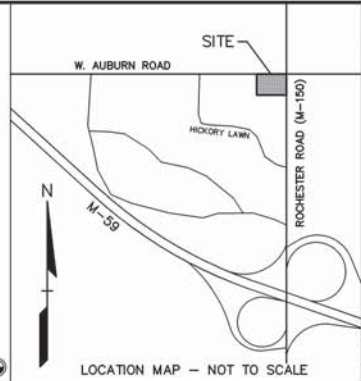
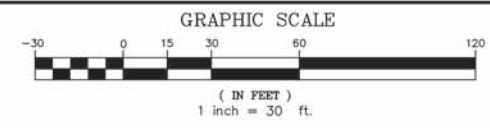
Moisture: 639

**G2 Field Representative:** Tim Dumala

**Reviewed By:** JBS, P.E.



**BENCHMARKS**  
 (BENCHMARK DATUM IS GPS DERIVED NAVD88)  
 BM 300:  
 ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±270 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD.  
 ELEV=762.28'  
 BM 301:  
 ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±140 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD.  
 ELEV=760.70'  
 BM 302:  
 ARROW ON HYDRANT ±30 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #3050 ROCHESTER ROAD.  
 ELEV=758.40'  
 BM 303:  
 SET GEAR SPIKE IN SOUTHEAST FACE OF UTILITY POLE, SOUTH SIDE OF AUBURN ROAD, ±130 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #157 W. AUBURN.  
 ELEV=763.85'  
 BM 304:  
 ARROW ON HYDRANT, ±50 FEET SOUTH OF BUILDING #3050 ROCHESTER ROAD AND ±85 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #3100 ROCHESTER ROAD.  
 ELEV=758.18'



NO.	BY	CHKD	DESCRIPTION	DATE

NORTH 1/4 CORNER OF SECTION 34, T.03N., R.11E, AVON TWP., MI (L.14992, P.089)

W. AUBURN ROAD  
 (66' WIDE - PUBLIC)

CALCULATED NE CORNER OF SECTION 34, T.03N., R.11E, AVON TWP., MI (L.14992, P.096)

**LEGAL DESCRIPTION - COMBINED PARCEL**

Land in part of the NE 1/4 of Section 34, Township 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan; including all of Lots 7 thru 13 inclusive; also including the North 100 feet of Lots 21, 22 and 23 of "AVONCROFTS SUBDIVISION" according to the Plat thereof, as recorded in Liber 19, Page 15, of Plats, Oakland County Records;

Being more particularly described as, BEGINNING at the northeast corner of Lot 10 of said "AVONCROFTS SUBDIVISION"; thence S00°02'21"W, 418.00 feet along the west line of Rochester Road (33' half width) to the southeast corner of Lot 7 of said "AVONCROFTS SUBDIVISION"; thence N89°00'00"W, 226.79 feet along the south line of said Lot 7 to the southwest corner of said Lot 7; thence N02°20'21"E, 48.11 feet along the west line of said Lot 7; thence S89°49'53"W, 361.32 feet along a line 100 feet south of and parallel to the south line of Lots 11, 12 and 13 of the aforementioned "AVONCROFTS SUBDIVISION" to the west line of Lot 21 of said "AVONCROFTS SUBDIVISION"; thence along said west line N04°15'00"E, 100.30 feet to the southwest corner of Lot 13 of said "AVONCROFTS SUBDIVISION"; thence N00°00'00"E, 271.20 feet along the west line of said Lot 13 to the northeast corner of said Lot 13 and the south line of W. Auburn Road (66' wide); thence S89°59'59"W, 579.00 feet along said south line to the POINT OF BEGINNING.

**FLOOD NOTE:**  
 SUBJECT PARCELS LIE WITHIN AN AREA NOT MAPPED BY FEMA.

**LEGEND**

● IRON FOUND	● BRASS PLUG SET	● SEC. CORNER FOUND
○ IRON SET	○ MONUMENT FOUND	○ RECORDED
● NAIL FOUND	○ MONUMENT SET	○ MEASURED
● NAIL & CAP SET	○ MONUMENT SET	○ CALCULATED

**EXISTING**

- OH-ELEC-4V — ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
- UG-CATV — UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE — TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- UG-ELEC — ELEC. U.S. CABLE, MANHOLE, METER & HANDHOLE
- GAS — GAS MAIN, VALVE & GAS LINE W/APPROP. MARKING
- W/M — WATER MAIN, VALVE, TAPPING SLEEVE & VALVE
- SAN — SANITARY SEWER, CLEANOUT & MANHOLE
- ST — STORM SEWER, CLEANOUT & MANHOLE
- COM — COMBINED SEWER & MANHOLE
- CB — CATCH BASIN
- R — RILEY (OR RECORDING LINE)
- V — VARD DRAIN (2" DIA. & SMALLER)
- P — POST INDICATOR VALVE
- W — WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- M — MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE
- UN — UNIDENTIFIED STRUCTURE

