STS Consultants, Ltd.
Solutions through Science & Engineering

November 12, 2001

Mr. Bode Morin
City of Detroit Historical Museums
5401 Woodward Avenue
Detroit, Michigan 48202

RE: Phase I Environmental Site Assessment for Historic Fort Wayne in Detroit, Michigan - STS Project No. 710733.PP

Dear Mr. Morin,

STS Consultants, Ltd. (STS) has completed the Phase I Environmental Site Assessment (Phase I ESA) for the above-referenced property. The objective of the Phase I ESA was to identify recognized environmental conditions in connection with the property. With the exception of a review of title records for the property, this Phase I ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) Standard E1527-00 entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. No sampling or testing was conducted as part of this Phase I ESA.

Please call if you have any questions or comments regarding the information presented in this report.

Sincerely yours,

STS CONSULTANTS, LTD.

Connie Boris

Connie Boris, Ph.D.
Senior Project Manager

Richard Berggreen /sb

Richard Berggreen, C.P.G.
Principal Geologist

Attachment

1502 Randolph Street, Suite 100 • Detroit, MI 48226-2216 • (313) 963-2990 • (313) 963-2890 Fax

FIGURES

Environmental FirstSearch
Sites Summary Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

TOTAL: 56 **GEOCODED:** 55 **NON GEOCODED:** 1 **SELECTED:** 9

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
56	*HISTSITES*	*STATE HISTORIC SITES CONTACT INFORM* *MI-SHPO-12280/SEE SITE DETAILS*	*MI 48209*	*NON GC*	

Environmental FirstSearch
Site Detail Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 23 **DIST/DIR:** 0.00 -- **MAP ID:** 23

NAME:
ADDRESS: DEL RAY PARK LEFFERSON AND RATIMAKER
DETROIT MI
WAYNE
CONTACT:

REV:
ID1: 553272
ID2:
STATUS: UNKNOWN
PHONE:

CERCLIS (Y/N):

MAT: UNKNOWN MATERIAL **QUANT:** 0 UNKNOWN

LOCATION: DEL RAY PARK LEFFERSON AND RATIMAKER
CITY: **REPORTED:** 09/28/97

SOURCE: UNKNOWN **MEDIUM:** WATER
CALLER STATED THAT A FOAMY AND OILY TYPE OF SUBSTANCE IS COVERING THE RIVER
CAUSE: UNKNOWN

ACT: NONE
BY:

Environmental FirstSearch
Site Detail Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

FLOODPLAINS

SEARCH ID: 51 **DIST/DIR:** 0.00 -- **MAP ID:** 35

NAME: FEMA FLOOD PLAIN
ADDRESS:

CONTACT:

REV:
ID1: 722
ID2: 714
STATUS: 100 YEAR
PHONE:

AREA:	0.000110094
PERIMETER:	0.0830826
FIPS:	26163
COMMUNITY:	0222
FIRM PANEL:	2602220045B
QUAD:	42083-C1
FLOODWAY:	
COBRA:	COBRA_OUT
SFHA:	IN
SYMBOL:	4
PANEL TYPE:	CBPP
STATE FIPS:	26
COUNTY FIPS:	163
PCOMM:	0222
PANEL:	0045B
QUAD UNIT:	C1

Environmental FirstSearch
Site Detail Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

RCRA GENERATOR SITE

SEARCH ID: 15 **DIST/DIR:** 0.00 -- **MAP ID:** 4

NAME: MICHCON GAS CO RIVERSIDE PARK
ADDRESS: 6500 W JEFFERSON
DETROIT MI 48226
CONTACT: ELLIOTT ROBERT

REV:
ID1: MID980825681
ID2:
STATUS: SGN
PHONE: 3132566551

ADDRESS: ADDRESS NOT REPORTED
CITY NOT REPORTED AK 99998

NOTIFIED:
PART A:

ACTIVITIES: SG: GENERATES 100-1000 KG/MONTH OF HAZARDOUS WASTE

CM+E LIST: **VIOL DATE:** **AGENCY:** **UPDATED:**
RAATS: **ACTION DATE:** **DOCKET:** **UPDATED:**

VIOL:
NUM:
ENF:
DATE: **ASSESS:** **SETTLE:**

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 37 **DIST/DIR:** 0.00 -- **MAP ID:** 32

NAME: RYE GENTRY TRUCKING INC
ADDRESS: 6134 W JEFFERSON
DETROIT MI 48209
CONTACT: STEVEN GENTRY

REV: 04-27-99
ID1: 0-039168
ID2:
STATUS: UST
PHONE: (313) 843-2588

ID: 1 **STATUS:** REMV **PRODUCT:** DIESEL
CAPACITY: 6,000 **AGE:** Unk
TANK MATERIAL: BARE STEEL **TANK REL DET:**
PIPE MATERIAL: BARE STEEL **PIPE REL DET:**
PIPING TYPE:

ID: 2 **STATUS:** REMV **PRODUCT:** DIESEL
CAPACITY: 6,000 **AGE:** Unk
TANK MATERIAL: BARE STEEL **TANK REL DET:**
PIPE MATERIAL: BARE STEEL **PIPE REL DET:**
PIPING TYPE:

Environmental FirstSearch
Site Detail Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

CERCLIS SITE

SEARCH ID: 3 **DIST/DIR:** 0.08 NE **MAP ID:** 5

NAME: REVERE COPPER & BRASS
ADDRESS: 5851 WEST JEFFERSON
DETROIT MI 48209
CONTACT:

REV:
ID1: MID005509997
ID2: 0505462
STATUS: NFRAP-N
PHONE:

ILLEGAL DUMPING OF 11 DRUMS & 2 TRANSFORMERS, 4 CAPACITORS ABANDONED BY PREVIOUS PROPERTY OWNER. PCB LEVEL AS HIGH AS 188000 PPM IN SOIL. ALL PCB CONTAMINATED MATERIAL CONTAINED STAGED, AND SAMPLED WAITING A DISPOSAL ARRANGEMENT.

STATE SITE

SEARCH ID: 30 **DIST/DIR:** 0.08 NE **MAP ID:** 5

NAME: REVERE COPPER AND BRASS
ADDRESS: 5851 WEST JEFFERSON
DETROIT MI
CONTACT:

REV: 11-01-00
ID1: 820136
ID2:
STATUS: EVAL/INTERIM RESP-PRP/OTH
PHONE:

SOURCE: PRIMARY METAL INDUSTRIES
POLLUTANTS: PCBS ASBESTOS PETROLEUM PRODUCTS
SAM SCORE: 36 **DATE:** 9/5/90 0:00:00
CHANGES: NEW ADDITION TO LIST **DATE:** 9/13/90 0:00:00

Environmental FirstSearch
Site Detail Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 21 **DIST/DIR:** 0.18 NE **MAP ID:** 22

NAME: TANNER INDUSTRIES
ADDRESS: 5660 WEST JEFFERSON
DETROIT MI 48209
WAYNE
CONTACT:

REV:
ID1: 527803
ID2:
STATUS: UNKNOWN
PHONE:

CERCLIS (Y/N):

MAT: AMMONIA, ANHYDROUS **QUANT:** 500 POUNDS

LOCATION: 5660 WEST JEFFERSON
CITY: **REPORTED:** 03/13/97

SOURCE: UNKNOWN **MEDIUM:** AIR

CAUSE: STORAGE TANK / DRIVER FOR TANNER INDUSTRIES BROKE THE VALVE OFF THE TANK WHIL
UNKNOWN
E TRYING TO OPEN IT

ACT: MATERIAL WAS MISTED BY THE FIRE DEPARTMENT / RELEASE STOPPED WHE
BY:

CERCLIS SITE

SEARCH ID: 1 **DIST/DIR:** 0.42 NE **MAP ID:** 3

NAME: ANACONDA INDUSTRIES BRASS
ADDRESS: 271 SOUTH SUMMIT STREET
DETROIT MI 48209

CONTACT: GEORGE HUDAK

REV: 12/28/00
ID1: MID065608739
ID2: 0507126
STATUS: NOT PROPOSED
PHONE:

DESCRIPTION:

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
DISCOVERY	EPA Fund-Financed		07-29-1992
PRELIMINARY ASSESSMENT NFRAP (No Futher Remedial Action Planned	State, Fund Financed		09-26-1996
REMOVAL Partially Cleaned up	EPA Fund-Financed Primary	09-07-1995	11-22-1995

Environmental FirstSearch
Site Detail Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

HISTORIC/LANDMARK SITE

SEARCH ID: 56 **DIST/DIR:** NON GC **MAP ID:**

NAME: STATE HISTORIC SITES CONTACT INFORMATION
ADDRESS:
MI 48209
CONTACT:

REV: 01/01/00
ID1: MI-SHPO-12280
ID2:
STATUS: SEE SITE DETAILS
PHONE:

STATE HISTORIC SITES CONTACT INFORMATION

OFFICE: SHPO
CONTACT: BRIAN D. CONWAY, SHPO

ADDRESS: 717 WEST ALLEGAN STREET
MICHIGAN HISTORICAL CENTER
LANSING MI 48918
PHONE: 517-373-1630
FAX: 517-335-0348

Environmental FirstSearch
Federal Databases and Sources

NPL: ***National Priority List***. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS: ***Comprehensive Environmental Response Compensation and Liability Information System***. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: ***Resource Conservation and Recovery Information System***. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: ***Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities***. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

RCRA COR: ***Resource Conservation and Recovery Information System Corrective Action Sites***. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: ***Resource Conservation and Recovery Information System Large and Small Quantity Generators***. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: ***Resource Conservation and Recovery Information System sites No Longer Regulated***. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly.

ERNS: ***Emergency Response Notification System***. The EPA's database of emergency response actions. Source: Environmental Protection Agency.

Updated quarterly.

RELEASES: ***Air and Surface Water Releases***. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

NPDES: ***National Pollution Discharge Elimination System***. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

FINDS: ***The Facility Index System***. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

TRIS: ***Toxic Release Inventory System.*** The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

ACEC: ***Areas of Critical Environmental Concern***. This database contains state and federally designated areas of environmental concern such as endanged species habitats, protected open spaces, parks, conservation areas and wildlife preserves. It also contains contact information for threatened and endangered species. Source: U.S. Fish and Wildlife Services, Ecological Services Offices; State GIS Departments.

Updated periodically.

Floodplains: 100 year and 500 year flood zone boundaries for select counties in the United States. Source: Federal Emergency Management Agency (FEMA).

This database will be updated as new data becomes available.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Historic Sites: National Register of Historical Places Database. The nation's official list of cultural resources worthy of preservation. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Source: National Park Service.

Updated yearly.

Wetlands: U.S. Fish and Wildlife Service produces information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States. Source: U.S. Fish and Wildlife Service, National Wetlands Inventory.

This database will be updated as new data becomes available.

Fed Land Use: Federal Land data includes information from the following government agencies including Bureau of Indian Affairs, Bureau of Reclamation, Bureau of Land Management, Department of Defense, Forest Service, Fish and Wildlife Service, National Park Service, and the Tennessee Valley Authority. This database also contains data regarding wild and scenic rivers. Source: USGS.

Updated periodically.

Environmental FirstSearch
Michigan Databases and Sources

STATE SITES: The Michigan Department of Environmental Quality listing of all hazardous waste inventory sites as maintained by the Environmental Response Division.

Updated annually.

UST: Underground Storage Tanks. The Michigan Department of Environmental Quality database listing of all registered underground storage tanks as maintained by the Storage Tank Division.

Updated semi-annually.

LUST: Leaking Underground Storage Tanks. The Michigan Department of Environmental Quality database listing of all leaking underground storage tanks as maintained by the Storage Tank Division.

Updated quarterly.

LANDFILLS: The Michigan Department of Environmental Quality database listing of landfills and transfer stations as maintained by the Solid Waste Program Section Waste Management Division.

Updated annually.

Environmental FirstSearch
Street Name Report for Streets within .5 Mile(s) of Target Property

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

Street Name	Dist/Dir
Anthon St	0.39 NW
Buelow Ct	0.03 NW
Campbell St	0.30 NW
Cavalry St	0.28 NW
Crawford St	0.30 NW
Dragoon St	0.26 NW
Driggs St	0.20 NW
Erie St	0.36 SW
Ferdinand St	0.45 NE
Gaynor Ct	0.42 NW
Gould St	0.32 SW
Green Pl	0.44 NW
Harrington St	0.50 NW
Harvey St	0.14 NW
Hesse St	0.28 NW
Holly St	0.07 NW
Hussar St	0.36 NW
I- 75 Service Dr	0.50 NW
Junction St	0.35 NE
Lauderdale St	0.34 NW
Livernois Ave	0.28 NW
Melville St	0.44 NW
Military Ave	0.26 NW
Military St	0.29 NW
Morrell St	0.40 NE
N Ave	0.28 NW
Post St	0.47 NW
Rademacher St	0.34 NW
Rankin St	0.39 NW
Reeder St	0.08 NW
Reissman St	0.44 NW
S Campbell St	0.10 NE
S Cavalry St	0.00 --
S Cottrell St	0.42 SW
S Crawford St	0.00 --
S Dragoon St	0.00 --
S Ferdinand St	0.35 NE
S Green St	0.36 SW
S Harrington St	0.31 SW
S Junction St	0.22 NE

Street Name	Dist/Dir
S Livernois Ave	0.00 --
S Mc Kinstry St	0.50 NE
S Military St	0.00 --
S Morrell St	0.29 NE
S Post St	0.25 SW
S Rademacher St	0.01 SW
S Reid St	0.00 --
S Schroeder St	0.15 SW
S Solvay St	0.47 SW
S Summit St	0.40 NE
S Waterman St	0.08 SW
SOUTH Campbell St	0.10 NE
SOUTH Cavalry St	0.00 --
SOUTH Cottrell St	0.42 SW
SOUTH Crawford St	0.00 --
SOUTH Dragoon St	0.00 --
SOUTH Ferdinand St	0.35 NE
SOUTH Green St	0.36 SW
SOUTH Harrington St	0.31 SW
SOUTH Junction St	0.22 NE
SOUTH Livernois Ave	0.00 --
SOUTH Mc Kinstry St	0.50 NE
SOUTH Military St	0.00 --
SOUTH Morrell St	0.29 NE
SOUTH Post St	0.25 SW
SOUTH Rademacher St	0.01 SW
SOUTH Reid St	0.00 --
SOUTH Schroeder St	0.15 SW
SOUTH Solvay St	0.47 SW
South St	0.11 NW
SOUTH Summit St	0.40 NE
SOUTH Waterman St	0.08 SW
Summit St	0.47 NE
W Fort St	0.46 NW
W Jefferson Ave	0.00 --
Waterman St	0.40 NW
WEST Fort St	0.46 NW
WEST Jefferson Ave	0.00 --

APPENDIX F

Tax Assessment Records

CITY OF DETROIT
Not Full

BLDG. CARD NO. 9—FIELD CARD
ALL TYPES OF BUILDINGS

NAME OF BUILDER
FORT WAYNE

BETWEEN West End	AND Wabash R. R.	
FRONT	DEEP	DESCRIPTION & LOT NO.	WARD
Taxable ~~3,665,550~~ ~~SQ. FT. APPROX.~~		S. JEFFERSON ALL THAT PT. OF P.C'S. 32 & 268 LYG. S. OF JEFFERSON AVE. & ~~E. OF~~ ~~DETROIT EDISON PROPERTY & N. OF~~ occupied by Fort Wayne of Detroit City Hall Detroit Edison Office	18 1

GENERAL INF.—ALL TYPES		SINGLES AND FLATS		INDUSTRIAL & GARAGES
USE	YR. BUILT			
	YR REMOD	INSULATION	No. OF APTS. No. OF RMS.	ROOF TYPE ----
STORIES		COP PLUMB COP MET	L R R R R	SPRINKLERS RAMPS
CONSTR.		FIREPLACE	BATHS F W	ELEVATORS—PASS. FRT.
EXT. WALLS		REC RM TILE KITCHEN	SHOWERS—TUB STALL	COLD STORAGE % OF BLDG
		BATHS F W F W	ELEVATORS—PASS. FRT.	INT. FINISH
FOUNDATION		STALL SHOWER	REFRIG. INCIN.	PARTITIONS
BSMT. USE		ATTIC ROOMS	PUBLIC RMS.	OFFICE SHOWROOM
FLOORS		GAS STATIONS	THEATRES	OFFICE BLDGS., MAJOR STORES
ROOF MATERIAL		OFFICE—UNF. PL. G B.	REST ROOMS F W	SUB-BSMT USE
HEAT		LUBE RM—UNF. PL. G B	AUD. FINISH	PASS ELEV MOU OLD
BURNER		SHOW RM—UNF PL. G B.	LOBBY—SMALL MED. LARGE	FRT. ELEV SPRINKLERS
COOL SYSTEM NO OF FLS		PAVING OUTSIDE PITS	LOBBY FINISH	CORRIDORS — F W
LAVS. F W		TANKS	STAGE—SMALL MED. LARGE	PUBLIC RMS
STORES			BALCONY SEAT. CAP	INT. FINISH
BATHS F W		MISC.		
INT FINISH		CAR GAR. DOORS DR.	CUBED BY	DATE

FORM BA-200

WARD 18-1 CAP NO. BETWEEN AND R1

#41.08 LITY
FORT WAYNE

DIMENSIONS FRONT DEEP

LOT NO.

BOARD OF ASSESSORS
CITY OF DETROIT
DATE CALCULATIONS

STREET

S. JEFFERSON
ALL THAT PT. OF P.C'S. 32 & 268
LYG. S. OF JEFFERSON AVE. & E. OF
DETROIT EDISON PROPERTY & N. OF
DETROIT RIVER & OCCUPIED BY FORT
WAYNE. 18/—

EXEMPT.

3,665,550 Sq. Ft. APPROX
3,232,848 ft
or
74.216 AC.

STREET	FEET DEEP	DEPTH %	FEET FRONT	% FOR TRIANGLE	FACTORS
STREET	C. I SIDE ST. DEPTH	% OF SIDE ST. UNIT	FRONT FEET ON SIDE ST.		

