

February 1, 2006

TO: John Szerlag, City Manager

FROM: Doug Smith, Real Estate and Development Director 

SUBJECT: AGENDA ITEM – PUBLIC HEARING - Adoption of Brownfield Plan #4 for TCF Bank – 1470 Coolidge – South of Maple, East of Coolidge – Section 32

The Brownfield Redevelopment Authority reviewed Development Plan #4 on December 15, 2005, which would construct a TCF Bank branch at the former Harabedian Paving Company site at 1470 Coolidge. The Brownfield Redevelopment Authority found that the Plan serves a public purpose and meets the criterion necessary to establish the site as a Brownfield and therefore recommends that Troy City Council approve Plan #4 for TCF Bank.

This development plan will clean up all environmental issues associated with the site and construct a TCF Bank branch at that location. City Council, in considering this Brownfield Redevelopment Plan must find that a public purpose is served and the Brownfield Redevelopment Authority recommends the public purpose is environmental clean up on the site and the elimination of blighted property on a major City thoroughfare.

This Public Hearing was noticed on February 6, 2006 in the Somerset Gazette and Brownfield Plan #4 has been available for review in the Real Estate and Development Department and the Troy Public Library. Attached is an executive summary of the plan.

EXECUTIVE SUMMARY

BROWNFIELD PLAN #4 PROPOSED TCF BANK BRANCH EAST SIDE OF COOLIDGE HIGHWAY, SOUTH OF MAPLE ROAD

TCF National Bank intends to purchase and redevelop the Subject Property as a TCF branch Bank. The Subject Property is located on the east side of Coolidge Highway, just south of Maple Road and is 4,510 square feet in size. The Subject Property is currently unoccupied. A commercial building and attached garage are present onsite. The Subject Property is zoned B-3.

The site was originally developed in 1954, with an addition in 1959, and has remained relatively unchanged, a result of the historical presence of underground storage tanks (USTs), commercial/industrial use of the Subject Property, and historical filling of the Subject Property subsurface, the Subject Property has been impacted by various hazardous materials and as such is classified as a "facility" as defined in P.A.451, Part 201.

The total estimated cost for the three primary tasks is \$489,296.00:

- BEA and Due Care Plan is \$5,000
- Due Care Activities is \$89,750.00
- Additional Response Activities is \$394,546.00

The 2005 taxable value of the Subject Property is \$198,900.00.

Completion of all elements of the proposed project including environmental activities would result in \$2,200,000.00 of expenditures to improve the Subject Property. It is estimated at this time that it will require 22 years to reimburse the company for documented environmental cleanup costs.

Even if this plan is approved, it still requires the negotiation and execution of a Reimbursement Agreement between the Troy Brownfield Redevelopment Authority and TCF National bank, which will come back to City Council for final approval.

February 24, 2006

TO: John Szerlag, City Manager

FROM: Doug Smith, Real Estate and Development Director 

RE: See Item C-2 - Brownfield Redevelopment Authority Plan #4

Attached is the complete plan for TCF Bank.

Brownfield Plan To Conduct Eligible
Response Activities

Proposed TCF Bank Branch
East Side of Coolidge Highway,
South of Maple Road
Troy, Michigan

December 8, 2005

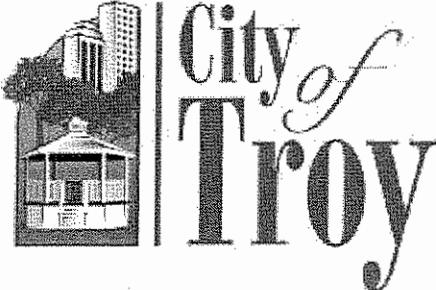


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**BROWNFIELD PLAN
PROPOSED TCF BANK BRANCH
EAST SIDE OF COOLIDGE HIGHWAY, SOUTH OF MAPLE ROAD
TROY, MICHIGAN
DECEMBER 8, 2005**

1.0 INTRODUCTION

The Coolidge Highway Project (Subject Property) is located on the east side Coolidge Highway, south of Maple Road; see Figure 1 – Site Location Map and depicted in detail in Figure 2 - Site Plan. The parcel numbers for the Subject Property are 88-20-32-101-009 and 88-20-32-101-023 and the total size is approximately two acres. The legal descriptions of the Subject Property are included as Appendix A and a scaled map of the Subject Property is included as Figure 2.

TCF National Bank intends to purchase and redevelop the Subject Property as a TCF Bank branch, which is currently owned by "Maple Coolidge Office Building, LLC." The contact person for Maple Coolidge Office Building, LLC is Dr. James McKenzie, located at 877 Bloomcrest, P. O. Box 628, Bloomfield Hills, Michigan, 48303, (248) 288-4000. The Subject Property does not have any existing or delinquent taxes, interest, or penalties associated with the property.

The Subject Property is currently unoccupied. A commercial building and attached garage are present onsite. TCF National Bank intends to redevelop the Subject Property utilizing a local company with a new TCF Bank branch, associated parking areas, and storm water retention pond. The proposed bank branch building will be 4,510 square feet in size. The exact footprint of the building is identified on the site plan attached as Figure 3 - Site Development Plan. The existing zoning for the Subject Property is listed as B-3: General Business District for the northern parcel and the majority of the southern parcel, with the portion of the southern parcel extending to the south being zoned as M-1: Light Industrial District. The Subject Property is currently unoccupied, however, a commercial building and attached garage are present onsite.

Results of the Phase I Environmental Site Assessment (ESA) previously completed by The Mannik & Smith Group, Inc. (Mannik & Smith), dated October 5, 2005, revealed that the Subject Property was historically occupied by numerous commercial/industrial businesses including a concrete contracting company, a sewer contracting company, a machine shop, and a paving company. The site was originally developed in 1954, with an addition in 1959, and has remained relatively unchanged. The Subject Property is approximately two acres in size and the onsite building and attached garage are approximately 2,600 square feet in size. As a result of the historical presence of underground storage tanks (USTs), commercial/industrial use of the Subject Property, and historical filling of the Subject Property subsurface, the Subject Property has been impacted by various hazardous materials and as such is classified as a "facility" as defined in P. A. 451, Part 201.

2.0 CURRENT PROPERTY CONDITIONS

The Subject Property qualifies as an "eligible property" as defined by P. A. 381 due to the presence of contaminated soil and groundwater in the Subject Property subsurface. As a result, the Subject Property is classified as a "facility" as defined in P. A. 451, Part 201. A summary of the environmental concerns at the Subject Property is detailed below.

Several previous environmental investigations have been completed at the Subject Property and include the following:

- Phase I Environmental Site Assessment; RemTech Environmental Services, Inc.; March 1997
- Phase II Environmental Site Assessment; Superior Property Services Group; July 1998
- UST Closure; Consolidated Environmental Services, Inc.; June 1999
- Baseline Environmental Assessment; Sandberg, Carlson, and Associates, Inc.; July 2000
- Phase I Environmental Site Assessment; The Mannik & Smith Group, Inc.; October 2005
- Phase II Environmental Site Assessment; Superior Environmental Corporation; October 2005
- Geotechnical Investigation; Superior Environmental Corporation; October 2005

The results of these environmental investigations have indicated that the Subject Property has been impacted by the former USTs, various commercial/industrial uses of the Subject Property, and historical filling of the subsurface.

The soil and groundwater in the former UST area is impacted by volatile organic compounds (VOCs) and heavy metals at levels above the MDEQ Generic Cleanup Criteria for Drinking Water, and Groundwater-Surface Water Interface, and Indoor Air.

With regards to the historical filling of the Subject Property subsurface, the fill material is contaminated with heavy metals at levels exceeding the MDEQ Generic Cleanup Criteria for Groundwater-Surface Water Interface. Additionally, the geotechnical investigation completed at the Subject Property in October, 2005 indicated that the existing subsurface soil is comprised of an unsuitable fill material (up to eight feet below ground surface) for site redevelopment. Prior to any future construction activities onsite, the fill material will need to be excavated and disposed of at an approved disposal facility. Additional measures necessary to future construction activities would include the installation of a geotextile fabric and proper subgrade material after removal of the fill material is completed.

Please refer to Figures 4 and 5 for all historical boring locations.

3.0 SCOPE OF WORK

Due to the environmental concerns identified at the Subject Property, the following eligible activities will be required for development as part of this Plan:

3.1 Baseline Environmental Assessment

A Category N Baseline Environmental Assessment (BEA) will be prepared in compliance with the Michigan Department of Environmental Quality (MDEQ) guidance document "Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analyses" dated March 11, 1999. The BEA mechanism was created in 1995 under Section 20126 of Part 201, as amended, of the Michigan Natural Resources and Environmental Protection Act (NREPA). The BEA offers an evaluation of existing environmental conditions, which exist at a facility at the time of purchase or occupancy that reasonably defines the existing conditions and circumstances at the

facility, so that, in the event of a subsequent release, there is a means or distinguishing the new release from pre-existing contamination.

Additionally, a Section 7a Compliance Analysis (Due Care Plan) will be prepared concurrently with the BEA. The Due Care Plan is a means of evaluating a proposed site use and determining what response is necessary on the part of the prospective owner/operator (O/O). Section 7a of Part 201 provides that a person who owns or operates a property that he or she has knowledge is a facility must:

- Undertake measures to prevent exacerbation of existing contamination,
- Exercise due care by undertaking response activity necessary to mitigate unacceptable exposure to hazardous substances, and,
- Take reasonable precautions against reasonably foreseeable acts or omissions of a third party.

The requirements for a liability determination are similar to those for a BEA. The BEA/Due Care Plan report is prepared and disclosed to the appropriate MDEQ district office with a request for a liability determination.

3.2 Due Care Activities

Due Care Activities to protect human health during construction and occupancy to be conducted at the Subject Property will include the following:

- Excavation, transportation, disposal, waste characterization, oversight, and management of contaminated soils for purposes of installation of the proposed structures and utility corridors at the Subject Property.
- Additional soil and groundwater investigation activities at the Subject Property.
- Removal, transportation, disposal, waste characterization, oversight, and management of contaminated groundwater as part of dewatering activities for utility/structure construction.
- Health and safety management and oversight for all Due Care activities.
- Deed restriction modification for the Subject Property.

3.3 Additional Response Activities

Additional Response Activities to be conducted at the Subject Property will include the following:

- Excavation, transportation, disposal, waste characterization, oversight, and management of contaminated and/or geotechnically deficient soils for purposes of installation of the proposed structures and utility corridors at the Subject Property.
- Installation of geotextile fabric prior to proper backfilling and construction activities.
- Health and safety management and oversight for all Additional Response activities.

4.0 ESTIMATED PROJECT COSTS

A summary of the cost estimates for the eligible expenses are presented below.

It is possible that during the course of conducting activities outline in this Plan, additional environmental concerns may be identified at the Subject Property. If additional environmental concerns at the Subject Property are identified, it may be necessary to file an amended Plan to address those concerns. The tasks and costs of any such amendments will be submitted to the City of Troy for approval prior to performing any such activities.

The estimated cost to prepare the BEA and Due Care Plan is \$5,000.00. This work will be conducted within 45 days of purchase of the Subject Property by TCF National Bank.

The estimated cost for the Due Care Activities is \$89,750.00. This work will be conducted at various times over the course of the redevelopment of the Subject Property.

The estimated cost for the Additional Response Activities is \$394,546.00. This work will be conducted at various times over the course of the redevelopment of the Subject Property.

The total estimated cost for the three primary tasks detailed above is \$489,296.00.

5.0 SINGLE BUSINESS TAX CREDIT

The Subject Property is included in the Plan to enable qualified taxpayers as defined by P. A. 382 to establish eligibility for a credit against their Michigan Single Business Tax liability for "eligible investments," as defined by Section 38g of 1975 P.A. 228, as amended by P. A. 143 of 2000, incurred on the Subject Property after the adoption of this Plan.

By approving this Plan, the City of Troy and the Troy Brownfield Redevelopment Authority neither intend to make or have made representations to a developer or any other persons of the availability, amount, or value of any credit under the SBT Credit Acts or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the SBT Credit Acts for the Subject Property.

6.0 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SEC. 13(1)(B)); IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS (SEC. 13(1)(F))

The taxable value of the Subject Property as listed in the 2005 tax bills is \$70,800.00 for the northern parcel (88-20-32-101-009) and \$128,100.00 for the southern parcel (88-20-32-101-023), for a total taxable value of \$198,900.00 for the Subject Property. Completion of all elements of the proposed project including environmental activities would result in \$2,200,00.00 of expenditures to improve the Subject Property.

The estimated captured taxable value, incremental tax revenues and time period for capture for the above components are presented in Appendix B. It is the intention of this Plan to capture the maximum of all eligible taxes, but excluding school taxes, authorized under Act 381 each year for the purposes authorized under the Plan.

7.0 PLAN OF FINANCING FEE (SEC. 13 (1)(C))

The costs of the "eligible activities" performed on or for the Subject Property will be initially funded by third party advances (commercial loan, equity) and reimbursement with Tax Increment Revenues under the Plan as such Tax Increment Revenues are generated.