**CONCRETE**

- CON — CONCRETE
- ASP — ASPHALT
- MEL — MELT
- G — GRAVEL SHOULDER

**REFERENCE DRAWINGS**

- ROCHESTER CITY MAP, RECEIVED 11-30-12
- ROCHESTER CITY MAP, RECEIVED 11-30-12
- ROCHESTER CITY MAP, RECEIVED 11-30-12
- AT&T MAP "SERVICES" DATED 12/2/12
- CONSUMERS ENERGY MAP 03-01-14-1, DATED 08-07-09
- CONCRETE MAP, RECEIVED 11-28-12
- ALTA AC/S/LAND TITLE SURVEY FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY STERNO ASSOCIATES, INC., DATED 9-22-11
- SITE ENGINEERING PLAN FOR 3010 S. ROCHESTER ROAD, ROCHESTER HILLS, MI, BY AR SEIDER & ASSOCIATES, INC., DATED 11-5-1992
- AS-BUILT PLAN FOR MEADOWBROOK DOOR, BY STERNO ASSOCIATES, DATED 9-1-1993

**CURB DROP AND RAMP LEGEND:**

- Ⓜ CURB DROP AND RAMP "TYPE M"
- Ⓜ CURB DROP AND RAMP "TYPE M"
- Ⓜ CURB DROP AND RAMP "TYPE P"
- Ⓜ CURB DROP AND RAMP "TYPE R"
- Ⓜ FLUSH SIDEWALK, NO RAMP "FS"