C. I. FACTOR

WRITTEN BY

CHECKED BY

NEIGHBORHOOD: 5720 SUBDIVISION: 0/000 ADDRESS: 6301 W JEFFERSON APPR: DIST: DT:12/31/98 99/033
LAND VALUE MAP:099 LOTS: PT PCS 32&268 AKA: FORT WAYNE SECT:M WIN: 18- 41.001 PAGE: 1

LAND SUMMARY

REF NO	LAND USE	LAND DESCRIPTION	ZONE		FRONTAGE	DEPTH	DT	LAND UNIT PRICE	DEPTH FACTR	LAND OBS FACTORS OB1	CD	OB2	CD	OB3	CD	NUMBER OF LAND UNITS	UT TP	TOTAL ADJ	ADJUSTED UNIT PRICE	LAND VALUE
001	0620	LD CLTR&REL	19		.00	.00	1	2.50	1.00	.000		.000		0.00		3865550.00	SF	1.00	2.50	9663875

TOTAL LAND 9,663,875

BUILDING SUMMARY

REF NO	BLDG USE	BLDG ID	DESCRIPTION	EX WL	F R	B M	A C	EL PF	NO STRY	TOTAL AREA VOL	UT TP	ADJ BASE RATE	REPL COST NEW	YR BLT	DP TB	NORM DP	ABNRML DP	ABNRML CD	FNC OBS	ECON OBS	NBD OBS	PCT COND	DEPRCD RATE	DEPRCD VALUE
101	01	6210	MUSM & ART	4	C	N	N	NN	2.0	1000	UT	4.71	4710	900	0	0.0000	00		0	53.8	17.1	38.30	1.80	1804

TOTAL STRUCTURES 1,804

SALES HISTORY

WCR LIBER	WCR PG	SALE DATE	SC CD	V I	TR TP	MTG RATE	M/S	MTG YYMM	AMRT YYMM	A P	SALES PRICE	AC CD	AD CD	SALE PR ADJ

EXTRAS

REF NO	BLG ID	EXTR USE	EXTRA DESCRIPTION	NUMBER OF UNITS	UT TP	UNIT PRICE	YR BLT	DP TB	ABNRM DP	ABNRM CD	FNC OBS	ECN OBS	NBD OBS	EXTRA VALUE

BUILDING PERMIT HISTORY

BLDG ID	PERMIT TYPE	PERMIT NUMBER	ISSUE DATE	PERMIT VALUE	EST COMP DATE

VCM 0.0000 TOTAL EXTRAS 0
TOTAL IMPROVEMENTS 1,804

PARCEL DESCRIPTORS

LAND AREA	3,865,550
BLDG. AREA/VOL.	0
NET RENTABLE AREA	NO NRA
NUMBERS OF UNITS	0
WATER ACCESS	***
STREET ACCESS	***
RAILROAD	***
ELEVATORS PASS.	NONE
ELEVATORS FRT.	NONE
CRANES OV 10 TONS	0
CRANES UN 10 TONS	0

ASSESSMENT STATUS CODE 773 HISTORICALCM
BUILDING COST NEW 4,710

ASSESSMENT & APPEAL HISTORY

YR	ASSESSMENT	CHG CD	SEV	APP CD	ACTION
99	EXEMPT				
98	EXEMPT				
97	EXEMPT				
96	EXEMPT				
95	EXEMPT				

VALUE SUMMARY

CAPPED VALUE	0.00
TAXABLE VALUE	0.00
APPRAISED VALUE	9,665,679
TRUE CASH VALUE	9,665,700
ASSESSED VALUE	4,832,850
EXEMPT VALUE	4,832,850
ASSESSMENT	

PARCEL STATISTICS

TV/GFA	GFAREA = 0	TIV/TFA	FLR-AR = 0	LV/U	# UNIT = 0
TV/TFA	FLR-AR = 0	TIVPE/TFA	FLR-AR = 0	TV/NRA	NO NRA VAL
TV/LA	2.50	LV/TV	1.00	R/U	# UNIT = 0
TIV/U	# UNIT = 0	LA/U	# UNIT = 0	PKG/R	GFAREA = 0
TV/U	# UNIT = 0	TFA/U	# UNIT = 0		

FORM C OF D-123-CA-A

BOARD OF ASSESSORS
CITY OF DETROIT

BLDG. CARD NO. 9—FIELD CARD
ALL TYPES OF BUILDINGS

NAME OF BUILDER
Olympic

STREET S. Jefferson HOUSE NO. 41.26
BETWEEN Wood Bros AND Natural R.R.

FRONT	DEEP	DESCRIPTION & LOT NO	WARD
15.829 Ac.		All the pr. of P.C. 22 v 268 by the pr. of Free Hayfe Lucille of the City of Detroit Historical Comm.	18/1

GENERAL INF—ALL TYPES

USE | YR. BUILT | YR REMOD
STORIES
CONSTR.
EXT WALLS
FOUNDATION
BSMT. USE
FLOORS
ROOF MATERIAL
HEAT
BURNER
COOL. SYSTEM NO. OF FLS.
LAVS F W

STORES

BATHS F W
INT. FINISH

SINGLES AND FLATS

INSULATION
COP PLUMB COP MET.
FIREPLACE
REC RM TILE KITCHEN
BATHS F W F W
STALL SHOWER
ATTIC ROOMS

GAS STATIONS

OFFICE—UNF. PL. G B
LUBE RM—UNF. PL. G B
SHOW RM—UNF. PL. G B
PAVING OUTSIDE PITS
TANKS

APARTMENTS & HOTELS

NO OF APTS NO. OF RMS
R R R R
BATHS F W
SHOWERS—TUB STALL
ELEVATORS—PASS FRT
REFRIG INCIN
PUBLIC RMS

THEATRES

REST ROOMS F W
AUD FINISH
LOBBY—SMALL MED LARGE
LOBBY FINISH
STAGE—SMALL MED. LARGE
BALCONY SEAT CAP

INDUSTRIAL & GARAGES

ROOF TYPE
SPRINKLERS RAMPS
ELEVATORS—PASS FRT
COLD STORAGE % OF BLDG
INT FINISH
PARTITIONS
OFFICE SHOWROOM

OFFICE BLDGS., MAJOR STORES

SUB-BSMT USE
PASS ELEV MOD OLD
FRT ELEV SPRINKLERS
CORRIDORS — F W
PUBLIC RMS
INT FINISH

MISC.

CAR GAR. DOORS DR. | CUBED BY DATE

NEIGHBORHOOD: 5720 SUBDIVISION: 0/000 ADDRESS: 6315 W JEFFERSON APPR: DIST: DT:12/31/98 99/033
LAND VALUE MAP:099 LOTS: SEE COMPLETE LEGAL AKA: FORT WAYNE SECT:M WIN: 18- 41.002L PAGE: 1

LAND SUMMARY

REF NO	LAND USE	LAND DESCRIPTION	ZONE		FRONTAGE	DEPTH	DT	LAND UNIT PRICE	DEPTH FACTR	LAND OBS FACTORS OB1	CD	OB2	CD	OB3	CD	NUMBER OF LAND UNITS	UT TP	TOTAL ADJ	ADJUSTED UNIT PRICE	LAND VALUE
001	0620	LD CLTR&REL	19		.00	.00	1	2.50	1.00	.000		.000		0.00		689511.00	SF	1.00	2.50	1723778

TOTAL LAND 1,723,778

BUILDING SUMMARY

REF NO	BLDG USE	BLDG ID	DESCRIPTION	EX WL	F R	B M	A C	EL PF	NO STRY	TOTAL AREA VOL	UT TP	ADJ BASE RATE	REPL COST NEW	YR BLT	DP TB	NORM DP	ABNRML DP	ABNRML CD	FNC OBS	ECON OBS	NBD OBS	PCT COND	DEPRCD RATE	DEPRCD VALUE
101	01	6210	MUSM & ART	4	C	N	N	N	2.0	1000	UT	4.71	4710	900	0	0.0000	00		0	53.8	17.1	38.30	1.80	1804

TOTAL STRUCTURES 1,804

SALES HISTORY

WCR LIBER	WCR PG	SALE DATE	SC CD	V I	TR TP	MTG RATE	M/S	MTG YYMM	AMRT YYMM	A MP	SALES PRICE	AC CD	AD CD	SALE PR ADJ

EXTRAS

REF NO	BLG ID	EXTR USE	EXTRA DESCRIPTION	NUMBER OF UNITS	UT TP	UNIT PRICE	YR BLT	DP TB	ABNRM DP	ABNRM CD	FNC OBS	ECN OBS	NBD OBS	EXTRA VALUE
601	000	3510	AIR COND	8.00	TN	950.00	980	10	00			.0	.0	2280

VCM 0.0000 TOTAL EXTRAS 2,280
TOTAL IMPROVEMENTS 4,084

BUILDING PERMIT HISTORY

BLDG ID	PERMIT TYPE	PERMIT NUMBER	ISSUE DATE	PERMIT VALUE	EST COMP DATE

PARCEL DESCRIPTORS

LAND AREA	689,511
BLDG. AREA/VOL.	0
NET RENTABLE AREA	NO NRA
NUMBERS OF UNITS	0
WATER ACCESS	***
STREET ACCESS	***
RAILROAD	***
ELEVATORS PASS.	NONE
ELEVATORS FRT.	NONE
CRANES OV 10 TONS	0
CRANES UN 10 TONS	0

ASSESSMENT STATUS CODE 773 HISTORICALCM
1,710

ASSESSMENT & APPEAL HISTORY

YR	ASSESSMENT	CHG CD	SEV	APP CD	ACTION
99	EXEMPT				
98	EXEMPT				
97	EXEMPT				
96	EXEMPT				
95	EXEMPT				

VALUE SUMMARY

CAPPED VALUE	0.00
TAXABLE VALUE	0.00
APPRAISED VALUE	1,727,862
TRUE CASH VALUE	1,727,900
ASSESSED VALUE	863,950
EXEMPT VALUE	863,950
ASSESSMENT	

PARCEL STATISTICS

TV/GFA	GFAREA = 0	TIV/TFA	FLR-AR = 0	LV/U	# UNIT = 0
TV/TFA	FLR-AR = 0	TIVPE/TFA	FLR-AR = 0	TV/NRA	NO NRA VAL
TV/LA	2.51	LV/TV	1.00	R/U	# UNIT = 0
TIV/U	# UNIT = 0	LA/U	# UNIT = 0	PKG/R	GFAREA = 0
TV/U	# UNIT = 0	TFA/U	# UNIT = 0		

APPENDIX G

Historic Fort Wayne
Bill of Sale and Deeds

HISTORIC FORT WAYNE

BILL OF SALE
1949

W. Mich. 114; WD 1835
Part of Fort Wayne
Detroit, Michigan
The City of Detroit
Contract No. WS-5(s)-754

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

THAT The UNITED STATES OF AMERICA, acting by and through the War Assets Administrator under and pursuant to the powers and authority contained in Reorganization Plan No. 1 of 1947 (12 Fed. Reg. 4534), and the provisions of the Surplus Property Act of 1944, as amended, and more particularly under Public Law 616, 80th Congress, approved June 6, 1948 and the regulations issued pursuant thereto, for convenience hereinafter called the "Government, for and in consideration of the continuous use and maintenance of the property hereinafter described by the party of the second part as a part of an historic monument and as equipment therein, has GRANTED, BARGAINED, SOLD, ALIENED, TRANSFERRED and DELIVERED and by these presents does GRANT, BARGAIN, SELL, ALIEN, TRANSFER and DELIVER unto the City of Detroit, a municipal corporation organized under the laws of the State of Michigan, the following described personal property, to-wit:

> All the personal property described in the Schedule attached hereto and marked Exhibit "A" and made a part hereof by this reference, being personal property installed in, or located at, the portion of the Fort Wayne Military Reservation designated by the National Parks Service of the Department of Interior, as suitable for historic monument purposes.

TO HAVE AND TO HOLD said personal property unto the said City of Detroit, its successors and assigns, to and for its own proper use and purposes forever.

Said personal property is a portion of the personal property acquired for use in the operation of the real property known as the Old Fort Area of Fort Wayne Military Reservation and was duly declared surplus and assigned to the War Assets Administrator for disposal, pursuant to Reorganization Plan No. 1 of 1947 and the provisions of the Surplus Property Act of 1944 as amended, more particularly by Public Law 616, 80th Congress, approved June 10, 1948 and applicable regulations issued thereunder. Sale of said personal property is without representation or warranty, express or implied, as to title or condition and Purchaser

W. Mich. 114: WD 1255
Part of Fort Wayne
Detroit, Michigan
The City of Detroit
Contract No. WS-9(s)-734

is satisfied as to the existence and condition of the above described property. Purchaser does certify, and by the acceptance of this Bill of Sale, agrees for itself, its successors and assigns, that:

1) This Bill of Sale is subject to the terms, conditions, covenants and agreements contained in a certain Contract of Sale dated _____ 1949 between the United States of America and the City of Detroit, which contract is hereby incorporated herein and made a part hereof as though set forth herein at length.

2) That it intends to use said personal property in so far as possible, in connection with the operation of the Old Fort Area of the Fort Wayne Military Reservation as and for an historic monument and is not acquiring the said property for the purpose of selling the same directly or indirectly, for a profit.

IN WITNESS WHEREOF the UNITED STATES OF AMERICA, acting by and through the War Assets Administrator, has caused these presents to be duly executed for and in its name and behalf by the Regional Director, War Assets Administration, Chicago, Illinois, thereunto duly authorized this _____ day of _____ 1949.

UNITED STATES OF AMERICA
Acting by and through
WAR ASSETS ADMINISTRATION

By _____
Otto G. Klein
Regional Director
War Assets Administration
Chicago, Illinois

HISTORIC FORT WAYNE

QUIT CLAIM DEED
1971

CONFORMED COPY

This Quitclaim Deed was recorded on December 22, 1971 in the office of the Register of Deeds, Wayne Co., Michigan

Contract No. GS-05-DR-(S)-20009

LIBER 17937

PAGE 633

QUITCLAIM DEED

REGISTER NO. F-666815

THIS INDENTURE, made at Chicago, Illinois, this 4th day of November, 1971, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of Public Law 616, 80th Congress, 2nd Session, approved June 10, 1948, and the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and regulations and orders promulgated thereunder, hereinafter called the "Grantor", and the CITY OF DETROIT, a municipal corporation of County of Wayne, State of Michigan, hereinafter called the "Grantee",

WITNESSETH THAT:

The property hereinafter described was duly declared surplus and assigned to the Administrator of General Services for disposal pursuant to the powers and authority contained in the provisions of the above-cited Public Law and Property Act and applicable orders and regulations promulgated thereunder,

NOW THEREFORE, the Grantor does hereby REMISE, RELEASE and FOREVER QUITCLAIM, without representation or warranty, express or implied, unto the Grantee, its successors and assigns, any interest it may have in and to the real property described as follows:

Land in the City of Detroit, County of Wayne, State of Michigan, being part of Fort Wayne Military Reservation, and being more particularly described as follows:

Beginning at a point on the southerly line of Jefferson Avenue West, 80 feet wide, opposite the end of Livernois Avenue, said point being S. 54° 45' 16" W., 40.15 feet; thence S. 61° 35' 16" W., 206.44 feet; thence S. 61° 42' 18" W., 526.95 feet; thence S. 34° 56' 58" W., 405.45 feet

from the northeasterly corner of the Fort Wayne Military Reservation, said corner also being the intersection of the southerly line of West Jefferson and the west line of Private Claim 39, also being opposite the end of Cavalry Avenue, 50 feet wide; thence from the point of beginning S. 34° 56' 58" W., along the southerly line of Jefferson Avenue, 1,183.94 feet to a point, said point being the northeasterly corner of the Detroit Edison Company property; thence S. 15° 36' 38" W., along a fence which is located on the easterly line of Detroit Edison property, 87.85 feet to a point; thence S. 28° 12' 08" E., along said fence 1,227.55 feet to a point; thence S. 52° 56' 14" E., along said fence 393.70 feet to a point; thence N. 12° 21' 46" E., 468.10 feet to a point; thence N. 36° 10' 57" W., along a fence 426.91 feet to a point; thence N. 36° 29' 44" E., along a fence 158.72 feet to a point; thence N. 26° 49' 03" W. along said fence, 339.26 feet to a point; thence N. 50° 39' 03" E. along said fence, 657.50 feet to a point; thence S. 40° 53' 57" E., 9.76 feet to a point; thence N. 39° 53' 26" E., 24.92 feet to a point; thence N. 86° 39' 29" E., 80.61 feet to a point; thence N. 25° 41' 27" W., 249.12 feet to a point; thence N. 40° 00' 54" W., 69.37 feet to a point; thence N. 42° 25' 11" W., 91.47 feet to a point; thence S. 49° 08' 13" W., 150.32 feet to a point; thence N. 35° 56' 44" W., 41.47 feet to a point; thence N. 33° 05' 41" W., 106.29 feet to a point; thence N. 28° 20' 57" W., 160.95 feet to the point of intersection with the southerly curb line of Meige Street; thence N. 28° 20' 57" W., 224.39 feet to the point of beginning, containing 1,328,950 square feet or 30.508 acres more or less.

Subject to a perpetual easement for the Livernois Sewer Right-of Way through Fort Wayne as given to the City of Detroit by the U. S. Secretary of the Army on March 1, 1950. Also, subject to easements reserved by the Government for road and utilities over that part of Brady Street falling within the above-described property for the benefit of the Government retained areas.

Also, all that part of the Fort Wayne Military Reservation known as Cram Street and being more particularly described as follows:

Commencing at the northeasterly corner of the Fort Wayne Military Reservation, said point also being the intersection of the southerly line of West Jefferson Avenue, 80 feet wide, and the west line of Private Claim 39, said point also opposite the end of Cavalry Avenue, 50 feet wide; thence S. 54° 45' 16" W., a distance of 40.15 feet to a point; thence S. 28° 14' 27" E., a distance of 646.70 feet to a point; thence S. 47° 10' 36" W., a distance of 171.65 feet to a point of beginning; thence S. 42° 36' 14" E., a distance of 57.32 feet to a point; thence S. 38° 56' 11" E., a distance of 315.52 feet to a point; thence S. 5° 48' 17" E., a distance of 45.17 feet to a point; thence S. 60° 11' 36" W., a distance of 314.26 feet to a point; thence S. 5° 45' 39" W., a distance of 156.62 feet to a point; thence S. 86° 48' 07" W., a distance of 29.54 feet to a point; thence N. 6° 02' 06" E., a distance of 147.47 feet

to a point; thence N. 61° 12' 06" E., 252.20 feet to a point; thence on a curve to the left with a 72 foot radius and an arc distance of 92.92 feet with a long chord of 86.60 feet which bears N. 33° 04' 44" E.; thence N. 15° 00' 24" W., a distance of 16.90 feet to a point; thence N. 38° 51' 54" W., a distance of 389.80 feet to a point; thence S. 50° 50' 12" W., a distance of 22.64 feet to the point of beginning, containing 21,200 square feet or 0.486 acres, more or less.

Together with all buildings and improvements located thereon, and all and singular the tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining.

Subject to any and all existing reservations, easements and rights, recorded or unrecorded, for public roads, railroads, pipe lines, drainage, sewer mains and lines, and public utilities.

This conveyance is made upon the following terms, covenants and conditions:

a. The property shall be forever used and maintained as and for a historical monument and for those purposes only in accordance with the application and approved Program of Utilization, signed and acknowledged by R. P. Roselle, Controller, City of Detroit, Michigan, on April 14, 1971, which documents are on file and open to public inspection in the office of the City Clerk, Detroit, Michigan, and also permanently filed and open to public inspection in the office of the Regional Director, Property Management and Disposal Service, General Services Administration, Everett McKinley Dirksen Building, 219 South Dearborn Street, Chicago, Illinois 60604, and identified as a Portion of Fort Wayne Military Reservation, Detroit, Michigan, GSA Disposal No. D-Mich-559. The aforesaid documents are hereby incorporated in this deed by reference and made a part hereof as though fully set out. Said Program of Utilization may be amended from time to time at the request of either the Grantee or the Grantor, with the written concurrence of the other party, and such amendment shall be added to and become a part of the aforesaid approved Program of Utilization. However, notwithstanding any provision of the approved Program of Utilization (as currently written or amended) the property shall not be used for park or recreational purposes, whether or not such use may be compatible with the use and maintenance of the property as and for a historical monument. Prohibited park or recreational purposes include, but are not limited to, swimming or bathing or the providing of swimming or bathing facilities; boating or the providing of facilities for boating; fishing or hunting or the providing of facilities for fishing or hunting; athletic or sporting events of any type whatsoever or the providing of facilities for athletic events; games, rides or playground activities or the providing of facilities for games, rides, or playground equipment; camping or the providing of camping facilities; nature studies or the providing of facilities for nature studies, and the providing of picnic tables, fireplaces or fire pits or other facilities

for picnicking or eating outdoors except for picnic tables only in the immediate vicinity of any place selling food pursuant to concession agreements concurred in by the Secretary of the Interior, if permitted by such agreements.

b. The property shall not be sold, leased, assigned, or otherwise disposed of except to another local governmental agency that the Secretary of the Interior is satisfied can assure the continued use and maintenance of the property for historic monument purposes. However, nothing in this provision shall preclude the Grantee from providing facilities and services to the visiting public compatible with the approved Program of Utilization through concession agreements entered into with third parties, provided the prior concurrence of the Secretary of the Interior, or his designee, is obtained to such agreements.

c. Biennial reports setting forth the use made of the property during the preceding two-year period shall be filed by the Grantee with the regional office of the Bureau of Outdoor Recreation at 3853 Research Park Drive, Ann Arbor, Michigan 48104, for ten consecutive reports and as further determined by the Secretary of the Interior.

d. The Government shall have the right, during any national emergency, including any existing national emergency, to full unrestricted use of the property conveyed without charge; provided, the Government shall bear the entire cost of maintenance of all property so used within a period of twenty years from this conveyance, and for any use occurring after the expiration of such period shall pay fair rental for all property so used. It shall pay fair rental for use of improvements added by the Grantee without Federal aid whether the Government's use occurs during, or after the expiration of, the twenty-year period.

e. That (1) the program for or in connection with which any property covered by this deed is transferred to the Grantee will be conducted in compliance with, and the Grantee will comply with and require any other person (any legal entity) who through contractual or other arrangements with the Grantee is authorized to provide services or benefits under said program to comply with, all requirements imposed by or pursuant to the regulations of the General Services Administration (41 CFR Subpart 101-6.2) issued under the provisions of Title IV of the Civil Rights Act of 1964; (2) this agreement shall be subject in all respects to the provisions of said regulations; (3) the Grantee will promptly take and continue to take such action as may be necessary to effectuate this agreement; (4) the United States shall have the right to seek judicial enforcement of this agreement; and (5) this agreement shall be binding upon the successors and assigns of the Grantee.

f. The terms, covenants and conditions set out in this deed shall be deemed and construed to be covenants running with the land.

g. In the event of the Grantee's noncompliance with any of the terms of this conveyance, or with any of the terms of the

Grantee's application of the above-described property, pursuant to which this conveyance is made, all right, title and interest in and to the above-described property shall, at the Grantor's option, immediately revert to and become the property of the United States of America, which shall have the immediate right of entry upon said premises.

