

**Phase I
ENVIRONMENTAL SITE ASSESSMENT
ASTM E 1527-05**

FOR

**4409-4411 Second Street
Ecorse, Michigan 48229**

PREPARED FOR:

EG&G Technical Services, Inc.
7641 Rosewood Manor Lane
Gaithersburg, Maryland 20882

PREPARED BY:

COMPREHENSIVE BUILDING ANALYSIS, INC.
12 North Summit Avenue
Gaithersburg, Maryland 20877
(800) 952-3906

Inspection Date: June 23, 2008

ENVIRONMENTAL OVERVIEW

Environmental Concern	Acceptable	Acceptable Requires O&M or R&P	Requires Changes or Corrections	Additional Testing/ Closure Documents Required	Un-resolvable Areas of Concern
Lead-based Paint	X				
Asbestos		X			
Mold	X				
Floodplain Management	X				
Wetlands Protection	X				
Noise Analysis	X				
Explosive/Flammable Hazards	X				
Coastal Barrier Resources	X				
Sole Source Aquifers	X				
Airport Clear Zones	X				
Environmental Setting	X				
Site Inspection Observations	X				
ASTs/USTs	X				
State & Federal Regulatory Records					X
Site History/Land Use	X				
PCBs	X				
Lead in Drinking Water	X				

CERTIFICATION/RELIANCE STATEMENT

This report may be relied upon by EG&G Technical Services, Inc. This report has no other purpose and should not be relied upon by any other person or entity. CBA declares that we meet the definition of a Qualified Environmental Professional as defined in 312.10 of 40 CFR 312. CBA has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

EXECUTIVE SUMMARY

EG&G Technical Services, Inc. contracted with Comprehensive Building Analysis, Inc. to conduct a Phase I Environmental Site Assessment of 4409-4411 Second Street located in Ecorse, Michigan. The site itself lies on Second Street just north of Southfield Road. The site inspection took place on June 23, 2008. The weather was sunny and warm with a high of 80 degrees. There were periods of brief showers as well. The subject property is located in an area of primarily urban landscaping with commercial, industrial and manufacturing, retail, educational and residential dwellings surrounding. Improvements on the approximate 0.17 acre subject property include the subject building which is single level and slab on grade structure. The subject parcel appears to have a zero lot line on all four sides. The building appears to have been constructed sometime in the 1950's. The building is a concrete masonry framed structure with a steel bar joist roof system supporting a corrugated metal deck and the roof covering. No access to the roof was permitted thus CBA cannot comment on the roof covering. The foundation walls are concrete masonry. The interior walls are a combination of wood and metal studs covered by gypsum board at the interior office and restroom partitions and unfinished or painted CMU at the interior perimeter wall. The subject building is heated by ceiling mounted natural gas fired heaters. No apparent cooling occurs onsite aside from sporadic throughwindow type units. Domestic hot water is provided by a single electric vertical type domestic hot water heater located above the ceiling at the finished office/restroom spaces. The subject property is not in use at this time and is abandoned. The subject building's layout is as a commercial garage space with storage as well as a small reception, office and restroom area. CBA suspects that the previous use of the subject property was as an auto body shop. The approximate square footage of the building is 4,950 square feet.

CBA noted suspect Asbestos Containing Materials throughout the subject property at the time of the site visit. CBA noted suspect ACM at floor coverings, wallboard and insulations throughout. CBA recommends that either testing occur or an ACM Operations and Maintenance (O&M) plan be written for the subject property so all renovations, maintenance or changes to the subject building can adhere to appropriate methods for handling hazardous asbestos materials. Until sampled and proven to be negative CBA assumes all building materials at the subject property are asbestos positive due to their condition and age. This ACM O&M plan can be written by a qualified environmental professional for an approximate fee of \$500.

With regards to onsite contamination from surrounding sites or past usages of the site itself, CBA cannot guarantee that the site has not been impacted in the past or is not currently being impacted. CBA did not note any signs of fuel storage tanks onsite at the time of the site visit including, fill necks, vent pipes, lines or gauges. With regards to the surrounding neighbors the subject property is located within a highly developed urban industrial and manufacturing area and because so CBA cannot guarantee that the site has not been impacted from any number of the several sites listed in the EDR, Inc. regulatory database. In particular is the abutting/adjointing Walcon Property which surrounds the subject building on three sides. This adjoining/abutting site is currently

designated as a Federal Brownfield site with cleanup required. This is a significant designation and CBA is concerned that this property has impacted the subject property at this time. From the description of what now appears to be the abandoned Walcon site it could be postulated that this site was a manufacture of high-intensity discharge metal halide lights and lamps. Additionally it appears that the risk onsite stems from the use of elemental mercury as the lamp halide discharge metal. CBA does not suspect that any contamination onsite should significantly impede renovations of the subject property and any off site contamination on the site should be easily identifiable and the subject property not be held liable for the cleanup. Again the site is in a highly urbanized area and these findings although not guaranteed can be expected. CBA highly recommends that all soils onsite be left undisturbed and all potable water usage come from a municipal tap only. The subject property should be considered threatened until a time when the USEPA decides that the abutting/adjoining Brownfields site is closed and all risks mitigated.

No other conditions expected to impact the subject property were found to exist at the time of inspection.