REFER TO MDOT STANDARD RAMP DETAILS, "R-28" ON SHEET C-15 FOR RAMP DETAILS

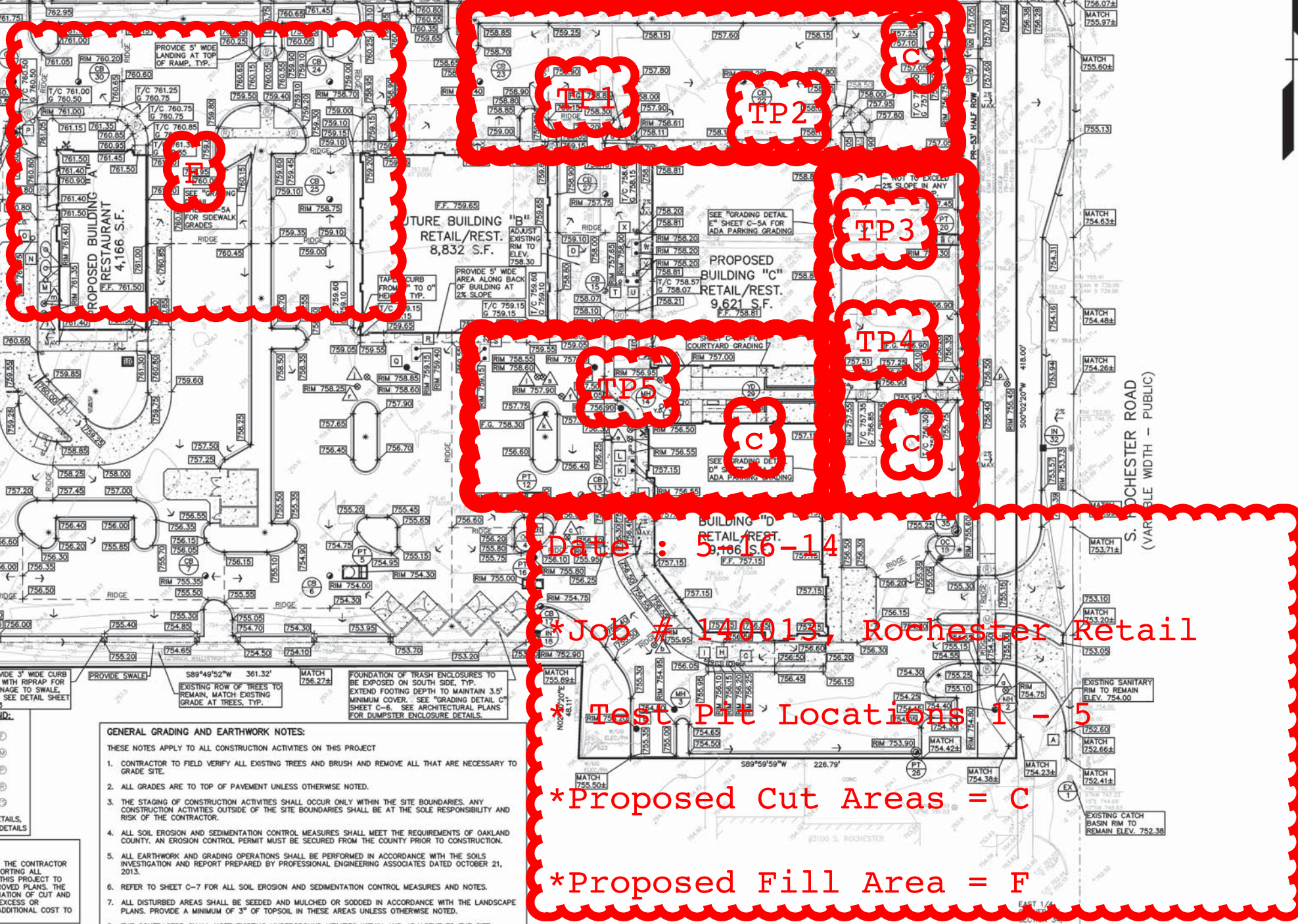
**EARTHWORK BALANCING NOTE:**

THIS PLAN IS NOT A BALANCED GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

**GENERAL GRADING AND EARTHWORK NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT PREPARED BY PROFESSIONAL ENGINEERING ASSOCIATES DATED OCTOBER 21, 2013.
- REFER TO SHEET C-7 FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- ALL DISTURBED AREAS SHALL BE SEED AND MULCHED OR SOGGED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



Date : 5-16-14

\*Job # 140013, Rochester Retail

\*Test Pit Locations 1 - 5

\*Proposed Cut Areas = C

\*Proposed Fill Area = F

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. AND ARE NOT TO BE USED, REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. NO COMPANY OR INDIVIDUAL IS TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING THE PERFORMANCE OF ANY WORK, ARISING FROM THE USE OF THIS DRAWING, UNLESS SPECIFICALLY RESERVED. © 2013 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
 Call before you dig

MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.net

**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct. Suite 100  
 Troy, MI 48063-1872  
 Phone: (248) 689-9090  
 Fax: (248) 689-1044  
 website: www.peainc.com

**ROCHESTER AUBURN ASSOC.**  
 400 W. AUBURN ROAD  
 BLOOMFIELD HILLS, MI 48301

**GRADING PLAN**  
**ROCHESTER RETAIL**  
 PART OF THE  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

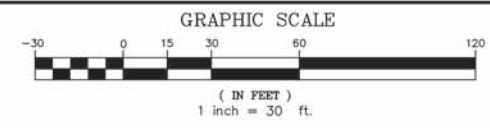
DES. RLS. DN. RLS. SUR. KTR. P.M. JPB

ORIGINAL ISSUE DATE: NOV. 14, 2013  
 PEA JOB NO. 2012-074  
 SCALE: 1" = 30'  
 DRAWING NUMBER:  
**C-5**

**CITY FILE #12-010**



**BENCHMARKS**  
(BENCHMARK DATUM IS GPS DERIVED NAVD83)  
BM 300: ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±270 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD. ELEV=762.28'  
BM 301: ARROW ON HYDRANT ON THE SOUTH SIDE OF AUBURN ROAD, ±140 FEET WEST OF THE WEST LINE OF ROCHESTER ROAD. ELEV=760.70'  
BM 302: ARROW ON HYDRANT ±30 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #3050 ROCHESTER ROAD. ELEV=758.40'  
BM 303: SET GEAR SPIKE IN SOUTHEAST FACE OF UTILITY POLE, SOUTH SIDE OF AUBURN ROAD, ±130 FEET NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #157 W. AUBURN. ELEV=763.85'  
BM 304: ARROW ON HYDRANT, ±50 FEET SOUTH OF BUILDING #3050 ROCHESTER ROAD AND ±85 FEET NORTHWEST OF THE NORTHWEST CORNER OF BUILDING #3100 ROCHESTER ROAD. ELEV=758.18'



Date : 5-16-14

Job # 140013, Rochester Retail

\*Removed the old existing water-main, see the clouded area.

\*Sand backfilled and compacted the excavation where the old water-main was removed.