TO HAVE AND TO HOLD the said premises as hereinbefore described, with the appurtenances thereto, unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, has caused this Quitclaim Deed to be executed the day and year first above set forth at Chicago, Illinois.

Witnesses:

/s/ Harold H. Velde
Harold H. Velde

/s/ Herbert Z. Kaplan
Herbert Z. Kaplan

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

By: /s/ J. W. Chapman, Jr. (SEAL)
John W. Chapman, Jr.
Regional Administrator
General Services Administration
Chicago, Illinois

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Mary C. Skinder, a Notary Public in and for the State of Illinois, do hereby certify that John W. Chapman, Jr., to me personally known to be the Regional Administrator, General Services Administration, Chicago, Illinois, and also known to me as the person whose name is affixed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument in his official capacity as such Regional Administrator, as his free and voluntary act and the free and voluntary act of the Administrator of General Services, and as the free and voluntary act and deed of the United States of America, for the consideration and purposes therein set forth, and that he was duly authorized by law to execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 4th day of November, 1971.

/s/ Mary C. Skinder
Mary C. Skinder - Notary Public

My Commission Expires: 3-11-73

(NOTARIAL SEAL)

This instrument was prepared by Harold H. Velde, Attorney, General Services Administration, 219 South Dearborn Street, Chicago, Illinois 60604.

HISTORIC FORT WAYNE

QUIT CLAIM DEED
1976

QUITCLAIM DEED

U.S. Department of the Interior, Bureau of Outdoor Recreation, 3853 Research Park Drive, Ann Arbor, Michigan 48104

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, as authorized by the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 91-485 (84 Stat. 1084), and regulations and orders promulgated thereunder (hereinafter referred to as Grantor), for and in consideration of the use and maintenance of the property herein conveyed exclusively for public park or public recreation purposes in perpetuity by the City of Detroit, 1126 City County Bldg., Detroit, Mich. 48226 Michigan (hereinafter referred to as Grantee), does hereby remise, release, and quitclaim to Grantee, its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter set forth, all right, title, and interest of the Grantor in and to the following described property situated in the Fort Wayne Military Reservation, City of Detroit, County of Wayne, State of Michigan, and more particularly described as follows:

G106898

TRACT I:

Beginning at a point on the southerly line of Jefferson Avenue, West, 80 feet wide, which is S. 54° 45' 16" W., a distance of 40.15 feet distant from the northeasterly corner of the Fort Wayne Military Reservation, said point also being the intersection of the southerly line of West Jefferson and the west line of Private Claim 39, said point also opposite the end of Cavalry Avenue, 50 feet wide; (1) thence S. 61° 35' 16" W., along the southerly line of Jefferson Avenue West a distance of 206.41 feet to a point; (2) thence S. 61° 42' 18" W., along said southerly line a distance of 526.95 feet to a point; (3) thence S. 34° 56' 58" W., a distance of 405.45 feet to a point; (4) thence S. 28° 20' 57" E., a distance of 224.39 feet to a point of intersection with the southerly curb line of Meige Street and the easterly curb line of Brady Street; (5) thence N. 56° 11' 16" E., 401.67 feet to a point; (6) thence N. 43° 39' 39" E., 406.28 feet to a point; (7) thence N. 63° 42' 43" E., 43.30 feet to a point of intersection with the southerly curb line of Meige Street and the westerly curb line of Cram Street; (8) thence S. 28° 5' 14" E., 59.75 feet to a point; (9) thence S. 42° 44' 11" E., 388.93 feet to a point; (10) thence S. 42° 36' 14" E., 9.26 feet to a point; (11) thence N. 47° 10' 36" E., 171.65 feet to a point; (12) thence N. 28° 14' 27" W., 646.70 feet to the point of beginning.

RECORDED JUL 2 1976 AT 9:35 O'CLOCK A.M.
FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

EXEMPT UNDER
§ 7.456 (5) (4)

SEE ATTACHED

TRACT II:

Beginning at a point of intersection of the westerly line of the Fort Wayne Military Reservation and the U. S. Harbor Line, established by the Secretary of War on September 24, 1892; (1) thence N. 52° 56' 14" W., 68.10 feet to a point; (2) thence N. 12° 21' 46" E., 468.10 feet; (3) thence N. 36° 10' 57" W., 426.91 feet along a fence to a point; (4) thence N. 36° 29' 44" E., 158.72 feet along said fence to a point; (5) thence N. 26° 49' 03" W., 339.26 feet along said fence to a point; (6) thence N. 50° 39' 03" E., 657.50 feet along said fence and said fence line extended to a point in the north line of Brady Street; (7) thence S. 40° 53' 57" E., 842.73 feet to a point on the U. S. Harbor Line; thence S. 55° 36' 10.8" E., 1140.0 feet, more or less, to a point in the International Boundary Line in the Detroit River; thence S. 37° 03' 46" W., along said International Boundary Line, 1,319.75 feet, to a point; thence N. 52° 56' 14" W., along the westerly line of Fort Wayne Military Reservation to the point of beginning, containing in all, 65.615 acres more or less, in the County of Wayne, State of Michigan.

The property herein conveyed contains 65.615 acres, more or less, and was formerly a portion of the Fort Wayne Military Reservation, Detroit, Michigan, under the administrative jurisdiction of the Department of Labor Manpower Administration/Job Corps, an agency of the United States Government.

SUBJECT TO any and all outstanding reservations, easements and rights-of-way, recorded and unrecorded, for public roads, railroads, pipelines, drainage ditches, sewer mains and lines, and public utilities affecting the property herein conveyed.

TOGETHER WITH the buildings and other improvements upon the above described land or any part thereof including, but not limited to, all such improvements listed or described in Schedule "A" which is attached hereto and hereby made a part of this deed as if incorporated therein.

TO HAVE AND TO HOLD the above premises, subject to the easements, reservations, exceptions, restrictions, conditions, and covenants herein enumerated and set forth, unto the Grantee, its successors and assigns, forever.

There are excepted from this conveyance and reserved to the Grantor, all oil , gas, and other minerals in, under, and upon the lands herein conveyed, together with the right to enter upon the land for the purpose of mining and removing the same.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, the General Services Administration determined the property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for conveyance to the City of Detroit, Michigan.

It is understood and agreed by and between the Grantor and Grantee, and Grantee by acceptance of this deed does acknowledge that it fully understands the terms and conditions set forth herein and does further covenant and agree for itself, and its successors and assigns, forever, as follows:

1. The property shall be used and maintained exclusively for the public purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in Grantee's application dated September 25, 1975, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall within 6 months of the date of this deed erect and maintain a permanent sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreational area and has been acquired from the Federal Government for use by the general public.

3. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding two-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. If at any time the United States of America shall determine that the premises herein conveyed, or any part thereof, are needed for the national defense, all right, title and interest in and to said premises, or part thereof determined to be necessary to such national defense, shall revert to and become the property of the United States of America.

6. As part of the consideration for this deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with, all requirements imposed by or pursuant to the regulations of the Department of the Interior as in effect on the date of this deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant; (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who through contractual or other arrangements with the Grantee, its successors or assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other persons shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

7. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title, and interest in and to the said premises

shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the tenements, hereditaments and appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect.

8. In the event of a reversion of title under any of the provisions of this conveyance, the Grantee shall be solely responsible for the protection and maintenance of the property assigned herein, including the period of any notice of intent to revert, until the property finally reverts to the United States of America.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 10th day of May 1976

UNITED STATES OF AMERICA

BY Thomas S. Kleppe

Thomas S. Kleppe
Secretary of the Interior

In Presence of

_____, Leon Atchison, Director of Recreation Department

_____, Anthony DeVito, Director of Planning Department

STATE OF Michigan)
) ss
COUNTY OF Wayne)

On this 10th day of May, 1976, before me, the subscriber, personally appeared Thomas S. Kleppe, to me known and

known to me to be the Secretary of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument as the act and deed of the United States of America.

Theresia LaFrance
NOTARY PUBLIC
Theresia LaFrance
State of Michigan
County of Wayne

My Commission Expires:
June 3, 1979

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

CITY OF DETROIT, MICHIGAN
BY Coleman A. Young
MAYOR- City of Detroit
Title
Coleman A. Young
Mayor, City of Detroit

STATE OF MICHIGAN)
) ss
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me this 10th day of May, 1976, by Coleman A. Young, Mayor, City of Detroit.
Title

Theresia LaFrance
Notary public
Title
Theresia LaFrance
State of Michigan
County of Wayne

Commission expires: June 3, 1979

DRAFTED BY : William Redmon, Solicitor General for
U. S. Department of the Interior, Bureau of Outdoor Recreation
Lake Central Region, 3853 Research Park Drive
Ann Arbor, Michigan 48104

RETURN TO Lee Petiford
Bureau of Outdoor Recreation
Lake Central Region, 385 Research Park Drive
Ann Arbor, Michigan 48104

APPENDIX H

News Article on Closing Fort

Plan to Close Fort Wayne Questioned

By TOM JOYCE
of Our Wilmington Bureau

WASHINGTON, Aug. 8—A House subcommittee, it was learned today, has ordered the Army to review its plans to abandon Fort Wayne on the Detroit River.

[illegible]

had some questions about the economics of the decision.

[illegible]

NEW ASPECTS

[illegible]

aspects, he said, and [illegible] about [illegible]

[illegible] fort declared surplus and sold by the General Services Administration.

Military experts said the facility was obsolete as its maintenance had become too costly.

Since then, the City of Detroit has expressed an interest in the 60-acre site for a park.

ARMORIES PLANNED

The subcommittee's concern was aroused, according to Cederberg, when the Army requested permission to build two new reserve armories in the Detroit area—at Fraser and Livonia—at a cost of about $1.6 million.

[illegible] provide facilities for [illegible] conducted at Fort Wayne. Cederberg said [illegible] wants to know if this is wise

[illegible]

Army [illegible] feet of covered space [illegible] other activities now conducted at Fort Wayne.

Besides housing the recruitment center, it also houses an Army finance unit and provides some vehicle maintenance.

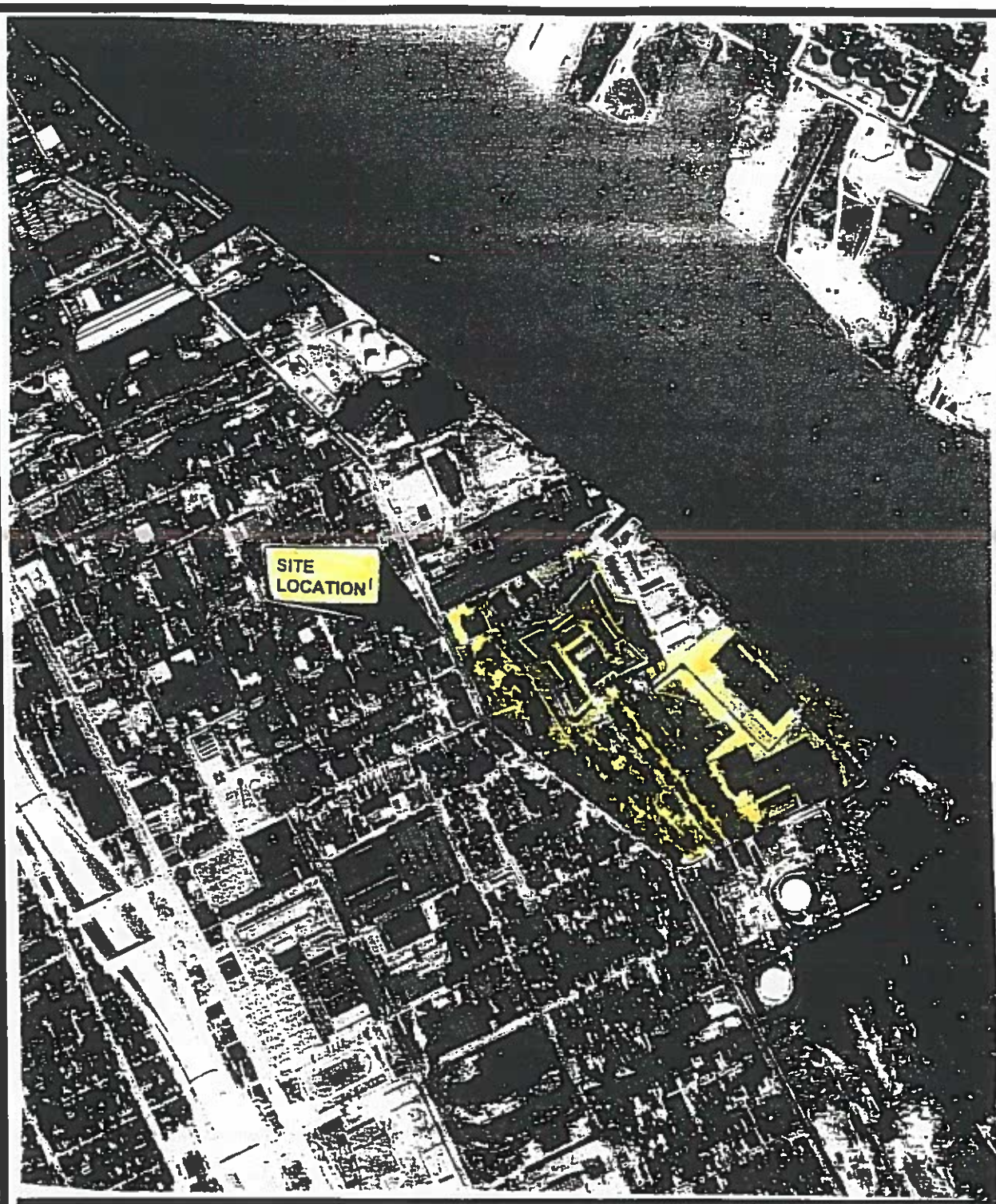
MUST BE PROVED

"It must be proved," Cederberg said, "that it would be sound economically to go out and rent 225,000 square feet of space when the government already owns this fine property."

The review was ordered by Subcommittee Chairman Rep.

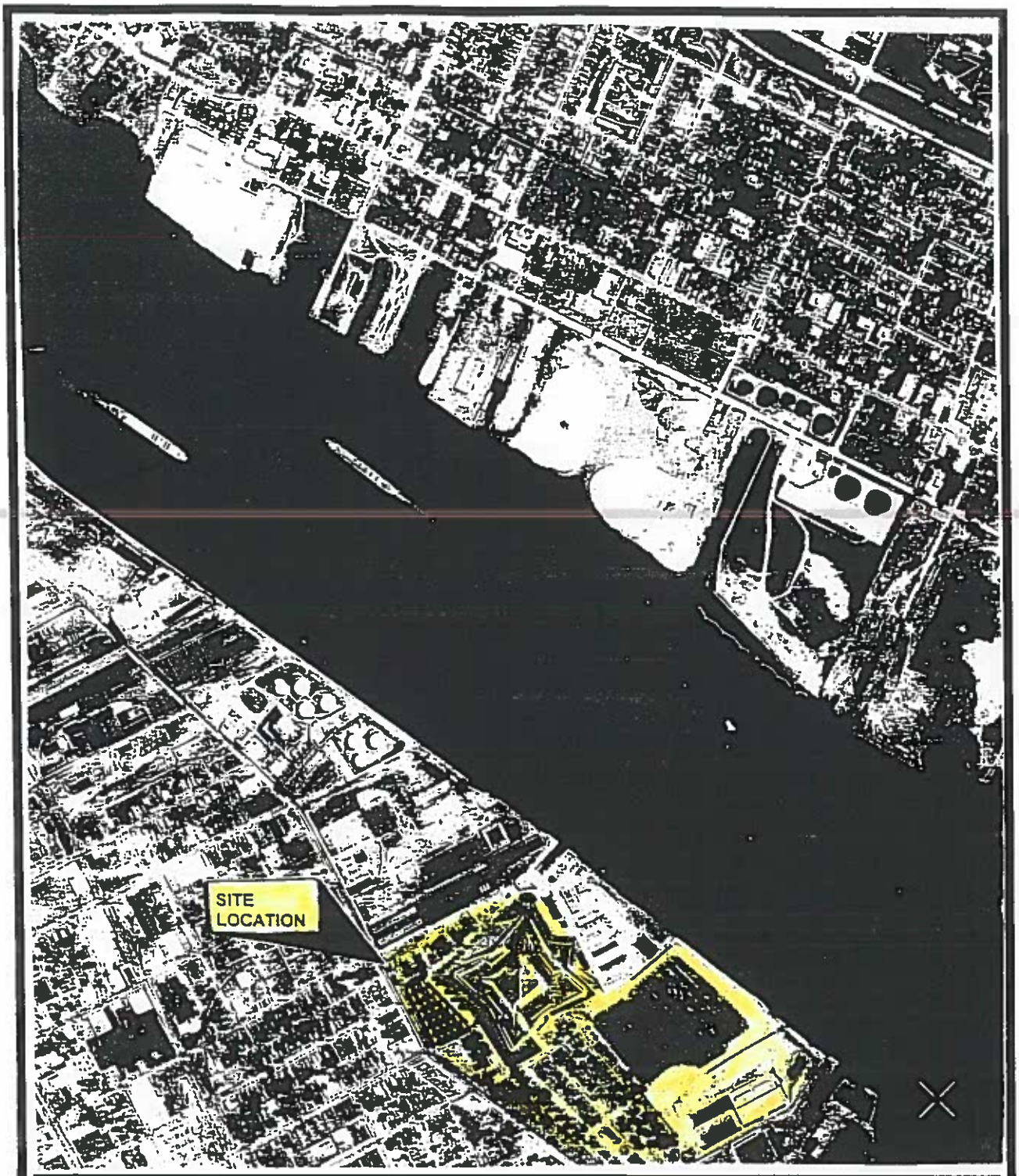
APPENDIX I

Aerial Photographs



1975 AERIAL PHOTOGRAPH

Scale: 1" = 1000'



1980 AERIAL PHOTOGRAPH

Scale: 1" = 1000'

1985 AERIAL PHOTOGRAPH

Scale: 1" = 1000'

APPENDIX J

Subject Property Photographs

November 13, 2002

Mr. Paul Fontaine
The Smith Group
110 Miller Avenue
Ann Arbor, Michigan 48104

Re: Draft Phase I Environmental Site Assessment (ESA) Peer Review
Historic Fort Wayne Property
West Jefferson Avenue at Livernois
Detroit, Michigan

Dear Mr. Fontaine:

Pursuant to your request, The Traverse Group is pleased to provide you with a peer review of an environmental document and our site inspection relating to the above referenced property (subject property). The subject property contains approximately 82 acres and is improved with historic buildings.