CBA reviewed an Environmental Data Resources (EDR), Inc. regulatory database in accordance with ASTM search radii. The results are as follows:

Standard Environmental Record Sources: Federal and State	Minimum Search Distance, Miles	Acceptable
Federal NPL site list	1.0	X
Federal Delisted NPL site list	0.5	X
Federal CERCLIS list	0.5	X
Federal CERCLIS NFRAP site list	0.5	X
Federal RCRA CORRACTS facilities list	1.0	X
Federal RCRA non-CORRACTS TSD facilities list	0.5	X
Federal RCRA Generators list	Property and Adjoining Properties	X
Federal institutional control / engineering control registries	Property only	X
Federal ERNS list	Property only	X
State – and tribal – equivalent NPL	1.0	X
State – and tribal – equivalent CERCLIS	0.5	X
State – and tribal – Landfill and/or solid waste disposal	0.5	X

Standard Environmental Record Sources: Federal and State	Minimum Search Distance, Miles	Acceptable
site lists		
State – and tribal – leaking storage tank lists	0.5	X
State – and tribal – registered storage tank lists	Property and Adjoining Properties	X
State – and tribal - institutional control / engineering control registries	Property only	X
State – and tribal – voluntary cleanup sites	0.5	X
State – and tribal – Brownfield sites	0.5	

1.0 INTRODUCTION

- 1.1 The purpose of this assessment was to identify and describe existing and past environmental conditions on the subject property, and to document any existing, potential, or suspect conditions of concern that have occurred on the site or adjacent sites that may impair, restrict the use of, and/or impose an environmental liability to the subject property.
- 1.2 Involved Parties: Lowell E. Chapman, B.S.E.S., C.E.I.; Krag Smith, M. Eng., C.S.I., C.E.I.; and Porter Smith, R.E.A., A.I.A. emeritus.
- 1.3 EG&G Technical Services, Inc. contracted with Comprehensive Building Analysis, Inc. to conduct a Phase I Environmental Site Assessment of 4409-4411 Second Street located in Ecorse, Michigan. The site inspection took place on June 23, 2008. This assessment was performed in general accordance with the provisions of ASTM E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Location

- 2.1.1 The subject property name: 4409-4411 Second Street
- 2.1.2 Subject property address: 4409-4411 Second Street
Ecorse, Michigan
Wayne County

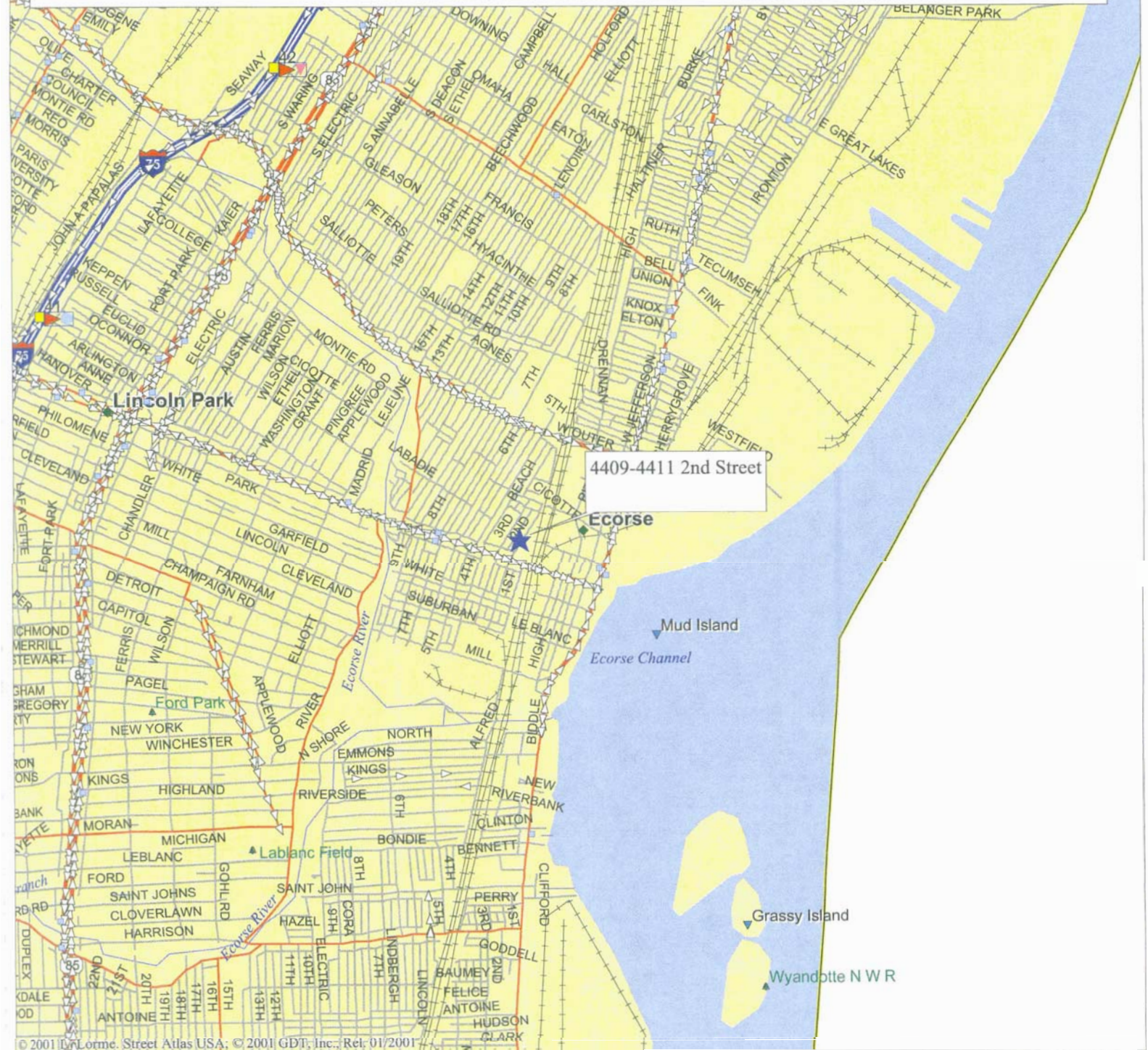
2.2 Adjacent Properties

- 2.2.1 North: Abutting/adjoining Walcon Corporation site then Second Street then single-family residential homes. Threat to the subject property is suspected.
- East: Abutting/adjoining Walcon Corporation site then heavy rail lines and another industrial/manufacturing facility. Threat to the subject property is suspected.
- South: Abutting/adjoining Walcon Corporation site then Southfield Road then single-family residential homes and a vehicle service station. Threat to the subject property is suspected.
- West: Abutting Second Street then single-family residential homes and two vehicle service centers. Threat to the subject property is suspected.
- 2.2.2 Site Vicinity Map (See Figures 1 and 2.)

