

WJL / WJ?

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

August 15, 2006

To: The Department or Commission Listed Below

From: Janice M. Winfrey
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PUBLIC WORKS - CITY ENGINEERING DIVISION

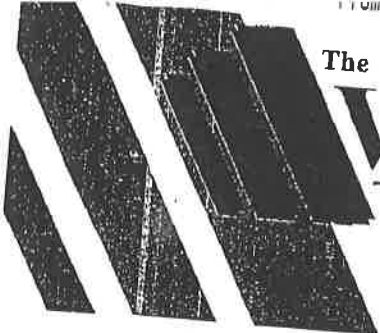
0861 **Velmeir Companies (The)**, request vacation of and conversion to easement property located at Seven Mile Road, Greenfield Road, and Winthrop Avenue.

RECEIVED
CITY ENGINEERING DIV.-DPW

AUG 21 2006

By _____

WJL
TED
WJL



The

VELMEIR Companies

A Full Service Real Estate Development Firm

T-311 P.003/006 F-697

8861

August 8, 2006

Ms. Janice M. Winfrey
City Clerk
CITY OF DETROIT
200 Coleman A. Young Municipal Center
Two Woodward Avenue
Detroit, Michigan, 48226

DETROIT
CITY CLERK

AUG 11 AM

Subject: *Petition for Alley Vacation and/or Conversion to Easement
CVS Proposed Store No. 8399 in Detroit, Michigan*

Dear Ms. Winfrey:

We are in the process of proposing a new CVS Pharmacy, Store Number 8399 in the City of Detroit. The proposed development is situated in the southwest quadrant of 7 Mile Road and Greenfield Avenue and bounded on the west by Winthrop Avenue. The building structure is proposed on the east side of the site.

Current conditions:

- There is an existing 20' alley running north-south approximately 74' from the south property line into the site.
- There is an existing 20' alley which runs east-west approximately 120' from the existing 20' north-south alley to the east property line.
- There is an existing 20' easement for a previously vacated alley which runs east-west from the existing 20' north-south alley approximately 185' to the east property line.

This is what we would propose:

- We would like to vacate approximately 47' of the northern portion of the existing 20' alley running north-south. Approximately 27' would remain.
- We would like to vacate the entirety of the approximately 120' long 20' wide existing 20' alley running east-west through the site.
- We would like to vacate the entirety of the approximately 185' long 20' wide existing 20' easement running east-west for a previously vacated alley.
- We are proposing a 20' wide public alley approximately 100' along the south property line of the site from the portion of the existing 20' wide alley running north-south to remain to the east property line.

5757 West Maple Road, Suite 800 West Bloomfield, MI 48322

248.539.7997

248.539.9444

www.velmeir.com

Janice M. Winfrey, City Clerk
City of Detroit
Re: Petition for Alley Vacation and/or Conversion to Easement
CVS Proposed Store No. 8399 in Detroit, Michigan
August 8, 2006
Page 2 of 2

Please consider this request as our formal petition to vacate and/or convert to easement the above described public alley. A legal description of the alley and a site plan for the development is attached with this petition. We are very serious about the development of this parcel into a pharmacy that will serve the neighborhood for times to come. We appreciate your prompt response and help in expediting this issue for review and approval by the proper authorities. Please do not hesitate to call for any question or if you require additional information regarding this matter. I could be reached at the following phone number 248.539.7997.

Sincerely,



John Baumann
Director of Construction

Enclosure: Legal Description
Alley Vacation Sketch

Cc: File

DESCRIPTION OF REAL ESTATE

Situated in the City of Detroit, Wayne County, Michigan, described as:

Parcel 1:

Lots 74 through 85, both inclusive, including the adjoining one-half of the vacated public alley at the rear of Lots 74, 75 and 76 and the west 3.20 feet of Lot 77, Feldman & Feldman's College Park Drive Subdivision, according to the plat thereof as recorded in liber 51, page(s) 69 of Plats, Wayne County Records.




Parcel 2:

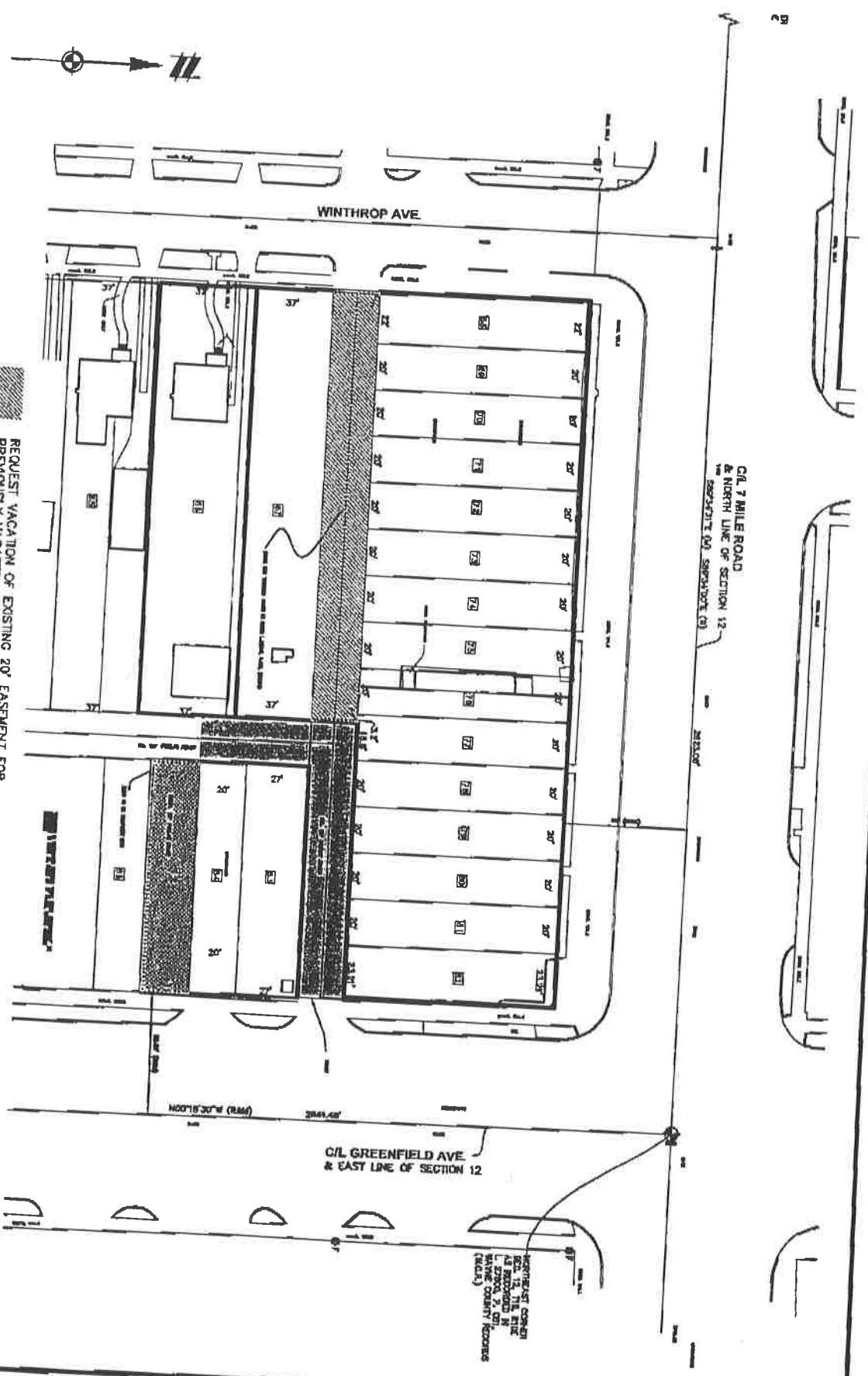
The north 33 feet of Lot 67, including the adjoining one-half of the vacated public alley abutting the line of Lot 67, Feldman & Feldman's College Park Drive Subdivision, according to the plat thereof as recorded in liber 51, page(s) 69 of Plats, Wayne County Records.