SCOPE OF WORK

The Traverse Group reviewed the following report regarding the above-referenced subject property:

- *Phase I Environmental Site Assessment,* dated November 12, 2001 and prepared by STS Consultants, LTD (STS).

The STS Phase I Environmental Site Assessment (ESA) report was prepared for the City of Detroit Historical Museums. The Traverse Group reviewed the report with respect to their compliance with the American Society of Testing and Materials (ASTM) Standard E1527-00 for conduction Phase I ESAs. The objective of conducting this peer review is to identify any reporting deficiencies and potential physical environmental issues associated with the subject property.

Mr. Eric Kemmer, Project Technical Leader with The Traverse Group, conducted a brief inspection of the property on October 21 and October 24, 2002. The purpose of the inspection was to confirm the observations made during the previous ESA and to identify any obvious areas of non-compliance or inconsistencies from that which was previously reported. Access to the subject property was provided by Mr. Bode Morin, The Project Manager of Historic Fort Wayne.

EVALUATION OF PHASE I ESA REPORT

Phase I Issues

Reliance Language

The Traverse Group identified reliance language in the ESA report that specified "no responsibility for application or interpretation of the results by anyone other than the Client". In order for The Traverse Group to rely on this document, a reliance letter from STS would be required. However, based on the date of the document (November 12, 2001), the Phase I ESA would need to be updated or a new ESA completed to comply with the ASTM Standard.

Limitations and Exceptions of Assessment

The Limitations and Exceptions are described in Section 1.4 of the report. This section states that STS was "unable to observe the interiors of most buildings, including the fort, due to either a lack of access (buildings were locked) or structural conditions (e.g., the hospital). Section 8.2 of the ASTM Standard specifies that the "Professional shall visually and physically observe the property and any structures located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles." The report does not specify whether attempts were made to gain access to the buildings in advance of the site visit or after locked buildings were discovered, or if extenuating circumstances existed that precluded entry to the buildings (lost keys, etc.). The ASTM Standard specifies (Section 7.1.8) that "Supporting documentation shall be included in the report or adequately referenced to facilitate reconstruction of the assessment by an environmental professional other than the environmental professional who conducted it." Regardless, all building interiors should be inspected to fully evaluate the subject property for the presence of recognized environmental conditions.

Standard Environmental Record Sources

Section 4.1 of the ESA discusses Federal and State database listings for sites in proximity to the subject property. With the exception of Leaking Underground Storage Tanks (LUSTs), discussion of the topographic gradient in the area, and a statement regarding liability for contamination from off-site sources, the report does not present conclusions regarding potential environmental impact from sites listed in the database search. Section 7.1.9 of the ASTM Standard specifies that if a standard environmental record source identifies the property or another site within the approxiamte search distance, the report shall include the environmental professional's judgment about the significance of the listing to the analysis of recognized environmental conditions (RECs). The report indicates that the subject property is listed as an RCRA hazardous waste generator though discussion of the significance of the listing or other detailed information is not presented. In addition, the report does not include the Revere Copper and Brass (Revere) site as an REC. Based on the proximity of the Revere site to the subject property (adjoining to the east) and the listing of the site as a State Superfund site and a CERCLIS site, The Traverse Group would consider the Revere site as an REC.

Heating/Cooling

Section 8.4.3.1 of the ASTM Standard specifies that the means of heating and cooling the buildings on the property, including fuel source, shall be identified. The STS report does not identify heating/cooling information. This information should have been included and could help to identify underground storage tanks (USTs) and/or other potential RECs. Of particular concern is the "Central Heating Plant" identified on the southwest side of the subject property. Very little information regarding the heating plant is presented, other than the fact that it used coal (based on a 1946 map) and the location. Based on the lack of information, it is not known if the heating plant could have been converted to other fuels, or how waste ash/cinder from coal burning was disposed of.

Adjacent Properties Review

The limited review of adjacent properties is contained mainly within Sections 4.4 and 4.5 of the STS report. The description of past and present uses of adjacent properties does not discuss specific uses other than a general description (electrical power plant) and the name of a company (Revere Copper and Brass Co.). STS did review Sanborn Fire Insurance Maps, but the only discussion indicated that there was no information on the map regarding the Fort. The Traverse Group also reviewed Sanborn Maps at the City of Detrooit Public Library. The map review verified that although coverage of the subject property exist, the maps include no detail for the subject property. The Sanborn Maps do included coverage of adjoining properties, but adjoining properties were not mentioned in the STS report. In addition, address directories were not referenced and apparently not reviewed. Information from Sanborn Maps/address directories could potentially identify RECs that could impact the subject property and the sources should be referenced.

Public Records Review

Section 4.2 of the STS report includes discussion of information from the Wayne County Register of Deeds, though the discussion does not clearly state what information was obtained from the county. The discussion mentions a copy of a Bill of Sale obtained from Detroit Historical Museums and adds that Quit Claim Deeds are presented in an appendix. The source of the deeds is not clear.

Interviews

Section 6.1 of the STS report references interviews with Mr. Bode Morin (Historic Fort Wayne Project Manager) and Mr. James Conway (a fort historian at the City of Detroit Historical Museums) and indicates that information provided by Mr. Morin is documented throughout the report. Much of the report lists facts without references to the source of the information and it is not clear if the information was obtained from the interviews or from other sources. In addition, the report does not document what questions were asked during the interviews. Therefore, it is not known if the gentlemen that were interviewed may have additional information regarding former operations, chemical use or waste disposal practices, or if they may know other individuals that may have such information. Other than the location of structures/uses gleaned from various historic maps, the STS report contains very little detailed information regarding operations, disposal, spills, leaks or releases.

Waste Management and Chemicals Handling

The STS report includes little discussion of waste management and chemical handling. In accordance with the referenced guidelines, this information should be researched and referenced in the report.

ESA Figures

It is typically customary to include a figure within a Phase I ESA that clearly depicts the location of identified RECs, though the STS report does not include such a figure. The report does include three separate figures (Figures 2, 3 and 4) that show some of the REC locations, but many of the locations are not depicted. Based on our review of the text and figures and our cursory reconnaissance, the location of the following RECs could not be determined.

- "The former coal yard area east of living quarter buildings (103 and 104)"
- "Former 3,000-gallon oil tank on the east end of Building 201 shown on a map of Fort Wayne dated 1907"
- "Former gasoline station at the east end of the loading dock near the Detroit River (southeast of Warehouse 94D) shown on a 1946 map, near the south toe of the current berm"

In addition, the text of the STS report references 1907 and 1946 maps but it is not clear if these maps are included as attached figures (Figures 2, 3 and 4) or if additional maps exist. Attempts were made to clarify the location of the above referenced RECs by leaving two telephone messages for Ms. Connie Boris, the STS Project Manager; however, as of the time of this writing Ms. Boris has not returned the calls.

<u>The Traverse Group's Cursory Exterior Grounds Inspection</u>

A cursory inspection of the exterior grounds of the subject property was completed by Mr. Eric S. Kemmer, Project Technical Leader with the Traverse Group, on October 21, 2002. The purpose of the inspection was to further evaluate RECs identified by STS, and to identify any other obvious RECs or potential concerns that may exist. The following is a summary of the significant findings of The Traverse Group's inspection.

- An approximate 10 foot by 10 foot by one foot high soil pile was observed on the north side of Building 202 (as depicted on Figure 4 of the STS report) some apparent cinder was present within the soil pile and the origin of the soil was not obvious based on visual observation. Based on the presence of cinder, the soil could contain elevated concentrations of metals and depending on the origin of the soil, it could potentially contain other contaminants.
- Cinder roads were observed around the south, east and west perimeter of the Parade Grounds, to the south of Warehouse 94 (as the building is numbered on Figure 2 of the STS report), and around the perimeter of the Fort. In addition, varying amounts of cinder and coal were observed in various other locations on the subject property including but not limited to the large berm (east side of Warehouse 94), the berm surrounding the Fort, and multiple lawn locations. Based on the presence of cinder and coal, the soil could contain elevated concentrations of metals.
- The east side of the large berm is covered with mowed grass and west side is covered with un-maintained natural grasses and shrubs. The inspection of the west side of the berm identified significant quantities of brick, cut stone bricks, concrete, asphalt, railroad tie, and cinder on the surface and partially buried within the berm. Based on the presence of these materials, the berm could contain elevated concentrations of metals and depending on the origin/nature of the materials, it could potentially contain other contaminants.
- Three plastic five-gallon buckets (two liquid filled and covered), an empty gasoline can, and two automotive batteries were observed near the southwest corner of Warehouse 94 next to a telephone pole. Depending on the contents of these containers and if any portion of the contents had leaked or spilled, surrounding soil could be impacted.
- The areas of stressed and missing vegetation identified in the STS report near the Medicine Bear Indian Academy and in the former coal yard east of Buildings 103 and 104 were inspected. Though the conditions noted by STS were not observed, some cinder and coal was visible.

The Traverse Group's Building Interior Inspection

A preliminary inspection of building interiors was completed by Mr. Eric S. Kemmer, Project Technical Leader with the Traverse Group, on October 24, 2002. The purpose of the inspection was to identify potential asbestos containing materials (ACMs), lead based paint, mold, to further evaluate RECs identified by STS, and to identify any other obvious RECs or potential concerns that may exist. The following is a summary of the significant findings of The Traverse Group's inspection.

Twenty-eight of the forty-three subject buildings were inspected. Access to the buildings was provided by Historic Fort Wayne Maintenance Department personnel and Mr. Kemmer was escorted by a City of Detroit Historical Museums security official. The following is a list of buildings inspected.

- Bakery, Barracks, southern Powder Magazine, western Powder Magazine.
- 1, 2A, 2B, 2C.
- 102, 109, 110, 112, 114, 117.
- 201, 202, 205, 207, 211, 212, 219, 222, 229.
- 302, 303, 311, 312, 314.

The following is a list of buildings that were not inspected.

- 103, 104, 105, 106, 107, 108, 111, 209, 210, 213, 214, 215, 216, 217, 218.

Of the fifteen buildings that were not inspected, fourteen of the buildings are reportedly identical to at least one building that was inspected and it is assumed that the condition of the non-inspected buildings is similar to that of the inspected buildings. The fifteenth building (209) is structurally unsound and access was not allowed.

Nearly all of the buildings contained plaster walls (potential ACM) and varying amounts crumbling plaster was observed in many buildings. In addition, peeling paint (potential lead content) was also noted within many buildings.

Nearly all of the buildings had natural gas fired boilers, some of which (older units) had insulation (potential ACM) covering them and apparent fire/heat resistant panels (potential ACM) affixed to the ceiling above the boilers. Some unused oil fired boilers were observed and two apparent heating oil tanks (unused) were observed in the basement of Building 117. Most of the buildings contained varying amounts of steam pipe insulation, and some of the insulation was damaged/exposed or had fallen off to the floor below. Three apparent hot water tanks (approximately 4-foot diameter by 6 feet long) with an insulation coating (potential ACM) were observed in Buildings 311 (two tanks) and 312.

Obvious mold growth was observed in two buildings (212 and 303) and the mold was apparently caused by damaged roofs.

The Traverse Group is currently preparing a work plan to address the RECs identified during the peer review process. We expect the work plan to be completed within approximately one week from submittal of this document.

We appreciate the opportunity to provide continued service to The Smith Group. Please contact our office at (734) 747-9301 if you have any questions or comments.

Sincerely,
The Traverse Group, Inc.