2.3 Site Description and Current Uses/Operation

Improvements on the approximate 0.17 acre subject property include the subject building which is single level and slab on grade. The subject parcel appears to have a zero lot line on all four sides. The building appears to have been constructed sometime in the 1950's. The building is a concrete masonry framed structure with a steel bar joist roof system supporting a corrugated metal deck and the roof covering. No access to the roof was permitted thus CBA cannot comment on the roof covering. The foundation walls are concrete masonry. The interior walls are a combination of wood and metal studs covered by gypsum board at the interior office and restroom partitions and unfinished or painted CMU at the interior perimeter wall. The subject building is heated by ceiling mounted natural gas fired heaters. No apparent cooling occurs onsite aside from sporadic throughwindow type units. Domestic hot water is provided by a single electric vertical type domestic hot water heater located above the ceiling at the finished office/restroom spaces. The subject property is not in use at this time and is abandoned. The subject building's layout is as a commercial garage space with storage as well as a small reception, office and restroom area. CBA suspects that the previous use of the subject property was as an auto body shop. The approximate square footage of the building is 4,950 square feet.

4409-4411 2nd Street

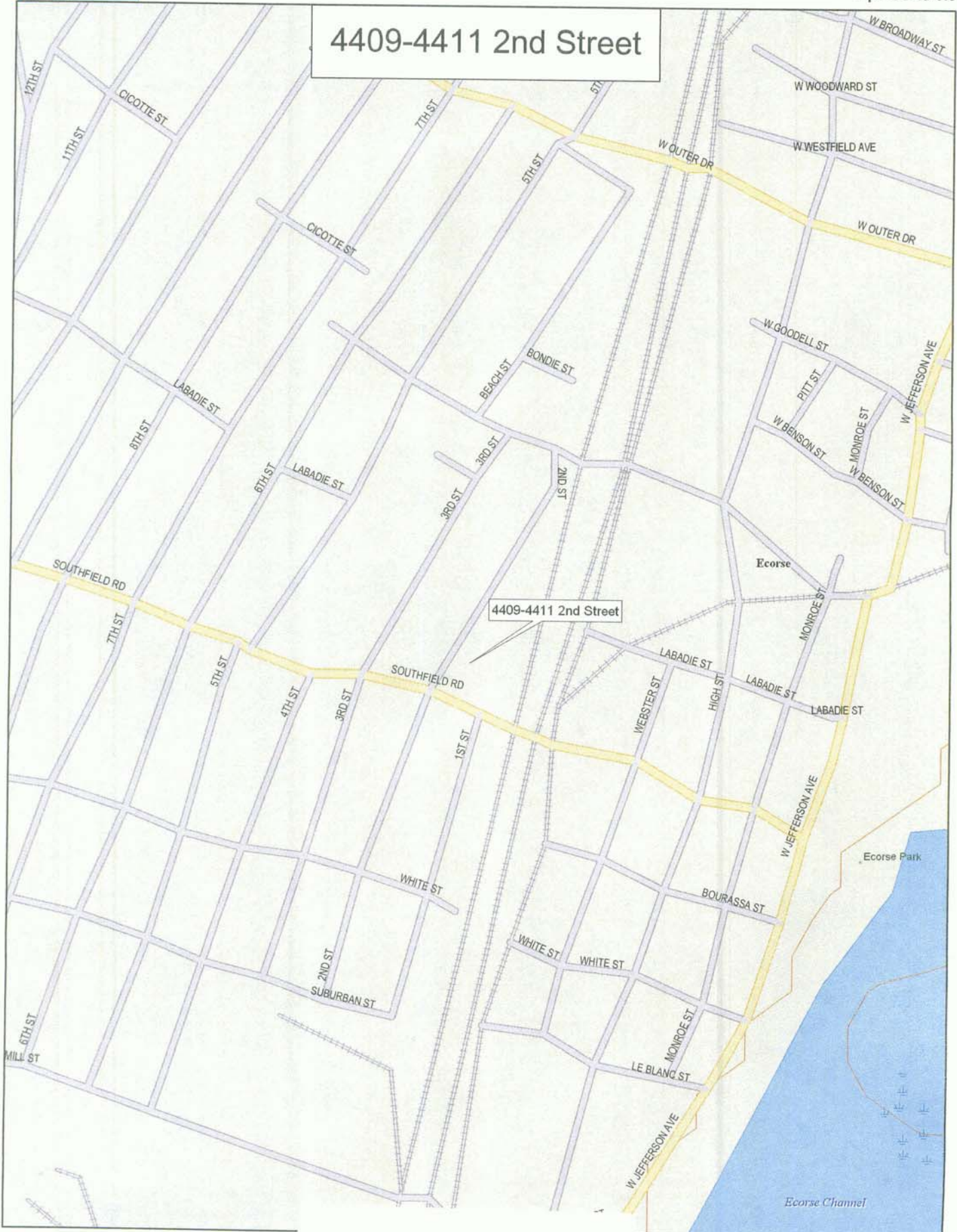


Mag 14.00
 Tue Jul 22 12:01 2008
 Scale 1:31,250 (at center)
 2000 Feet
 1000 Meters

- | | | |
|---------------------------|---------------------|-------------|
| Local Road | Park/Reservation | River/Canal |
| Major Connector | Exit/Gas | |
| State Route | Exit/Food | |
| Interstate/Limited Access | Exit/Other Services | |
| Exit | National Boundary | |
| Railroad | Population Center | |
| Small Town | Land | |
| Geographic Feature | Water | |

FIGURE 1

4409-4411 2nd Street



Data use subject to license.
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FIGURE 2 N ↑

Scale 1 : 6,400

1" = 533.3 ft Data Zoom 15-0

3.0 ENVIRONMENTAL SETTING

3.1 Regional Physiographic Conditions

3.1.1 Topography

The topography of the subject property is relatively flat with no noticeable grade or slope. CBA was able to review the current 7.5 minute topographical map. No further review of additional maps is required.

3.1.2 Storm Water Drainage

The site is a zero lot line parcel. No exterior storm water drainage occurs. Roof drainage is via gutters to downspouts.

