

October 23, 2020

City of Detroit Department of Public Works – City Engineering
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 642
Detroit, Michigan 48226

RE: Notice to Impacted Parties of Corrective Action

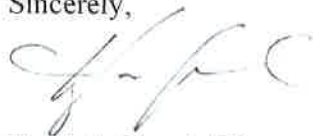
To Whom It May Concern:

BLDI is the qualified environmental consultant that has been working with AL-oud 4 LLC and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to obtain closure of a release of petroleum to the environment that has occurred at the AL-oud 4 LLC property, located at 8005-8009 East Jefferson Avenue, Detroit, Wayne County, Michigan (Site).

The confirmed release was reported on September 19, 2018. Based on the locations of several soil borings installed recently on the gas station Site, it appears likely that this release has impacted soil present within the western adjoining Van Dyke Street right-of-way (ROW) and the southern adjoining East Jefferson Avenue ROW.

This notice is being provided to inform you of the presence of this contamination and to fulfill the requirements of Section 21309a of Part 213 of the Natural Resources and Environmental Protection Act (NREPA). Please feel free to contact me should you have any questions or concerns. I can be reached on my mobile phone anytime at 616-430-2399.

Sincerely,



Heidi A. Vogel, EP
Project Manager

Cc: EGLE, Warren District Office

Attachment

RECEIVED NOV ³ - 2020

Corporate Office
150 Fountain Street NE
Grand Rapids, MI 49503
616.459.3737



**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
REMEDIATION AND REDEVELOPEMENT DIVISION**

NOTICE TO IMPACTED PARTIES OF CORRECTIVE ACTION

INSTRUCTIONS:

An owner or operator that is liable under section 21323a is required by Sections 21309a(3) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, to provide Notice of Corrective Action to each owner of property whose soil and/or groundwater is directly impacted above residential Risk-Based Screening Levels. Owners of property include, but are not limited to, deed holders, easement holders, tenants, utilities, and highway authorities.

Complete and send the Notice to Impacted Parties of Corrective Action Form to the owners of properties impacted by the contamination before submitting the Corrective Action Plan to the DEQ, Remediation and Redevelopment Division (RRD). Mark that notification was made on the appropriate Report cover sheets (Question #3), and provide a copy of the Notice of Corrective Action and proof of providing the Notice in the appropriate Report (Final Assessment Report and Closure Report).

PO BOX 34026
LANSING, MI 48909-7926
PHONE: 571-284-5087 FAX: 517-241-9581



NOTICE TO IMPACTED PARTIES OF CORRECTIVE ACTION

This information is being sent to notify you that your property is impacted by petroleum products or other regulated substances that were released from an Underground Storage Tank (UST) and to notify you of the steps that are being taken to address the contamination. This information is required to be sent to you under Sections 21309a(3) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

OWNER OR OPERATOR PROPOSING CORRECTIVE ACTION: AL-oud 4 LLC

LOCATION OF RELEASE (SITE NAME): AL-oud 4 LLC

STREET ADDRESS: 8005-8009 East Jefferson Avenue

CITY: Detroit

ZIP: 48214

COUNTY: Wayne

CONTACT PERSON: Mohamed Ahmed

PHONE: (313) 648-4429

MAILING ADDRESS: 8009 East Jefferson Avenue

CITY: Detroit

STATE: MI

ZIP: 48214

PROPERTY DIRECTLY IMPACTED BY THE RELEASE:

PROPERTY OWNERS NAME: City of Detroit Department of Public Works – City Engineering Division

PROPERTY ADDRESS: Van Dyke Street and East Jefferson Avenue rights-of-way (ROWs) adjoining the Site property located at 8005-8009 East Jefferson Avenue

CITY: Detroit

ZIP: 48214

COUNTY: Wayne

MAILING ADDRESS: Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 642

CITY: Detroit

STATE: MI

ZIP: 48226

- The groundwater at this property is contaminated with petroleum products or other regulated substances.
- The soil at this property is contaminated with petroleum products or other regulated substances.

Type of corrective action(s) or restriction(s) proposed for this release:

A confirmed release was reported on September 19, 2018. Soil contamination has been documented at concentrations exceeding Part 213 Risk Based Screening Levels (RBSLs) in soil borings located on the western and southern portions of the Site, adjoining the Van Dyke Street and East Jefferson Avenue ROWs. Once the extent of contamination has been delineated, the final corrective actions will rely upon institutional controls to mitigate any remaining exposure pathways associated with the remaining soil contamination.

Corrective Action Goal/Objective for your property:

- Unrestricted Residential** (Petroleum products or other regulated substances would remain at levels that allow for the use of the property for any residential purpose, with no restrictions.)
- Unrestricted Non-Residential** (Petroleum products or other regulated substances would remain at levels that allow for the use of the property for any non-residential purpose, with no restrictions.)
- Restricted Residential** (Petroleum products or other regulated substances would remain at levels that require some restricted use of the property. The property can be used for residential purposes with the appropriate restrictions applied to the deed with the property owner's approval.)
- Restricted Non-Residential** (Petroleum products or other regulated substances would remain at levels that require some restricted use of the property. The property can be used for non-residential purposes with the appropriate restrictions applied to the deed with the property owner's approval.)

This notice does not constitute a warranty or representation of any kind by the State of Michigan that the corrective actions performed in accordance with this notice will result in the achievement of the remedial criteria established by Law, or that the property is suitable for any particular use.

Site release information and corrective action plans are made available to the public at the local Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD) District Office listed below:

Warren District

To obtain a copy of this information, please go to www.michigan.gov/egle, Freedom of Information Act (FOIA) Link for further details, or contact the EGLE FOIA Office by phone at: 800-662-9278.