Eric S. Kemmer
Project Technical Leader

Allan Longyear, PG
Director

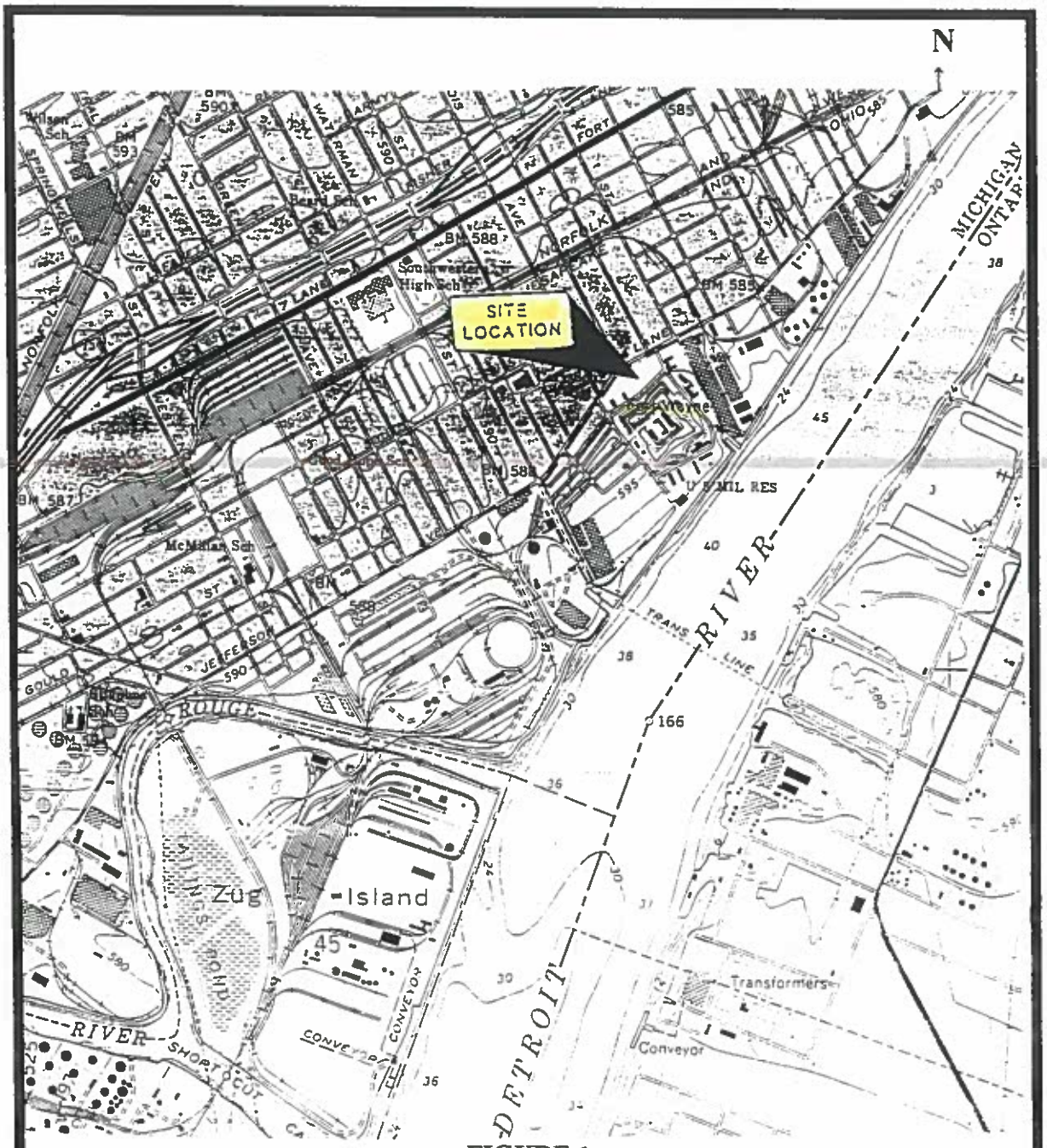


FIGURE 1

TOPOGRAPHIC MAP OF SUBJECT PROPERTY

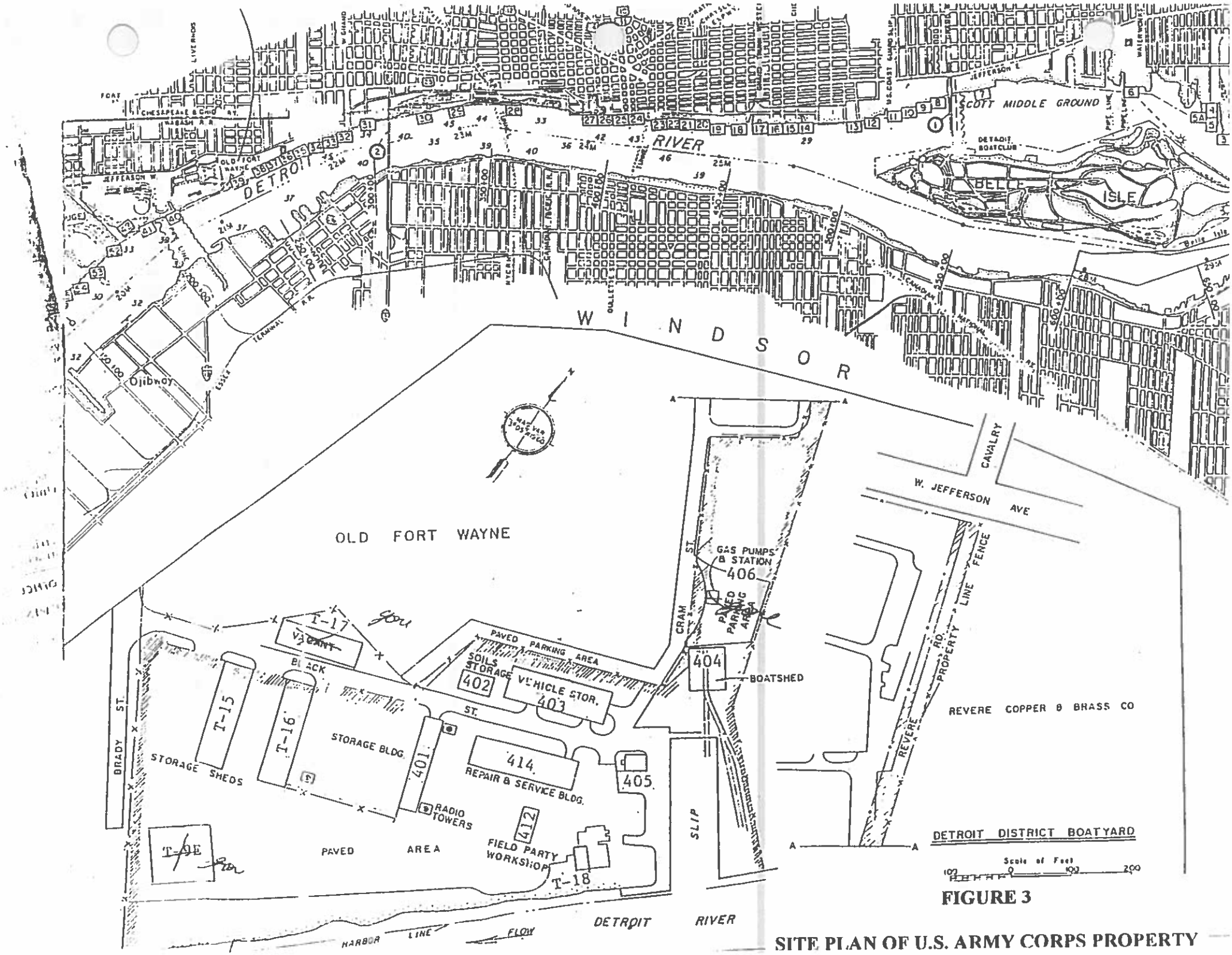


FIGURE 3

SITE PLAN OF U.S. ARMY CORPS PROPERTY

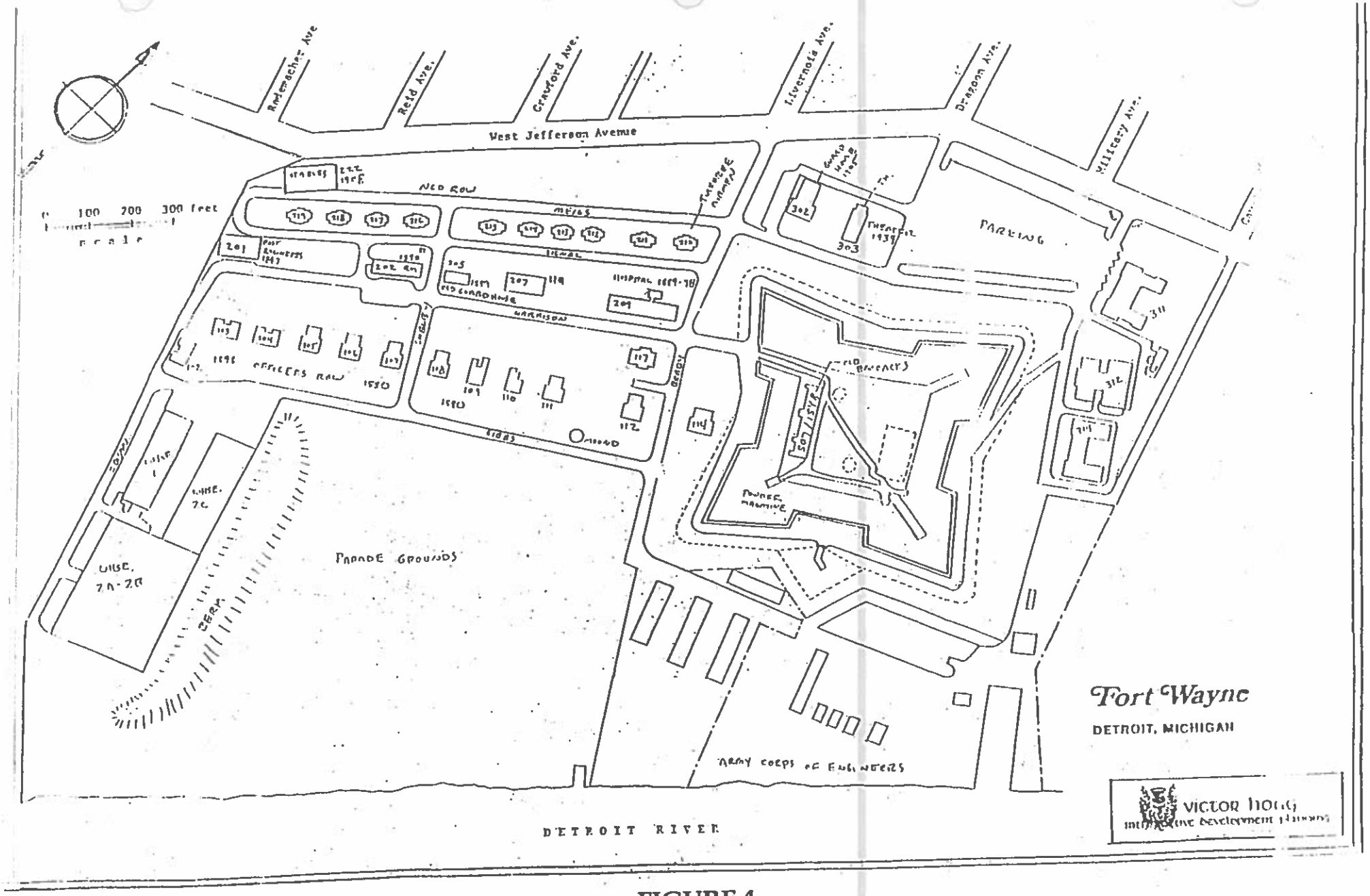


FIGURE 4

HISTORIC FORT WAYNE SITE MAP

APPENDICES

APPENDIX A

References

REFERENCES

American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*, E1527-00, ASTM, 100 Barr Harbor Drive, Conshohocken, Pennsylvania 19428, July, 2000.

City of Detroit Tax Assessment Division, discussion with personnel on November 12, 2001 regarding subject property.

City of Detroit Building and Safety Engineering Department, discussion with personnel on November 12, 2001 regarding zoning of subject property.

City of Detroit Historical Museums, discussion with personnel on January 22, 2001, April 20, 2001, November 12, 2001, and several other occasions.

Data Map Technology Corporation, Environmental FirstSearch Report, 1608 N. Milwaukee Avenue, Chicago, Illinois, January 25, 2001.

Michigan Department of Environmental Quality, Storage Tank Division, Tank Registration Unit and Technical Review Unit, personal communication, November 9, 2001.

Southeast Michigan Council of Governments, Aerial Photographs for the years 1966, 1970, 1975, 1980, 1985, 1990, 1995, and 2000.

United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Wayne County, Michigan*, 1979.

United States Geological Survey, 7.5-Minute Series Topographic Map, Northville, Michigan, Quadrangle, 1969, photorevised 1973 and 1980.

Wayne County Register of Deeds, April 20, 2001.

APPENDIX B

Consultant's Qualifications

Constance M. Boris, Ph.D.

Senior Project Manager

AREAS OF SPECIALIZATION

- *Brownfield Redevelopment*
- *Environmental Assessment, Investigation & Remediation*
- *Permitting & Reporting*
- *Environmental Audits*
- *Agency Negotiations*
- *Superfund Site Technical Expertise*
- *Risk Assessment*
- *Risk-Based Corrective Action*

EDUCATION

Ph.D., Civil Engineering and Resource Planning and Administration (interdisciplinary doctorate), University of Michigan, 1979

M.S., Water Resources Engineering, University of Michigan, 1971

M.S., Applied Mathematics, University of Michigan, 1969

B.S., Mathematics, Honors Program (Magna cum laude), University of Detroit, 1968

REGISTRATION

Certified Hazardous Materials Manager, Master Level

Certified Underground Storage Tank Professional

40-hour HAZWOPER Training and Annual 8-hour Refresher Training

Representative Experience

Browfield Redevelopment

- Prepared bid documents and a Remedial Action Plan for redevelopment of a brownfield site in Warren Michigan.
- Managed the environmental investigation and oversaw the remediation of a brownfield redevelopment site in Warren, Michigan which was awarded a $1.4 million Michigan Department of Environmental Quality (MDEQ) Site Reclamation Grant. Building interior work included cleaning a 500,000 ft^2 plant, removing three PCB transformers, removing asbestos & lead-based paint, removing and cleaning of press pits, removing 5,000 cy of waste, removing over 100 drums of liquid, removing rail spurs, and investigating and sampling underground sewer lines.
- Consulted on brownfield redevelopment for the former Sarah-Lil Corporation property in Dearborn, Michigan, which included assessment work on transformers, underground vaults, and oil staining on the plant floor.
- Conducted an environmental investigation and remediation of the former Parker Majestic site in Detroit and obtained closure and reuse of the site.
- Consulted on a $150 million industrial development project in Macomb County, Michigan which included an environmental investigation of soil, groundwater, and surface water for a 70-acre, three-cell lagoon and a lagoon dewatering closure plan that was approved by both the City of Detroit Department of Water and Sewerage and the MDEQ.

Site Assessment, Investigation and Remediation

- Managed over 20 projects for a major automotive company extent of contamination studies; treatability studies; river sediment sampling; remedial design for two underground tank farms, site assessments, and corrective action; remedial designs for free product removal; and coolant spill analysis.
- Served as the technical expert to the PRP Committee on the Carter Superfund site for over 6 years to final site remediation.
- Oversaw investigation and remedial contractors for several Superfund sites for a major automotive company.
- Consulted on environmental aspects of an automotive plant closure in Tarrytown, New Jersey including preparing a portion of the bid specifications and preparing a stormwater pollution prevention plan during demolition.
- Performed environmental audits, investigations and remediation, and obtained closure for several industrial and commercial properties for large corporations and smaller property owners, including machine shops and gas stations.

Richard G. Berggreen, R.G., C.P.G.

Principal Geologist

Areas of Specialization

- Environmental Geology

Education

- M.S., Geology, San Diego State University, 1976
- B.A., Geology, Occidental College, Los Angeles, 1971
- Graduate Studies, Geology, UCLA

Registrations

- Registered Professional Geologist: Illinois, California, Kentucky
- Certified Professional Geologist: Indiana

Affiliations

- Association of Engineering Geologists
- Illinois Groundwater Association

Representative Experience

Principal Geologist in the Environmental Sciences Group for more than 14 years. Responsible for environmental and hazardous waste evaluations including low-level radioactive waste investigation and remediation projects, municipal and hazardous waste landfill investigations, soil and groundwater monitoring and remediation projects at industrial facilities, and remedial investigations at controlled and uncontrolled waste disposal sites. Previous experience includes 11 years with another engineering consulting firm.

Representative project experience includes the following:

- Documented remediation of diesel fuel spills at two sites along railroad track beds in Northern Illinois. Releases resulted from damage to rolling stock and were treated with hydrogen peroxide in one case and excavation and removal at the second. Both projects included sampling to document the release and confirmation of the remediation.
- Supervised Phase I environmental site assessment for acquisition of several miles of rail right-of-way in Chicago, Illinois. Project included assessment of site (right-of-way) and adjacent properties for potential sources of contamination. Representative samples were collected for chemical analysis to characterize locations with potential environmental legacies.
- Project Coordinator on Superfund removal projects involving low-level radioactive (thorium) materials from four sites in northern Illinois. Projects included two construction projects in Chicago where the removal was coordinated with development of the sites for commercial and residential land use. One site was a landfill in Elgin where radiological impacted soil had been inadvertently disposed. Removal at all sites was to levels specified by the U.S. Environmental Protection Agency. More than 35,000 tons of impacted soil were removed from these properties.
- Provided Registered Geologist (Illinois) verification regarding removal of thorium processing tailings from a former tailings pond. Verification included confirmation that the excavation had extended to natural glacial till soils.
- Project Principal managing delineation drilling program to define extent of impacts of thorium mill tailings disposed at land subsequently deeded as a city park. Assisted in evaluation of options for managing groundwater control during excavation.

Representative Experience (Continued)

- Managed preparation of geologic, hydrogeologic and geotechnical reports at operating hazardous waste and municipal waste co-disposal facilities in Cook and Will Counties for state permit applications and USEPA Part B permit applications. Supervised the field installation and sampling of monitor well networks at site expansions and proposed sites in northeastern Illinois.
- Project Manager and Project Geologist on an evaluation of groundwater contamination at a creosote wood-treating plant in Illinois. Included computer modeling of groundwater migration, assessment of contaminant migration rates, both vertically and horizontally, and potential contaminant retardation due to organic carbon partitioning in the site soils.
- Principal in charge of soil and groundwater investigation of pharmaceutical chemical manufacturing plant involving more than 700 soil borings, 40 monitoring wells and hydrologic assessments in site conditions in response to an administrative consent order. Included management of STS and subcontract personnel, coordination with client representatives and meetings with state agency representatives.
- Project Manager and coordinator of the preparation of land use and land cover maps for more than 400 square miles of densely developed Cook County, Illinois. The maps were prepared on the basis of aerial photographic interpretation, topographic map assessments, and correlation with Cook County zoning maps.
- Project Geologist and supervisor of the geophysical surveying of more than 40 miles of flood control levees along the Illinois River in Central Illinois. The surveys were performed to identify potential sites for exploration of under-seepage problems due to permeable construction materials.
- Principal in charge of assessment and closure of underground storage tanks (USTs) at more than 40 sites for an Illinois utility. Included supervision of tank removal contractor, field sampling, subcontractor laboratory logistics, closure report preparation, and application for leaking underground storage tank (LUST) Trust Fund reimbursement.
- Project Manager and Principal in charge of removal, closure, and remediation of more than 100 UST sites including retail service stations removing and upgrading USTs; industrial sites involving hazardous materials above-ground storage tanks (ASTs) and USTs, fuel oil USTs and motor vehicle fuel USTs; warehouse and commercial facilities removing USTs; and USTs encountered in the course of site development which require removal and soil/groundwater remediation.
- Principal on assessment of extent, design and installation of remediation system for volatile organic compounds contamination at an underground storage tank facility at a chemical manufacturing plant in the Chicago area. System consists of soil vapor extraction water treatment and NPDES discharge permit.
- Project Geologist on an evaluation of a hazardous waste disposal site with potential leakage into a developed aquifer in south central Kansas. Participated in the assessment and remedial measures design and installation.
- Project Geologist on fault studies for critical structures such as hospitals, dams and nuclear reactor foundations, feasibility studies for underground storage of compressed air, environmental impacts of the siting of a large missile complex, and siting studies for liquified natural gas import terminals. The fault studies involved aerial photograph analysis, field mapping, trench logging and petrographic analysis of fault zones in Washington State, central and southern California, Argentina and Mexico. Involved evaluation of such hazards as on-site faulting, coastal and fluvial erosion, and slope stability. Participated in extensive aerial photograph reconnaissance in southeastern Alaska to evaluate fault potential for the Alaska-Canada pipeline.

Representative Experience (Continued)

- Project Manager on hydrogeologic and permitting studies for six wood-treating facilities throughout eastern United States. Included aquifer assessments through tracer studies and pump tests; contamination assessments of soils, groundwater and surface water; and remedial investigation/feasibility studies (RI/FS) programs to provide recommendations on-site remediation.
- Project Geologist on a U.S. Army Corps of Engineers project of safety inspections for more than 65 dams in southeastern Missouri. These dams included both earthen and mine tailings dams and all had been classified as high hazard dams. Responsibilities included coordination of scheduling, field support services, liaison with the Corps of Engineers, geologic field explorations and report preparation.
- Project Geologist on an evaluation of construction resources, specifically construction grade sand and gravel, in California. Included evaluation of the potential resources in alluvial sediments, sedimentary rock formations, and crystalline bedrock units.
- Managed Phase I and Phase II environmental assessments for property transfers or refinancing on commercial and industrial real estate nationwide, including properties in AR, AZ, CA, CO, CT, DE, FL, GA, HI, IL, IN, KS, LA, MD, ME, MA, MN, MI, MO, MS, NC, NM, NY, OH, OR, PA, TN, TX, UT, VA, WA, and WI.

Publications and Presentations

Abstract presented at Annual Meeting of Association of Engineering Geologists. Remediating *Legacies of Radioactive Materials Use in Chicago, Illinois.* St. Louis, Missouri, 2001.

Presenter, Brownfields 2001 Seminar, National Brownfields Association Mobile Workshop. *Grand Pier Center Site.* Co-presenter with Charles Benet Haller, Department of Planning and Development, City of Chicago, and Robert V. Colangelo, National Brownfields Association. Chicago, Illinois, 2001.

"Old Contamination, New Regulations, Close Cooperation, and Recent Remediation at a Chicago Lumberyard Brownfield Success." Proceedings of the TAPPI International Environmental Conference. Vancouver, B.C., Canada, co-authored, 1998.

"Polynuclear Aromatic Hydrocarbon Contamination in Downtown Chicago Fill Soils." Proceedings of the Association of Engineering Geologists Annual Meeting. Chicago, Illinois. Co-authored, 1991.

"Characterization of Hydrogeology and Groundwater Contamination at a Creosote Wood Treating Plant in Southern Illinois." Annual Meeting Association of Engineering Geologists. Winston-Salem, North Carolina, 1985.

"Hydrogeologic Model of a Hazardous Waste Site, South-Central Kansas." International Association of Engineering Geologists International Symposium, Management of Hazardous Chemical Waste Sites. Winston-Salem, North Carolina. Co-authored, 1985.

"In-Situ Measurement of Hydraulic Conductivity and Recharge through Wisconsinan Age Till, Northeastern Illinois." Annual Meeting Geological Society of America. Reno, Nevada, 1984.

"Recent Landslides in San Onofre Bluffs State Park." South Coast Geological Society Guidebook, October 20, 1979 Field Trip. *Guidebook to Selected Geologic Features Coastal Areas of Southern Orange and Northern San Diego Counties.* California, 1979.

"Recency of Faulting on the Mount Soledad Branch of the Rose Canyon Fault Zone in Northwestern Metropolitan San Diego." Annual Meeting Geological Society of America. San Diego, California. Co-authored, 1979.

"Geology of the Proposed Camp Pendleton LNG Site, San Diego, California." American Association of Petroleum Geologist Guidebook No. 46. Geologic Guidebook of San Onofre Nuclear Generating Station and Adjacent Regions of Southern California, 1979.

Publications and Presentations (Continued)

"Sandstones Cemented by a Relict Phyllosilicate, San Diego, California." Transactions of the San Diego Society of Natural History. Vol. 18, No. 15. Co-authored, 1977.

"Petrography and Metamorphism of the Morena Reservoir Roof Pendant, Southern California." *California Division of Mines and Geology Special Report 129*. Co-authored, 1976.

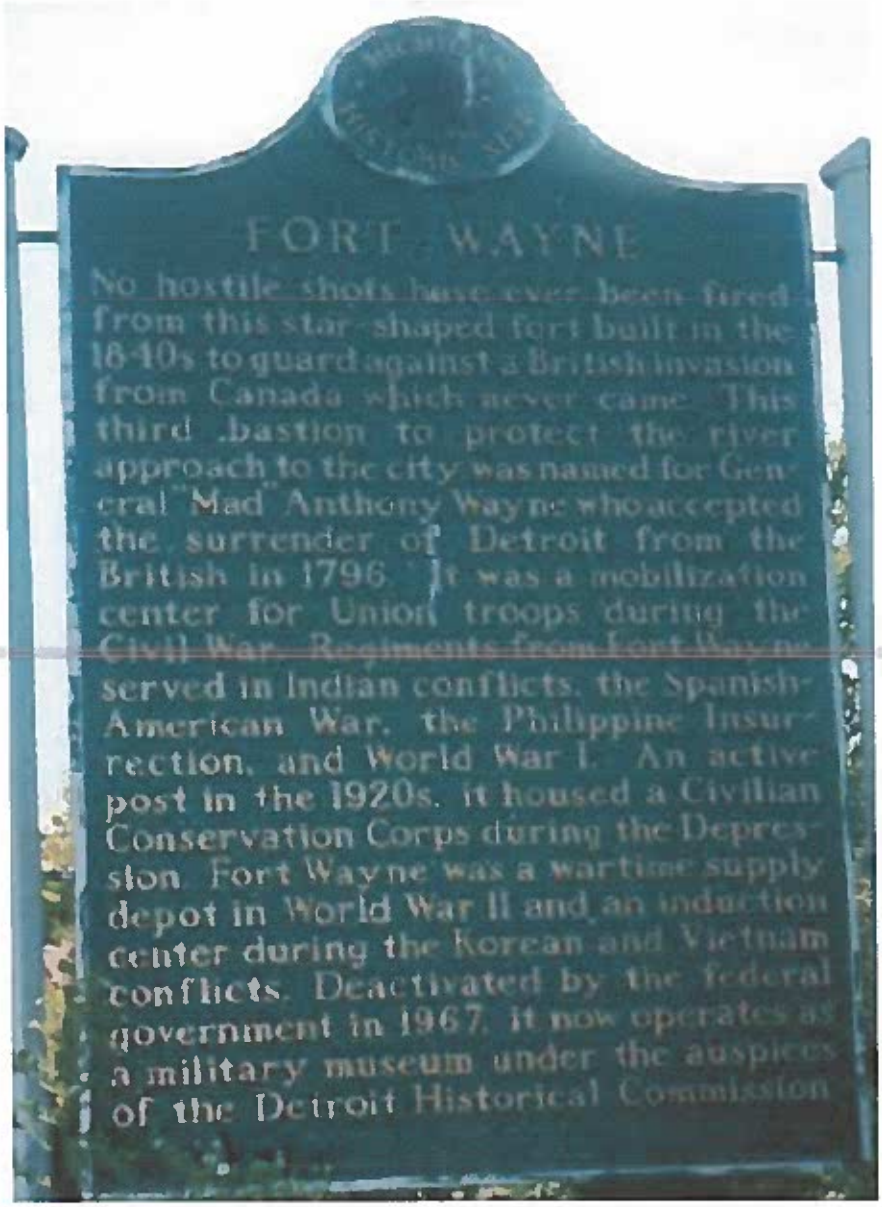
"Petrography, Structure and Metamorphic History of a Metasedimentary Roof Pendant in the Peninsular Ranges, San Diego County, California." Cordilleran Section Annual Meeting. Geological Society of America. Pullman, Washington. Co-authored, 1976.