3.1.3 Flood Hazard

According to FEMA Flood Insurance Program data for the City of Ecorse, Michigan, Community Panel Number 260223-0001-B issued May 1, 1978; the subject property is located within Flood Zone C, or an area that has been determined to lie outside of the 100 and 500-year flood plains. CBA has no recommendations regarding this matter at this time.

3.1.4 Surface Water

There are no lakes, ponds, rivers, streams or other bodies of water located on the subject property.

3.1.5 Wetlands

There were no suspect wetlands observed during the site inspection.

3.2 Soil Conditions

According to the Web Soil Survey for Wayne County, Pennsylvania compiled by the U.S. Department of Agriculture Natural Resources Conservation Service, the soils for the subject property have been designated as Urban Land (Ub) / Not Mapped.

Urban land is an area which contains primarily structures, parking lots, and other impervious structures. Most areas are nearly level with very little slope or grade. Any exposed soil is generally too small in amount to be mapped separately.

CBA does not believe that the presence of this soil type should negatively impact the current or continued use of the subject property.

3.3 Geologic Conditions

- 3.3.1 Based on the Ground Water Atlas from the USGS, the subject property and surrounding areas lie in the Silurian-Devonian Aquifer System. Dolomite and limestone of Silurian and Devonian age constitute one of the principal consolidated-rock aquifers throughout a large area in the Central Lowland Province to which northern Illinois belongs. The Silurian-Devonian aquifer lies beneath Upper Devonian shale, Mississippian rock, or Quaternary deposits and is present from central Ohio across Indiana into northern and western Illinois. The Devonian rocks are less important hydrologically than the Silurian rocks because much of the lower part of the section of Devonian rocks has been removed from most of the area by erosion. Most of the freshwater part of the Silurian-Devonian aquifer is directly overlain by unconsolidated deposits of Quaternary age that compose the surficial aquifer system. The thickness of the Quaternary deposits and, consequently, the depth to the top of the Silurian-Devonian aquifer range from less than 100 feet to more than 400 feet below land surface in the area. The Silurian-Devonian aquifer is most commonly used for water supply where it is overlain by less than 200 feet of Quaternary deposits.

CBA does not believe that the presence of these geologic conditions will negatively impact the current or continued use of the subject property.

4.0 RESULTS OF INVESTIGATION

4.1 Site Inspection Observations

4.1.1 Property Access/Parking Lots

The property may be accessed from Second Street to the west of the site. There is no on-site parking available; however, there is parking available at the surrounding streets.

4.1.2 Wooded Areas/Landscaping

There were no wooded areas located on the subject property.

4.1.3 On-site Surface Water

There are no lakes, ponds, rivers, streams or other bodies of water located on the subject property.

4.1.4 Storm Water

The site is a zero lot line parcel. No exterior storm water drainage occurs. Roof drainage is via gutters to downspouts.

4.1.5 Railroad Lines

No rail lines or rail spurs were observed on or within close proximity to the subject property.

4.1.6 Utilities

Utilities are provided to the subject property by the following suppliers:

Electricity:	DTE Energy
Natural Gas:	DTE Energy
Water:	City of Ecorse
Sanitary Sewer:	City of Ecorse

4.1.7 Peripheral Structures

CBA did not note the presence of any peripheral structures onsite at the time of inspection.

4.1.8 Floor Drains

CBA did note floor drains to be present at the subject property at the time of inspection. These should be expected to discharge into the sanitary waste system. Some staining was noted.

4.1.9 Labeled Chemicals and Regulated Wastes

There were no labeled chemical or regulated wastes present at the subject property at the time of inspection.

4.1.10 Material Safety Data Sheets

Material Safety Data Sheets were not viewed at the subject property due to its current vacant status.

4.1.11 Electrical Transformers

There are two servicing electrical transforms located on the south side of the subject building. Both of these units are pole mounted and neither had non-PCB containing stickers. However, because of their ownership and maintenance by the utility provider, DTE would be the responsible party for any

releases should they occur. CBA noted that the servicing lines from these units to the building proper had been severed and CBA suspects that when service would be brought back on-line these units would require replacement by the utility due to their condition. No leaks or releases from either unit were noted at the time of CBA's site visit.

4.1.12 Heavy Equipment, Tankers, Spray Rigs, and Paint Booths

There was no evidence of heavy equipment or abandoned machinery including tankers, spray rigs, paint booths, automobiles, refrigerators, etc. at the subject property aside from the partially striped vehicle located inside of the subject building. Other debris and rubbish were noted throughout the interior and all should be removed from the site at this time.

4.1.13 Storage Containers and Drums

No unusual storage containers or drums were observed on the subject property at the time of inspection aside from small buckets of seemed to be antifreeze. These should be disposed of in an appropriate manner.

4.1.14 Gases and Odors

No chemical gases, petroleum, or foul odors were noted during the inspection of the subject property.

4.1.15 Waste Disposal Activities

There was no evidence of landfills, dumping, disturbed soils, direct burial activity, injection wells, or other disposal activities on the subject property.

4.1.16 Air Emissions and Wastewater Discharges

There was no evidence of recent air emissions at the subject property.

4.1.17 On-site Industrial/Manufacturing Activities

No industrial or manufacturing activities or evidence of these activities was observed.

4.1.18 Hydraulic Equipment

CBA did not note the presence of any hydraulic equipment onsite at the time of the inspection.

4.1.19 Storage Tanks

There was no evidence of any Aboveground or Underground Storage Tanks at the subject property at the time of inspection. This includes any visual signs of fill necks or vent pipes. CBA cannot guarantee that historical tanks were not utilized onsite or that a tank may be currently located onsite.

4.1.20 Monitoring and Remedial Activities

No monitoring wells or remedial activities were observed at the subject property at the time of inspection.

4.1.21 Impacted Soils

There was no evidence of stained or discolored soil.

4.1.22 Leachate and Seeps

There was no evidence of leachate or seeps.

4.1.23 Impacted Vegetation

There was no evidence of chemically distressed, discolored or stained vegetation.