\*Density Test Locations 1-9

**LEGAL DESCRIPTION - COMBINED PARCEL**

Land in part of the NE 1/4 of Section 34, Township 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan; including all of Lots 7 thru 13 inclusive; also including the North 100 feet of Lots 21, 22 and 23 of "AVONCROFTS SUBDIVISION" according to the Plat thereof, as recorded in Liber 19, Page 15, of Plats, Oakland County Records;  
Being more particularly described as, BEGINNING at the Northeast corner of Lot 10 of said "AVONCROFTS SUBDIVISION", thence S00°02'21"W, 418.00 feet along the west line of Rochester Road (33' half width) to the southeast corner of Lot 7 of said "AVONCROFTS SUBDIVISION", thence N89°00'00"W, 226.79 feet along the south line of said Lot 7 to the southwest corner of said Lot 7; thence N02°20'21"E, 48.11 feet along the west line of said Lot 7; thence S89°49'53"W, 361.32 feet along a line 100 feet south of and parallel to the south line of Lots 11, 12 and 13 of the aforementioned "AVONCROFTS SUBDIVISION" to the west line of Lot 21 of said "AVONCROFTS SUBDIVISION"; thence along said west line N04°15'00"E, 100.30 feet to the southwest corner of Lot 13 of said "AVONCROFTS SUBDIVISION"; thence N00°00'00"E, 271.20 feet along the west line of said Lot 13 to the northwest corner of said Lot 13 and the south line of W. Auburn Road (66' wide); thence S85°03'39"E, 579.00 feet along said south line to the POINT OF BEGINNING.

**FLOOD NOTE:**  
SUBJECT PARCELS LIE WITHIN AN AREA NOT MAPPED BY FEMA.

**LEGEND**

● IRON FOUND	■ BRASS PLUG SET	○ SEC. CORNER FOUND
● IRON SET	○ MONUMENT FOUND	□ RECORDED
● NAIL FOUND	○ MONUMENT SET	□ MEASURED
● NAIL & CAP SET	○ CALCULATED	□ CALCULATED

**EXISTING**

- OH-ELEC-44 — ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
- US-CATV — UNDERGROUND CABLE TV, CATV FEEDLINE
- US-PHONE — TELEPHONE U.S. CABLE, FEEDLINE & MANHOLE
- US-ELEC — ELECTRIC U.S. CABLE, MANHOLE, METER & HANDHOLE
- GAS — GAS MAIN, VALVE & GAS LINE W/APPUR
- W/M — WATER MAIN, VALVE, TAPPING SLEEVE & VALVE
- S/S — SANITARY SEWER, CLEANOUT & MANHOLE
- S/S — STORM SEWER, CLEANOUT & MANHOLE
- COMB — COMBINED SEWER & MANHOLE
- CB — CATCH BASIN
- RLT — RILEY (NO RECORDING LINES)
- V — VALVE (OF DIA. & SHAPE)
- P — POST INDICATOR VALVE
- W — WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- M — MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE
- U — UNIDENTIFIED STRUCTURE
- S — SPOT ELEVATION
- AS — AS BUILT ELEVATION
- CL — CENTER LINE
- F — FENCE
- GR — GUARD RAIL
- SL — STREET LIGHT
- SN — SIGN
- CON — CONCRETE
- ASP — ASPHALT
- W — WETLAND
- S — SAND
- G — GRAVEL SHOULDER