8.0 MAXIMUM AMOUNT OF INDEBTEDNESS (SECTION 13(1)(D))

The only indebtedness anticipated under this Plan will be the obligations of the Troy Brownfield Redevelopment Authority to make payments under the terms of the Reimbursement Agreement based on generated tax increment revenues. The maximum amount of such indebtedness shall not exceed the cost of eligible activities permitted under the Plan and there is to be no bonded indebtedness required from the Troy Brownfield Redevelopment Authority.

9.0 DURATION OF THE PLAN

This Plan shall be effective up to five (5) years after the year in which the total amount of Tax Increment Revenue captured from the Subject Property is equal to the total costs of eligible activities attributable to the Subject Property. However, because the purpose of this Plan is, in part, also to enable qualified taxpayers to avail themselves of the Michigan single business tax credit, the duration of this Plan shall extend also for not less than that period during which any qualified taxpayer may make eligible investments, as defined by P. A. 143 of 2000, that may qualify for the credit. In no event, however, shall this Plan extend beyond the maximum term allowed by Act 381 for the duration of this Plan.

10.0 DISPLACEMENT/RELOCATION OF INDIVIDUALS ON ELIGIBLE PROPERTY (SECTION 13(1)(H-K))

This Plan does not involve the relocation of any residences or residents.

11.0 LOCAL SITE REMEDIATION REVOLVING FUND (LSRRF) (SECTION 8; SECTION 13(1)(L))

The Troy Brownfield Redevelopment Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as allowed by Act 381, under this Plan and any other Plan of the Troy Brownfield Redevelopment Authority. It may also include funds appropriated or otherwise made available from public or private sources.

This Plan authorizes the capture of Tax Increment Revenues to the maximum extent permitted by Act 381 for deposit into the LSRRF. With the approval of the Troy City Council and any additional approval required by Act 381, the Troy Brownfield Redevelopment Authority may incur costs and expend funds from the LSRRF for the purposes authorized by this Plan. Approval of this Plan endorses the potential utilization for revenues from the LSRRF to support this Project subject to the negotiation and execution of a Reimbursement Agreement between the Troy Brownfield Redevelopment Authority and TCF National Bank.

TABLES

TABLE 1
TCF National Bank Branch
Coolidge Highway Project Eligible Expenses

<u>BEA and Due Care Plan</u>					
<u>Task</u>	<u>Item</u>	<u>Unit</u>	<u>Number</u>	<u>Unit Cost</u>	<u>Line Cost</u>
Prep: Type N BEA	Report Preparation	each	1	\$ 3,500.00	\$ 3,500.00
Prep: Due Care Plan	Report Preparation	each	1	\$ 1,500.00	\$ 1,500.00
TOTAL: BEA & Due Care Plan		total			\$ 5,000.00

<u>Due Care Activities</u>					
<u>Task</u>	<u>Item</u>	<u>Unit</u>	<u>Number</u>	<u>Unit Cost</u>	<u>Line Cost</u>
Additional Investigation	Geoprobe Drill Rig	day	2	\$ 1,250.00	\$ 2,500.00
	Field Personnel	day	2	\$ 700.00	\$ 1,400.00
	Field Equipment	day	2	\$ 275.00	\$ 550.00
	Laboratory Analysis	each	1	\$ 7,500.00	\$ 7,500.00
	Report Preparation	each	1	\$ 1,800.00	\$ 1,800.00
Soil Waste Characterization	Sampling, analysis, landfill approval	each	1	\$ 2,000.00	\$ 2,000.00
Due Care Activities Management	Oversight, health & safety, monitoring, analytical	each	1	\$ 15,000.00	\$ 15,000.00
Deed Restriction	Modification for proposed use	each	1	\$ 3,500.00	\$ 3,500.00
Dewatering Disposal	Disposal of contaminated liquids	each	1	\$ 52,000.00	\$ 52,000.00
Project Management	Project management, client/municipal communications	each	1	\$ 3,500.00	\$ 3,500.00
TOTAL: Due Care Activities		total			\$ 89,750.00

Additional Response Activities

Task	Item	Unit	Number	Unit Cost	Line Cost
Soil Waste Characterization	Sampling, analysis, landfill approval	each	1	\$ 2,000.00	\$ 2,000.00
Geotextile Fabric	35,775 sq. ft. fabric - parking lot & building	square feet	35,775	\$ 5.00	\$ 178,875.00
Geotextile Fabric	9,880 sq. ft. fabric - utility trenches	square feet	9,880	\$ 5.00	\$ 49,400.00
Geotextile Fabric	Installation oversight, management, spec review	each	1	\$ 5,000.00	\$ 5,000.00
Soil Excavation	Geotechnically deficient /contaminated soil excavation and disposal	each	1	\$ 150,000.00	\$ 150,000.00
Supplemental Aggregate	Supplemental aggregate fill	square yards	795	\$ 7.26	\$ 5,771.00
Project Management	Project management	each	1	\$ 3,500.00	\$ 3,500.00
TOTAL: Additional Response Activities		total			\$ 394,546.00
PROJECT TOTAL		project total			\$ 489,296.00

PHASE II ENVIRONMENTAL SITE ASSESSMENT
TABLE 1 - ANALYTICAL RESULTS: SOIL
1470 COOLIDGE HIGHWAY, TROY, MICHIGAN

Sample ID Sample Depth Samples Obtained By Sample Date Laboratory ID	CAS No.	Statewide Default Background Levels	Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection	Groundwater Contact Protection Criteria	Soil Volatilization to Indoor Air Inhalation Criteria (Residential)	Infinite Source Volatiles Soil Inhalation Criteria	Particulate Soil Inhalation Criteria	Direct Contact Criteria	Soil Saturation Concentration Screening Levels	B-1: 2'-3' 2'-3' HCS 9/30/05 Midwest 050930119		B-2: 1'-2' 1'-2' HCS 10/3/05 Midwest 051003021		B-4: 2'-3' 2'-3' HCS 9/30/05 Midwest 050930119		B-5: 7'-8' 7'-6' HCS 10/3/05 Midwest 051003018		B-6: 1'-2' 1'-2' HCS 10/3/05 Midwest 051003010		B-7: 3'-4' 3'-4' HCS 10/3/05 Midwest 051003017									
											Results	DL	Results	DL	Results	DL	Results	DL	Results	DL										
YOCs											EPA 8260/5035		EPA 8260/5035		EPA 8260/5035		EPA 8260/5035		EPA 8260/5035		EPA 8260/5035									
Analytical Method:											10/3/05		10/5/05		10/3/05		10/5/05		10/5/05		10/5/05									
Extraction Date:											10/3/05		10/5/05		10/3/05		10/5/05		10/5/05		10/5/05									
Analysis Date:											10/3/05		10/5/05		10/3/05		10/5/05		10/5/05		10/5/05									
CONSTITUENT (ug/kg)											Results		DL		Results		DL		Results		DL		Results		DL		Results		DL	
benzene	71432	NA	100	4,000 X	270,000	1,600	13,000	380,000,000	180,000	400,000	1,100	44	ND	41	ND	44	ND	52	ND	43	ND	44								
toluene	108881	NA	16,000	2,800	250,000	250,000	2,800,000	17,000,000,000	270,000	250,000	3,000	44	ND	41	ND	44	ND	52	ND	43	ND	44								
o-xylene	100414	NA	1,500	360	140,000	87,000	270,000	14,000,000	140,000	800,000	9,200	44	ND	41	ND	44	ND	52	ND	43	ND	44								
m-xylene	133020	NA	5,500	700	150,000	150,000	45,000,000	230,000,000,000	150,000	130,000	25,000	121	ND	122	ND	44	ND	52	ND	43	ND	44								
p-xylene	91876	NA	57,000	10	5,500,000	10	10	8,100,000	NA	3,500	44	ND	41	ND	44	ND	52	ND	43	ND	44									
styrene	91203	NA	35,000	870	2,100,000	250,000	300,000	200,000,000	16,000,500	NA	8,000	44	ND	41	ND	44	ND	52	ND	43	ND	44								
1,2,3-trimethylbenzene	95636	NA	2,300	570	110,000	110,000	21,000,000	82,000,000,000	110,000	110,000	6,600	44	ND	41	ND	44	ND	52	ND	43	ND	44								
1,2,4-trimethylbenzene	103678	NA	1,000	1,100	94,000	94,000	16,000,000	82,000,000,000	94,000	94,000	6,500	44	ND	41	ND	44	ND	52	ND	43	ND	44								
1,3,5-trimethylbenzene	103651	NA	1,000	NA	300,000	NA	300,000	1,300,000,000	2,500,000	10,000,000	3,200	44	ND	41	ND	44	ND	52	ND	43	ND	44								
n-butylbenzene	105418	NA	1,000	ND	85,000	ND	ND	2,500,000	10,000,000	1,200	44	ND	41	ND	44	ND	52	ND	43	ND	44									
sec-butylbenzene	133068	NA	1,000	ND	85,000	ND	ND	2,500,000	10,000,000	1,200	44	ND	41	ND	44	ND	52	ND	43	ND	44									
t-butylbenzene	133068	NA	1,000	ND	85,000	ND	ND	2,500,000	10,000,000	1,200	44	ND	41	ND	44	ND	52	ND	43	ND	44									
isopropylbenzene	58028	NA	91,000	ND	390,000	390,000	1,700,000	5,800,000,000	700,000	320,000	490	44	ND	41	ND	44	ND	52	ND	43	ND	44								
nonhalogenated VOCs	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	ND	varies	ND	varies	ND	varies	ND	varies	ND	varies	ND	varies								
PAHs											EPA 8270		EPA 8270		EPA 8270		EPA 8270		EPA 8270		EPA 8270									
Analytical Method:											10/2/05		10/6/05		10/2/05		10/5/05		10/5/05		10/5/05									
Extraction Date:											10/2/05		10/6/05		10/2/05		10/5/05		10/5/05		10/5/05									
Analysis Date:											10/2/05		10/6/05		10/2/05		10/5/05		10/5/05		10/5/05									
CONSTITUENT (ug/kg)											Results		DL		Results		DL		Results		DL		Results		DL					
anthracene	120127	NA	41,000	ND	41,000	1,000,000,000	1,400,000,000	67,000,000,000	210,000,000	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
benz[a]anthracene	56553	NA	NLL	NLL	NLL	NLL	NLL	NLL	20,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
benz[b]fluoranthene	50126	NA	NLL	NLL	NLL	NLL	NLL	NLL	20,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
benz[e]fluoranthene	205992	NA	NLL	NLL	NLL	NLL	NLL	NLL	20,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
benz[k]fluoranthene	181242	NA	NLL	NLL	NLL	NLL	NLL	NLL	20,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
fluoranthene	218919	NA	NLL	NLL	NLL	NLL	NLL	NLL	20,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
indene	91275	NA	35,000	870	2,100,000	250,000	300,000	200,000,000	16,000,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
1-methylpyrene	91275	NA	37,000	ND	5,500,000	ND	ND	8,100,000	NA	5,950	215	ND	213	ND	222	ND	270	NA	---	290	230									
pyrene	86737	NA	390,000	5,300	590,000	790,000	1,080,000,000	9,300,000,000	46,000,000	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
fluoranthene	206490	NA	230,000	5,300	590,000	790,000	1,080,000,000	9,300,000,000	46,000,000	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
indeno[1,2,3-cd]perylene	103305	NA	NLL	NLL	NLL	NLL	NLL	NLL	20,500	NA	ND	215	ND	213	ND	222	ND	270	NA	---	290	230								
chrysene	89018	NA	56,000	5,300	1,100,000	2,800,000	160,000	5,700,000	NA	ND	215	250	213	ND	222	ND	270	NA	---	290	230									
perylene	129000	NA	460,000	ND	480,000	1,080,000,000	650,000,000	5,700,000,000	29,000,000	NA	ND	215	250	213	ND	222	ND	270	NA	---	290	230								
remaining PAHs	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	ND	varies	ND	varies	ND	varies	ND	varies	ND	varies	ND	varies								
Metals											EPA 6010		EPA 6010/7471																	
Analytical Method:											10/3/05		10/6/05		10/3/05		10/6/05		10/6/05		10/7/05									
Extraction Date:											10/3/05		10/6/05		10/3/05		10/6/05		10/6/05		10/7/05									
Analysis Date:											10/3/05		10/6/05		10/3/05		10/6/05		10/6/05		10/7/05									
CONSTITUENT (ug/kg)											Results		DL		Results		DL		Results		DL									
arsenic	7440382	5,800	4.5/01	70,000 X	2,600,000	NLV	NLV	720,000	2,600	NA	NA	---	5,500	102	6,700	109	3,300	130	9,000	107	NA	---								
barium	7440391	25,000	1,300,000	GV	1,000,000,000	NLV	NLV	330,000,000	37,000,000	NA	NA	---	30,000	80	42,000	85	90,000	101	48,000	83	NA	---								
calcium	7440393	1,200	6,000	GV	730,000,000	NLV	NLV	1,000,000	500,000	NA	NA	---	ND	55	ND	48	ND	51	ND	50	ND	54								
chromium	18549259	18,000	30,000	3,300	140,000,000	NLV	NLV	260,000	NA	NA	---	13,000	91	24,000	80	13,000	85	32,000	101	18,000	83	13,000								
copper	7440398	32,000	5,800,000	G	1,600,000,000	NLV	NLV	130,000,000	20,000,000	NA	NA	---	16,000	80	12,000	80	14,000	101	12,000	83	NA	---								
lead	7439921	21,000	200,000	G,M,X	ND	NLV	NLV	100,000,000	400,000	NA	10,000	97	---	48,000	36	31,000	50	15,000	107	6,500	28	47,000								
mercury	varies	130	1,200	ND,M,1,2	47,000	48,000	52,000	78,000,000	160,000	NA	NA	---	ND	71	ND	23	ND	37	ND	28	NA	---								
nickel	7440392	410	4,500	400	75,000,000	NLV	NLV	110,000,000	2,600,000	NA	NA	---	ND	144	ND	152	ND	182	ND	150	NA	---								
silver	7440224	1,000	4,500	100 mg/27	260,000,000	NLV	NLV	5,700,000	2,500,000	NA	NA	---	ND	80	ND	85	ND	101	ND	83	NA	---								
zinc	7440666	47,000	2,400,000	G	1,500,000,000	NLV	NLV	ND	170,000,000	NA	NA	---	58,000	80	55,000	85	100,000	101	40,000	83	NA	---								
PCBs											EPA 8081		EPA 8081		EPA 8081		EPA 8081		EPA 8081		EPA 8081									
Analytical Method:											10/3/05		10/6/05		10/3/05		10/6/05		10/6/05		10/7/05									
Extraction Date:											10/3/05		10/6/05		10/3/05		10/6/05		10/6/05		10/7/05									
Analysis Date:											10/3/05		10/6/05		10/3/05		10/6/05		10/6/05		10/7/05									
CONSTITUENT (ug/kg)											Results		DL		Results		DL		Results		DL									
PCBs	131363	NA	NLL	NLL	NLL	3,000,000	240,000	4,000	NA	NA	---	NA	---	NA	---	NA	---	NA	---	NA	---	NA								