4.1.24 Chemical Spills and Releases

There was no evidence of chemical spills or releases, however, some staining of the floor slab was noted during the inspection. This included small areas of oil and grease deposits.

4.1.25 Surface or Groundwater Contamination

There was no visual evidence of groundwater or surface water contamination.

4.1.26 Petroleum Exploration, Abstraction, and Refinery

There was no evidence of oil or gas well exploration, abstraction or refinery activities.

4.1.27 Agricultural Activities

There was no evidence of farm waste concerns or farm activities, such as feedlot spoils or manure stockpiles.

4.1.28 Pesticides, Herbicides, and Fertilizers

There was no evidence of prolonged use or misapplication of any pesticide, herbicide, soil conditioners or fertilizers.

4.1.29 Additional Concerns

The project will not be affected by built hazards and nuisances such as hazardous streets, dangerous intersections, through traffic, inadequate separation of pedestrian/vehicle traffic, inadequate screened drainage catchments, hazards in vacant lots, chemical tank-car terminals or other hazardous chemical storage, children's play area located next to a freeway or other high traffic way, inadequate street lighting, quarries or other excavations, dumps/sanitary landfills or mining, liquid petroleum transmission lines, overhead transmission lines, hazardous cargo transportation routes, oil wells, and gas wells. However, the site is located in a very heavy industrial area.

4.1.30 Evidence of Contamination from off-site Sources

There was no visual evidence of discharges, leachates, migration, or runoff of potential contaminants from an off-site source onto the subject property.

4.1.31 Wells

CBA did not note the use of any wells at the subject property at the time of inspection.

4.1.32 Impact of Current Use

CBA believes that the potential for usage impairment of the subject property from the current use is minimal.

4.1.33 Unresolved Issues

There are currently no other identified unresolved concerns in association with the subject property at this time.

4.2 Adjacent Site and Vicinity Observations

4.2.1 Off-Site Runoff

There was no visual evidence of discharges, leachates, migration or run-off of potential contaminants from an offsite source onto the subject property.

4.2.2 Explosives Handling Sites

There are no industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site. There are sites nearby which dispose of chemicals or hazardous waste in the past.

4.2.3 Waste Disposal Sites

The subject property is not located within 3,000 feet of a solid waste landfill site.

4.2.4 Air Pollution Generators

There is no air pollution generators nearby which would adversely affect the site. During the site inspection, no air discharging activities were noted that would require the subject property to comply with the air quality State Implementation Plan.

4.2.5 Urban Hazards

The project will not be affected by nuisances such as gas, smoke, fumes, odors, vibration glare from parking areas, vacant/boarded up buildings, unsightly land uses, abandoned vehicles, vermin infestation but industrial nuisances are noted.

4.3 **Results of Regulatory Agency List Review and File Research**

4.3.1 Subject Property

The subject property was not listed in any database in the Environmental Data Resources, Inc. report.

4.3.2 Databases Reviewed

Applicable databases were searched concerning the subject property. The following databases were searched:

NPL	CERCLIS	RCRA-TSD	RCRA-COR
RCRA-GEN	ERNS	SWL	AST/UST
LTANKS	USFWS	USFS	DOI
FAA	FCC	BLM	USGS
State of Michigan	Tribal		

The results of these reviewed databases can be found in Section 4.3.3 and 4.3.4 of this report and at this time, CBA does not believe that any further investigation regarding these results is warranted. In addition, CBA's review of

the ORPHAN, or unmappable sites listed in the EDR, Inc. regulatory database did not indicate any sites within an area of immediate concern for the subject property.

4.3.3 Hazardous Waste / Storage Tank Sites

With regards to onsite contamination from surrounding sites or past usages of the site itself CBA cannot guarantee that the site has not been impacted in the past or is not currently being impacted. CBA did not note any signs of fuel storage tanks onsite at the time of the site visit including, fill necks, vent pipes, lines or gauges. With regards to the surrounding neighbors the subject property is located within a highly developed urban industrial and manufacturing area and because so CBA cannot guarantee that the site has not been impacted from any number of the several sites listed in the EDR, Inc. regulatory database. In particular is the abutting/adjoining Walcon Property which surrounds the subject building on three sides except at the front west street side. This adjoining/abutting site is currently designated as a Federal Brownfield site with cleanup required. This is a significant designation and CBA is concerned that this property has impacted the subject property at this time. From the description of what now appears to be the abandoned Walcon site it could be postulated that this site was a manufacture of high-intensity discharge metal halide lights and lamps. Additionally it appears that the risk onsite stems from the use of elemental mercury as the lamp halide discharge metal. CBA does not suspect that any contamination onsite should significantly impeded renovations of the subject property and any off site contamination on the site should be easily identifiable and the subject property not be held liable for the cleanup. Again the site is in a highly urbanized area and these findings although not guaranteed can be expected. CBA highly recommends that all soils onsite be left undisturbed and all potable water usage come from a municipal tap only. The subject property should be considered threatened until a time when the USEPA decides that the abutting/adjoining Brownfields site is closed and all risks mitigated.

See the EDR, Inc. regulatory database report in the Appendix of this report for further details. CBA does not suspect that any additional surrounding site should be expected to significantly impact the subject property, however, due to the highly urbanized area of the site CBA cannot guarantee that no offsite contamination has migrated onto the subject property.

4.4 **Results of Site History/Land Use Review**

4.4.1 Property Contacts

Sherry Mills (419-425-4100), Site Representative, stated that she was unaware of any environmental issues, concerns, or litigation associated with the subject property or any surrounding properties. Although she did indicate that the site was utilized as an auto body shop and was located in a highly urbanized area.

4.4.2 Code Violations

CBA contacted Ms. Janice Reasner (313-386-3636) of the City of Ecorse Building Department, who indicated that because there is no current C/O for the site there are no current or outstanding building code violations. Once a C/O is issued then an inspection would be performed. Ms. Reasner also indicated the same applies to fire code violations and that the subject property is zoned I2 – General Industrial and is of a conforming usage.