Parcel 3:

Lots 68 through 73, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, Feldman & Feldman's College Park Subdivision, according to the plat thereof as recorded in liber 51, page(s) 69 of Plats, Wayne County Records.

ALLEY VACATION SKETCH
 SCALE: 1" = 60 FEET

-  REQUEST VACATION OF EXISTING 20' EASEMENT FOR PREVIOUSLY VACATED ALLEY
-  REQUEST OUTHRIGHT VACATION OF EXISTING 20' ALLEY
-  PROPOSED 20' PUBLIC ALLEY



PROJECT NO.: 05000315
 DATE: 08/02/06

ATWELL-HICKS
 Engineering • Surveying • Planning
 Environmental • Water/Wastewater
 888.859.4200
 www.atwell-hicks.com
 CINCINNATI OHIO FLORIDA

NORTHEAST CORNER
 SEC. 12, T16 N, R10 E
 AS RECORDED IN
 DEED BOOK 12,007
 PAGE 040 (RECORDS
 12/13)

C/L GREENFIELD AVE
 & EAST LINE OF SECTION 12

C/L 7 MILE ROAD
 & NORTH LINE OF SECTION 12
 PER PARCEL 760 SURVEY (0)

WINTHROP AVE



PER
 CAD FILE

41

41

City of Detroit
OFFICE OF THE CITY CLERK

Jackie L. Currie
City Clerk

Vernon C. Allen
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

August 10, 2005

To: The Department or Commission Listed Below

From: Jackie L. Currie
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

**/PLANNING AND DEVELOPMENT DEPARTMENT/
PUBLIC WORKS - CITY ENGINEERING DIVISION/**

4176 The Velmeir Companies/James E. Heath Consulting Services, for complete vacation of alley easement and propose right-of-way, in area of W. Seven Mile Road, Greenfield Road, and Winthrop Street.

RECEIVED
CITY ENGINEERING DIV.-DPW

AUG 24 2005

By _____

Foster

104A

JAMES E. HEATH

Consulting Services

17546 Oak Drive
Detroit, MI 48221
Phone: (313) 342-4846
(313) 342-9680
Fax: (313) 342-5731
Cell: (313) 575-3596

4176

July 27, 2005

The Honorable City Council
City of Detroit Michigan
Coleman A. Young Municipal Center
Detroit, MI 48226

Attention: City Clerk

Re: Petition to Completely Vacate a Portion of the Existing East/West Alley, (approximately 130 feet South of W. Seven Mile Rd.) Between Greenfield Road & Winthrop Street-For the Construction of A New- CVS Pharmacy Facility, Being Developed by "The VELMEIR Companies" of 5757 West Maple Road-Suite 800-West Bloomfield, MI 48322

This letter of petition is on behalf of "The VELMEIR Companies", that is requesting approval via your Honorable Body, to attain a complete vacation of the above subject alley easement, and at the same time request that a new proposed right-of way be accepted as an equal, or more appropriate routing for existing, or future utilities that are likely to be placed in a public easement. We therefore plea for your prompt assistance in this sorely needed community serving facility.

Reasons for the requested prompt actions are predicated upon the "Developers" goals to complete all site preparation work, in order for the project to be completed by early spring of 2006. In reference to site preparation work tasks, the quantity of electrical systems in need of being re-routed will present a negative impact on progress, if there are no approved easements for existing utilities to be moved to for a permanent installation process.

Since all area utility agencies must review site plans, which may have an impact on their facilities, we have included eight sets (site plans) for review, which will hopefully assist in expediting their (Utility Agencies) response time with answers related to existing buried, and, or above ground infrastructure.

Your assistance in this matter is truly appreciated.

Sincerely

James E. Heath
James E. Heath Consulting Services

cc: John L. Kauppila, P.E.
Director of Construction Services for
The VELMEIR Companies

Attachments: Site Plans-Eight (8) Copies

DETROIT
CITY CLERK
2005 AUG -4 P 2:24

PLAN OF SITE

SCALE: 1" = 60'

COLLEGE PARK DRIVE SUB'N

REQUESTED OUTRIGHT VACATION OF THE EAST 120.01 FT. & SOUTH 47 FT. OF THE 20 FT. WIDE, OPEN PUBLIC ALLEY IN THE BLOCK BOUNDED BY GREENFIELD, SEVEN MILE AND WINTHROP.

REQUESTED VACATION OF THE WEST 163.20 FT OF THE 20 FT. WIDE, EASEMENT IN THE BLOCK BOUNDED BY GREENFIELD, SEVEN MILE AND WINTHROP.

PROPOSED 20' EASEMENT FOR 20" PUBLIC SEWER.

PROPOSED 20' WIDE PUBLIC ALLEY.