Bolded/Shaded cells
indicate that one or more cleanup criteria
was not analyzed -
non-detect
must be calculated depending on numerous variables
defaults to target detection limit
varies depending on usage of groundwater discharge
independent data to detection criteria
hazardous substance is not likely to volatilize under most conditions

**PHASE II ENVIRONMENTAL SITE ASSESSMENT
TABLE 1 - ANALYTICAL RESULTS: SOIL
1470 COOLIDGE HIGHWAY, TROY, MICHIGAN**

Sample ID Sample Depth Samples Obtained By Sample Date Laboratory Laboratory ID	CAS No.	Statewide Default Background Levels	Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection	Groundwater Contact Protection Criteria	Soil Volatilization to Indoor Air Inhalation Criteria (Residential)	Infinite Source Volatile Soil Inhalation Criteria	Particulate Soil Inhalation Criteria	Direct Contact Criteria	Soil Saturation Concentration Screening Levels	B-9: 2'-3' Z-3		B-10: 2'-3' Z-3		B-11: 3'-4' 1'-2		B-12: 3'-4' 3'-4'		B-13: 3'-4' 3'-4'		B-16: 3'-4' 3'-4'					
											HCS 10/3/05 Midwest	051003022	HCS 9/30/05 Midwest	050920118	HCS 9/30/05 Midwest	050930137	HCS 10/3/05 Midwest	051003027	HCS 10/3/05 Midwest	051003024	HCS 10/3/05 Midwest	051003026				
Analytical Method:											EPA 8260/5035		EPA 8260/5035		EPA 8260/5035		EPA 8260/5035		EPA 8260/5035		EPA 8260/5035					
Extraction Date:											10/6/05		10/3/05		10/3/05		10/3/05		10/6/05		10/6/05					
Analysis Date:											10/6/05		10/3/05		10/3/05		10/3/05		10/6/05		10/6/05					
CONSTITUENT (ug/kg)											Results	DL	Results	DL	Results	DL										
Acetone	71432	NA	150	4,000 X	220,000	1,000	13,000	380,000,000	180,000	400,000	ND	46	ND	41	ND	53	ND	51	ND	51	ND	51	ND	51		
Benzene	108883	NA	15,000	2,800	250,000	250,000	2,800,000	27,000,000,000	250,000	250,000	ND	46	ND	41	ND	53	73	45	ND	51	ND	51	ND	51		
Chlorobenzene	100414	NA	1,500	260	140,000	87,000	720,000	11,000,000	140,000	890,000	ND	46	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,1-Dichloroethane	1341207	NA	3,600	700	150,000	150,000	46,000,000	290,000,000,000	150,000	150,000	ND	139	ND	123	ND	150	270	136	ND	154	ND	154	ND	154		
2,2-Dichloropropane	21576	NA	57,000	10	5,500,000	10	10	10	10	150,000	ND	46	ND	41	ND	53	560	45	ND	51	ND	51	ND	51		
1,1,1-Trichloroethane	91203	NA	35,000	870	2,100,000	250,000	300,000	290,000,000	16,000,000	NA	ND	46	ND	41	ND	53	440	45	ND	51	ND	51	ND	51		
1,1,2-Trichloroethane	95636	NA	2,100	570	110,000	110,000	21,000,000	82,000,000,000	110,000	110,000	ND	46	ND	41	ND	53	59	45	ND	51	ND	51	ND	51		
1,2-Dichlorobenzene	109678	NA	1,800	1,100	94,000	94,000	16,000,000	82,000,000,000	94,000	94,000	ND	46	ND	41	ND	53	390	45	ND	51	ND	51	ND	51		
1,2,4-Trichlorobenzene	103651	NA	1,600	NA	300,000	10	10	1,300,000,000	2,000,000	10,000,000	ND	40	ND	41	ND	53	160	45	ND	51	ND	51	ND	51		
1,3-Dichlorobenzene	104510	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dichlorobenzene	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000	10,000,000	10,000,000	ND	40	ND	41	ND	53	46	45	ND	51	ND	51	ND	51		
1,4-Dioxane	137068	NA	1,600	10	88,000	10	10	2,000,000																		

**PHASE II ENVIRONMENTAL SITE ASSESSMENT
TABLE 2 - ANALYTICAL RESULTS: GROUNDWATER (VOCs AND PNAs)
1470 COOLIDGE HIGHWAY, TROY, MICHIGAN**

Sample ID:	CAS No.	Drinking Water Criteria	Groundwater Surface Water Interface	Groundwater Volatilization to Indoor Air Inhalation Criteria (Residential)	Groundwater Direct Contact Criteria	B-1: W 6' - 11'		B-9: W 3' - 8'		B-10: W 5' - 10'	
Sample Depth:						6' - 11'		3' - 8'		5' - 10'	
Samples Obtained By:						HCS		HCS		HCS	
Sample Date:						9/30/05		10/3/05		9/30/05	
Laboratory:						Midwest		Midwest		Midwest	
Laboratory ID:						050930141		051003023		050930140	
VOCs:											
Analytical Method:	EPA-8260										
Extraction Date:	10/4/05										
Analysis Date:	10/4/05										
CONSTITUENT (ug/kg)											
benzene	71432	5	200	5,600	11,000	Results	DL	Results	DL	Results	DL
toluene	108883	790	140	530,000	530,000	190	i	ND	i	1.2	i
ethylbenzene	100414	74	18	110,000	170,000	29	i	ND	i	ND	i
xylenes	1330207	280	35	190,000	190,000	190	i	ND	i	ND	i
methyl-tert-butyl ether	1634044	40	730 X	47,000,000	610,000	340	3	ND	3	ND	i
2-methylnaphthalene	91576	260	ID	ID	25,000	200	10	ND	10	ND	10
naphthalene	91203	520	13	31,000	31,000	140	i	ND	i	ND	i
1,2,3-trimethylbenzene	---	---	---	---	---	200	i	ND	i	ND	i
1,2,4-trimethylbenzene	95636	63	17	56,000	56,000	150	i	ND	i	ND	i
1,3,5-trimethylbenzene	108678	72	45	61,000	61,000	100	i	ND	i	ND	i
chlorobenzene	108907	100	47	210,000	86,000	170	i	ND	i	ND	i
n-butylbenzene	104518	80	ID	ID	5,900	ND	i	ND	i	2.4	i
sec-butylbenzene	135988	80	ID	ID	4,400	17	i	ND	i	ND	i
4-isopropyltoluene	---	---	---	---	---	25	i	ND	i	ND	i
isopropylbenzene	98828	800	ID	56,000	56,000	8.3	i	ND	i	ND	i
n-propylbenzene	103651	80	ID	ID	15,000	42	i	ND	i	ND	i
remaining VOCs	varies	varies	varies	varies	varies	160	i	ND	i	ND	i
PNAs	ND varies ND varies ND varies										
Analytical Method:	EPA-8270										
Extraction Date:	10/6/05										
Analysis Date:	10/6/05										
CONSTITUENT (ug/kg)											
naphthalene	91203	520	13	31,000	31,000	Results	DL	Results	DL	Results	DL
2-methylnaphthalene	91576	260	ID	ID	25,000	35	1.2	ND	1.0	NA	---
remaining PNAs	varies	varies	varies	varies	varies	27	1.2	ND	1.0	NA	---
						ND	varies	ND	varies	NA	---

Boided/Shaded cells exceedance of one or more cleanup criteria
 NA: not analyzed
 ND: non-detect
 G: must be calculated depending on numerous variables
 X: varies depending on usage of groundwater discharge
 ID: insufficient data to develop criterion
 NLV: hazardous substance is not likely to volatilize under most conditions

**PHASE II ENVIRONMENTAL SITE ASSESSMENT
TABLE 3 - ANALYTICAL RESULTS: GROUNDWATER (METALS AND PCBs)
1470 COOLIDGE HIGHWAY, TROY, MICHIGAN**

Sample ID:	CAS No.	Drinking Water Criteria	Groundwater Surface Water Interface	Groundwater Volatilization to Indoor Air Inhalation Criteria (Residential)	Groundwater Direct Contact Criteria	B-1: W 6' - 11'	B-9: W 3' - 8'	B-10: W 5' - 10'			
Sample Depth:						6' - 11'	3' - 8'	5' - 10'			
Samples Obtained By:						HCS	HCS	HCS			
Sample Date:						9/30/05	10/3/05	9/30/05			
Laboratory:						Midwest	Midwest	Midwest			
Laboratory ID:						050930141	051003023	050930140			
Metals											EPA-6010
Analytical Method:						10/5/05	10/5/05	10/5/05			
Extraction Date:						10/5/05	10/5/05	10/5/05			
Analysis Date:						Results	DL	Results	DL	Results	DL
CONSTITUENT (ug/kg)						NA	---	ND	2.1	24	2.1
arsenic	7440382	10	150 X	NLV	4,300	NA	---	ND	2.1	24	2.1
barium	7440393	2,000	G,X	NLV	14,000,000	NA	---	34	1.5	64	1.5
cadmium	7440439	5	G,X	NLV	190,000	6	0.9	5.8	0.9	8.1	0.9
chromium	18540299	100	11	NLV	460,000	ND	1.5	ND	1.5	2.2	1.5
copper	7440508	1,000	G	NLV	7,400,000	NA	---	ND	1.5	ND	1.5
lead	7439921	4	G,X	NLV	NLV	ND	1.6	ND	1.6	ND	1.6
mercury	varies	2	0.0013	56	56	NA	---	ND	0.2	ND	0.2
selenium	7782492	50	5	NLV	940,000	NA	---	ND	2.7	ND	2.7
silver	7440224	50	30	NLV	43,000	NA	---	ND	0.2	ND	0.2
zinc	7440666	2,400	G	NLV	110,000,000	NA	---	ND	1.5	ND	1.5
PCBs											
Analytical Method:						NA	EPA-8082	NA			
Extraction Date:						NA	10/4/05	NA			
Analysis Date:						NA	10/4/05	NA			
CONSTITUENT (ug/kg)						Results	DL	Results	DL	Results	DL
PCBs	1336363	0.5	0.2	45	3.3	NA	---	ND	0.2	NA	---

Bolded/Shaded cells exceedance of one or more cleanup criteria
 NA: not analyzed
 ND: non-detect
 G: must be calculated depending on numerous variables
 X: varies depending on usage of groundwater discharge
 ID: insufficient data to develop criterion
 NLV: hazardous substance is not likely to volatilize under most conditions

LABORATORY RESULTS FOR GROUNDWATER
 Based upon Superior Property Services Group Phase II ESA
 Former Harabedian Asphalt Company
 SCA Project #2000-157