4.4.3 Sanborn Fire Insurance Maps / Aerial Photograph Review

CBA was able to obtain seven Sanborn Fire Insurance Maps from Environmental Data Resources, Inc. (1966, 1961, 1958, 1952, 1950, 1941 and 1924) and three aerial photographs from Microsoft Terraserver online as well as the current topographical map in order to assess the historical uses of the subject property and its surrounding properties.

Review of the Sanborn Fire Insurance Maps is as follows:

Year	Subject Property	North	East	South	West
2007(a)	Shown as its current use	Shown as its current use; abutting/adjoining Walcon Property	Shown as its current use; abutting/adjoining Walcon Property	Shown as its current use; abutting/adjoining Walcon Property	Shown as its current use; abutting Second Street then single-family homes and auto service stations
2002(a)	Same as 2007	Same as 2007	Same as 2007	Same as 2007	Same as 2007
1999(a)	Same as 2002	Same as 2002	Same as 2002	Same as 2002	Same as 2002
1981(t)	Shown as developed	Shown as developed	Shown as developed	Shown as developed	Shown as developed
1966(s)	Subject building present; utilized as factory space	Shown as its current use; abutting Iron factory	Shown as its current use; abutting Iron factory and "Tank Factory"	Shown as its current use; abutting Iron factory	Shown as its current use; abutting Second Street then several single-family homes
1961(s)	Only north portion of	Same as 1966	Same as 1966	Same as 1966	Same as 1966

Year	Subject Property	North	East	South	West
	subject building constructed				
1958(s)	Same as 1961	Same as 1961	Same as 1961	Same as 1961	Same as 1961
1952(s)	Same as 1958	Less developed with sheet metal factory present	Same as 1958	Same as 1958	Same as 1958
1950(s)	Small factory building present onsite	Less developed	Less developed	Less developed	Same as 1952
1941(s)	Undeveloped	Undeveloped	Undeveloped	Undeveloped	Same as 1950
1924(s)	Same as 1941	Same as 1941	Same as 1941	Same as 1941	Same as 1941

CBA believes the risk to the subject property from past uses is possible due to evidence shown on the Sanborn Fire Insurance Maps and Historical Aerial Photographs. Due to the high development of the site for many years CBA cannot guarantee that the site has not been impacted in the past.

4.5 Summary of Previous Environmental Investigations

4.5.1 CBA was not provided with any previous environmental investigations to review for the subject property.

4.6 Results of Suspect ACM Observations

CBA noted suspect Asbestos Containing Materials throughout the subject property at the time of the site visit. CBA noted suspect ACM at floor coverings, wallboard and insulations throughout. CBA recommends that either testing occur or an ACM Operations and Maintenance (O&M) plan be written for the subject property so all renovation, maintenance or changes to the subject building can adhere to appropriate methods for handling hazardous asbestos materials. Until sampled and proven to be negative CBA assumes all building materials at the subject property are asbestos positive due to their condition and age. This ACM O&M plan can be written by a qualified environmental professional for an approximate fee of \$500.

4.7 Results of Radon Investigation

Radon sampling was not a part of the scope of work for this report.

4.8 Results of Lead Based Paint Investigation

Lead-based Paint sampling was not a part of the scope of work for this report. Lead paint could be present.

4.9 Results of Lead in Domestic Water Investigation

4.9.1 Lead in water sampling was not a part of the scope of work for this report.

5.0 USER PROVIDED INFORMATION

5.1 Title Records

The “user” indicates that no title search has been performed for the subject property. Thus, CBA cannot comment and any potential activity use limitations in-place. This title review is a specific “user” requirement under the ASTM E 1527-05 scope of work that this report is performed under. CBA recommends that the title review be performed in a timely manner and provided to CBA for review.

5.2 Environmental Liens or Activity and Use Limitations

The “user” indicates that no title search has been performed for the subject property. Thus, CBA cannot comment and any potential activity use limitations in-place. This title review is a specific “user” requirement under the ASTM E 1527-05 scope of work that this report is performed under. CBA recommends that the title review be performed in a timely manner and provided to CBA for review.

5.3 Specialized Knowledge

The “user” reports no specialized knowledge with regards to the subject property not already discussed in the ESA report.

5.4 Commonly Known or Reasonably Ascertainable Information

The “user” reports no commonly known of reasonably ascertainable information with regards to the subject property not already discussed in the ESA report.

5.5 Valuation Reduction for Environmental Issues

The “user” reports no applicability due to the seizure of the subject property. None is suspect by CBA.

5.6 Owner, Property Manager and Occupant Information

The “user” has reported the owner, property manager and identified the occupants.

5.7 The Degree of Obviousness of the Presence or Likely Presence of Contamination on the Site

The “user” indicates no knowledge of contaminations onsite.

5.8 Reason for Performing Phase I Environmental Site Assessment

The “user” reports this is a required step per government policy for property seizures.

6.0 CONCLUSIONS

CBA has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-05 of 4409-4411 Second Street in Ecorse, Michigan, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 7.0 and 8.0 of the report. This assessment has revealed no Recognized Environmental Conditions (REC) in connection with the subject property aside from the potential REC associated with decades of heavy urbanized development of the subject property and the abutting/adjointing Walcon Corporation Site.

7.0 RECOMMENDATIONS/COST ESTIMATES

The “user” did not respond to CBA’s request for information including a current title record and environmental lien and activity use limitations search as required. CBA recommends that this be completed in a timely manner.

CBA recommends that asbestos testing be performed or an ACM O&M plan be written for the subject property. This plan may be written by a qualified environmental professional for an approximate fee of \$500.

CBA does not recommend that the soils or water sources onsite be disturbed until the abutting/adjointing Walcon Corporation site is delisted as a Brownfields site and all risk to the subject property is mitigated.

8.0 ASTM E 1527-05 DATA GAPS

The “user” did not respond to CBA’s request for information including a current title record and environmental lien and activity use limitations search as required. CBA recommends that this be completed in a timely manner.

9.0 NON-SCOPE CONSIDERATIONS/RECOMMENDATIONS

CBA examined the following non-scope considerations: Regulatory Code Compliance.