APPENDIX C

STS Terms and Conditions

APPENDIX D

Michigan Historic Site Plaque



Michigan Registered Historic Site
Fort Wayne

No hostile shots have ever been fired from this star-shaped fort built in the 1840's to guard against a British invasion from Canada which never came. This third bastion to protect the river approach to the city was named for General "Mad" Anthony Wayne who accepted the surrender of Detroit from the British in 1796. It was a mobilization center for Union troops during the Civil War. Regiments from Fort Wayne served in Indian conflicts, the Spanish-American War, the Philippine Insurrection, and World War I. An active post in the 1920's, it housed a Civilian Conservation Corps during the Depression. Fort Wayne was a wartime supply depot in World War II and an induction center during the Korean and Vietnam conflicts. Deactivated by the federal government in 1967, it now operates as a military museum under the auspices of the Detroit Historical Commission.

Michigan History Division Department of State
Registered State Site # 182
Property of the State of Michigan 1978

Historic Fort Wayne

Spanish American War Guard House

Built in the 1840s in response to tension between the United States and Britain, Fort Wayne has never had a shot fired in anger from its ramparts. It is the only remaining river fort built during the city's near 300-year history. This impressive 82-acre site includes the star-shaped fort, dry moat, tunnels, barracks, and garrison, an immense parade ground and the recently restored Commanding Officer's House. Soldiers were housed here through the 1970s, but today, the Fort has a new collection of residents including the National Museum of the Tuskegee Airmen. Kids have commandeered some of the buildings. The Medicine Bear Indian Academy and Mosaic Youth Theater now call the Fort their home.

Historic Fort Wayne
6325 W. Jefferson Avenue
Detroit, MI 48209
(313) 833-1805
The Fort is open to the public on special occasions only.

The entrance portal to the Star Fort

APPENDIX E

ESF Report

DataMap Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:
WEST JEFFERSON AVE **DETROIT MI 48209** Job Number: SAMPLE

PREPARED FOR: STS CONSULTANTS, LTD.

by

FirstSearch Technology Corporation

1608 N. Milwaukee Avenue

Chicago, IL 60647

01-25-01

Tel: (773) 645-8001 *Fax: (773) 645-8501*

Environmental FirstSearch

Search Summary Report

Target Site: WEST JEFFERSON AVE
DETROIT MI 48209

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2 >	ZIP	TOTALS
NPL	Y	08-24-00	1.00	0	0	0	0	0	0	0
CERCLIS	Y	12-28-00	0.50	1	1	0	1	-	0	3
RCRA TSD	Y	06-22-00	0.50	0	0	0	1	-	0	1
RCRA COR	Y	06-22-00	1.00	0	0	0	1	3	0	4
RCRA GEN	Y	06-22-00	0.25	2	3	5	-	-	0	10
ERNS	Y	01-06-00	0.25	2	1	2	-	-	0	5
State Sites	Y	11-01-00	1.00	1	1	0	2	5	0	9
SWL	Y	10-05-98	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	01-06-00	0.25	2	1	4	-	-	0	7
Leaking UST	Y	09-14-00	0.50	2	0	0	9	-	0	11
Floodplains	Y	09-01-98	0.50	2	0	0	2	-	0	4
Historic/Landmark	Y	09-01-99	0.50	1	0	0	0	-	1	2
- TOTALS -				13	7	11	16	8	1	56

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to DataMap Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in DataMap Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes, the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

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Environmental FirstSearch
Site Information Report

Request Date: 01-25-01
Requestor Name: Kurt Krueger
Standard: ASTM

Search Type: AREA
Job Number: SAMPLE
FILTERED REPORT

Target Address: WEST JEFFERSON AVE
DETROIT MI 48209

Demographics

Sites: 56 **Non-Geocoded:** 1 **Population:** NA
Radon: NA

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-83.096988	-83:5:49	**Easting:**	327137.356
Latitude:	42.298284	42:17:54	**Northing:**	4684810.615
			Zone:	17

Comment

Comment: FORT WAYNE

Additional Requests/Services

Adjacent ZIP Codes: **0.00 Mile(s)**

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

	Requested?	Date
Sanborns	N	
Aerial Photographs	N	
Topo Maps (hardcopy)	N	
City Directories	N	
Title Search	N	
Municipal Reports	N	
Online Topo Map	Y	1/25/2001

Environmental FirstSearch

.25 Mile Radius from Area

ASTM Map: RCRAGEN, ERNS, UST

WEST JEFFERSON AVE, DETROIT MI 48209

Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

WEST JEFFERSON AVE, DETROIT MI 48209

Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

Environmental FirstSearch

1 Mile Radius from Area

ASTM Map: NPL, RCRACOR, STATE Sites

WEST JEFFERSON AVE, DETROIT MI 48209

Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

Non-ASTM Map: Historic/Landmark

WEST JEFFERSON AVE, DETROIT MI 48209

Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

National Historic Sites and Landmark Sites .....

Railroads .....

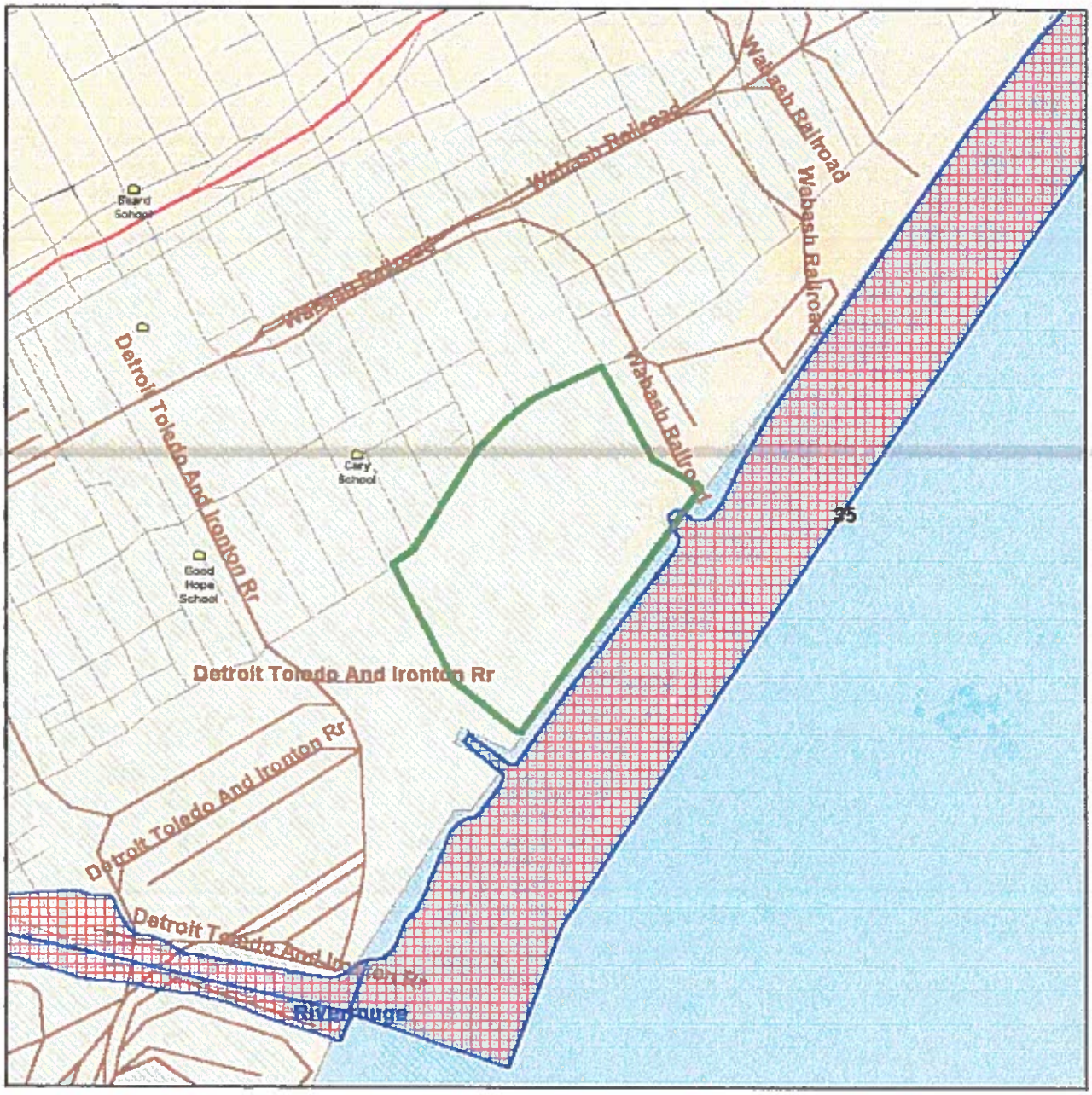
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

Floodplains Sites

WEST JEFFERSON AVE, DETROIT MI 48209



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Floodplains: 100 Year, 500 Year .....

Environmental FirstSearch
Sites Summary Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

TOTAL: 56 **GEOCODED:** 55 **NON GEOCODED:** 1 **SELECTED:** 9

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
54	FLOODPLAINS	DMT-26000-3720	MI	0.00 --	38
23	*ERNS*	*553272/UNKNOWN*	*DEL RAY PARK LEFFERSON AND RAT DETROIT MI 48209*	*0.00 --*	*23*
51	*FLOODPLAINS*	*FEMA FLOOD PLAIN 722/100 YEAR*	*MI*	*0.00 --*	*35*
55	HISTSITES	FORT WAYNE 71000425/DISTRICT	6053 W. JEFFERSON AVE. DETROIT MI 48209	0.00 --	39
11	RCRAGN	HISTORIC FORT WAYNE MIR000035444/SGN	6309 W JEFFERSON DETROIT MI 48209	0.00 --	13
28	STATE	MICH CON RIVERSIDE PARK 820032/EVAL/INTERIM RESP-PR	6500 W JEFFERSON DETROIT MI 48209	0.00 --	4
15	*RCRAGN*	*MICHCON GAS CO RIVERSIDE PARK MID980825681/SGN*	*6500 W JEFFERSON DETROIT MI 48209*	*0.00 --*	*4*
2	CERCLIS	MICHIGAN CONSOLIDATED RIVERSIDE PAR MID980825681/NFRAP-N	6500 W JEFFERSON DETROIT MI 48209	0.00 --	4
47	LUST	RYE GENTRY TRUCKING INC 0-039168/CLOSED	6134 W JEFFERSON DETROIT MI 48209	0.00 --	32
37	*UST*	*RYE GENTRY TRUCKING INC 0-039168/UST*	*6134 W JEFFERSON DETROIT MI 48209*	*0.00 --*	*32*
50	LUST	US ARMY ENGINEER DETROIT DISTR 0-001001/CLOSED	6309 W JEFFERSON DETROIT MI 48209	0.00 --	13
39	UST	US ARMY ENGINEER DETROIT DISTR 0-001001/UST	6309 W JEFFERSON DETROIT MI 48209	0.00 --	13
22	ERNS	USACE DETROIT DISTRICT 334573/FIXED FACILITY	6309 WEST JEFFERSON DETROIT MI 48209	0.00 --	13
34	UST	DELRAY POWER PLANT 0-010797/UST	6603 JEFFERSON AVE. DETROIT MI 48209	0.02 SW	10
9	RCRAGN	DETROIT EDISON CO DELRAY PWR PLT MID000809590/VGN	6603 W JEFFERSON DETROIT MI 48209	0.02 SW	10
3	*CERCLIS*	*REVERE COPPER & BRASS MID005509997/NFRAP-N*	*5851 WEST JEFFERSON DETROIT MI 48209*	*0.08 NE*	*5*
30	*STATE*	*REVERE COPPER AND BRASS 820136/EVAL/INTERIM RESP-PR*	*5851 WEST JEFFERSON DETROIT MI 48209*	*0.08 NE*	*5*
16	RCRAGN	REVERE COPPER PRODUCTS INC MID005509997/LGN	5851 W JEFFERSON AVE DETROIT MI 48209	0.08 NE	5
10	RCRAGN	DETROIT EDISON CO WATERMAN STATION MIR000029017/SGN	6701 JEFFERSON AVE DETROIT MI 48209	0.09 SW	11
20	ERNS	HICKS W. JEFFERSON AUTO 406062/FIXED FACILITY	6734 W. JEFFERSON AVE DETROIT MI 48209	0.09 SW	21

Environmental FirstSearch
Sites Summary Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

TOTAL: 56 **GEOCODED:** 55 **NON GEOCODED:** 1 **SELECTED:** 9

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
33	UST	ANAYAS PALLETS INC 0-002940/UST	5660 W JEFFERSON DETROIT MI 48209	0.18 NE	22
21	*ERNS*	*TANNER INDUSTRIES* *527803/UNKNOWN*	*5660 WEST JEFFERSON* *DETROIT MI 48209*	*0.18 NE*	22
13	RCRAGN	J AND L SPECIALTY STEEL INC MID005320247/VGN	330 S LIVERNOIS AVE DETROIT MI 48209	0.19 NW	15
14	RCRAGN	M & J REPAIR INC MI0000971465/LGN	301 S CAVALRY DETROIT MI 48209	0.20 NW	16
38	UST	SOLT INC 0-001900/UST	301 S CAVALRY DETROIT MI 48209	0.20 NW	16
35	UST	IRON & METAL PRODUCTS CO 0-019687/UST	124 S MILITARY AVE DETROIT MI 48209	0.21 NW	30
36	UST	PEERLESS METAL POWDERS 9-282421/AST	124 S. MILITARY DETROIT MI 48209	0.21 NW	30
12	RCRAGN	INTERNATIONAL SPECIALTY TUBE MIR000040725/SGN	260 S CRAWFORD DETROIT MI 48209	0.22 NW	14
19	ERNS	ATLAS GREASE COMPANY 276595/FIXED FACILITY	CAMPBELL AND DRIGGS ST DETROIT MI 48209	0.23 NW	20
17	RCRAGN	SAKS STEEL INC MID980791636/SGN	131 S LIVERNOIS DETROIT MI 48209	0.25 NW	18
18	RCRAGN	SFE MFG CO MID985663947/SGN	667 S POST AVE DETROIT MI 48209	0.25 SW	19
41	LUST	FLOR-DRI SUPPLY CO. 0-003891/OPEN	5450 W. JEFFERSON DETROIT MI 48209	0.28 NE	29
48	LUST	STANLEY SAX CORP 0-039570/CLOSED	175 S CAMPBELL DETROIT MI 48209	0.28 NW	33
46	LUST	PUBLIC LIGHTING DEPT 0-006724/CLOSED	5425 W. JEFFERSON DETROIT MI 48209	0.29 NE	9
49	LUST	STANLEY SAX CORP 0-039571/CLOSED	5657 LAUDERDALE DETROIT MI 48209	0.36 NW	34
45	LUST	PACKING MATERIAL COMPANY. INC. 0-033541/OPEN	162 MORRELL STREET DETROIT MI 48209	0.41 NE	31
1	*CERCLIS*	*ANACONDA INDUSTRIES BRASS* *MID065608739/NOT PROPOSED*	*271 SOUTH SUMMIT STREET* *DETROIT MI 48209*	*0.42 NE*	*3*
42	LUST	FORMER NICHOLSON TERMINAL 0-037937/OPEN	4685 W JEFFERSON DETROIT MI 48209	0.42 NE	17
52	FLOODPLAINS	FEMA FLOOD PLAIN 795/100 YEAR	MI	0.42 SW	36
43	LUST	GUTTER SUPPLIERS 0-033609/OPEN	301 S GREEN DETROIT MI 48209	0.46 NW	12

Environmental FirstSearch
Sites Summary Report

TARGET SITE: WEST JEFFERSON AVE
DETROIT MI 48209

JOB: SAMPLE
FORT WAYNE

TOTAL: 56 **GEOCODED:** 55 **NON GEOCODED:** 1 **SELECTED:** 9

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
40	LUST	DRAGOON FORT SERVICE INC 0-039641/OPEN	6230 W FORT DETROIT MI 48209	0.47 NW	28
44	LUST	INLAND FISHER GUIDE DIV GMC 5-000458/OPEN	6307 W. FORT ST DETROIT MI 48209	0.47 NW	7
8	RCRACOR	SL WAREHOUSING DETROIT LTD MID005356787/TSD	6401 W FORT ST DETROIT MI 48209	0.47 NW	7
4	RCRA	SL WAREHOUSING DETROIT LTD MID005356787/TSD	6401 W FORT ST DETROIT MI 48209	0.47 NW	7
25	STATE	ANACONDA BRASS 821505/EVAL/INTERIM RESP-PR	4610 W. JEFFERSON DETROIT MI 48209	0.48 NE	24
27	STATE	MICH CON GAS CO STATION H 820030/NO ACTIONS TAKEN	SOUTH GREEN AVE DETROIT MI 48209	0.50 NW	25
53	FLOODPLAINS	FEMA FLOOD PLAIN 799/100 YEAR	MI	0.50 SW	37
29	STATE	RECYCLING CORPORATION OF AMERICA 821586/EVAL/INTERIM RESP -	7731 MELVILLE DETROIT MI 48209	0.61 SW	26
32	STATE	ZUG ISLAND GREAT LAKES STEEL 820057/NO ACTIONS TAKEN	OFF W JEFFERSON RIVER ROUGE MI 48218	0.61 SW	6
26	STATE	DETROIT COKE 821593/EVAL/INTERIM RESP-PR	7819 W. JEFFERSON DETROIT MI 48209	0.63 SW	2
6	RCRACOR	DETROIT COKE CORP MID099114704/TSD	7819 W JEFFERSON DETROIT MI 48209	0.63 SW	2
31	STATE	ROCKWELL FORMER 821482/EVAL/INTERIM RESP -	FORT & CLARK DETROIT MI 48209	0.76 NE	27
5	RCRACOR	ALLIED SIGNAL INC MID005517198/TSD	1200 ZUG ISLAND RD DETROIT MI 48218	0.89 SW	1
24	STATE	ALLIED SIGNAL-ZUG ISLAND 821532/NO ACTIONS TAKEN	1200 ZUG ISLAND RD. DETROIT MI 48218	0.89 SW	1
7	RCRACOR	GMC FISHER BODY DIV FLEETWOOD MID980700876/NLR	W FORT AND W END AVE DETROIT MI 48209	0.91 NW	8

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FIGURES

APPENDICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT

HISTORIC FORT WAYNE
W. JEFFERSON AVENUE AT LIVERNOIS
DETROIT, MICHIGAN 48209

EXECUTIVE SUMMARY

At the request of the City of Detroit Historical Museums (the Client), STS Consultants, Ltd. (STS) conducted a Phase I Environmental Site Assessment (Phase I ESA) for Historic Fort Wayne (the subject property) in Detroit, Michigan on a pro bono basis.