	SB-1	SB-4	SB-6	Residential & Commercial I Drinking Water Criteria	Industrial & Commercial II, III & IV Drinking Water Criteria	Groundwater Surface Water Interface Values (GSI)	Residential & Commercial I Groundwater Volatilization to Indoor Air Inhalation RBSL	Industrial & Commercial II, III & IV Groundwater Volatilization to Indoor Air Inhalation RBSL	Groundwater Direct Contact RBSL
Date Collected	06/03/98	06/03/98	06/03/98				5 (A)	5 (A)	200 (X)
Analytical Report Date	06/16/98	06/16/98	06/16/98	790 (E)	790 (E)	140	5.3E+5 (S)	5.3E+5 (S)	5.3E+5 (S)
Sample Depth (feet)	8'-12'	4.5'-8.5'	4'-8'	74 (E)	74 (E)	8	1.7E+5 (S)	1.7E+5 (S)	1.7E+5 (S)
Volatiles (µg/L)				280 (E)	280 (E)	35	1.9E+5 (S)	1.9E+5 (S)	1.9E+5 (S)
Benzene	840	nd	nd	63 (E)	63 (E)	ID	56,000 (S)	56,000 (S)	160,000
Toluene	420	nd	nd	72 (E)	72 (E)	ID	61,000 (S)	61,000 (S)	210,000
Ethylbenzene	540	nd	nd	800	2,300	ID	56,000 (S)	56,000 (S)	56,000 (S)
Total Xylenes	700	nd	nd						
1,2,4-Trimethylbenzene	200	nd	nd						
1,3,5-Trimethylbenzene	170	nd	nd						
Isopropyl benzene (I)	21	nd	nd						
PNAs (µg/L)									
Naphthalene	28	nd	nd	260	750	3	31,000 (S)	31,000 (S)	31,000 (S)
Organics (µg/L)									
Cadmium (B)	2	9	6	5 (A)	5 (A)	130 (G,X)	NLV	NLV	210,000
Chromium VI (B,H)	180	410	190	100 (A)	100 (A)	11	NLV	NLV	1,000,000
Lead (B)	150	300	3	4 (S)	4 (B)	190 (G,X)	NLV	NLV	ID

nd	Concentration not detected or below method detection limit
NA	Not Analyzed
1200	Concentration exceeds shaded cleanup criteria
*	Indicates that the State Background Default Level has been substituted

Note: Generic Cleanup Criteria based on values documented in Operational Memorandum #18 dated May 28, 1999 of Part 201.

	SB-2	SB-3
Date Collected	05/25/00	05/25/00
Analytical Report Date	06/14/00	06/14/00
Sample Depth (feet)	4'	5'
Volatiles (µg/L)		
Benzene	nd	nd
Toluene	nd	nd
Ethylbenzene	nd	nd
Total Xylenes	15	nd
1,2,4-Trimethylbenzene	20	nd
1,3,5-Trimethylbenzene	13	nd
1,2-Dichloroethane (I)	nd	nd
1,2-Dibromoethane	nd	nd
Isopropyl benzene (I)	NA	NA
PNAs (µg/L)		
Naphthalene	nd	nd
2-Methylnaphthalene	nd	nd
Acenaphthylene	nd	nd
Acenaphthene	nd	nd
Fluorene	nd	nd
Phenanthrene	nd	nd
Anthracene	nd	nd
Fluoranthene	nd	nd
Pyrene	nd	nd
Benzo[a]anthracene (Q)	nd	nd
Chrysene (Q)	nd	nd
Benzo[b]fluoranthene (Q)	nd	nd
Benzo[k]fluoranthene (Q)	nd	nd
Benzo[a]pyrene (Q)	nd	nd
Indeno[1,2,3-cd]pyrene (Q)	nd	nd
Dibenzo[a,h]anthracene (Q)	nd	nd
Benzo[g,h,i]perylene (Q)	nd	nd
Organics (µg/L)		
Cadmium (B)	nd	nd
Chromium VI (B,H)	nd	nd
Lead (B)	nd	nd

nd	Concentration not detect
NA	Not Analyzed
1200	Concentration exceeds s
*	Indicates that the State E

Note: Generic Cleanup Criteria based on values docume

**Note: Sample results were non detect for all other EPA

TABLE 2
 COMMERCIAL III RBSLS FOR SOILS
 Harabedian Asphalt Co.
 1470 Coolidge Hwy.
 Troy, Michigan

COMPOUND	Maximum Concentration Detected µg/kg	Direct Contact Commercial III µg/kg	Indoor Air Inhalation Criteria µg/kg	Infinite Source Volatile Soil Inhalation Criteria µg/kg
<i>Volatile Organics</i>				
Benzene	6800	400,000	8400	45,000
Toluene	18,000	250,000	250,000	3,300,000
Ethylbenzene	18,000	140,000	140,000	11,000,000
Xylenes	65,000	150,000	150,000	54,000,000
Naphthalene	3400	230,000,000	78,000,000	59,000,000
2-Methyl Naphthalene	1900	230,000,000	ID	ID
1,2,4-Trimethyl Benzene	25,000	590,000(C)	590,000	57,000,000
1,3,5-Trimethyl Benzene	10,000	3,200,000	ID	ID
1,2-Dibromoethane (Ethylene dibromide)	ND	410	3600	
1,2-Dichloroethane	ND	380,000	11,000	21,000
<i>Polynuclear Aromatic Hydrocarbons</i>				
Acenaphthene	ND	1,000,000,000D	350,000,000	97,000,000
Acenaphthylene	ND	23,000,000	3,000,000	2,700,000
Anthracene	ND	1,000,000,000D	1,000,000,000	1,600,000,000
Benzo(a)anthracene	ND	290,000	NLV	NLV
Benzo(b)fluoranthene	ND	290,000	ID	ID
Benzo(k)fluoranthene	ND	290,000	NLV	NLV
Benzo(a)pyrene	ND	29000	NLV	NLV
Benzo(g,h,i)perylene	ND	23,000,000	NLV	NLV
Chrysene	ND	29,000,000	ID	ID
Dibenzo(a,h)anthracene	ND	29000	NLV	NLV
Fluoranthene	ND	760,000,000	1,000,000,000	880,000,000
Fluorene	ND	760,000,000	1,000,000,000	150,000,000
Indeno(1,2,3-cd)pyrene	ND	290,000	NLV	NLV
2-Methyl Naphthalene	ND	230,000,000	ID	ID
Naphthalene	ND	230,000,000	78,000,000	59,000,000
Phenanthrene	ND	23,000,000	28,000,000	150,000
Pyrene	ND	470,000,000	1,000,000,000	770,000,000
METALS				
Total Lead	11,000	400,000	NLV	NLV

NOTES: BOLD - Applicable RBSL.
 ID - Inadequate Data
 NLV - Not likely to volatilize.
 D - Calculated criterion exceeds 100%, hence is reduced to 100%

SOIL VERIFICATION SAMPLING RESULTS (LABORATORY)
FACILITY NAME Harabedian Asphalt Co.
FACILITY NUMBER 0-019650

VOLATILES										
Sample ID	FL-1		FL-2		SW-1		SW-2		SW-3	
Sample Depth (feet BGS)	7'-8'		7'-8'		3'-4'		3'-4'		3'-4'	
Date Collected	11-24-98		11-24-98		11-24-98		11-24-98		11-24-98	
Date Extracted										
Date Analyzed	12-2-98		12-2-98		12-2-98		12-2-98		12-2-98	
Analytical Method No.	SW-8260									
Collection Method*	GRAB									
CONSTITUENT (µg/kg)	Cone	MDL								
<input checked="" type="checkbox"/> Benzene	5500	50	5500	50	ND	50	380	50	4600	50
<input checked="" type="checkbox"/> Toluene	100	50	56	50	ND	50	120	50	4600	50
<input checked="" type="checkbox"/> Ethyl Benzene	3600	50	3100	50	ND	50	180	50	5300	50
<input checked="" type="checkbox"/> Total Xylenes	1300	150	3000	150	ND	150	700	150	23,000	150
<input checked="" type="checkbox"/> Naphthalene	960	250	450	250	ND	250	ND	250	2900	250
<input checked="" type="checkbox"/> 2-Methyl Naphthalene	440	250	ND	250	ND	250	ND	250	1400	250
<input checked="" type="checkbox"/> 1,2,4-Trimethyl Benzene	360	50	2200	50	ND	50	140	50	12,000	50
<input checked="" type="checkbox"/> 1,3,5-Trimethyl Benzene	440	50	960	50	ND	50	150	50	4300	50
<input checked="" type="checkbox"/> 1,2-Dibromoethane (EDB)	ND	50								
<input checked="" type="checkbox"/> 1,2-Dichloroethane	ND	50								
FOR VOLATILE AROMATICS (PNA)										
Sample ID	FL-1		FL-2		SW-1		SW-2		SW-3	
Sample Depth (feet BGS)	7'-8'		7'-8'		3'-4'		3'-4'		3'-4'	
Date Collected	11-24-98		11-24-98		11-24-98		11-24-98		11-24-98	
Date Extracted										
Date Analyzed	12-2-98		12-2-98		12-2-98		12-2-98		12-2-98	
Analytical Method No.	SW-8310									
Collection Method*	GRAB									
CONSTITUENT (ng/lg)	Cone	MDL								
<input checked="" type="checkbox"/> Acenaphthene	ND	330								
<input checked="" type="checkbox"/> Acenaphthylene	ND	330								
<input checked="" type="checkbox"/> Anthracene	ND	330								
<input checked="" type="checkbox"/> Benzo(a)anthracene	ND	330								
<input checked="" type="checkbox"/> Benzo(a)pyrene	ND	330								
<input checked="" type="checkbox"/> Benzo(b)fluoranthene	ND	330								
<input checked="" type="checkbox"/> Benzo(g,h,i)perylene	ND	330								

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SOIL VERIFICATION SAMPLING RESULTS (LABORATORY)
FACILITY NAME Harnbedian Asphalt Co.
FACILITY NUMBER 0-019650

POLYNUCLEAR AROMATICS (PNAH)										
Sample ID	FL-1		FL-2		SW-1		SW-2		SW-3	
Sample Depth (feet BGS)	7'-8'		7'-8'		3'-4'		3'-4'		3'-4'	
Date Collected	11-24-98		11-24-98		11-24-98		11-24-98		11-24-98	
Date Extracted										
Date Analyzed	12-2-98		12-2-98		12-2-98		12-2-98		12-2-98	
Analytical Method No.	SW-8310									
Collection Method*	GRAB									
CONSTITUENT (µg/kg)	Conc	MDL								
<input checked="" type="checkbox"/> Benzo(k)fluoranthene	ND	330								
<input checked="" type="checkbox"/> Chrysene	ND	330								
<input checked="" type="checkbox"/> Dibenzo(a,h)anthracene	ND	330								
<input checked="" type="checkbox"/> Fluoranthene	ND	330								
<input checked="" type="checkbox"/> Fluorene	ND	330								
<input checked="" type="checkbox"/> Indeno(1,2,3-cd)pyrene	ND	330								
<input checked="" type="checkbox"/> 2-Methyl Naphthalene	ND	330								
<input checked="" type="checkbox"/> Naphthalene	ND	330								
<input checked="" type="checkbox"/> Phenanthrene	ND	330								
<input checked="" type="checkbox"/> Pyrene	ND	330								
METALS										
Sample ID	FL-1		FL-2		SW-1		SW-2		SW-3	
Sample Depth (feet BGS)	7'-8'		7'-8'		3'-4'		3'-4'		3'-4'	
Date Collected	11-24-98		11-24-98		11-24-98		11-24-98		11-24-98	
Date Extracted										
Date Analyzed	11-30-98		11-30-98		11-30-98		11-30-98		11-30-98	
Analytical Method No.	SW-7421									
Collection Method*	GRAB									
CONSTITUENT (µg/kg)	Conc	MDL								
<input checked="" type="checkbox"/> Total Lead	8000	5000	11000	5000	9000	5000	11000	5000	5900	5000

SOIL VERIFICATION SAMPLING RESULTS (LABORATORY)
FACILITY NAME Harabedinn Asphalt Co.
FACILITY NUMBER 0-019650

VOLATILES										
Sample ID	SW-4		FL-3		FL-4		SW-5		SW-6	
Sample Depth (feet BGS)	3'-4'		7'-8'		7'-8'		3'-4'		3'-4'	
Date Collected	11-24-98		11-24-98		11-24-98		11-24-98		11-24-98	
Date Extracted										
Date Analyzed	12-2-98		12-2-98		12-2-98		12-2-98		12-2-98	
Analytical Method No.	SW-8260									
Collection Method*	GRAB									
CONSTITUENT (ug/kg)	Conc	MDL								
<input checked="" type="checkbox"/> Benzene	6800	50	4600	50	3600	50	6100	50	1000	50
<input checked="" type="checkbox"/> Toluene	65	50	120	50	74	50	18,000	50	160	50
<input checked="" type="checkbox"/> Ethyl Benzene	6300	50	1700	50	200	50	18,000	50	220	50
<input checked="" type="checkbox"/> Total Xylenes	980	150	4800	150	1300	150	65,000	150	1000	150
<input checked="" type="checkbox"/> Naphthalene	730	250	400	250	ND	250	3400	250	240	250
<input checked="" type="checkbox"/> 2-Methyl Naphthalene	500	250	ND	250	ND	250	1900	250	490	250
<input checked="" type="checkbox"/> 1,2,4-Trimethyl Benzene	540	50	850	50	ND	50	25,000	50	130	50
<input checked="" type="checkbox"/> 1,3,5-Trimethyl Benzene	680	50	1000	50	ND	50	10,000	50	180	50
<input checked="" type="checkbox"/> 1,2-Dibromoethane (EDB)	ND	50								
<input checked="" type="checkbox"/> 1,2-Dichloroethane	ND	50								
POLYNUCLEAR AROMATICS (PNA)										
Sample ID	SW-4									
Sample Depth (feet BGS)	3'-4'									
Date Collected	11-24-98									
Date Extracted										
Date Analyzed	12-2-98									
Analytical Method No.	8310									
Collection Method*	GRAB									
CONSTITUENT (ug/kg)	Conc	MDL								
<input checked="" type="checkbox"/> Acenaphthene	ND	330								
<input checked="" type="checkbox"/> Acenaphthylene	ND	330								
<input checked="" type="checkbox"/> Anthracene	ND	330								
<input checked="" type="checkbox"/> Benzo(a)anthracene	ND	330								
<input checked="" type="checkbox"/> Benzo(a)pyrene	ND	330								
<input checked="" type="checkbox"/> Benzo(b)fluoranthene	ND	330								
<input checked="" type="checkbox"/> Benzo(g,h,i)perylene	ND	330								

SOIL VERIFICATION SAMPLING RESULTS (LABORATORY)

FACILITY NAME Harabedian Asphalt Co.