10.0 LIMITATIONS

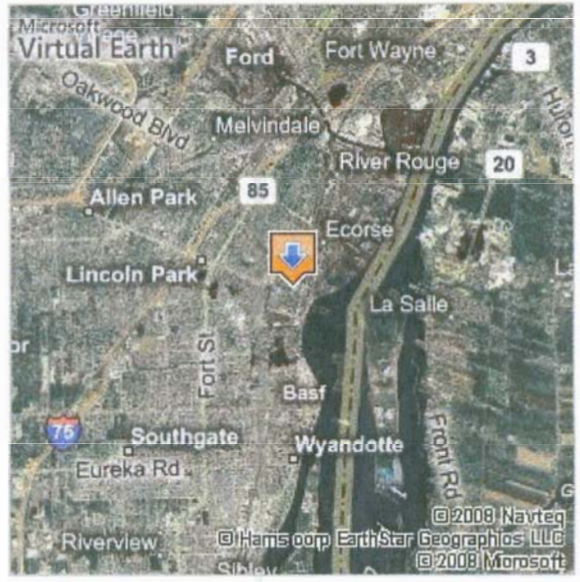
This assessment was not intended to be a detailed analysis of each building component, system or the site property. This report is based on CBA's visual inspection of a percentage of the improvements; not all spaces were viewed. Information was gathered from the property Owner/Management Company, outside agencies and third parties and has been assumed by CBA as correct and complete. Our professional opinions and judgments have been made based upon the information gathered, our experience in the area with similar projects, and in accordance with generally accepted professional environmental practice under similar circumstances. Conditions observed and described at the subject property are representative of conditions at the specified location and on the specific date on which it was observed. The passage of time may result in changing conditions at the site location. Should additional information become available which would affect the status of this report, we reserve the right to amend our opinions and professional judgments.

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 4409 2nd St, Ecorse, MI 48229-1101

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2007 Aerial Photograph
N↑

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USGS Detroit, Michigan, United States 10 Apr 2002



0 25 m

0 25 yd

Image courtesy of the U.S. Geological Survey

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2002 Aerial Photograph

N↑

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USGS Detroit, Michigan, United States 28 Mar 1999



0 100M

0 100yd

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1999 Aerial Photograph

Statement

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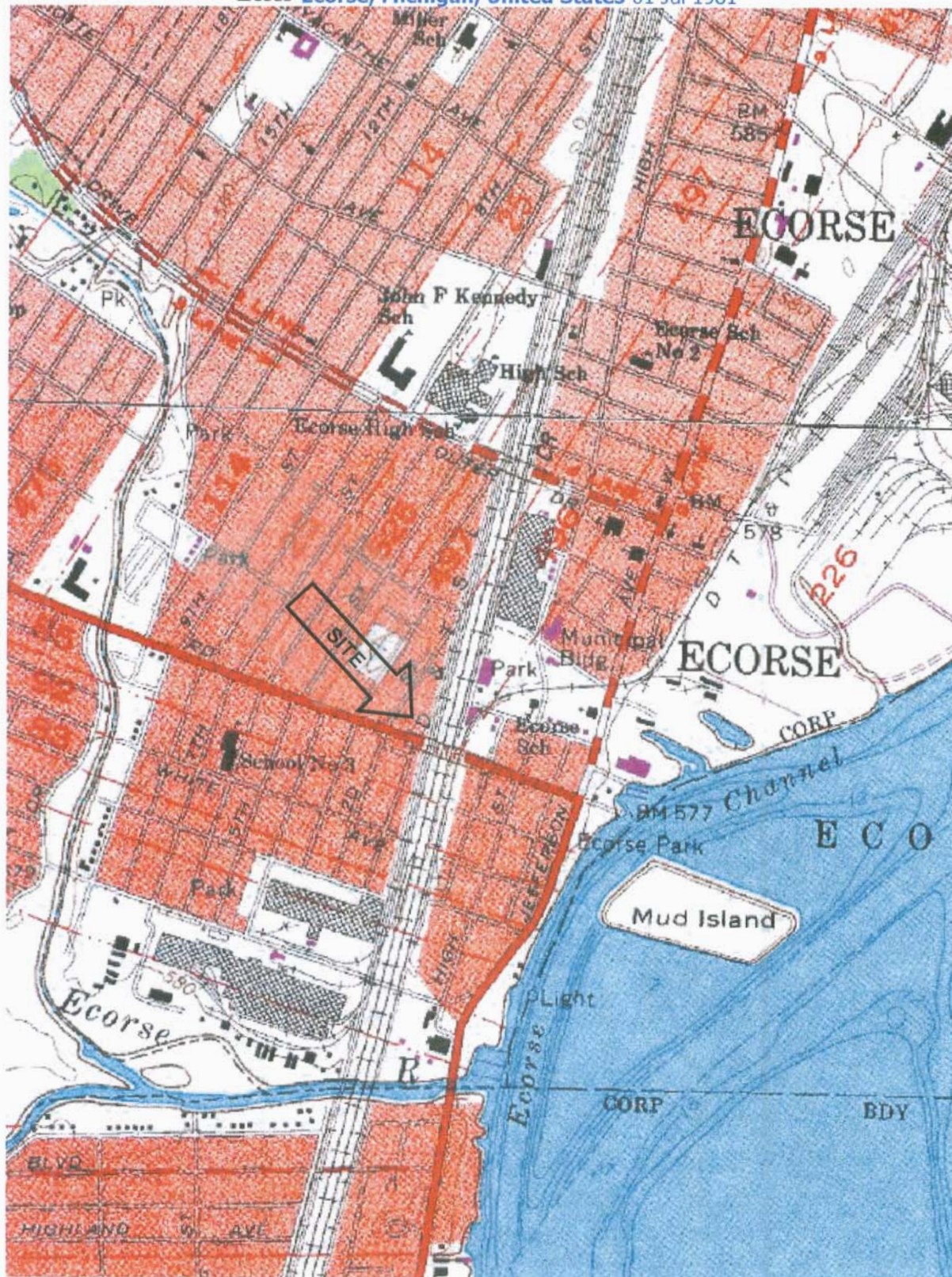
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USGS Ecorse, Michigan, United States 01 Jul 1981