**DEMOLITION LEGEND:**

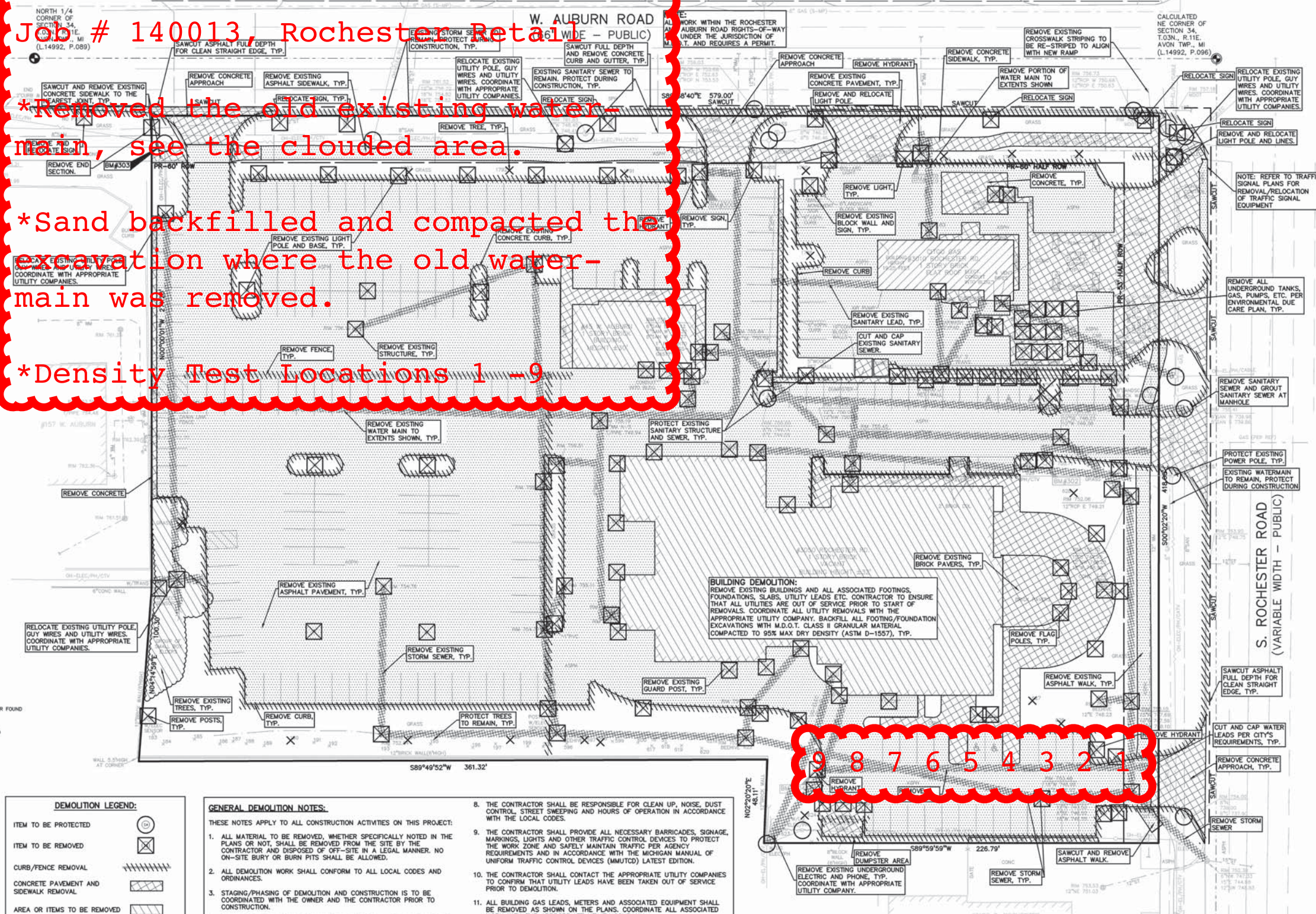
ITEM TO BE PROTECTED	○
ITEM TO BE REMOVED	⊗
CURB/FENCE REMOVAL	
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	▨
AREA OR ITEMS TO BE REMOVED	▧
UTILITY REMOVAL	▩
ASPHALT REMOVAL	▫
TREE REMOVAL	⊗
SAWCUT LINE	---

**GENERAL DEMOLITION NOTES:**  
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
- REFER TO LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARRINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
- ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
- REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH DETROIT EDISON OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL SANITARY LEADS AND WATER SERVICES SHALL BE ABANDONED PER CITY REQUIREMENTS. ALL WATER SERVICES SHALL BE CUT AND COPPED AT PROPERTY LINE.

**REFERENCE DRAWINGS**

- ROCHESTER CITY MAP, RECEIVED 11-30-12
- ROCHESTER CITY MAP, RECEIVED 11-30-12
- ROCHESTER CITY MAP, RECEIVED 11-30-12
- AT&T MAP "ASBROOK", DATED 12/2/12
- CONSUMERS ENERGY MAP 03-01-14-1, DATED 08-07-09
- CONSUMER MAP RECEIVED 11-28-12
- ALTA ACS/LAND TITLE SURVEY FOR 3050 S. ROCHESTER ROAD, ROCHESTER HILLS, MI. SEE SURVEY ENGINEERING & ASSOCIATES, INC. DATED 9-20-11
- SITE ENGINEERING PLAN FOR 3010 S. ROCHESTER ROAD, ROCHESTER HILLS, MI. BY AR SEIDER & ASSOCIATES, INC. DATED 11-03-1992
- AS-BUILT PLAN FOR MEADOWBROOK DOGSLE, BY STENROSE ASSOCIATES, DATED 9-1-1993



**REVISIONS**

NO.	BY	DATE	DESCRIPTION

**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING AND ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN CONCERNING THE ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.  
THE DESIGN AND DESIGN AND THE FREQUENCY OF PROFESSIONAL ENGINEERING SERVICES ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. NO CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE. © 2012 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONTRACTOR CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR JOB SITE SAFETY AND PROTECTING THE EXISTING UTILITIES OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NUMBER, WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, ARCHITECT, OWNER, AND ALLIED, IN CONNECTION WITH THE PERFORMANCE OF HIS OR HER PROFESSIONAL SERVICES UNDER THIS AGREEMENT FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**  
**811**  
Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net

**PROFESSIONAL ENGINEERING ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
Phone: (248) 689-9090  
Fax: (248) 689-1044  
website: www.peainc.com

**ROCHESTER AUBURN ASSOC.**  
ETHEL OAKHILLS DRIVE  
BLOOMFIELD HILLS, MI 48301

**DEMOLITION PLAN**  
**ROCHESTER RETAIL**  
PART OF  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. RLS. DN. SUR. KTR. P.M. JPB  
RLS. DN. SUR. KTR. P.M. JPB