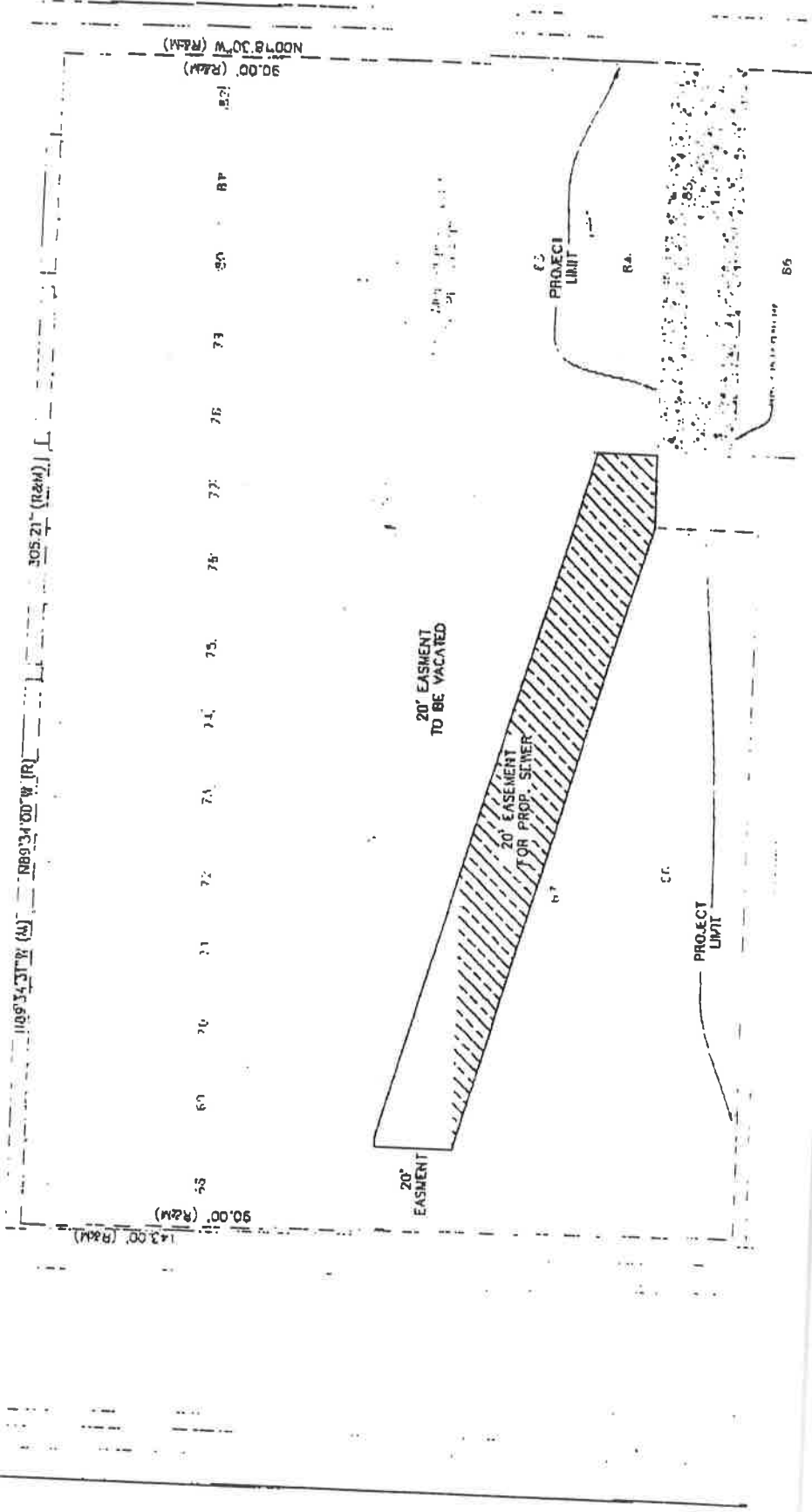
T-536
PREPARED BY C
APRIL 14, 2005

P.004/005 F-700

NORTH

EXHIBIT B

EASEMENT NO. _____
FILE: _____



April 9, 2007

Honorable City Council:

RE: Petitions No. 861 and 4176 – The Velmeir Companies request vacation of public rights-of-way and dedication of private land for an alley outlet located at Seven Mile Road, Greenfield Road, and Winthrop Avenue.

Petitions No. 861 and 4176 of “The Velmeir Companies” whose address is 5757 West Maple Road, Suite 800, West Bloomfield, Michigan 48322 request the outright vacation of the East – West public alley, 20 feet wide, (a portion having been vacated and converted into an easement on September 30, 1987 – J.C.C. Pgs. 2120-2121), a portion of the North – South public alley, 20 feet wide, and dedication of a 20 feet wide strip of land for an alley outlet all in the block bounded by West Seven Mile Road, 100 feet wide, Clarita Avenue, 60 feet wide, Winthrop Avenue, 60 feet wide and Greenfield Avenue, 100 feet wide. This request is to facilitate the construction of a CVS drug store.

The request was approved by the Planning and Development Department, the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility clearance) and report. This is our report.

The Detroit Water and Sewerage Department (DWSD) reports there are existing DWSD sewers in the East – West alley abutting a portion of Lots 67 through 83 and a portion of the North – South alley abutting Lots 66, 67, 83 and 84. DWSD has no objection to the requested outright vacation provided the sewers are relocated in accordance with plans approved by DWSD. Also, the work must be done at the petitioners expense and at no cost to DWSD and in accordance with the attached provision, which are to become a part of the City Council’s resolution.

The Public Lighting Department (PLD) reports having overhead primary (GRF 321), street lighting cable pole and an arc circuit (GRF 23) running in the alleys requested for vacation. Relocation of PLD facilities have an estimated cost of \$40,000.00. Please note that the above figure is only a tentative estimate, base on the project scope of work as it appears at present.

DTE Energy – Electric Division reports an estimated cost of \$60,000.00 for the removing and/or rerouting of such services. The removal of these overhead lines will remove the electric service for the medical building on the Southwest corner of the intersection of Greenfield and West Seven Mile.


AT&T Telecommunication reports there is a cost for the removing and/or rerouting of such services, however, the property owner must contact their Customer Growth Group at 1-888-901-2779 to initiate cost determination process.

City Council is requested to accept the deed for the land for public purposes; provided said property complies with the requirements of Detroit codes and ordinance No. 29-94; Detroit Code Sections 2-1-11 through 2-1-15 also known as the "Environmental Review Guidelines", and that the fee owner submit a properly executed "warranty" deed; proof of lien-free ownership; proof of paid Wayne County Taxes and proof of paid Detroit property taxes. The new public rights-of-way must be constructed to City Engineering Division – DPW specifications

All other city departments and privately owned utility companies have no objections to the requested vacation and dedication of the public rights-of-way.

I am recommending adoption of the attached resolution.