FACILITY NUMBER 0-012650

POLYNUCLEAR AROMATICS (PNAs)										
Sample ID	SW-4									
Sample Depth (feet BGS)	3'-4'									
Date Collected	11-24-98									
Date Extracted										
Date Analyzed	12-2-98									
Analytical Method No.	SW-8310									
Collection Method*	GRAB									
CONSTITUENT (µg/kg)	Conc	MDL								
<input checked="" type="checkbox"/> Benzo(k)fluoranthene	ND	330								
<input checked="" type="checkbox"/> Chrysene	ND	330								
<input checked="" type="checkbox"/> Dibenzo(a,h)anthracene	ND	330								
<input checked="" type="checkbox"/> Fluoranthene	ND	330								
<input checked="" type="checkbox"/> Fluorene	ND	330								
<input checked="" type="checkbox"/> Indeno(1,2,3-cd)pyrene	ND	330								
<input checked="" type="checkbox"/> 2-Methyl Naphthalene	ND	330								
<input checked="" type="checkbox"/> Naphthalene	ND	330								
<input checked="" type="checkbox"/> Phenanthrene	ND	330								
<input checked="" type="checkbox"/> Pyrene	ND	330								
METALS										
Sample ID	SW-4		FL-3		FL-4		SW-5		SW-6	
Sample Depth (feet BGS)	3'-4'		7'-8'		7'-8'		3'-4'		3'-4'	
Date Collected	11-24-98		11-24-98		11-24-98		11-24-98		11-24-98	
Date Extracted										
Date Analyzed	11-30-98		11-30-98		11-30-98		11-30-98		11-30-98	
Analytical Method No.	SW-7421									
Collection Method*	GRAB									
CONSTITUENT (µg/kg)	Conc	MDL								
<input checked="" type="checkbox"/> Total Lead	4000	150	7100	150	6800	150	10000	150	9000	5000

SOIL VERIFICATION SAMPLING RESULTS (LABORATORY)
FACILITY NAME Harabedinn Asphalt Co.
FACILITY NUMBER 0-019650

VOLATILES											
Sample ID	SW-7										
Sample Depth (feet BGS)	3'-4'										
Date Collected	11-24-98										
Date Extracted											
Date Analyzed	12-2-98										
Analytical Method No.	SW-8260										
Collection Method*	GRAB										
CONSTITUENT (ug/kg)	Conc	MDL	Conc	MDL	Conc	MDL	Conc	MDL	Conc	MDL	
<input checked="" type="checkbox"/> Benzene	3800	50									
<input checked="" type="checkbox"/> Toluene	100	50									
<input checked="" type="checkbox"/> Ethyl Benzene	310	50									
<input checked="" type="checkbox"/> Total Xylenes	1300	150									
<input checked="" type="checkbox"/> Naphthalene	ND	250									
<input checked="" type="checkbox"/> 2-Methyl Naphthalene	ND	250									
<input checked="" type="checkbox"/> 1,2,4-Trimethyl Benzene	56	50									
<input checked="" type="checkbox"/> 1,3,5-Trimethyl Benzene	83	50									
<input checked="" type="checkbox"/> 1,2-Dibromoethane (EDB)	ND	50									
<input checked="" type="checkbox"/> 1,2-Dichloroethane	ND	50									
POLYNUCLEAR AROMATICS (PNA)											
Sample ID					D-1		DF-1				
Sample Depth (feet BGS)					8'-9'		8'-9'				
Date Collected					11-24-98		11-24-98				
Date Extracted											
Date Analyzed					12-2-98		12-2-98				
Analytical Method No.					SW-8310		SW-8310				
Collection Method*					GRAB		GRAB				
CONSTITUENT (ug/kg)	Conc	MDL	Conc	MDL	Conc	MDL	Conc	MDL	Conc	MDL	
<input checked="" type="checkbox"/> Acenaphthene					ND	330	ND	330			
<input checked="" type="checkbox"/> Acenaphthylene					ND	330	ND	330			
<input checked="" type="checkbox"/> Anthracene					ND	330	ND	330			
<input checked="" type="checkbox"/> Benzo(a)anthracene					ND	330	ND	330			
<input checked="" type="checkbox"/> Benzo(a)pyrene					ND	330	ND	330			
<input checked="" type="checkbox"/> Benzo(b)fluoranthene					ND	330	ND	330			
<input checked="" type="checkbox"/> Benzo(g,h,i)perylene					ND	330	ND	330			

TABLE-1
LABORATORY RESULTS FOR SOIL
 Based upon Superior Property Services Group Phase II ESA
 Former Harabedian Asphalt Plant
 SCA Project #2000-157

UST
 Area

Sample Identification Sample Depth (feet) Date Collected	SB-1	SB-2	SB-3	SB-4	SB-5	SB-6	SB-7	SB-8	Industrial and Commercial II, III & IV Groundwater Protection			Indoor Air	Direct Contact
	7'-0"	3'-6"	5'-6"	5'-6"	7'-8"	5'-6"	5'-6"	5'-6"	Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Groundwater Contact Protection Criteria	Soil	Commercial III Direct Contact Criteria
	06/03/98	06/03/98	06/03/98	06/03/98	06/03/98	06/03/98	06/03/98	06/03/98				Volatilization to Indoor Air Inhalation Criteria	
VOLATILES (ug/Kg)													
Benzene (I)	2,400	1,000	nd	nd	nd	nd	nd	nd	100	4,000 (X)	1.9E+5	8,400	4.0E+5 (C)
Toluene (I)	3,800	250	nd	nd	nd	nd	nd	nd	16,000	2,800	2.5E+5 (C)	2.5E+5 (C)	2.5E+5 (C)
Ethylbenzene (I)	3,300	1,100	nd	nd	nd	nd	nd	nd	11,500	3,300	1.4E+5 (C)	1.4E+5 (C)	1.4E+5 (C)
Xylenes (I)	12,800	3,460	nd	nd	nd	nd	nd	nd	15,600	3,200	1.5E+5 (C)	1.5E+5 (C)	1.5E+5 (C)
1,3,5-Trimethylbenzene (I)	4,900	1,300	nd	nd	nd	nd	nd	nd	5,800	ID	94,000 (C)	94,000 (C)	94,000 (C)
1,2,4-Trimethylbenzene (I)	5,600	2,300	nd	nd	nd	nd	nd	nd	2,100	ID	1.1E+5 (C)	1.1E+5 (C)	1.1E+5 (C)
PNAs (ug/Kg)													
Naphthalene	340	nd	50,000	850	2.0E+6	7.7E+7	2.3E+8						
2-Methylnaphthalene	800	nd	1.7E+5	ID	7.1E+06	ID	2.3E+8						
Acenaphthylene	560	nd	8,500	ID	4.4E+05	3.0E+6	2.3E+7						
Acenaphthene	NA	8.7E+5	4,300	9.6E+5	3.5E+8	1.0E+9 (D)							
Fluorene	NA	8.9E+5	2,400	8.9E+5	1.0E+9	7.6E+08							
Phenanthrene	nd	980	34,000	2,360	4.5E+5	2.6E+07	2.3E+07						
Anthracene	NA	41,000	ID	41,000	1.0E+9	1.0E+9 (D)							
Fluoranthene	nd	nd	nd	nd	nd	670	760	2,000	7.2E+5	5,500	7.2E+5	1.0E+9	7.6E+08
Pyrene	nd	nd	nd	nd	nd	570	700	1,700	4.7E+5	ID	4.7E+5	1.0E+9	4.7E+08
Benzo(a)anthracene (Q)	nd	420	NLL	NLL	NLL	NLV	2.9E+05						
Chrysene (Q)	nd	430	NLL	NLL	NLL	ID	2.9E+07						
Benzo(b)fluoranthene (O)	nd	370	NLL	NLL	NLL	ID	2.9E+05						
Benzo(k)fluoranthene (O)	NA	NLL	NLL	NLL	NLV	2.9E+06							
Benzo(a)pyrene (G)	nd	450	NLL	NLL	NLL	NLV	29,000						
Indeno(1,2,3-cd)pyrene (O)	NA	NLL	NLL	NLL	NLV	2.9E+05							
Dibenzo(a,h)anthracene (O)	NA	NLL	NLL	NLL	NLV	2.9E+04							
Benzo(g,h,i)perylene	NA	NLL	NLL	NLL	NLV	2.3E+07							
n-Propylbenzene	900	360	nd	nd	nd	nd	nd	nd	4,500	NA	ID	ID	1.0E+7
ORGANICS (ug/Kg)													
Cadmium (B)	40	28	230	180	70	110	1,400	190	8,000	1,200 (C, X)	2.5E+8	NLV	6.3E+8
Chromium (VI) (B,F)	15,000	23,000	420,000	21,000	19,000	11,000	32,000	14,000	37,000	18,000	3.0E+8	NLV	3.0E+7
Lead (B)	10,000	9,700	10,000	14,000	12,000	9,100	78,000	67,000	42,000 (C)	22,000 (C, M, X)	ID	NLV	4.0E+8

nd	Concentration not detected or below method detection limit
NA	Not Analyzed
1200	Concentration exceeds shaded cleanup criteria
	Indicates that the State Background Default Level has been substituted

Note: Generic Industrial and Commercial II, III and IV Cleanup Criteria based on values documented in Operational Memorandum #18 dated May 28, 1999 of Part 201.

**TABLE-1a
LABORATORY RESULTS FOR SOIL**
Based upon Sundberg, Carlson & Associates, Inc BEA Investigation
Former Harabedian Asphalt Plant
SCA Project #2000-157