ORIGINAL ISSUE DATE: NOV. 14, 2013  
PEA JOB NO. 2012-074  
SCALE: 1" = 30'  
DRAWING NUMBER:  
**C-3**

**CITY FILE #12-010**

REF: L:\2012\12\12\12074\_TORBASE\_GENERAL.DWG  
REF: L:\2012\12\12\12074\_TORBASE\_GENERAL.DWG  
REF: L:\2012\12\12\12074\_TORBASE\_GENERAL.DWG



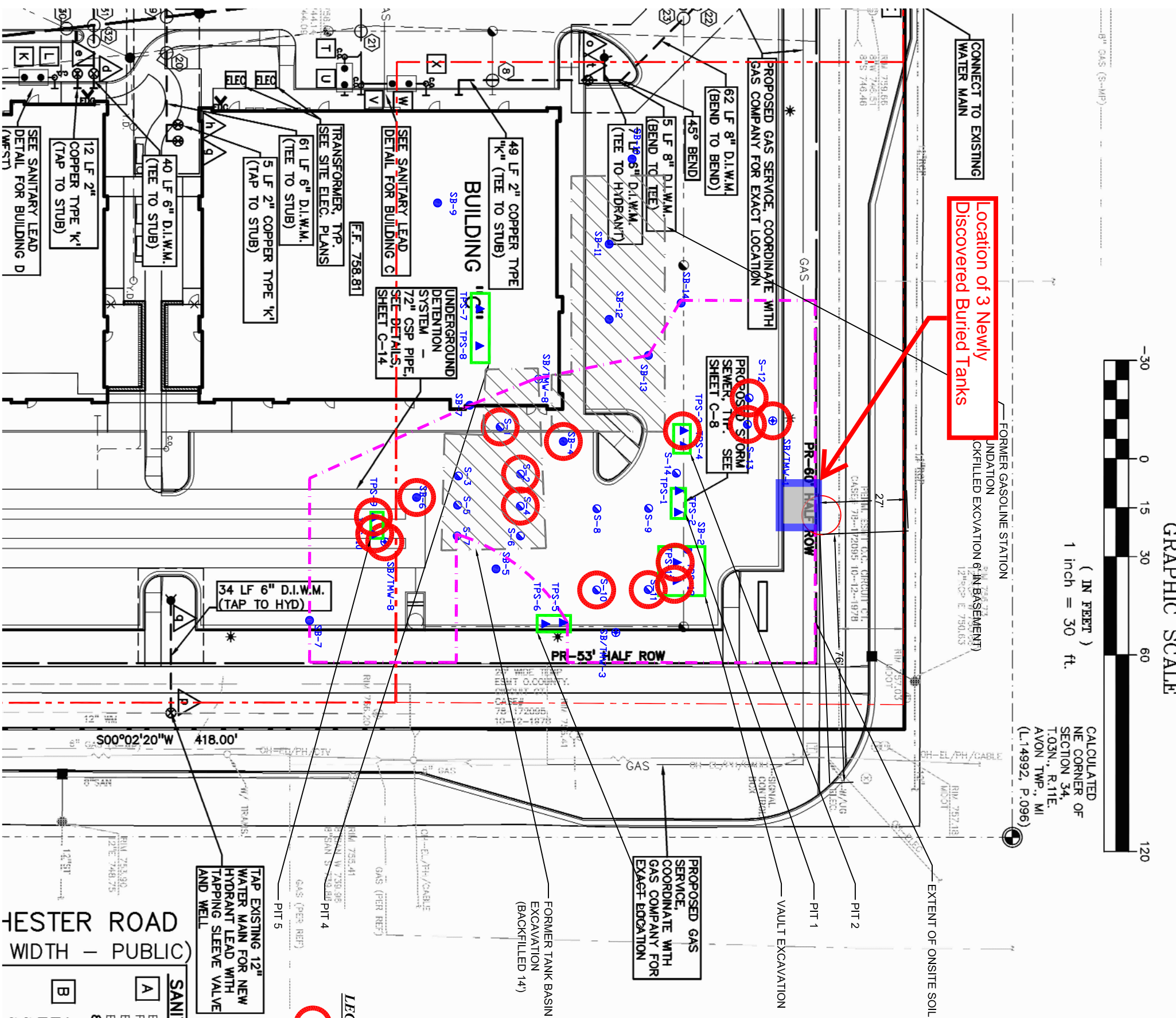
# **Attachment G**

## **Orphan Underground Storage Tank Information**

GRAPHIC SCALE



CALCULATED  
NE CORNER OF  
SECTION 34,  
T.03N., R.11E,  
AVON TWP., MI  
(L.14992, P.096)



WATER MAIN STRUCTURE TABLE:

△	8"x12" TAPPING SLEEVE VALVE AND WELL RIM: 754.75
△	2" VALVE IN BOX RIM 755.95
△	2" VALVE IN BOX RIM 755.95
△	6" VALVE AND WELL RIM 756.50
△	2" VALVE IN BOX RIM 756.55
△	8" GATE VALVE AND WELL RIM 757.90
△	6" VALVE AND WELL RIM 757.00
△	2" VALVE IN BOX RIM 756.95
△	6" VALVE AND WELL RIM 758.60
△	2" VALVE IN BOX RIM 758.60
△	HYDRANT ASSEMBLY F.G. 758.30
△	6" VALVE AND WELL RIM 761.35
△	2" VALVE IN BOX RIM 761.35
△	HYDRANT ASSEMBLY F.G. 761.10
△	HYDRANT ASSEMBLY F.G. 758.85
△	6"x12" TAPPING SLEEVE VALVE AND WELL RIM: 755.45
△	HYDRANT ASSEMBLY F.G. 756.90
△	8" GATE VALVE AND WELL RIM 758.25
△	2" VALVE IN BOX RIM 758.55
△	2" VALVE IN BOX RIM 758.61

REFER TO CITY OF ROCHESTER HILLS STANDARD DETAIL SHEETS FOR ALL WATER MAIN STRUCTURES AND DETAILS.

LEGEND:



SANITARY SEWER STRUCTURE

A	EXISTING MANHOLE RIM 754.00	M	CLE RIM INV
B	4" DIA. EJW #1040A RIM 755.20 8" N 740.86 8" E 740.76	N	GRE RIM INV
	EX. 8" S 737.90		
	8" W 738.00		

HESTER ROAD  
WIDTH - PUBLIC

500°02'20"W 418.00'

### REGISTRATION OF UNDERGROUND STORAGE TANKS

The information in this form is required under "Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended." Any owner who knowingly fails to notify or submits false information shall be subject to a misdemeanor and/or civil penalties not to exceed \$5,000 per day for each tank for which notification is not given or for which false information is submitted.

<input type="checkbox"/> <b>NEW REGISTRATION</b>  <input type="checkbox"/> <b>AMENDED INFORMATION (for Registered USTs Only)</b>	<b>If sending payment and form, mail to:</b> LARA, Cashiers Office UST/AST, P.O. Box 30033, Lansing, MI 48909  <b>If sending payment and form OVERNIGHT:</b> LARA, Cashiers Office UST/AST, 525 West Allegan, Lansing, MI 48909  <b>If sending the FORM ONLY, mail to:</b> LARA, Bureau of Fire Services, Storage Tank Division, P.O. Box 30033, Lansing, MI 48909	<b>FACILITY ID NUMBER</b> 00035579
--	--	---------------------------------------

NUMBER OF TANKS AT FACILITY: \_\_\_\_\_ NUMBER OF CONTINUATION SHEETS ATTACHED: \_\_\_\_\_

<b>I. OWNERSHIP OF TANKS</b>	<b>II. LOCATION OF TANKS</b>
------------------------------	------------------------------

IF THIS IS A NEW OWNER'S ADDRESS, PLEASE CHECK <input type="checkbox"/>			IF INFORMATION IS THE SAME AS SECTION I, PLEASE CHECK <input type="checkbox"/>		
OWNER NAME (Corporation/Individual, etc.) <b>Rochester Auburn Associates, LLC</b>			FACILITY NAME OR SITE IDENTIFIER <b>Petro Express</b>		
MAILING ADDRESS <b>6750 Oakhills Drive</b>			STREET ADDRESS (P.O. Box Not Acceptable) <b>3010 S. Rochester</b>		
CITY <b>Bloomfield Hills</b>	STATE <b>MI</b>	ZIP <b>48301</b>	CITY <b>Rochester Hills</b>	STATE <b>MI</b>	ZIP <b>48307</b>
COUNTRY (Please Specify) <input checked="" type="checkbox"/> USA <input type="checkbox"/> OTHER _____			COUNTY <b>Oakland</b>		
AREA CODE & PHONE NUMBER <b>(248) 892-2222</b>			AREA CODE & PHONE NUMBER <b>(248) 852-7430</b>		
TAX PAYER ID OR SOCIAL SECURITY NUMBER <b>45-3058795</b>					
LATITUDE AND LONGITUDE of facility (If known) LATITUDE (North): <b>42.6398</b> LONGITUDE (West):- <b>83.1355</b>					

#### III. TYPE OF OWNER

FEDERAL                       COMMERCIAL  
 STATE GOVERNMENT           PRIVATE  
 LOCAL GOVERNMENT          ARE TANKS LOCATED ON LAND WITHIN A RESERVATION?  YES  NO  
 IF TANKS ARE LOCATED WITHIN A RESERVATION, DOES A NATIVE AMERICAN TRIBE OWN TANKS?  YES  NO  
 IF TANKS ARE OWNED BY A TRIBE, NAME OF TRIBE: \_\_\_\_\_