This report is confidential and was prepared for the Client. This report is a summary of our findings and conclusions regarding environmental conditions. The American Society for Testing and Materials (ASTM) Standard E1527-00 defines a recognized environmental condition (REC) as:

> "The presence or expected presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

The ASTM Standard E1527-00 defines a historical REC as an:

> "Environmental condition which in the past would have been considered a recognized environmental condition, but may or may not be considered a recognized environmental condition currently."

Using a map of Historic Fort Wayne shown in **Figure 2** as the base reference map for buildings referenced on the Fort grounds, STS identified the following RECs concerning the subject property as a result of this Phase I ESA:

- drums (which may contain oils, PCBs, and solvents), lead batteries, and hydraulic lifts in the former motor repair building (Warehouse 93 shown on map **[Figure 2]**); Gone

- an approximate 1200′ long by 100′ wide berm x 40′ high (used for screening downriver industries for view), created from fill of unknown origin and possibly containing on-site materials and debris; berm may also have been used for musket festivals and may contain small quantities of lead shot;

- a bank of overhead electrical transformers (possibly since 1907) near the western property line and the primary switch house (Building 22), which may contain Askerol (PCBs);

- an overhead transformer on the east side of the hospital and other older pole-mounted transformers on the site, which may contain Askerol (PCBs); Gone

- stressed, and in some areas, no vegetation, in the west yard of Medicine Bear Indian Academy (Building 72) and in the former coal yard area east of living quarter buildings (Buildings 103 and 104).

Referencing the map of Historic Fort Wayne shown in **Figure 2**, STS identified the following historical RECs concerning the subject property as a result of this Phase I ESA:

- former 3,000-gallon oil tank on the east end of Building 201 shown on a map of Fort Wayne dated 1907; ?

- former gasoline station at the east end of the loading dock near the Detroit River (southeast of Warehouse 94D, no longer standing) shown on a 1946 map, near the south toe of the current berm; ?

- former gas pump west of Bldg. 51 (which is most likely associated with an underground storage tank) near the southeast corner of the Brady and Black Street intersection; ?

- former pistol range, which may contain lead shot, and a magazine for storing gunpowder at the northeast section of the fort;

- former storage of heavy equipment and missile parts (most likely in Warehouses 90, 94, and 95), which may have leaked hydraulic oil, motor oils, and perchlorate;

- former repair shop (Building 82) inside the fort which may have released metal degreasers (solvents), oils, and metals; gone

- former paint storage house (Building 85) at the south end of the fort, which may have lead, cadmium, chromium, and volatile organic compounds; gone

- former coal storage and loading dock area (near the Detroit River at the former heating plant), which may have metals and phthalates;

- former coal shed near the north property line, which may have metals and phthalates; and

- former stack associated with the heating plant (Building 91, no longer standing) and the stack associated with a portion of the Quartermaster's Warehouse (Building 201), which may have heavy metals;

STS identified the following environmental concerns:

- suspect asbestos-containing material in the buildings' plaster walls, floor tile, roofing, thermal pipe insulation, and potential insulation in a steam tunnel from the former heating plant to the former motor supply warehouse (Building 90 [no longer standing] as shown in **Figure 2**),

- suspect lead-based paint on the interior walls of the buildings;

- the presence of mold in the buildings with damaged roofs;

- the presence of bottled gas containers in Warehouse 93, which are not properly stored;

- a former water well near the center of the fort, which should be located and properly abandoned, if it has not already been properly abandoned.

STS also notes the potential for environmental concerns related to the presence of rail lines near the warehouses which may be associated with wood preservative, creosote on the ties, arsenic, and lead. Herbicides may have been used on the rail lines. These are identified as potential concerns, because there is no substantive proof that these constituents were used, but it was common practice to use the above-mentioned constituents at rail lines. In addition, the presence of cinder roads may also indicate the presence of heavy metals.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible, RECs and historical RECs, in connection with the subject property. The ASTM Standard E1527-00 states that: The Phase I Environmental Site Assessment is intended to permit a user to satisfy one of the requirements to qualify for the innocent purchaser defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability; that is, the practices that constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice, as defined in 42 USC, Section 9601(35)(B)".

1.2 Detailed Scope-of-Services

This Phase I ESA includes site history research; government environmental database search; visits to the City of Detroit offices to obtain information on the Fort; interviews with individuals knowledgeable about Fort Wayne; site reconnaissance; and a written report.

As part of the historical research, STS reviewed historical maps of Fort Wayne, aerial photographs, and planning and building department records regarding Historic Fort Wayne. The results of the review of these records are discussed in this report. A list of references used in preparation of this report is provided in **Appendix A**.

1.3 Significant Assumptions

STS assumes that all information obtained from the various historical sources for the subject property is correct and complete.

The project manager of Historic Fort Wayne, Mr. Bode Morin, stated that he is unable to locate any prior environmental reports concerning the subject property. STS repeatedly attempted to obtain reports/information related to the underground tanks on the site from the U.S. Army Corps of Engineers, St. Louis, Missouri District Office, but was unable to retrieve the reports that the Detroit District had forwarded to the Missouri District office.

Finally, STS assumes that this Phase I ESA report will be read as a whole by the user.

This report has been prepared to summarize observed RECs and historical RECs on the subject property. Environmental conditions and regulations are subject to constant change and re-interpretation. Current observations, conditions, or regulatory positions may not represent conditions at some future time. This report represents STS's judgment and opinion based on the information obtained. No warranty, either expressed or implied with regard to the site conditions, or Client's ability to assert any defense under CERCLA or any comparable state law for residual environmental impairment, is contained herein.

Resumes of STS project personnel who conducted and reviewed this Phase I ESA are included in **Appendix B**.

1.4 Limitations and Exceptions of Assessment

This Phase I ESA was prepared to identify past and current subject property uses that may pose RECs to the subject property. STS assumes no responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with the recommendations and/or suggestions contained in this report in no way assures elimination of hazards or the fulfillment of a property owner's obligation under any local, state, or federal laws or any modifications or changes thereto. It is the

responsibility of the subject property owner to notify authorities of any conditions that are in violation of current legal standards.

Factual information on the subject property regarding operations and conditions were obtained in part from the Client and third parties, and have been assumed by STS to be correct and complete. Because the facts stated in this report are subject to professional interpretation, they could result in differing conclusions. In addition, the findings and conclusions contained in this report are based on various quantitative factors as they existed on or near the date of the site reconnaissance.

This Phase I ESA reflects conditions, operations, and practices as observed on the dates of the site visits (January 22, 2001, July 22, 2001, and November 12, 2001). Changes or modifications to the subject property made after the site visits are not included.

This Phase I ESA was conducted in general accordance with ASTM Standard E1527-00 and in a manner consistent with others performing Phase I ESAs under the same conditions and in the same locality. No sampling or testing was performed during this Phase I ESA.

STS observed the subject property to identify RECs and historical RECs. However, STS was unable to fully observe the exterior portions of the subject property due to the presence of snow cover during the January, 2001 site visit. STS was also unable to observe the interiors of most of the buildings, including the fort, due either to a lack of access (buildings were locked) or structural conditions (e.g., the hospital). In addition, STS did not conduct an examination of title records pertaining to the subject property. Finally, based on our review of reasonably ascertainable information, STS was able to determine the historic use of the subject property from the year of 1849.

1.5 Special Terms and Conditions

This Phase I ESA was conducted in accordance with STS' attached terms and conditions (**Appendix C**).

1.6 User Reliance

This report is confidential and was prepared for the Client. STS recommends that this report be used only for the purpose intended by the Client and STS as of the date of this report. This report may be unsuitable for other uses, and reliance on its contents by anyone other than the Client is done at the sole risk of the user. STS accepts no responsibility for application or interpretation of the results by anyone other than the Client.

2.0 SITE DESCRIPTION

2.1 Location

Historic Fort Wayne is located on a large parcel of land between the Detroit River and West Jefferson Avenue at the foot of Livernois Avenue in Detroit, Wayne County, Michigan. The City of Detroit references Historic Fort Wayne under 6301 and 6315 West Jefferson Avenue. More recently, the address for Historic Fort Wayne is 6325 W. Jefferson Avenue. A U. S. Geological Survey (USGS) topographic map showing the location of the subject property is presented in **Figure 1**.

Historic Fort Wayne has a topographic gradient sloping to the south/southwest. The subject property has an unobstructed view of the Detroit River and Canada.

2.2 Site and Vicinity General Characteristics

A 1946 scaled map shown in **Figure 2** illustrates the layout of Fort Wayne during the time period in which the fort was used as an ordnance depot. The map shows the acreage of the subject property as 88.241 acres. The City of Detroit owns 82 acres and the remainder is owned by the U.S. Army Corps of Engineers.

The subject property is bound to the north/northwest by West Jefferson Avenue, to the southeast by the U.S. Army Corps of Engineers, to the east by a now-vacant brownfield site referred to as Revere Copper and Brass Company, to the west by the Delray Boat Launch and Detroit Edison, and to the south/southwest by the Detroit River.

Much of the property north of Jefferson Avenue is residential intermixed with commercial stores and industry such as trucking companies. Almost all of the property on the south side of Jefferson Avenue is heavy industry, such as power plants and steel companies.

2.3 Current Use of the Property

The subject property is closed to the public (and has been closed to the public since 1991), except on special occasions such as the July 22, 2001 Parade of the Tall Ships to celebrate the City of Detroit's 300th Anniversary and semi-annual events such as a week-end flea market. There is a 24-hour guard service at the entry to the fort to control access to the property.

The Medicine Bear Indian Academy (Building 72) housed in one of the brick buildings on the subject property is actively used, though there is consideration given to non-renewal of the lease. The National Museum of the Tuskegee Airmen, housed in a brick building (Building 107/108), is open by appointment.

The Mosaic Youth Theater uses the house (Building 9) next door to the recently restored Commanding Officers house and the Visitor Center for rehearsals and for constructing stage sets.

The Detroit Recreation Department uses two buildings (Buildings 202 and 219) for offices and Building 201 for training.

The Detroit Historical Museums use Warehouse 94A, 94B, and 94C for storage of historical collections.

2.4 Description of Site

Historic Fort Wayne was built in the 1840's to guard against a potential British invasion from Canada. It is the only river fort built during the City of Detroit's 300-year history that is still intact and most of its brick buildings are still standing. The arch over the old Fort

Road has a date of 1845. The Fort was built at its current location on the Detroit River because, for defense purposes, that was the narrowest reach of the river. A historical plaque at the entrance of the Fort with a brief history of the Fort is shown in **Appendix D**.

By 1980, however, several buildings were demolished including Warehouses 94D, 94E, 94F, the Motor Supply Warehouse (Building 90), the central heating plant (Building 91,) and former barracks used for Ordnance Administration (Buildings 55 and 56, and 75 and 76), as well as several stables and sheds.

The Fort still has several historical structures including the star-shaped fort, a dry moat surrounding the fort, tunnels, barracks, a large parade ground, a former horse stable, a building holding historical collections from the fort, a recently restored Commanding Officer's frame house , the National Museum of the Tuskegee Airmen, and the Medicine Bear Indian Academy. In addition to these structures, there are several buildings in need of repair including a former hospital with two wings, several former officer duplex quarters, a former jail that once held prisoners of war from World War II, and a theater, former warehouses, and a vehicle repair building. A drawing showing the standing re-numbered buildings is provided in **Figure 4**.

STS observed no groundwater supply wells or evidence of septic systems on the subject property during the site reconnaissance. Mr. Bode Morin stated that he was not aware of any wells or septic tank system on the subject property. However, an 1879 map shows a well near the center of the star-shaped Fort.

Utilities for Historic Fort Wayne include electricity supplied by City of Detroit Power and Light Department and natural gas supplied by Michigan Consolidated Gas Company. Water and sewer services are provided to the Fort by the City of Detroit Water and Sewerage Department.

2.5 Current Uses of the Adjoining Properties

The adjoining property uses are as follows:

- *North* – West Jefferson Avenue
- *East* – Offices of the U.S Army Corps of Engineers and a vacant brownfield site known as Revere Copper and Brass
- *South* – the Detroit River
- *West* – Delray Boat Launch Area and Detroit Edison.

3.0 USER PROVIDED INFORMATION

3.1 Environmental Liens or Activity and Use Limitations

According to Mr. Bode Morin, the project manager for Historic Fort Wayne, who was interviewed on January 22, 2001, no environmental liens or land use limitations exist with respect to the subject property.

3.2 Specialized Knowledge

Mr. Bode Morin has no specialized knowledge with respect to RECs in connection with the subject property.

3.3 Valuation Reduction for Environmental Issues

A title search was not performed as part of the Phase I ESA scope of work. However, STS is aware of no valuation reduction of the subject property with respect to environmental issues.

3.4 Owner, Subject Property Manager and Occupant Information

The current owner of the subject property is the City of Detroit. The Detroit Historical Museums is the property manager for the subject property. There are no overnight occupants on the subject property.

Occupants of the Fort during the day include school children who attend the Medicine Bear Indian School, about a quarter of which are Native American. The National Museum of Tuskegee Airmen is open by appointment.

3.5 Reason for Performing Phase I ESA

The Phase I ESA was prepared for the City of Detroit Historical Museums and the City of Detroit. As mentioned previously, the federal government issued a bill of sale to the City of Detroit in 1949 and then issued two quit claim deeds for the property in 1971 and 1976 for the property to the City of Detroit. The City of Detroit (in conjunction with the City of Detroit Historical Museums) is planning to restore Historic Fort Wayne and re-open the grounds to the public.

This Phase I ESA has been prepared to identify Recognized Environmental Conditions prior to re-opening the grounds to the public. The Client would also like to understand potential environmental issues that could materially impact potential future uses of the subject property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Current Federal and State database listings for hazardous waste and other potentially impaired sites within specified search distances were identified for the subject property and vicinity by Environmental FirstSearch (EFS), also on a pro bono basis. These listed sites were reviewed by STS to identify sites that pose RECs to the subject property. The environmental databases and applicable search radii are listed below:

Database	Minimum Search Distance (miles)
Federal ASTM Records:	
National Priority List (NPL) dated 8/24/00	1.0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list dated 12/28/00	0.5
CERCLIS No Further Remediation Action Planned (NFRAP) list dated 12/28/00	property and adjoining properties
Emergency Response Notification System (ERNS) dated 1/6/00	subject property
RCRA CORRACTS facilities list dated 6/22/00	1.0
RCRA non-CORRACTS TSD facilities list dated 6/22/00	0.5
RCRA generators list dated 6/22/00	property and adjoining properties
State ASTM Records: (or pertinent state records)	
State Solid Waste/Landfill Facilities (SWLF) dated 10/5/98	0.5
State Leaking Underground Storage Tank (LUST) list dated 9/14/00	0.5
State Underground Storage Tank (UST) list dated 1/6/00	property and adjoining property
State Equivalent CERCLIS List (*SHWS/SCL*) dated 11/1/00	0.5
State Equivalent NPL (SPL) list dated 11/1/00	1.0

The ESF Report with a description of each database is provided in **Appendix E**.

Environmental Database Results

STS reviewed the ESF Report to ascertain how many sites of known or potential environmental concern are located within the specified ASTM minimum search distances.

Historic Fort Wayne is identified on the ESF Report as a historic site that is also a RCRA generator of hazardous waste, though the types of hazardous wastes being generated is not identified.

State Superfund, RCRA Corrective Action Sites, and CERCLIS Sites

There are a total of 11 sites within a one-mile radius of Historic Fort Wayne that are either State superfund or potential federal superfund (CERCLIS) sites or RCRA corrective action sites.

Revere Copper and Brass located at 5851 W. Jefferson Avenue, the property to the east adjoining Historic Fort Wayne, is a State Superfund site and a CERCLIS site. Pollutants on Revere Copper and Brass noted on the state list of contaminated sites indicates the presence of PCBs, asbestos, and petroleum products. The CERCLIS site information indicates that there was illegal dumping of 11 drums, 2 transformers, and 4 capacitors abandoned by the previous property owner. The PCB concentration in the soil was as high as 188,000 ppm. The report states that PCB-contaminated soil is staged, sampled, and awaiting arrangement for disposal.

Michigan Consolidated Gas Riverside Park located at 6500 W. Jefferson is both a RCRA generator of hazardous waste and a CERCLIS site.

The Detroit Coke site located at 7819 W. Jefferson (approximately 0.63 miles from Historic Fort Wayne) is a State superfund site and a RCRA corrective action site where interim

response activities have been taken. This site is expected to be used by Minergy to build a plant that will convert sludge from the Detroit Water and Sewerage Department into a glass-like material that will be recycled for other uses, such as road building.

Anaconda Brass Industries, another CERCLIS site, is located at 271 S. Summit Street, approximately 0.4 miles northeast of Historic Fort Wayne. The State of Michigan financed a preliminary assessment of the site. The U.S. EPA financed the initial work and a partial cleanup of the site.

Allied Signal, located on Zug Island (approximately 0.9 miles southwest of Historic Fort Wayne), is a State superfund site and a RCRA corrective action site.

Great Lakes Steel on Zug Island (approximately 0.6 miles southwest of Historic Fort Wayne) is a State superfund site where no actions have been taken.

SL Warehousing Detroit Ltd. located at 6401 W. Fort (approximately 0.4 miles west of Historic Fort Wayne) is a RCRA corrective action site.

The General Motors Fisher Body Fleetwood Division located at W. Fort and W. End (approximately 0.9 miles northwest of Historic Fort Wayne) is shown as a RCRA corrective action site.

The Michigan Consolidated Gas Company on South Green Street, approximately 0.5 miles west of Historic Fort Wayne site, is a State superfund site. No actions have been taken on this site.

The Recycling Corporation of America located at 7731 Melville (approximately 0.61 miles southwest of Historic Fort Wayne) is a State superfund site. The site is listed as being in the evaluation and interim response stage.

The former Rockwell International plant located at Fort and Clark street (approximately 0.76 miles northeast of Historic Fort Wayne) is a state Superfund site. The site is listed as being in the evaluation and interim response stage.

Leaking Underground Storage Tank Sites

There are 11 identified past or current leaking underground storage tank sites within a 0.5 mile radius of Historic Fort Wayne.

The U.S. Army Corps of Engineers facility (adjacent to the southeast portion of Fort Wayne) is shown as having had leaking underground storage tanks. The site is also shown as being closed. STS repeatedly requested copies of the tank closure reports from the U.S. Army Corps of Engineers, St. Louis, Missouri District Office, but never received a reply. A visit to the City of Detroit Tax Assessment Division yielded a map with an annotation showing the gas station as "gone" as shown in **Figure 3**.

Rye Gentry Trucking, Inc., located directly across from the Fort on W. Jefferson Avenue, had leaking underground storage tanks, which are now closed.

The old Inland Fisher Guide Division of General Motors located at 6307 W. Fort (approximately 0.47 miles northwest of Historic Fort Wayne) is still shown as having leaking underground storage tanks, which have not been closed.

Gutter Suppliers located at 301 S. Green (approximately 0.46 miles northwest of Historic Fort Wayne) is a leaking underground storage tank site that is still an open site.

The former Nicholson Terminal located at 4685 W. Jefferson (approximately 0.42 miles from Historic Fort Wayne) is a leaking underground storage tank site, which is still open.

In summary, according to the ESF report, there are six open LUST incident sites identified within the appropriate ASTM minimum search distances. All six open LUST sites are within ¼ - ½ mile from the subject property. These six open LUST sites are:

Flor-Dri Supply Co at 5450 W. Jefferson,
Packing Material Company at 162 Morrell Street,
Former Nicholson Terminal at 4685 W. Jefferson,
Gutter Suppliers at 301 S. Green,
Dragoon Fort Service, Inc, at 6230 W. Fort,
GM Inland Fisher Guide Division at 6307 W. Fort.

It is STS's opinion that these open LUST sites are not expected to pose RECs to the subject property, based on distance (approximately 1,000 feet) from the subject property and given an assumed groundwater flow direction to the south/southwest based on the topographic gradient of the subject property.