Respectfully submitted,



Jessy Jacob, Interim City Engineer
City Engineering Division – DPW

NRP\

cc: Cathy Square, Director – DPW
Mayor's Office – Kandia Milton, City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, all that part of the East – West public alley, 20 feet wide, (a portion having been vacated and converted into an easement on September 30, 1987 – JCC Pgs. 2120-2121) lying Southerly of and abutting the South line of Lots 68 through 82, both inclusive, and lying Northerly of and abutting the North line of Lots 67 and 83 all in the “Feldman and Feldman’s College Park Drive Subdivision” of part of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 12 T.1.S., R.10.E., Redford Township (now City of Detroit) Wayne County, Michigan as recorded in Liber 51, Page 69, Plats, Wayne County Records;

Also, all that part of the North – South public alley, 20 feet wide, lying Westerly of and abutting the West line of Lots 83 and 84, and lying Easterly of and abutting the East line of Lot 67 and the North 10.00 feet of Lot 66 all in the “Feldman and Feldman’s College Park Drive Subdivision” of part of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 12 T.1.S., R.10.E., Redford Township (now City of Detroit) Wayne County, Michigan as recorded in Liber 51, Page 69, Plats, Wayne County Records;

Be and the same is hereby vacated (outright) as public rights-of-way to become part and parcel of the abutting property, subject to the following provisions;

Provided, that the petitioner (Petitions No. 4176 and 861) shall abandon existing lateral sewers and shall design and construct new lateral sewers and to make the connections to the existing public sewers as required by the Detroit Water and Sewerage Department (DWSD) prior to construction of the proposed buildings; and further

Provided, that the plans for the lateral sewers shall be prepared by a registered engineer; and further

Provided, that DWSD be and is hereby authorized to review the drawings for the proposed lateral sewers and to issue permits for the construction of the lateral sewers; and further

Provided, that the entire work is to be performed in accordance with plans and specification approved by DWSD and constructed under the inspection and approval of DWSD; and further

Provided, that the entire cost of the proposed lateral sewer construction, including inspection, survey and engineering shall be borne by the petitioner; and further

Provided, that the petitioner shall deposit with DWSD, in advance of engineering, inspection, and survey, such amounts as the department deems necessary to cover the costs of these services; and further

Provided, that the petitioner shall grant to the City a satisfactory easement for the lateral sewers; and further

Provided, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

Provided, that the petitioner shall provide DWSD with as-built drawings of the proposed lateral sewers; and further

Provided, that the petitioner shall provide a one (1) year warranty for the proposed lateral sewers; and further

Provided, that upon satisfactory completion, the proposed lateral sewers shall become City property and become part of the City system and the existing lateral sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

Provided, that all satisfactory arrangements are made with the necessary utility companies; and be it further

RESOLVED, That your Honorable Body authorized the acceptance of the following described property owned by The Velmeir Companies, subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company:

Lot 85 of “Feldman and Feldman’s College Park Drive Subdivision” of part of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 12 T.1.S., R.10.E., Redford Township (now City of Detroit) Wayne County, Michigan as recorded in Liber 51, Page 69, Plats, Wayne County Records;

Provided, that the petitioner shall design and construct the proposed alley outlet as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW specifications; and further

Provided, that the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

Provided, that the entire cost of the proposed alley outlet construction, including inspection, survey and engineering shall be borne by the petitioner; and further

Provided, that all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

Provided, that proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

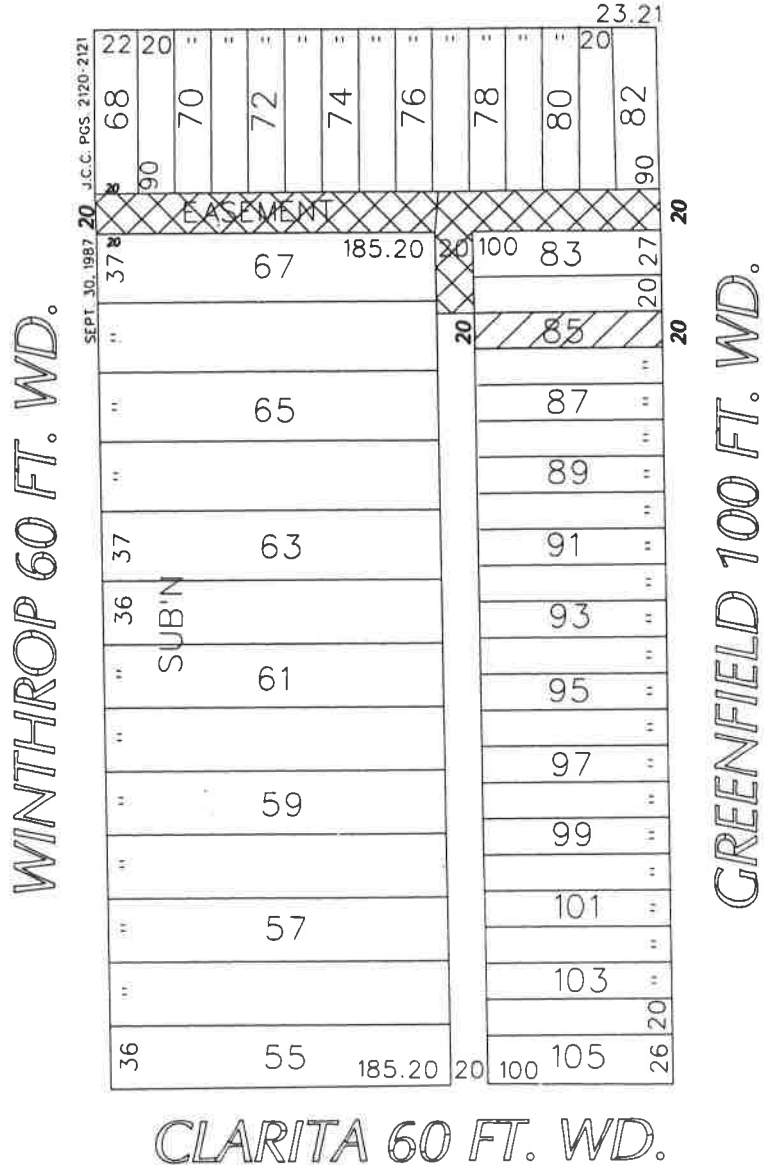
Provided, that the fee owner submit a properly executed deed acceptable to the Law Department and/or City Engineering Division – DPW; and

Provided, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 4176&861
 THE VELMEIR COMPANIES/ JAMES E. HEATH
 17546 OAK DRIVE
 DETROIT MI 48221
 PHONE NO. 313-342-4846
 FAX NO. 313-342-5731



W. SEVEN MILE 100 FT. WD.



- REQUESTED OUTRIGHT VACATION



- DEDICATION

(FOR OFFICE USE ONLY)

CARTO 104 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	NP		CHECKED		
DATE	10-18-05		APPROVED		

REQUESTED OUTRIGHT VACATION OF CERTAIN
 PUBLIC RIGHTS-OF-WAY AND DEDICATION OF
 LAND FOR AN NEW ALLEY OUTLET ALL IN THE AREA
 OF W. SEVEN MILE, CLARITA, WINTHROP, AND
 GREENFIELD.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	x4176.dgn

**PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
1.26—ACRE PROPERTY AT THE
SWC OF W. SEVEN MILE AND GREENFIELD ROADS
DETROIT, MICHIGAN 48235**