0 0.5Km 0 0.25Mi

Image courtesy of the U.S. Geological Survey

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1981 Topographic Map

N↑

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S - Name 441 2nd Street
 A - Address 441 2nd Street
 C - City & ZIP Ecorse M 48229
 C - County Compton Parish - Bienville Parish
 EDR File # 225-562-5
 Date Drawn 6/26/2008 1:53:34 PM
 C - File # E56B-4F67-AE01



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Certification # E56B-4F67-AE01

Site Name: 4411 2nd Street
 Address: 4411 2nd Street
 City/ST/ZIP: Ecorse, MI 48229
 Client: Comprehensive Site Analysis
 EDH Inquiry: 224-562-25
 Date/Time: 4/26/2008 1:53:34 PM
 Certification #: E56B-4F67-AE01



Sanborn Co., HDR Sanborn, Inc. 1958



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SITE

Name: 4411 2nd Street
Address: 4411 2nd Street
City: Ecorse, MI 48229
Comprehensive Big Analysis
2254562 2S
6/26/2008 1:53:34 PM
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S - Name 441 2nd Street
 Address 4411 2nd Street
 City ST ZIP Ecorse M 48229
 County Comp. here - Big Apple
 EDR Inquiry 2254562 25
 Order Date 6/26/2008 5:53:34 PM
 C - Name # E56B-4F67-AE01
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104
 89
 108
 708
 93
 98



Copyright: 1990
Site Name: 4411 2nd Street
Address: 4411 2nd Street
City, St, Zip: Evansville, IN 47705
County: Vanderburgh
EDR Query: 4/26/2008 1:53:34 PM
Form Date: 5/26/2008
Order#: E506-4F67-AE01



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CICOTTE

ABADIE

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ABADIE

ABADIE

SCOTTFIELD RD (STATE)

SEAL 100 FT DISTANCE

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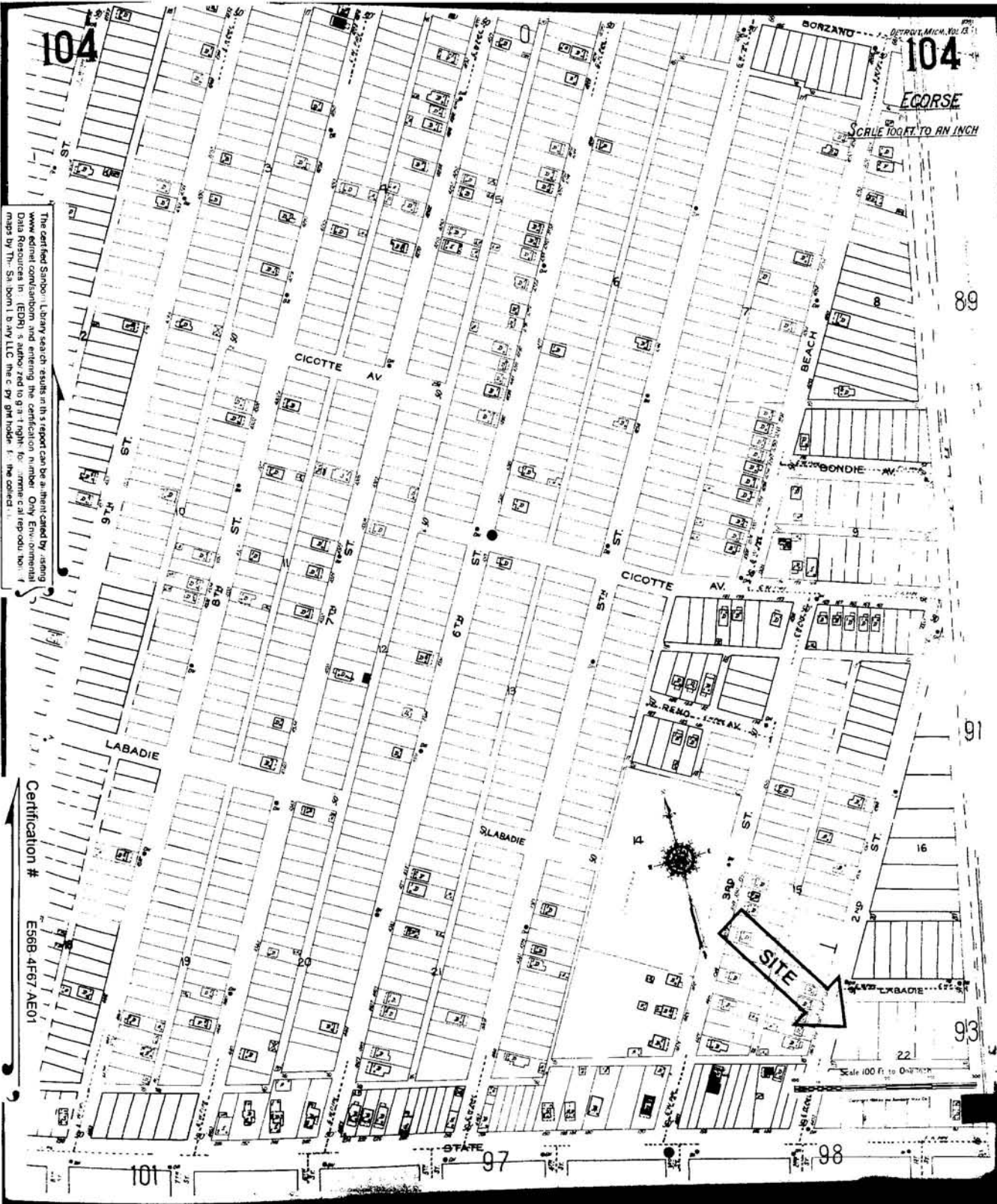
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 Add 4411 2nd Stree
 ST ZIP Ecob M 48129
 Comp No 568 Blog Analy 1
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 Acc E568 4F6 AE01