#### IV. TYPE OF FACILITY

<input type="checkbox"/> PUBLIC GAS STATION	<input type="checkbox"/> LOCAL GOVERNMENT	<input type="checkbox"/> CONTRACTOR
<input type="checkbox"/> PRIVATE GAS STATION	<input type="checkbox"/> STATE GOVERNMENT	<input type="checkbox"/> TRUCKING/TRANSPORT
<input type="checkbox"/> MARINE GAS STATION	<input type="checkbox"/> FEDERAL/NON-MILITARY	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> PETROLEUM DISTRIBUTOR	<input type="checkbox"/> FEDERAL-MILITARY	<input type="checkbox"/> RESIDENTIAL
<input type="checkbox"/> AIRLINE AND/OR AIRCRAFT OWNER	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> FARM
<input type="checkbox"/> AUTO DEALERSHIP	<input type="checkbox"/> INDUSTRIAL	<input checked="" type="checkbox"/> OTHER (Explain) <b>Orphan Tanks</b>
<input type="checkbox"/> RAILROAD	<input type="checkbox"/> HOSPITAL	

#### V. CONTACT PERSON

Name <b>J. Adam Patton, CHMM</b>	Job Title <b>Environmental Consultant</b>	Area Code & Phone No. <b>800-313-2966</b>
Class A operator: Name: <b>None – Orphan Tanks Discovered</b>	Company	Area Code & Phone No.
Class B operator: Name: <b>None – Orphan Tanks Discovered</b>	Company	Area Code & Phone No.

#### VI. CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS FORM AND ALL ATTACHED DOCUMENTS AND THAT I HAVE VERIFIED THAT THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE.

NAME AND OFFICIAL TITLE OF OWNER OR OWNERS' AUTHORIZED REPRESENTATIVE	SIGNATURE	DATE
---	-----------	------



**VII. DESCRIPTION OF UNDERGROUND STORAGE TANKS**

**(Complete the following pages for each tank at this location. Copy these pages for additional tanks if needed.)**

TANK IDENTIFICATION NUMBER	7	8	9						
1. STATUS OF TANKS (Check One) CURRENTLY IN USE TEMPORARILY OUT OF USE AMENDMENT OF INFORMATION <i>(If tanks are removed/closed, complete Section VIII)</i>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2. DATE OF INSTALLATION (Month/Day/Year)	Unknown	Unknown	Unknown						
3. ESTIMATED TOTAL CAPACITY (Gallons)	550	550	1,000						

**VIII. TANKS OUT-OF-USE OR CHANGE-IN-SERVICE** (Skip this section if this does not apply and go to Section IX.)

NOTE: A SITE ASSESSMENT MUST BE COMPLETED UNLESS YOU REPORT A CONFIRMED RELEASE

1. CLOSING OF TANK								
A. ESTIMATED DATE LAST USED (Month/Day/Year)	Unknown	Unknown	Unknown					
B. ESTIMATED DATE TANK WAS REMOVED/CLOSED-IN-PLACE or CHANGE-IN-SERVICE (Month/Day/Year)	Unknown	Unknown	Unknown					
C. TANK WAS REMOVED FROM GROUND	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. TANK FILLED WITH INERT MATERIAL (Sand, Concrete, etc.) •DESCRIBE TYPE OF FILL USED •REASON TANK WAS NOT REMOVED (Specify in comments area)	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____	<input type="checkbox"/> _____ _____
2. CHANGE-IN-SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IX. SUBSTANCE STORED**

1. SUBSTANCE CURRENTLY OR LAST STORED IN GREATEST QUANTITY BY VOLUME								
GASOLINE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIESEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GASOHOL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KEROSENE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Not For Consumptive Use On Premises) FUEL OIL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WASTE OIL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
USED OIL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HAZARDOUS SUBSTANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEATING OIL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MIXTURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TANK HAS COMPARTMENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER (Specify in comments area) (List substances in comments area)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CERCLA NAME AND/OR CHEMICAL ABSTRACT SERVICE (CAS) NUMBER (if hazardous substance stored)	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

COMMENTS AND/OR CLARIFICATIONS:

The USTs listed on this registration form were discovered during redevelopment activities on June 12, 2014, in the greenbelt/sidewalk area along the south side of West Auburn Road. They are orphan tanks that were not known to nor operated by Rochester Auburn Associates, LLC. They will be removed as soon as practicable to facilitate continued redevelopment of the property. A Notice of Intent and associated waiver of the 30-day waiting period will be submitted concurrently with this registration form.