CVS Store #8399

prepared for

**THE VELMEIR COMPANIES
5757 WEST MAPLE ROAD, SUITE 800
WEST BLOOMFIELD, MICHIGAN 48322**

and

**CVS CORPORATION,
ITS AFFILIATES AND SUBSIDIARIES
AND THEIR SUCCESSORS, ASSIGNS AND GRANTEEES**

AKT PEERLESS PROJECT NO. 4666F2-2-17

APRIL 5, 2007

TABLE OF CONTENTS

EXECUTIVE SUMMARY I

1.0 INTRODUCTION.....1

 1.1 PURPOSE AND SCOPE OF SERVICES1

 1.2 PROJECT RESOURCES2

 1.3 SIGNIFICANT ASSUMPTIONS.....2

 1.4 LIMITATIONS AND EXCEPTIONS.....3

 1.5 SPECIAL TERMS AND CONDITIONS3

 1.6 USER RELIANCE.....3

 1.7 USER PROVIDED INFORMATION3

 1.7.1 Title Records3

 1.7.2 Environmental Liens or Activity and Use Limitations4

 1.7.3 Knowledge and Experience4

 1.7.4 Valuation Reduction for Environmental Issues4

 1.7.5 Reason for Performing this Phase I ESA Update4

2.0 SUBJECT PROPERTY INFORMATION.....4

3.0 PREVIOUS INVESTIGATION/ASSESSMENT REVIEW5

 3.1 OCTOBER 2005 PHASE I ESA5

 3.2 MARCH 2006 PHASE II ESA6

4.0 PRIOR USE INTERVIEWS.....6

5.0 SUBJECT PROPERTY & ADJOINING LAND RECONNAISSANCE6

6.0 RECORD REVIEW.....7

 6.1 STANDARD ENVIRONMENTAL RECORD REVIEW7

 6.2 STATE, COUNTY, AND LOCAL RECORD REVIEW.....8

7.0 CONCLUSIONS AND RECOMMENDATIONS.....9

 7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS9

 7.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS9

 7.3 AREAS OF POTENTIAL CONCERN AND SIGNIFICANT DATA GAPS.....9

8.0 DEVIATIONS10

TABLE OF CONTENTS (continued)

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS10

APPENDICES

Appendix A..... General Limitations and Exceptions
Appendix B..... Previous Environmental Reports
Appendix C..... Subject Property Map
Appendix D..... Reconnaissance Photographs
Appendix E..... Standard Environmental Record Database Report
Appendix F..... Resumes of Environmental Professionals

EXECUTIVE SUMMARY

The following information summarizes the findings of AKT Peerless' Phase I Environmental Site Assessment Update (the "Phase I ESA Update") of the 1.26-acre property at the southwest corner (SWC) of W. Seven Mile and Greenfield Roads in the City of Detroit, Wayne County, Michigan (the subject property). The subject property is located in an area of Detroit that is characterized by residential properties, commercial businesses, and surface roadways.

The northwestern portion of the subject property is comprised of a public alley and two parcels (15573 W. Seven Mile Road & 18990 Winthrop Street). The alley was constructed prior to 1940, and the parcel whose address is 15573 W. Seven Mile Road was undeveloped from at least 1949 until 1955, when it was completely redeveloped with an asphalt parking lot. A second asphalt parking area was built to the south of the vacated alley on the previously undeveloped northeast portion of 18990 Winthrop Street at the same time; the remainder of 18990 Winthrop Street is covered with grass. Occupants and patrons of the former Intervale Medical Center at 15521 W. Seven Mile Road (see below) used the referenced parking areas prior to relocating operations in approximately early 2006.

The northeastern portion of the subject property (15521 W. Seven Mile Road) also consisted of undeveloped land from at least 1949 until 1955, when it was developed with a 12,015 square-foot building (a.k.a. the commercial subject building) and a smaller parking lot. Past occupants of the commercial subject building, which was occupied by the Intervale Medical Center from approximately 1988 until early 2006, include: Citizen's Mutual Insurance, Ironworkers Union Local 25, Ironworkers Credit Union, the AFL-CIO, and the Ironworkers Benefits.

The southeastern portion of the subject property is comprised of a public alley and three parcels addressed (from south to north) as 18983, 18989, and 18993 Greenfield Road. The alley was constructed prior to 1940, and the three parcels were undeveloped from at least 1949 until a paved parking lot was constructed between 1956 and 1961. Occupants and patrons of the former Intervale Medical Center at 15521 W. Seven Mile Road used the referenced parking areas prior to relocating operations in approximately early 2006. The southwestern portion of the subject property (18982 Winthrop Street) was vacant prior to the construction of a single-family dwelling, driveway, garage, landscaping, etc. in 1946. This part of the subject property has been used for residential purposes since 1946.

We have performed a Phase I ESA Update of the subject property in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 and CVS Guidelines. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property. AKT Peerless does not recommend further investigation of the subject property at this time.

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

**1.26—ACRE PROPERTY AT THE
SWC OF W. SEVEN MILE AND GREENFIELD ROADS
DETROIT, MICHIGAN 48235**

CVS Store #8399

AKT PEERLESS PROJECT NO. 4666F2-2-17

1.0 INTRODUCTION

On behalf of CVS Corporation, its affiliates and subsidiaries and their successors, assigns and grantees (CVS), the Velmeir Companies (Velmeir, a.k.a. the Client) retained AKT Peerless Environmental Services (AKT Peerless) to complete a Phase I Environmental Site Assessment (ESA) Update of the 1.26-acre property at the SWC of W. Seven Mile and Greenfield Roads in the City of Detroit, Wayne County, Michigan (the subject property). AKT Peerless previously completed a Phase I ESA of the subject property on October 12, 2005 and a Phase II ESA on March 18, 2006.

This Phase I ESA Update was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-05* (ASTM Standard Practice E 1527-05), and (3) CVS' commercial development due diligence requirements (collectively "Environmental Due Diligence").

1.1 PURPOSE AND SCOPE OF SERVICES

The purposes of this Phase I ESA Update was to update the October 2005 Phase I ESA of the subject property and to bring the Phase I ESA into compliance with ASTM Standard Practice E 1527-05.

The underlying objective of a Phase I ESA that is conducted in accordance with ASTM Standard Practice E 1527-05 is to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs)¹ and *historical recognized environmental conditions* (HRECs)² in connection with the subject property. Moreover, users of

¹ ASTM's Standard Practice E 1527-05 defines the term recognized environmental condition (REC) as the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate (1) an existing release, (2) a past release, or (3) a material threat of a release of a hazardous substance or petroleum product into structures on the subject property or into the ground, groundwater, or surface water of the subject property.