A review of a topographic map of the area indicates a general topographic gradient to the southwest. Also, it is STS's understanding that if contamination should migrate onto the subject property from an off-site source(s), the past or present owners of these sites would be responsible for the release (pursuant to Section 20126(4)c of Michigan's Natural Resources and Environmental Protection Act (NREPA), 1994 P.A. 451, as amended.

4.2 Additional Environmental Record Sources

STS requested any available file information of the subject property from the following regulatory and governmental agencies:

- City of Detroit Tax Assessment Office
- City of Detroit Building and Safety Engineering Department
- Wayne County Register of Deeds
- Southeast Michigan Council of Governments
- Michigan Department of Environmental Quality.

City of Detroit Tax Assessment Office

STS met with personnel from the City of Detroit Tax Assessment office to review any available records for the Fort.

There are two tracts for Historic Fort Wayne with parcel numbers for Ward 18 – Item Number 0041 and Item No. 002L. Copies of the information obtained from this office are provided in **Appendix F**.

City of Detroit Building and Safety Engineering Department

The property is zoned Industrial. STS reviewed Sanborn Maps for this area of Detroit in the Building and Safety Engineering Department. No information on the Fort is available from this department.

Wayne County Register of Deeds

The City of Detroit Historical Museums provided STS with a copy of the 1949 Bill of Sale for Historic Fort Wayne from the U. S. government to the City of Detroit provided in **Appendix G**.

A copy of the 1971 quit claim transferring Historic Fort Wayne from the Administrator of General Services of the U.S. government to the City of Detroit and a copy of the 1976 quit claim deed for two tracts of land that comprise Historic Fort Wayne from the U.S. Department of the Interior, Bureau of Outdoor Recreation, to the City of Detroit are provided in **Appendix G**.

Southeast Michigan Council of Governments

STS reviewed aerial photographs of Historic Fort Wayne beginning in 1966 and ending in 2000. Copies of the aerial photographs of Historic Fort Wayne are compiled in **Appendix I**.

Michigan Department of Environmental Quality (MDEQ)

Information from the MDEQ Storage Tank Division indicated only that the tanks associated with the U.S. Army Corps of Engineers' property were closed.

4.3 Physical Setting

The United States Department of Agriculture, Soil Conservation Service's publication entitled *Soil Survey of Wayne County, Michigan,* maps the surface soils as silty clay loam from the surface to at least 5 feet below the surface.

The United States Geologic Survey (USGS) 7.5-Minute Series Topographic Map (Detroit, Michigan, Quadrangle, dated 1968, photorevised 1973 and 1980) shows that surrounding properties slope to the south/southwest. However, the Fort property is about five feet higher than the surrounding land at 595 feet above mean sea level. A copy of the USGS Topographic Map is presented in **Figure 1**.

4.4 Subject Property Historical Use Information

The chronological history of the subject property was developed by STS from a review of historical maps obtained from the Fort's museum, historical aerial photographs, local government records, and interviews with the project manager of the Fort (Mr. Bode Morin) and with the Fort historian (Mr. James Conway).

The land in the vicinity of the Fort was occupied by Native Americans as evidenced by Indian mounds that date back to 1100 A.D. A typical Indian burial mound is present on the Fort property. The Wyandot of Anderdon tribe was known to have occupied the land downriver from the Fort since 1200 A.D.

According to the Fort's project manager, prior to the construction of the Fort, the land was used for farming and grazing.

STS's review of reasonably ascertainable information, particularly historical maps, indicate that the subject property was used as a fort at least since 1845. An 1849 map shows only the star-shaped fort and a shoreline different from the present shoreline. This map shows wetlands near the shoreline of the Detroit River.

An 1879 map shows the presence of batteries, barracks, a guard house, a hospital, horse stables, artillery stables, a blacksmith shop, a carpenter's shop, laundress quarters, a mortar

mill, a storehouse, a bakery, an ice house, and an engineer office. Also of historical interest is that there was a cemetery near the northwest corner of the property, an Indian mound west of the southwest corner of the Fort, and a well located near the center of the star-shaped Fort.

A 1907 map shows the presence of many more barracks, a large parade ground, a wagon shed, coal shed, two guard houses, more cinder and gravel roads, and recreational areas such as a baseball diamond, a handball court, tennis courts, and a gym. The map also shows the presence of an Edison Electric plant to the west of the Fort and the Michigan Copper and Brass Works to the east of the Fort.

A 1946 map shows numerous warehouses, storage sheds, rail lines bordering the Detroit River, a central heating plant using coal, repair shops, a pistol range, a paint storehouse, and a theater. This map also shows the Fort as an Ordnance depot with an area of 88.241 acres. This reflects its purpose during World War II. The Fort was also used as an induction center for draftees and new military recruits, during the Viet Nam war.

By 1962, the U.S. Army announced plans to have Fort Wayne declared surplus, so that it could be sold by the General Services Administration. The Army planned to build two new reserve armories in Livonia and Fraser, Michigan. However, a House subcommittee questioned the prudence of this planned move. At the same time, the City of Detroit expressed an interest in the property to be used as a park. An article in the Detroit News dated August 8, 1963 (provided in **Appendix H**) summarizes the federal government plans to permanently close the Fort and dispose of the Fort property.

As mentioned previously, the U.S. Government transferred the Historic Fort Wayne property to the City of Detroit as recorded in the 1949 Bill of Sale, and the 1971 and 1976 quit claim deeds . The Fort has not been open to the public for approximately a decade.

Many of the historic structures are in immediate need of roof repair to preserve the interiors of the structures. The roof damage has led to peeling paint and mold growth in the interiors of the structures.

Aerial photographs

The following is a chronological history of the subject property according to aerial photographs dated 1966, 1970, 1975, 1985, and 2000.

Year	Scale	Subject Property Features
1966	1"=1000'	Fort Wayne Military Reservation
1975	1"=1000'	Fort Wayne Military Reservation
1980	1"=1000'	Fort Wayne Military Reservation, demolition of buildings
1985	1"=1000'	Fort Wayne Military Reservation
2000	1"=1000'	Fort Wayne Military Reservation

There is no change between the 1966 and 1975 aerial photographs. The 1980 aerial photograph shows that three warehouses, the motor supply warehouse, and the central heating plant on the southwest side of the Fort property have been demolished. This area has been replaced by a large parade ground. Soil disturbance in the vicinity of the current berm is also evident. This aerial photograph also shows that the barracks near the northeast corner of the Fort property have been demolished and replaced by a parking lot. The 1985 shows the berm in place and vegetated. There is no change in the 2000 aerial photograph from the 1985 photograph. The aerial photographs in the vicinity of the subject property are compiled in **Appendix I**.

Sanborn Fire Insurance Maps

STS reviewed the Sanborn Fire Insurance Maps for the Fort at the City of Detroit Building and Safety Engineering Department. There is no information on the map regarding the Fort, most likely because private fire insurance would not have been needed.

4.5 Adjoining Property Historical Use Information

The 1966 aerial photograph shows that an electrical power plant is the adjacent western property and that the Revere Copper and Brass Company is the adjacent eastern property. The industrial uses of the surrounding properties have not changed since at least 1907. However, the Revere Copper and Brass Company has now been demolished and is a brownfield awaiting new development.

5.0 INFORMATION FROM SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

STS observed the subject property to identify RECs and historical RECs. However, STS was unable to observe the interiors of most of the structures because the buildings were locked or had structural problems.

During the site reconnaissance, photographs were taken for documentation purposes. The photographs are included in **Appendix J.**

5.2 General Site Setting

The site reconnaissance of the subject property was conducted by Connie Boris, Senior Project Manager at STS, accompanied by Bode Morin on January 22, 2001. Weather conditions at the time of the site reconnaissance were overcast with an ambient temperature of approximately 34 degrees Fahrenheit and approximately 6 inches of snow on the ground.

The site was visited again during the Parade of Tall Ships on July 22, 2001 and additional site photos were taken on November 12, 2001.

STS observed the subject property for features usually associated with environmental impairment, which include electrical transformers, USTs, above-ground storage tanks (ASTs), chemical/waste storage, generation, and management practices, and pesticide/herbicide application practices.

5.3 Subject Property Conditions

The site reconnaissance revealed stressed vegetation near the Medicine Bear Academy and just west of Buildings 103 and 104. The soil was black and in some areas, there was no vegetation at all. This could be due to the former presence of a coal shed, the use of cinders on the road, or perhaps due to the application of herbicides in these areas of the Fort property. STS did observe an insecticide sprayer in Warehouse 93.

STS did not observe evidence of pits, ponds, or lagoons on the subject property during the site reconnaissance. The 1849 map did indicate the presence of wetlands on the property. This same map also indicated the presence of a well near the center of the star-shaped Fort.

STS did observe fill on the Fort property, namely the large berm near the southwest portion of the Fort property. A review of the aerial photographs indicates the berm was constructed sometime between 1980 and 1985. The berm's material may have been associated with the excavation of foundations for constructing a new building in downtown Detroit such as the Millender Hotel, which was built in 1984, or spoils from navigational dredging of the Detroit River. Interviews with the Fort's project manager and historian yield other sources for the berm material, such as the excavation for the Joe Lewis Arena, the excavation of the I-94 expressway, the renovation of the Detroit/Windsor tunnel, or burial of demolition debris associated the demolition of the on-site Fort buildings or demolition debris associated with the 1967 riots. It should be noted that these potential sources for the berm material are speculative, and further research will be required to attempt to identify the source of the berm material.

During an interview with the Fort historian, it was stated that the berm was used for musket festivals. This implies that there may be some lead shot in the berm.

A review of the U.S. Geological Survey map indicates the Fort property is about 5 feet higher than surrounding properties, which could suggest that historic fill was brought onto the property.

5.4 Indications of Hazardous Substances and Solid Waste Disposal

STS observed the subject property for the presence of chemicals and hazardous substances. STS observed 2 unlabelled drums full of liquid, 3 drums of spray kleen, a 5-gallon oil/gas mixture, welding tanks, and propane cylinders, and a salt pile inside Warehouse 93.

The warehouses on the Fort property were used to store ordnance and Nike missile parts. Because of the ordnance storage, it is possible that perchlorate may have been released into the soil and groundwater. Perchlorate has been found in the groundwater at federal ordnance facilities in the country.

The repair shops (Building 83 and Warehouse 93) on the Fort property may have used metal degreasers. The manner of disposal of solvents and oils is not known. The historic presence of the repair shops could have resulted in the release of solvents, oils, and metals into the soil and groundwater.

With regard to solid waste disposal, STS observed some discarded construction materials (which may be bricks from an incinerator) in the back of Warehouse 94. Disposal of the debris from the building demolition in the 1980s is unclear. Soil in the area of the demolished incinerator may have asbestos and metals.

It is unclear if the coal stored in the coal shed on the north side of the Fort property and the coal stored near the southwest corner of the property was burned or buried on the Fort

property. Metals and phthalates may have been released into the soil as a result of coal storage.

5.5 Storage Tanks

STS observed the subject property for the presence of USTs and ASTs. STS did not observe fill pipes, vent lines, manways, or any other evidence of USTs or ASTs during the site reconnaissance. However, a 1907 map indicates the presence of a 3,000 gallon oil tank east of Building 59. STS observed a witness mark of a pipe on the east wall of Building 59 shown on **Figure 2**, which may have been a vent pipe for the 3,000-gallon oil tank. There is a disconnected red pipe near the southeast corner of this same building, which may be associated with the fire suppression system. It appears that there is blowdown from the pipe on the ground, which appears dark and greasy.

A 1946 map indicates the presence of a gas station near the east end of the loading dock near Warehouse 94-D, which is now near the southern toe of the large berm. The 1946 map also indicates the presence of a "gas pump" at the southeast corner of the Brady and Black Road intersection. There is no information on the disposition of these tanks.

5.6 Indications of Polychlorinated Biphenyls

STS observed the subject property for the presence of equipment suspected of containing polychlorinated biphenyls (PCBs). STS observed six old transformers on an elevated platform on the west side of the Fort property. There was one older pole-mounted transformer near the hospital and another along the street bordering the front of the hospital. There were also other pole-mounted transformers at other areas of the Fort property. PCBs may also be present in the fluids used in the hydraulic lifts in Warehouse 93.

5.7 Suspect Asbestos-Containing Materials

STS observed suspect asbestos-containing floor tile in a few of the structures formerly used as living quarters. Besides floor tile, suspect asbestos-containing material may also be present in the plaster walls and roofing of the structures and in the old steam tunnel at the southwest corner of the property.

5.8 Suspect Lead-Containing Materials

STS observed peeling suspect lead-based paint in a few of the structures formerly used as living quarters. The color of the paint appeared to be "Paris Green", a paint that was frequently used in governmental institutions in the 1940s.

Lead shot may be present on the east side of the berm that was generated during the musket festivals. Lead shot may also be present in the pistol range on the northeast corner of the star-shaped Fort.

5.9 Mold in Buildings

Given the deteriorated condition of the roofs on many of the buildings, it is possible that mold may be a concern. STS suggests that the buildings be sampled for the type of mold present in the buildings.

5.10 Wetlands

STS did not observe any wetlands during the site visit. Historically, however, the 1849 map indicates the presence of wetlands on the Fort property near the shoreline.

6.0 INTERVIEWS

6.1 Interview with Project Manager

STS interviewed Mr. Bode Morin on January 22, 2001 regarding the subject property as part of this Phase I ESA. Information obtained during this interview is documented throughout this report. STS also interviewed Mr. James Conway, a Fort historian at the City of Detroit Historical Museums.

6.2 Interview with Tenants/Lessees

STS did not interview any tenants or lessees on the subject property.

6.3 Interviews with Local Government Officials

STS interviewed local and state government officials and reviewed records for the subject property (See Section 4.2).

7.0 FINDINGS AND CONCLUSIONS

STS conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 (with the exception of an examination of title records) of the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the subject property.

STS identified the following RECs concerning the subject property as a result of this Phase I ESA:

- drums (which may contain oils, PCBs, and solvents), lead batteries, and hydraulic lifts in the former motor repair building (Warehouse 93);

- an approximate 1200′ long by 100′ wide berm x 40′ high (used for screening downriver industries for view), created from fill of unknown origin and possibly containing on-site materials and debris; berm may also have been used for musket festivals and may contain small quantities of lead shot;

- a bank of overhead electrical transformers (possibly since 1907) near the western property line and the primary switch house (Building 22), which may contain Askerol (PCBs);

- an overhead transformer on the east side of the former hospital and other older pole-mounted transformers on the site, which may contain Askerol (PCBs);

- stressed, and in some areas, no vegetation, in the west yard of Medicine Bear Indian Academy (Building 72) and in the former coal yard area east of living quarter buildings (103 and 104).

STS identified the following historical RECs concerning the subject property as a result of this Phase I ESA:

- former 3,000-gallon oil tank on the east end of Building 201 shown on a map of Fort Wayne dated 1907;

- former gasoline station at the east end of the loading dock near the Detroit River (southeast of Warehouse 94D) shown on a 1946 map, near the south toe of the current berm;

- former gas pump west of Bldg. 51 (which is most likely associated with an underground storage tank) near the southeast corner of the Brady and Black Street intersection;

- former pistol range, which may contain lead shot, and a magazine for storing gunpowder at the northeast section of the fort;

- former storage of heavy equipment and missile parts (most likely in Warehouses 90, 94, and 95), which may have leaked hydraulic oil, motor oils, and perchlorate;

- former repair shop (Building 82) inside the fort which may have released metal degreasers (solvents), oils, and metals;

- former paint storage house (Building 85) at the south end of the fort, which may have lead, cadmium, chromium, and volatile organic compounds;

- former coal storage and loading dock area (near the Detroit River at the former heating plant), which may have metals and phthalates;

- former coal shed near the north property line, which may have metals and phthalates; and

- former stack associated with the heating plant (Building 91) and the stack associated with the Quartermaster's Warehouse (Building 59), which may have heavy metals;

STS identified the following environmental concerns:

- suspect asbestos-containing material in the buildings' plaster walls, floor tile, roofing, thermal pipe insulation, and potential insulation in a steam tunnel from the former heating plant to the former motor supply warehouse (Building 90 [no longer standing] as shown in **Figure 2**),

- suspect lead-based paint on the interior walls of the buildings;

- the presence of mold in the buildings with damaged roofs;

- the presence of bottled gas containers in Warehouse 93, which are not properly stored;

- a former water well near the center of the fort, which should be located and properly abandoned, if it has not already been properly abandoned.

STS also notes the potential for environmental concerns related to the presence of rail lines near the warehouses which may be associated with wood preservative, creosote on the ties, arsenic, and lead. Herbicides may have been used on the rail lines. These are identified as potential concerns, because there is no substantive proof that these constituents were used, but it was common practice to use the above-mentioned constituents near rail lines. In addition, the presence of cinder roads may also indicate the presence of heavy metals.

8.0 OPINIONS

Once the City of Detroit has identified the intended future use(s) of the Fort property, then an environmental investigation sampling plan can refined. For the purpose of outlining an environmental investigation sampling plan, STS assumes that the Fort property will eventually be open to the public for the enjoyment of a beautiful waterfront, educational seminars on Detroit's military history, and as a conference/meeting center, among other uses.

STS will prepare a limited sampling plan specifying sampling parameters for the Historic Fort Wayne property that will include the following areas of concern:

Surficial Soil Sampling Areas for Protection of Human Direct Contact

- Soil beneath the elevated older-vintage transformers
- Soil in the pistol range of the star-shaped fort
- Soil on the west side of the Medicine Bear Academy where there is no vegetation
- Soil in vicinity of the former coal shed near Buildings 103 and 104
- Soil in the vicinity of the coal storage area near the southwest corner of the property
- Soil on the east side of the berm.

Waste Characterization Sampling

- Sampling of unlabelled drums with liquids in Warehouse 93
- Soil on the south end of the berm.

Representative Building Interior Sampling

- "Paris green" paint sample for lead
- Suspect floor tile sample for asbestos
- Suspect plaster samples for asbestos

- Suspect roofing material samples for asbestos
- Mold growth on walls and ceilings of the buildings with damaged roofs.

Investigation for Soil and Groundwater

- Former gas station at Building 92 (soil) using a geoprobe
- Former tank on east side of Building 59 if the tank was underground tank using a geoprobe
- Former gas pump nearthe Brady and Black Road intersection using a geoprobe
- Soil outside the back doors of the repair shops (Warehouse 93, Building 82, and Building 95 using a drill rig or a geoprobe that can advance to a depth of 30′ in stiff clay
- Former Warehouse 94 using a drill rig or geoprobe to collect groundwater samples
- Building 36 using a geoprobe or drill rig to collect groundwater samples.

STS frequently uses geophysical methods to locate underground items such as tanks, wells, and other buried objects. If no further information is available regarding the potential tanks on the property, then geophysical techniques may need to be used to ascertain if the tanks are buried.

STS can manage the sampling effort, but requests that the City of Detroit pay for the laboratory analysis of the samples and the geoprobe/drill rig. STS had previously located a firm willing to donate a geoprobe for this effort.

As an alternative, STS can assist in preparing a Coastal Zone Restoration Grant for this project. The State of Michigan will be accepting Coastal Zone Management grant applications until January 15, 2002.

9.0 AFFIRMATION

The undersigned hereby affirm that:

The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. This work has been donated to the City of Detroit and there has been no compensation. Therefore, compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

This Phase I ESA has been performed in general accordance with applicable legal requirements and in accordance with accepted practices prevailing in the environmental industries.

We have no present or prospective interest in the subject property or the parties involved.

Sincerely yours,

STS CONSULTANTS, LTD.

Connie Boris

Connie Boris, Ph.D.

Senior Project Manager

Richard Berggreen /s.s.

Richard Berggreen, C.P.G.

Principal Geologist