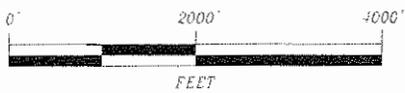
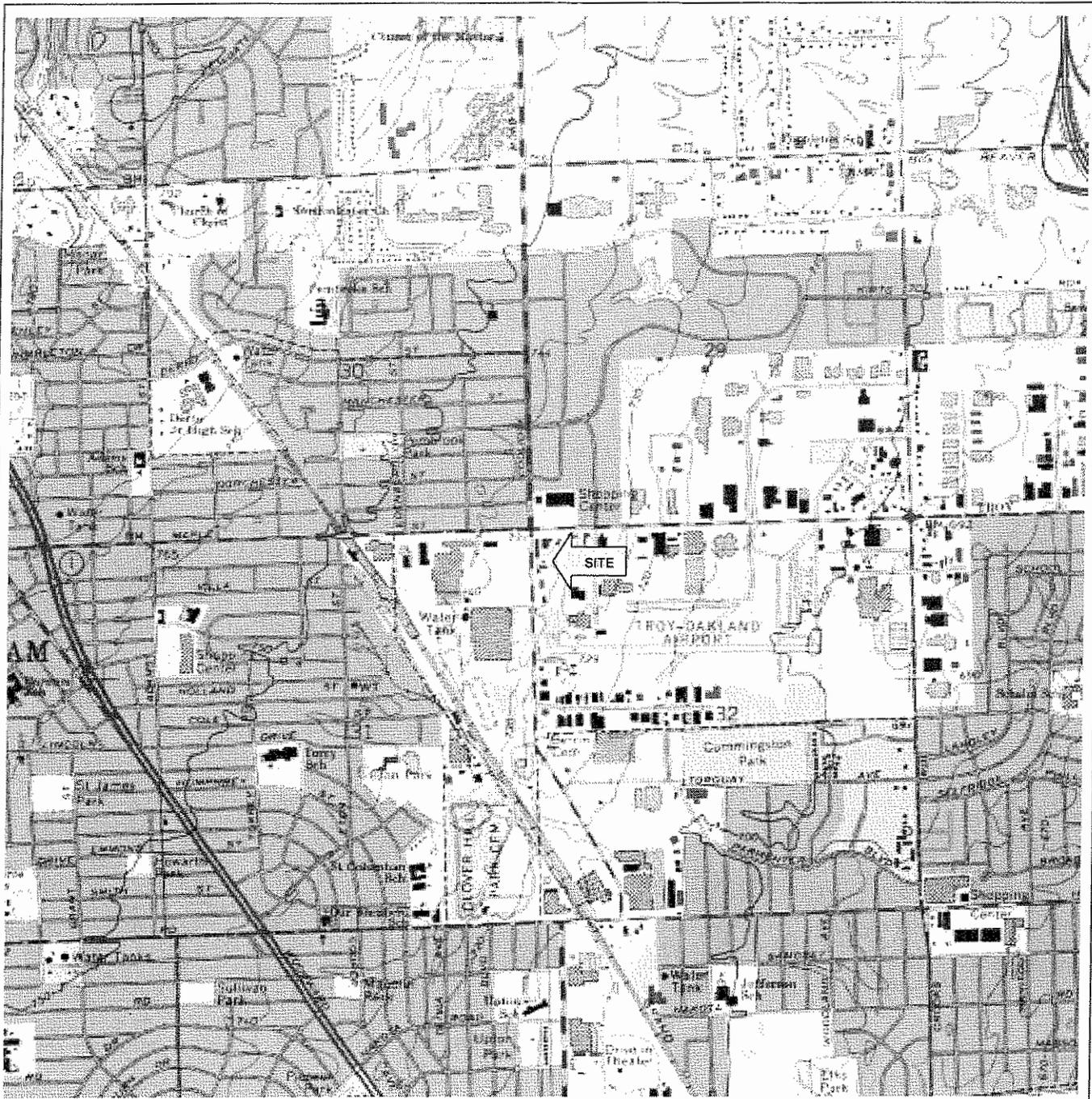
Sample Identification Sample Depth (feet) Date Collected	SB-1	SB-1	SB-1	SB-2	SB-2	SB-3	SB-3	SB-4	SB-4	SB-5	SB-5	SB-6	SB-6	SB-6	SB-7	SB-7	Industrial and Commercial II, III & IV Groundwater Protection	Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Groundwater Contact Protection Criteria	Indoor Air Soil Volatilization to Indoor Air Inhalation Criteria	Direct Contact Commercial III Direct Contact Criteria
	0'-2' 05/25/00	2'-4' 05/25/00	5'-7' 05/25/00	0'-2' 05/25/00	2'-4' 05/25/00	0'-1.5' 05/25/00	1.5'-3' 05/25/00	0'-2' 05/25/00	2'-4' 05/25/00	0'-2' 05/25/00	2'-4' 05/25/00	0'-2' 05/25/00	2'-4' 05/25/00	5'-7' 05/25/00	0'-2' 05/25/00	2'-4' 05/25/00						
VOLATILES (ug/Kg)																						
Benzene (B)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	100	2,000 (X)	1.9E+5	8,300	4.0E+5 (C)							
Toluene (T)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	16,000	3,800	2.5E+5 (C)	2.5E+5 (C)	2.5E+5 (C)							
Ethylbenzene (E)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	1,500	3,800	1.4E+5 (C)	1.4E+5 (C)	1.4E+5 (C)							
Xylenes (X)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	5,600	2,700	1.8E+5 (C)	1.5E+5 (C)	1.5E+5 (C)							
1,3,5-Trimethylbenzene (TMB)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	100	100	1.1E+5 (C)	94,000 (C)	94,000 (C)							
1,2,4-Trimethylbenzene (TMB)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	100	100	1.1E+5 (C)	1.1E+5 (C)	1.1E+5 (C)							
1,2-Dichloroethane (DCE)	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	100	7,200 (X)	2.2E+5	11,000	3.0E+5							
1,2-Dibromothane	nd	nd	nd	nd	nd	nd	nd	NA	nd	nd	10 (M)	NA	320	3,600	410							
PNAs (ug/Kg)																						
Naphthalene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	50,000	850	2.0E+6	7.7E+7	2.3E+8	
2-Methylnaphthalene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	8,500	ID	7.1E+08	ID	2.3E+8	
Acenaphthylene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	8,500	ID	4.4E+05	3.0E+6	2.3E+7	
Acenaphthene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	8,500	ID	4.4E+05	3.0E+6	2.3E+7	
Fluorene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	8,500	1,300	9.6E+5	3.5E+8	1.0E+9 (D)	
Phenanthrene	nd	nd	nd	nd	nd	330	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	8,500	2,400	8.9E+5	1.0E+9	7.0E+08	
Anthracene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	34,000	2,300	4.5E+5	2.9E+07	2.9E+07	
Fluoranthene	nd	nd	nd	2,700	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	41,000	ID	41,000	1.0E+9	1.0E+9 (D)	
Pyrene	nd	nd	nd	2,300	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	7.2E+5	5,800	7.2E+8	1.0E+9	7.0E+08	
Benzo(a)anthracene (BaA)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	4.7E+5	ID	4.7E+8	1.0E+9	4.7E+08	
Chrysene (C)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	2.9E+05	
Benzo(b)fluoranthene (BbF)	nd	nd	nd	1,900	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	2.9E+07	
Benzo(k)fluoranthene (BkF)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	2.9E+07	
Benzo(a)pyrene (BaP)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	2.9E+05	
Indeno(1,2,3-cd)pyrene (IcdP)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	2.9E+06	
Dibenz(a,h)anthracene (DbaH)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	29,000	
Benzo(g,h)perylene (BghiP)	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	NLL	NLL	NLL	NLV	2.0E+05	
n-Propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4,800	NLL	NLL	NLV	2.9E+04	
ORGANICS (ug/Kg)																						
Cadmium (B)	520	450	560	3,700	420	760	280	190	150	470	290	2,700	950	70	310	380	8,000	100 (C,X)	2.9E+8	NLV	8.3E+6	
Chromium (VI) (B+T)	16,000	16,000	13,000	13,000	16,000	13,000	13,000	13,000	16,000	14,000	16,000	14,000	13,000	7,500	12,000	13,000	30,000	18,000	3.0E+8	NLV	3.0E+7	
Lead (B)	34,000	38,000	52,000	280,000	23,000	140,000	16,000	10,000	14,000	58,000	29,000	150,000	80,000	8,900	21,000	21,000	2,000 (M)	10 (M)	ID	NLV	4.0E+5	

nd Concentration not detected or below method detection limit
 NA Not Analyzed
 1200 Concentration exceeds shaded cleanup criteria
 Indicates that the State Background Default Level has been substituted

Note: Generic Industrial and Commercial II, III and IV Cleanup Criteria based on values documented in Operational Memorandum #18 dated May 28, 1999 of Part 201.

*Note: Sample results were non detect for all other EPA 8260 methanol preserved volatiles See the laboratory results for soil on next page

FIGURES



BROWNFIELD PLAN

**PROPOSED TCF BANK BRANCH
COOLIDGE HIGHWAY, SOUTH OF MAPLE ROAD
TROY, OAKLAND COUNTY, MICHIGAN**

FIGURE 1 – SITE LOCATION MAP

Superior Project No. SE2795.00



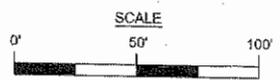
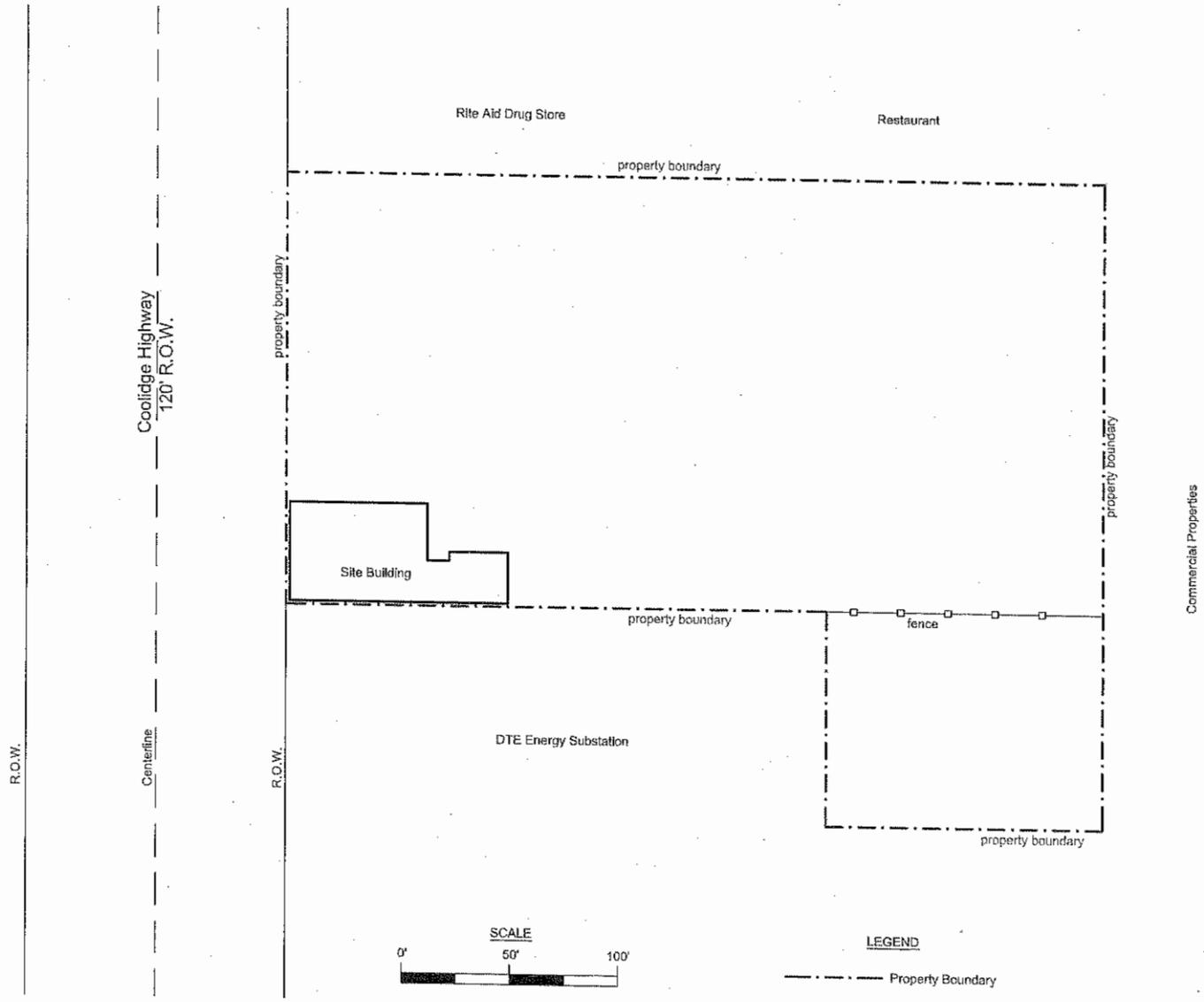


FIGURE 2			
SITE PLAN			
PROPOSED BANK BRANCH			
COOLIDGE HWY., SOUTH OF MAPLE ROAD TROY, OAKLAND COUNTY, MICHIGAN			
scale	1" = 50'	date drawn	10/11/05
project mgr.	HCS	drawn by	HCS
dwg #	figure2.dwg	project #	SE2795.00

Adapted from SEC field notes and Bowers & Rein Associates, Inc. Preliminary Site Plan; not a legal survey.