² ASTM defines the term historical recognized environmental condition (HREC) as an environmental condition which in the past would have been considered an REC, but which may or may not be considered an REC currently. Neither HRECs nor RECs are intended to include *de minimis* conditions that generally do not present a

such a Phase I ESA may be able to satisfy one of the environmental due diligence requirements to qualify for the bona fide prospective purchaser, contiguous landowner, or innocent landowner liability protections available under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the Superfund Amendments and Reauthorization Act (SARA), and the Brownfield Amendments.

This Phase I ESA Update is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and HRECs in connection with the subject property. AKT Peerless' scope of services is based on its proposal PF-7915, dated March 30, 2007, and the terms and conditions of that agreement. This Phase I ESA Update included the following:

- an inquiry of environmental conditions by an environmental professional.
- a review of specialized knowledge reported by the Client.
- a review of public records, including those maintained by federal, state, tribal, and local government agencies (as appropriate).
- interviews with regulatory officials and personnel associated with the subject property.
- a reconnaissance of the subject property and adjoining properties.
- a review of previous environmental reports describing investigations and assessments of the subject property to evaluate changes in the respective development and use of the subject property and adjoining properties, if any, that have occurred since the completion of AKT Peerless' previous Phase I ESA.

1.2 PROJECT RESOURCES

AKT Peerless referred to the following resources between April 2, 2007 and April 5, 2007 to complete its Phase I ESA Update:

- United States Environmental Protection Agency (USEPA), Region 5
- Michigan Department of Environmental Quality (MDEQ)
- Wayne County Health Department
- City of Detroit Government Sources (e.g., assessing, building, fire departments, etc.)
- Environmental Data Resources, Inc. (EDR)
- Pertinent previous environmental investigation reports and assessments
- Interviews and Questionnaire Responses

1.3 SIGNIFICANT ASSUMPTIONS

During this Phase I ESA Update, AKT Peerless made the following significant assumptions:

- AKT Peerless assumed that the information provided by EDR in the regulatory database report is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.

material risk of harm to public health or the environment and would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- AKT Peerless assumed that the information used to prepare this update that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed by those individuals, representatives, or sources.

1.4 LIMITATIONS AND EXCEPTIONS

A list of general limitations and exceptions typically encountered when completing a Phase I ESA is provided in Appendix A. Along with the inherent limitations set forth in various sections of ASTM Standard Practice E 1527-05 and the USEPA All Appropriate Inquiry Standard, the accuracy and completeness of this report may also be limited by the following project specific fact:

- AKT Peerless was unable to access the subject buildings' roofs.

Subject to the general limitations and exceptions listed in Appendix A and the referenced terms and conditions, AKT Peerless accepts responsibility for the competent performance of its duties in executing this assignment and preparing this report in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages. None of the limitation and exceptions identified in this Phase I ESA Update is likely to have a material impact on the findings and conclusions of this report.

Should additional information become available to the Client that differs significantly from our understanding of conditions presented in this report, AKT Peerless requests that such information be forwarded immediately to our attention so that we may reassess the conclusions provided herein and amend this project's scope of services as necessary and appropriate.

1.5 SPECIAL TERMS AND CONDITIONS

To the best of AKT Peerless' knowledge, no special terms or conditions apply to the preparation of this Phase I ESA Update.

1.6 USER RELIANCE

AKT Peerless performed this Phase I ESA Update for the benefit of the Client and CVS. AKT Peerless acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, AKT Peerless makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

1.7 USER PROVIDED INFORMATION

AKT Peerless requested information about the subject property and this Phase I ESA Update from the Client. The following subsections summarize the information the Client provided to AKT Peerless.

1.7.1 Title Records

The Client was not in possession of recorded land title records.

1.7.2 Environmental Liens or Activity and Use Limitations

The Client did not report any: (1) environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law; or (2) activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law. AKT Peerless did not identify any liens or limitations conducting this Phase I ESA Update.

1.7.3 Knowledge and Experience

The Client did not report specialized knowledge or experience, actual knowledge, or commonly known or reasonable ascertainable information that is material to identifying RECs in connection with the subject property.

1.7.4 Valuation Reduction for Environmental Issues

The Client did not report knowledge of, or reason to anticipate, a reduction in the value of the subject property for environmental issues.

1.7.5 Reason for Performing this Phase I ESA Update

The Client indicated that a Phase I ESA Update is necessary to satisfy CVS' commercial development due diligence requirements, and to satisfy the all appropriate inquiry requirements of CERCLA and Part 201 of Michigan Public Act 451 of 1994, as amended.

2.0 SUBJECT PROPERTY INFORMATION

The subject property is located at the SWC of W. Seven Mile and Greenfield Roads in the northeast ¼ of Section 12 in the City of Detroit (T.1S.-R.10E.), Wayne County, Michigan. Records maintained by the City of Detroit Assessing and Building Departments indicate that the subject property contains ±1.26 acres, is nearly rectangular, and consists of two public alleys and seven parcels, which are described below.

For ease of reference in this report, AKT Peerless has designated each of the subject parcels with a letter. These designations have no relevance to legally recorded data about the subject property.

Parcel	Address	Ward/Item No.	Size	Owner
A	15521 West Seven Mile Road	22/016167-75	0.3785 acres	Intervale Medical Company
B	15573 West Seven Mile Road	22/016176-81	0.2521 acres	Intervale Medical Company
C	18982 Winthrop Street	22/052017	0.1700 acres	Irving Lewis
D	18990 Winthrop Street	22/052018	0.1403 acres	Intervale Medical Company
E	18983 Greenfield Road	22/050575	0.0459 acres	Intervale Medical Company
F	18989 Greenfield Road	22/050574	0.0459 acres	Intervale Medical Company
G	18993 Greenfield Road	22/050573	0.0619 acres	Intervale Medical Company
--	East-West Public Alley	N/A	0.1401 acres	City of Detroit (presumed)
--	North-South Public Alley	N/A	0.0298 acres	City of Detroit (presumed)

AKT Peerless' October 2005 Phase I ESA, which is described in Section 3 of this update, summarizes and documents information pertaining to:

- the subject property's legal description;
- utilities provided to the subject property;
- the subject property's environmental setting; and
- interviews and historical record reviews conducted prior to October 2005.

None of the aforementioned information has changed since the completion of AKT Peerless' Phase I ESA in October 2005.

3.0 PREVIOUS INVESTIGATION/ASSESSMENT REVIEW

The following subsections summarize previous environmental investigations of the subject property completed by AKT Peerless.