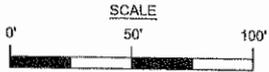
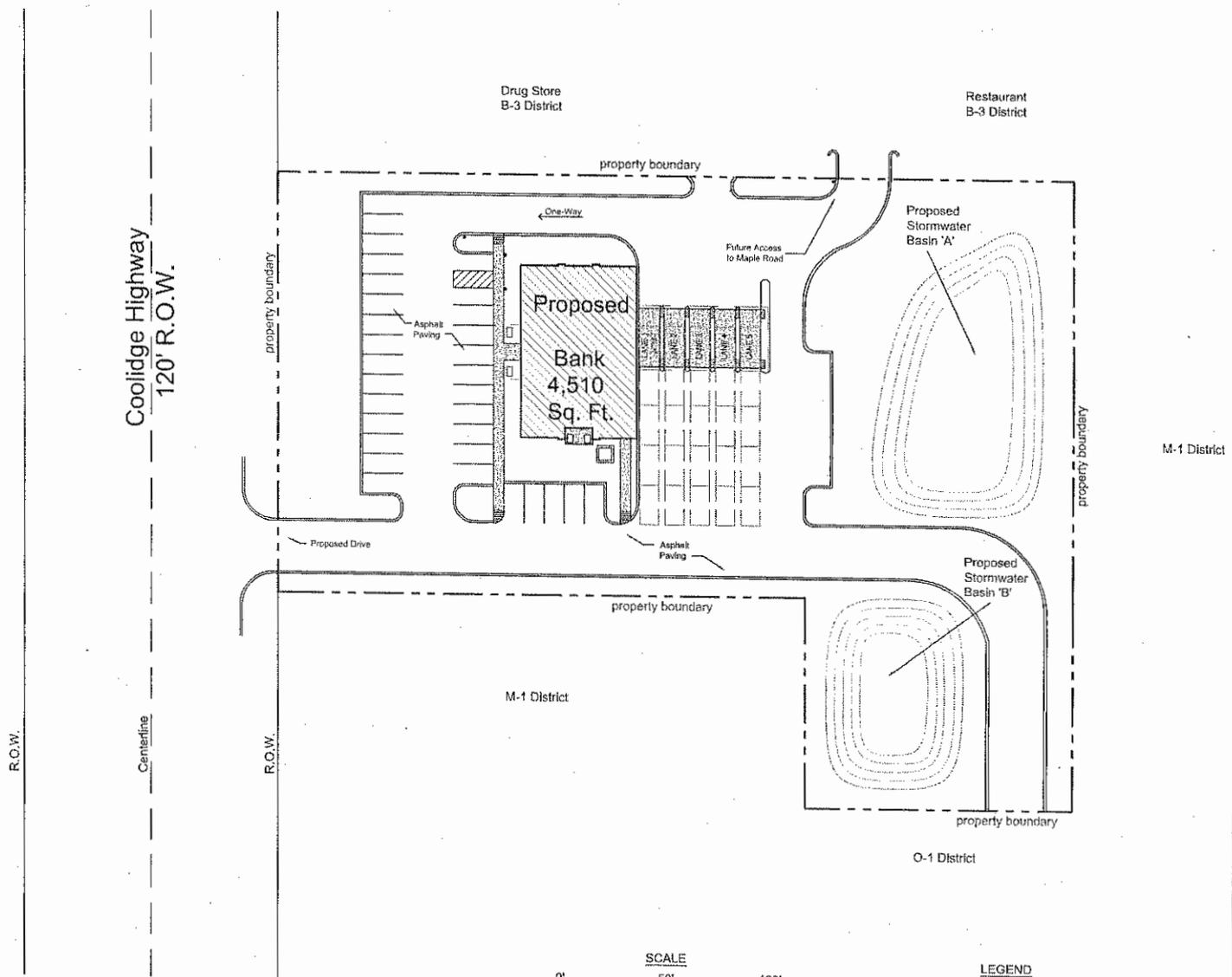
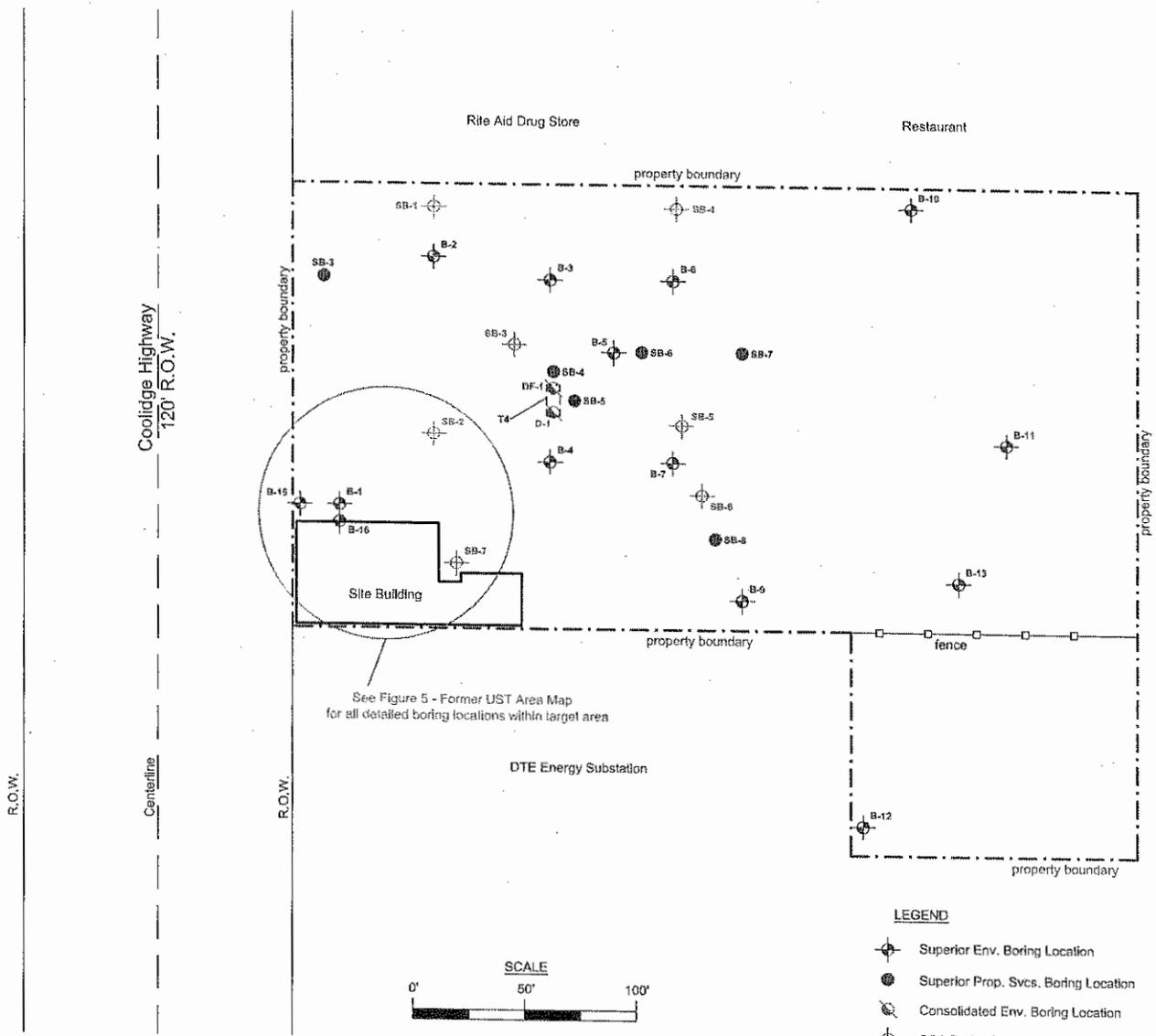


FIGURE 3			
SITE DEVELOPMENT PLAN			
PROPOSED BANK BRANCH			
COOLIDGE HWY. SOUTH OF MAPLE ROAD TROY, OAKLAND COUNTY, MICHIGAN			
scale	1" = 50'	date drawn	10/10/05
project mgr.	RDD	drawn by	HCS
dwg #	figure3.dwg	project #	SE2795.00
Superior ENVIRONMENTAL CORP			

Adapted from SEC field notes and Bowers & Rein Associates, Inc. Preliminary Site Plan; not a legal survey.



See Figure 5 - Former UST Area Map
for all detailed boring locations within target area



LEGEND

- Superior Env. Boring Location
- Superior Prop. Svcs. Boring Location
- Consolidated Env. Boring Location
- SCA Boring Location
- T1 Former UST Identification
- Property Boundary

Commercial Properties

FIGURE 4

SOIL BORING LOCATION MAP

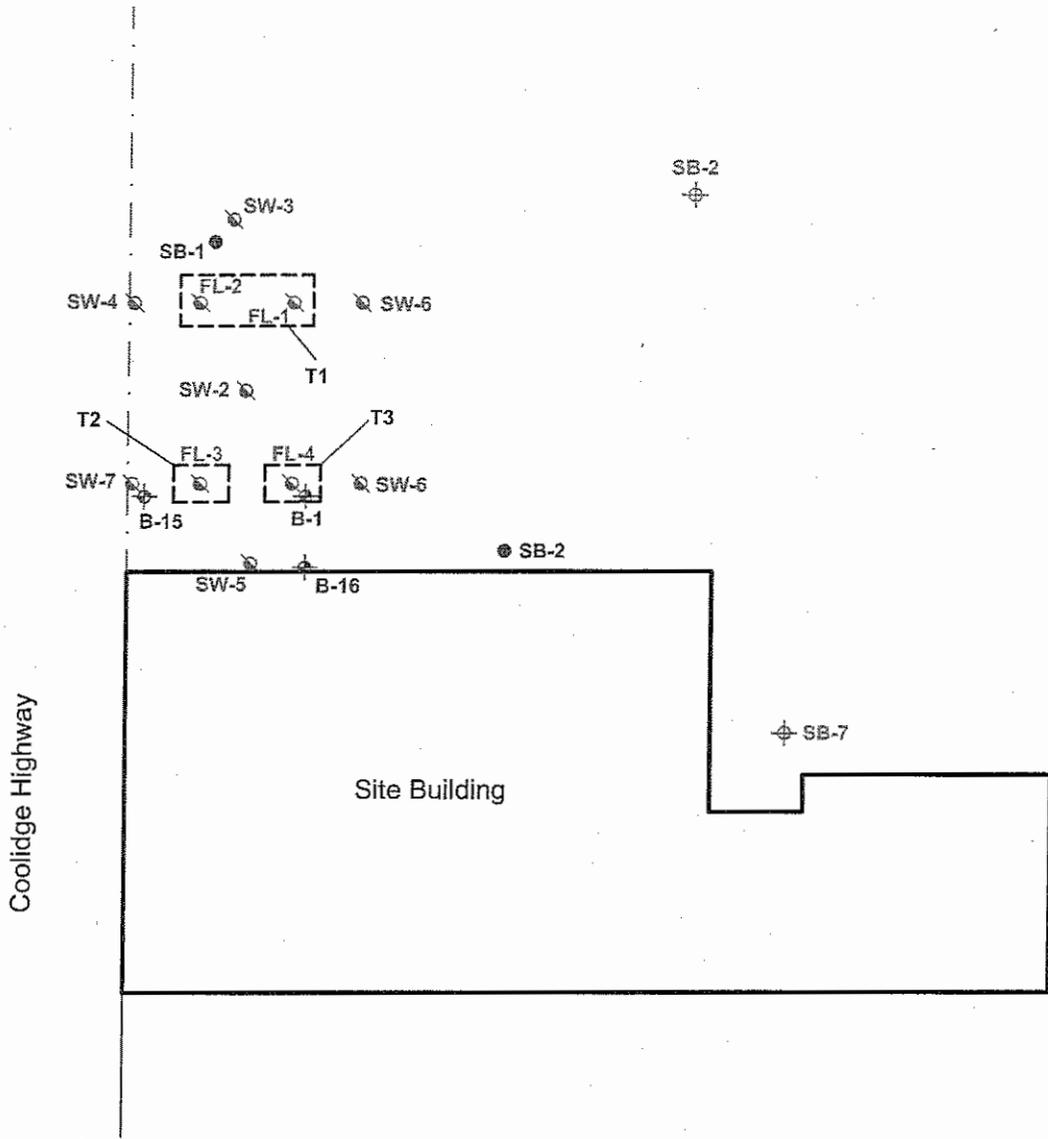
PROPOSED BANK BRANCH

COOLIDGE HWY., SOUTH OF MAPLE ROAD
TROY, OAKLAND COUNTY, MICHIGAN

scale	1" = 50'	date drawn	10/11/05
project mgr.	HCS	drawn by	HCS
dwg #	figure4.dwg	project #	SE2795.00

Superior
ENVIRONMENTAL CORP

Adapted from SEC field notes and Bowers & Rein Associates, Inc. Preliminary Site Plan; not a legal survey.



LEGEND

- ⊕ Superior Env. Boring Location
- Superior Prop. Svcs. Boring Location
- ⊗ Consolidated Env. Boring Location
- ⊕ SCA Boring Location
- T1 Former UST Identification
- · — Property Boundary

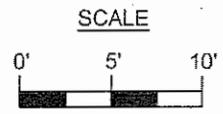
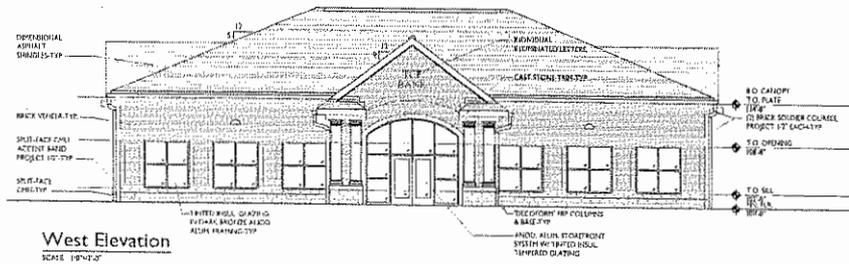


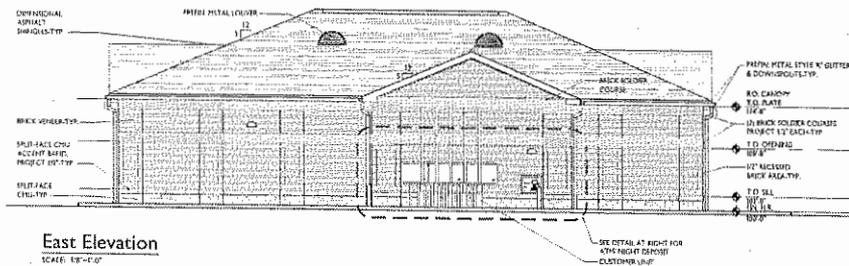
FIGURE 5			
FORMER UST AREA MAP			
PROPOSED BANK BRANCH			
COOLIDGE HWY., SOUTH OF MAPLE ROAD TROY, OAKLAND COUNTY, MICHIGAN			
scale	1" = 10'	date drawn	10/11/05
project mgr.	RDD	drawn by	HCS
dwg #	figure5.dwg	project #	SE2795.00



Adapted from SEC field notes and Bowers & Rein Associates, Inc. Preliminary Site Plan; not a legal survey.