3.1 OCTOBER 2005 PHASE I ESA

On October 12, 2005, AKT Peerless completed a Phase I ESA of the subject property (AKT Peerless Project No. 4666f-1-17). At the time of that Phase I ESA, the subject property contained three structures (a commercial building, a residential building, and a detached garage). Intervale Medical Center occupied the commercial building located on Parcel A. The Intervale Medical Center's employees and patrons used the paved parking areas on Parcels A, B, D, E, F, and G to park automobiles. The use of the dwelling at Parcel C was limited to single-family residential purposes. AKT Peerless identified the following recognized environmental conditions (RECs) associated with the subject property:

- A gasoline filling station was located north of the subject property beyond W. Seven Mile Road in the 1950s. This use entailed the storage and use of hazardous substances and/or petroleum products, and may have resulted in the generation and temporary storage of hazardous/regulated waste. AKT Peerless did not identify any evidence or indication of a hazardous substance or petroleum product release associated with the use of this adjacent property as a gasoline filling station.

Nevertheless, and in the absence of contrary data, it is AKT Peerless' opinion that a potential exists for a release of hazardous substances and/or petroleum products associated with such a use to have occurred and gone unreported or unnoticed. Further, and given that this site is located in a position that may be hydraulically up gradient from the subject property, such a release may have adversely affected the subject property's natural resources.

AKT Peerless also identified the following *de minimis* condition in connection with the subject property that Velmeir requested AKT Peerless to evaluate further:

- Past on-site performance of x-ray film developing in the commercial building located on Parcel A.

3.2 MARCH 2006 PHASE II ESA

On November 9, 2005, AKT Peerless conducted a subsurface investigation of the subject property (AKT Peerless Project No. 4666f2-1-20) to evaluate the REC and *de minimis* condition identified in the aforementioned Phase I ESA. The scope of AKT Peerless' Phase II ESA included advancing three soil borings at the subject property, the collection of three soil samples, the collection of two groundwater samples, and the analysis of those samples for the presence of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), cadmium, chromium, lead, and silver.

During the performance of the subsurface investigation, AKT Peerless encountered a sand formation beginning just below the ground surface and extending to approximately 14 feet below ground surface (bgs) with laterally intermittent seams of silty clay encountered at depths ranging from 5 to 10 feet bgs. A clay layer that extends to a maximum investigated depth of 16-feet bgs underlies the sand and silty clay formation. AKT Peerless encountered groundwater at two soil borings at a depth of 14 feet bgs. This groundwater appeared to be a part of a perched aquifer at the sand/clay interface.

AKT Peerless submitted three soil samples for laboratory analysis of VOCs, PNAs, cadmium, chromium, lead, and silver. Laboratory analytical results of the soil samples indicated no detections of the target parameters above the relevant MDEQ Part 201 Generic Residential and Commercial I Cleanup Criteria (GRCC). In addition, AKT Peerless submitted two groundwater samples for laboratory analysis of VOCs, PNAs, cadmium, chromium, and lead. Laboratory analytical results of the groundwater samples indicated no detections of the target parameters above the relevant MDEQ GRCC.

Since concentrations of target parameters found in soil and groundwater at the subject property were not identified in excess of relevant GRCC, AKT Peerless concluded that no further investigation of the referenced REC or *de minimis* condition was warranted.

4.0 PRIOR USE INTERVIEWS

AKT Peerless interviewed Dr. Anthony Harris, who operated at the Intervale Medical Center prior to relocating operations in approximately early 2006, and inquired if any changes in the use or occupancy of Parcels A, B, D, E, F, and G had occurred since the completion of AKT Peerless' Phase I ESA in October 2005. Dr. Harris indicated that since approximately early 2006, Parcels A, B, D, E, F, and G have been unoccupied. Further, Dr. Harris is unaware of any environmental concerns associated with the subject property.

AKT Peerless also interviewed Ms. Patricia Lewis, owner of Parcel C for approximately 18 years, regarding the subject property. Ms. Lewis is unaware of any environmental concerns associated with the subject property.

5.0 SUBJECT PROPERTY & ADJOINING LAND RECONNAISSANCE

Ms. Jessica Cory of AKT Peerless conducted the subject property and adjoining land reconnaissance on April 3 and 4, 2007. Dr. Anthony Harris accompanied Ms. Cory during the reconnaissance of Parcels A, B, D, E, F, and G and Ms. Patricia Lewis accompanied Ms. Cory

during the reconnaissance of Parcel C. The objective of AKT Peerless' reconnaissance was to inspect the subject property and its physical improvements to determine if any uses of the subject property and adjoining land had changed since October 2005 and whether any uses constitute a previously unidentified REC in connection with the subject property. Appendix C contains a Subject Property Map that shows the respective development and uses of the subject property and adjoining land at the time of this Phase I ESA Update. Photographs taken during AKT Peerless' subject property reconnaissance for this Phase I ESA Update are provided in Appendix D.

With the exception of the fact that the building on Parcel A has been vacated and the parking areas on Parcels B, D, E, F, and G have become unused since approximately early 2006, AKT Peerless' reconnaissance did not disclose any obvious or significant changes to the uses of the adjoining land or subject property that have occurred since October 2005. However, AKT Peerless observed evidence of moisture intrusion throughout the interior of the commercial building located on Parcel A. According to Dr. Harris, the moisture intrusion was the result of roof leaks that have occurred since the vacancy of the building in approximately early 2006.

6.0 RECORD REVIEW

6.1 STANDARD ENVIRONMENTAL RECORD REVIEW

AKT Peerless retained EDR to provide current environmental database information compiled by a variety of federal and state regulatory agencies. The purpose of obtaining this data was to evaluate potential environmental risks associated with the subject property, adjoining sites, and other sites that are (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property³. AKT Peerless reviewed the following federal, state, and tribal databases for such listings within the indicated search radii.

Type	Regulatory Agency Database	Approximate Minimum Search Distance
Federal	National Priority List (NPL)	1 mile
Federal	De-listed National Priority List (DNPL)	½ mile
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	½ mile
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Site List	½ mile
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities List	1 mile
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List	½ mile
Federal	RCRA Generators List	subject property and adjoining properties
Federal	Institutional Control / Engineering Control Registries*	subject property
Federal	Environmental Response and Notification System (ERNS)	subject property
State &	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile

³ AKT Peerless selected search radii that meet or exceed CVS' required minimum search distances.

Type	Regulatory Agency Database	Approximate Minimum Search Distance
Tribal		
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile
State & Tribal	Historical Landfill Site (HIST LF)	½ mile
State & Tribal	Registered Underground Storage Tank (UST) List Leaking Underground Storage Tank (LUST) List	¼ mile
State & Tribal	Leaking Underground Storage Tank (LUST) List	½ mile
State & Tribal	Institutional Control / Engineering Control Registries (AULs)*	subject property
State & Tribal	Brownfield Sites	½ mile
State	Baseline Environmental Assessment (BEA) Sites	½ mile
State	Drycleaners	¼ mile
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent

* Neither the US EPA nor Michigan Tribal Governments nor the State of Michigan maintains a registry of sites with Institutional Controls / Engineering Controls in the subject property area.