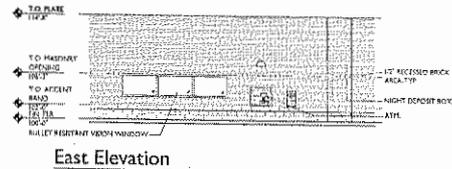


West Elevation
SCALE: 1/8"=1'-0"

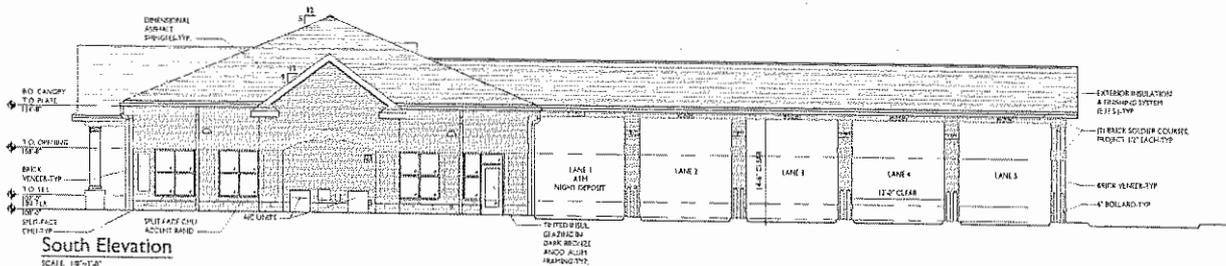


East Elevation
SCALE: 1/8"=1'-0"

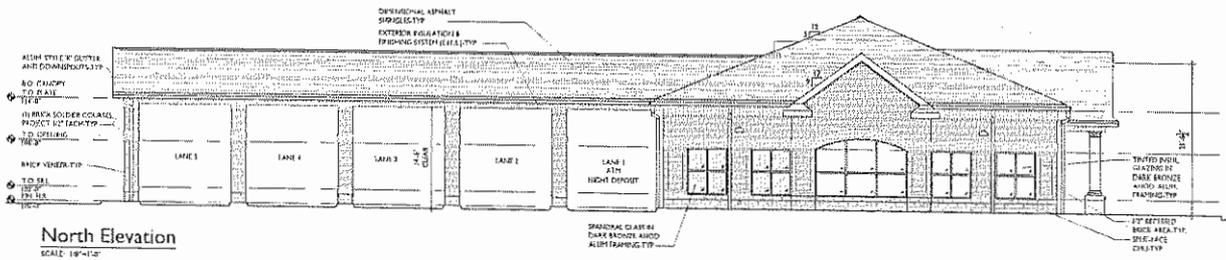
COLOR LEGEND	
SPRUE FACE CHU	EXTERIOR COLOR: GRAY BEIGE SENE
BRICK VENEER	COLOR: OLIVE GREY BRICK AMBERENT
ASPHALT SHINGLES	COLOR: TEAL PASTELQUE FOREST GREEN
EIFES	COLOR: STYACID 1818 MOCHA CREAM
ACCENT BANDING	COLOR: OLIVE GREY BRICK OYSTER GRAY
CHARTERSTONE	COLOR: D/C MICHENHORN CO. TRUSCHSTONE
COLLETTUS	FINISH: MICHENHORN CO. SYSTEM RECORDED 3/4" RUSTON 36.26"



East Elevation
SCALE: 1/8"=1'-0"



South Elevation
SCALE: 1/8"=1'-0"



North Elevation
SCALE: 1/8"=1'-0"

BOWERSREIN
ARCHITECTS
P.C.
214.519.8800 • 1731.015.3413
www.bowersrein.com

Consultant + Name

Project + Information
TOP BANK
COLUMBUS HIGHWAY
FREDY, MICHIGAN

Project + Number
05-421

Issue + Date
02/10/2024 10:30:06
16191582R.2.2024

Sheet + Title
01-EXTERIOR
547515700-010

Sheet + Number
A5.00

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APPENDIX A

Legal Description

Parcel Number	88-20-32-101-009
Property Address	
Property Address Apt	
Property Address Zip	
Neighborhood Code	VCOMM
Taxable Value	70800
State Equalized Value (SEV)	70800
Property Class	202
Zoning	B-3
School District	Troy Schools
Principal Residence Exemption	0
Last Sale Amount	412500
Last Sale Date	06/05/2000
Owner Street Address	P O BOX 628
Owner City	BLOOMFIELD HILLS
Owner State	MI
Owner Zip Code	48303-0628
Taxpayer Street Addr	
Frontage	100
Depth of Parcel	377.61
Acreage Of Parcel	0.8668733
Num Res Buildings	0
Summary Res Floor Area	0
Summary Res Garage Area	0
Summary Res Year Built	0
Summary Res Style Alph	
Summary Res Num Bed	0
Summary Res Num Bath	0
Summary Res Basement Area	0
Num CI Buildings	0
Summary CI Floor Area	0
Summary CI Occupancy	Apartment
Summary CI Stories	0
Summary CI Year Built	0
Legal Description	T2N, R11E, SEC 32 MAPLE COOLIDGE ESTATES LOT 20

Parcel Number	88-20-32-101-023
Property Address	1470 COOLIDGE
Property Address Apt	
Property Address Zip	48084-7087
Neighborhood Code	SCN
Taxable Value	128100
State Equalized Value (SEV)	128100
Property Class	301
Zoning	M-1
School District	Troy Schools
Principal Residence Exemption	0
Last Sale Amount	412500
Last Sale Date	06/05/2000
Owner Street Address	P O BOX 628
Owner City	BLOOMFIELD HILLS
Owner State	MI
Owner Zip Code	48303-0628
Taxpayer Street Addr	
Frontage	100
Depth of Parcel	376.69
Acreage Of Parcel	1.149426
Num Res Buildings	0
Summary Res Floor Area	0
Summary Res Garage Area	0
Summary Res Year Built	0
Summary Res Style Alph	
Summary Res Num Bed	0
Summary Res Num Bath	0
Summary Res Basement Area	0
Num CI Buildings	1
Summary CI Floor Area	2610
Summary CI Occupancy	Industrial, Light Manufacturing
Summary CI Stories	1
Summary CI Year Built	1954
Legal Description	T2N, R11E, SEC 32 MAPLE COOLIDGE ESTATES PART OF LOT 18 BEG AT PT DIST S 00-20-40 E 589.87 FT & N 89-59-00 E 59.54 FT & N 89-59-00 E 252.69 FT FROM NW SEC COR, TH N 89-59-00 E 124 FT, TH S 00-04-36 E 100 FT, TH S 89-59-00 W 124 FT, TH N 00-04-36 W 10

APPENDIX B

Tax Capture Tables

Table 1 Annual Estimated Tax Increment Revenue

Proposed TCF National Branch 1470 Coolidge Troy, Michigan	Projectected State Equalized Value: \$1,298,900 Current State Equalized Value: \$198,900 Increased State Equalized Value: \$1,100,000 Tax Rate 2005 (total) 0.0156805
---	--

Parcel 88-20-32-101-009 & 88-20-32-101-023	2005 Combined SEV taxable \$198,900	2006 Combined SEV Projected \$1,298,900
--	---	---

Tax Year	Year	Inceased Taxable Value*	Increased Captured Taxes	Cumlative Tax Capture	Investment Pay Back
2005	0	\$0	\$0	\$0	\$489,296
2006	1	\$1,100,000	\$17,249	\$17,249	\$472,047
2007	2	\$1,116,500	\$17,507	\$34,756	\$454,540
2008	3	\$1,133,248	\$17,770	\$52,526	\$436,770
2009	4	\$1,150,246	\$18,036	\$70,562	\$418,734
2010	5	\$1,167,500	\$18,307	\$88,869	\$400,427
2011	6	\$1,185,012	\$18,582	\$107,451	\$381,845
2012	7	\$1,202,788	\$18,860	\$126,311	\$362,985
2013	8	\$1,220,829	\$19,143	\$145,454	\$343,842
2014	9	\$1,239,142	\$19,430	\$164,885	\$324,411
2015	10	\$1,257,729	\$19,722	\$184,606	\$304,690
2016	11	\$1,276,595	\$20,018	\$204,624	\$284,672
2017	12	\$1,295,744	\$20,318	\$224,942	\$264,354
2018	13	\$1,315,180	\$20,623	\$245,565	\$243,731
2019	14	\$1,334,908	\$20,932	\$266,497	\$222,799
2020	15	\$1,354,931	\$21,246	\$287,743	\$201,553
2021	16	\$1,375,255	\$21,565	\$309,307	\$179,989
2022	17	\$1,395,884	\$21,888	\$331,196	\$158,100
2023	18	\$1,416,822	\$22,216	\$353,412	\$135,884
2024	19	\$1,438,075	\$22,550	\$375,962	\$113,334
2025	20	\$1,459,646	\$22,888	\$398,850	\$90,446
2026	21	\$1,481,541	\$23,231	\$422,081	\$67,215
2027	22	\$1,503,764	\$23,580	\$445,661	\$43,635
2028	23	\$1,526,320	\$23,933	\$469,594	\$19,702
2029	24	\$1,549,215	\$24,292	\$493,887	\$0
2030	25	\$1,572,453	\$24,657	\$518,544	
2031	26	\$1,596,040	\$25,027	\$543,570	
2032	27	\$1,619,980	\$25,402	\$568,972	
2033	28	\$1,644,280	\$25,783	\$594,756	
2034	29	\$1,668,944	\$26,170	\$620,925	
2035	30	\$1,693,979	\$26,562	\$647,488	

* increased 1.5% per year

Table 2 Estimated Tax Increment Revenue By Jurisdiction

Proposed TCF National Branch
 1470 Coolidge
 Troy, Michigan

Projectected State Equalized Value: \$1,298,900
 Current State Equalized Value: \$198,900
 Increased State Equalized Value: \$1,100,000
 Tax Rate 2005 (total) 0.0156805

Parcel	Combined 2005 SEV taxable	Combined 2006 SEV Projected
88-20-32-101-009 & 88-20-32-101-023	\$198,900	\$1,298,900

Tax Year	Year	City Operating 9.45	County 4.6461	Community College 1.5844	Total 2005 tax 15.6805	Inceased Taxable Value*
2005	0					
2006	1	\$10,395	\$5,111	\$1,743	\$17,249	\$1,100,000
2007	2	\$10,551	\$5,187	\$1,769	\$17,507	\$1,116,500
2008	3	\$10,709	\$5,265	\$1,796	\$17,770	\$1,133,248
2009	4	\$10,870	\$5,344	\$1,822	\$18,036	\$1,150,246
2010	5	\$11,033	\$5,424	\$1,850	\$18,307	\$1,167,500
2011	6	\$11,198	\$5,506	\$1,878	\$18,582	\$1,185,012
2012	7	\$11,366	\$5,588	\$1,906	\$18,860	\$1,202,788
2013	8	\$11,537	\$5,672	\$1,934	\$19,143	\$1,220,829
2014	9	\$11,710	\$5,757	\$1,963	\$19,430	\$1,239,142
2015	10	\$11,886	\$5,844	\$1,993	\$19,722	\$1,257,729
2016	11	\$12,064	\$5,931	\$2,023	\$20,018	\$1,276,595
2017	12	\$12,245	\$6,020	\$2,053	\$20,318	\$1,295,744
2018	13	\$12,428	\$6,110	\$2,084	\$20,623	\$1,315,180
2019	14	\$12,615	\$6,202	\$2,115	\$20,932	\$1,334,908
2020	15	\$12,804	\$6,295	\$2,147	\$21,246	\$1,354,931
2021	16	\$12,996	\$6,390	\$2,179	\$21,565	\$1,375,255
2022	17	\$13,191	\$6,485	\$2,212	\$21,888	\$1,395,884
2023	18	\$13,389	\$6,583	\$2,245	\$22,216	\$1,416,822
2024	19	\$13,590	\$6,681	\$2,278	\$22,550	\$1,438,075
2025	20	\$13,794	\$6,782	\$2,313	\$22,888	\$1,459,646
2026	21	\$14,001	\$6,883	\$2,347	\$23,231	\$1,481,541
2027	22	\$14,211	\$6,987	\$2,383	\$23,580	\$1,503,764
2028	23	\$14,424	\$7,091	\$2,418	\$23,933	\$1,526,320
2029	24	\$14,640	\$7,198	\$2,455	\$24,292	\$1,549,215
2030	25	\$14,860	\$7,306	\$2,491	\$24,657	\$1,572,453
Total		\$312,505	\$153,643	\$52,395	\$518,544	

* increased 1.5% per year