AKT Peerless' review of the referenced databases did not disclose any new (i.e., post-October 2005) listings within the specified search radii, except for a second reported LUST incident at the property located at 18900 Greenfield Rd. (also identified as Greenfield & Clarita). According to the EDR Report, a second LUST incident was reported from this site December 21, 2004. The LUST incident is currently listed as open. In AKT Peerless' opinion, this site is still not likely to pose an environmental threat to the subject property based on (1) the site is located more than 450 feet southeast of the subject property, (2) the site is located in a position inferred to be hydraulically down or cross gradient from the subject property, (3) the local geology in the subject property area (predominantly clay), and (4) the intervening presence of subsurface utility corridors. Therefore, no further investigation of this site with respect to the subject property's natural resources is recommended at this time. A copy of the current EDR Report is provided as Appendix E to this Phase I ESA Update.

6.2 STATE, COUNTY, AND LOCAL RECORD REVIEW

AKT Peerless reviewed the MDEQ Storage Tank Information Database (STID), and contacted the Wayne County Environmental Health Department and the City of Detroit Government Sources (e.g., assessing, building, fire departments, etc.) to determine if those data sources possessed records or other information about the subject property relative to potential environmental issues or concerns that may have occurred, reported, or otherwise brought to light since the completion of AKT Peerless' October 2005 Phase I ESA. AKT Peerless did not obtain any such records or information from those data sources.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

We have updated a Phase I ESA of the 1.26-acre property at the SWC of W. Seven Mile and Greenfield Roads in the City of Detroit, Wayne County, Michigan in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 and CVS Guidelines. Any exceptions to, or deletions from, ASTM Standard Practice E 1527-05 are described in Section 8 of this report.

This assessment has revealed no evidence of RECs in connection with the subject property. AKT Peerless does not recommend further investigation of the subject property at this time.

7.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

AKT Peerless did not identify HRECs in connection with the subject property, except for the following:

- A gasoline filling station was located north of the subject property beyond W. Seven Mile Road in the 1950s. This use entailed the storage and use of hazardous substances and/or petroleum products, and may have resulted in the generation and temporary storage of hazardous/regulated waste. AKT Peerless did not identify any evidence or indication of a hazardous substance or petroleum product release associated with the use of this adjacent property as a gasoline filling station.

AKT Peerless completed a Phase II ESA in March 2006 to address the aforementioned REC. AKT Peerless advanced two soil borings at the subject property. AKT Peerless submitted two soil and two groundwater samples for laboratory analysis of VOCs, PNAs, cadmium, chromium, and lead. Laboratory analytical results of the soil and groundwater samples indicated no detections of the target parameters above the relevant MDEQ GRCC.

The categorization of the foregoing as a HREC is based on (1) the findings of AKT Peerless' March 2006 Phase II ESA, (2) the lack of significant changes in the uses or development of the adjoining properties, and (3) the absence of new evidence or likelihood of a release associated with the subject property and adjoining properties. Consequently, AKT Peerless does not recommend further investigation of the aforementioned HREC at this time.

7.3 AREAS OF POTENTIAL CONCERN AND SIGNIFICANT DATA GAPS

AKT Peerless did not identify areas of potential concern in connection with the subject property, and AKT Peerless did not encounter any instances of significant data gap during the course of this Phase I ESA Update, except for the following:

- AKT Peerless' October 2005 Phase I ESA identified the past on-site performance of x-ray film developing in the commercial building at Parcel A as *de minimis* condition. However, based on (1) the findings of AKT Peerless' March 2006 Phase II ESA and (2) the vacancy of the commercial building since AKT Peerless' March 2006 Phase II ESA, AKT Peerless does not recommend further investigation of the aforementioned *de minimis* at this time.

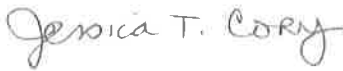
8.0 DEVIATIONS

AKT Peerless did not deviate from ASTM Standard Practice E 1527-05 when performing this Phase I ESA Update (i.e., no components of that practice were deleted or omitted).

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our knowledge and professional belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signed By:



Jessica T. Cory
Environmental Consultant
AKT PEERLESS ENVIRONMENTAL SERVICES
Farmington, Michigan Office

phone: 248-615-1333
fax: 248-615-1334



Sandra Muszynski
Senior Project Manager
AKT PEERLESS ENVIRONMENTAL SERVICES
Farmington, Michigan Office

phone: 248-615-1333
fax: 248-615-1334

APPENDIX A
GENERAL LIMITATIONS AND EXCEPTIONS

General Limitations and Exceptions

Subject to the proposal, scope-of-services, and the related terms and conditions referenced in Section 1.0 of this Phase I ESA Update, AKT Peerless accepts responsibility for the competent performance of its duties in executing the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages.

Although AKT Peerless believes that the findings, opinions, and recommendations contained herein are reliable and appropriate, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive, or that the information obtained from any data sources is complete or accurate.

Along with the inherent limitations set forth in various sections of ASTM Standard Practice E 1527-05, the accuracy and completeness of this report may be limited by the following facts or conditions:

- Due to the poor scale of the historical aerial photographs, the presence or absence of small features (e.g., individual drums, fuel dispensers) could not be discerned reliably.
- AKT Peerless made reasonable efforts to determine if USTs or related equipment (collectively referred to as UST systems) are or have been present at the subject property. AKT Peerless defines reasonable efforts as obtaining and evaluating information from visual observations of unobstructed areas and from the secondary sources cited in this report. AKT Peerless recognizes, and suggests users of this assessment acknowledge, that the accuracy of our conclusions relative to the on-site presence or use of UST systems may be directly affected by the presence of physical obstructions at the time of the reconnaissance, or affected by our receipt and evaluation of incorrect information.
- AKT Peerless' evaluation of soil and groundwater features at and near the subject property was based only on published maps and other readily available information. AKT Peerless used this information to assess soil types and groundwater flow directions to determine if conditions at any nearby sites present an environmental threat to the subject property.
- Unless specifically noted otherwise, invasive investigation of any kind has not been performed during this Phase I ESA Update, nor has observation under floors, above ceilings, behind walls, within the surface and subsurface soil, within groundwater, within confined spaces, roof tops, or inaccessible areas been performed.
- AKT Peerless did not conduct sampling or analysis of air, soil, groundwater, surface water, or building materials as part of this Phase I ESA Update, unless specifically noted otherwise.
- This Phase I ESA Update did not include a physical inspection of the adjoining properties, which AKT Peerless observed from the subject property and from readily accessible public rights-of-way.
- AKT Peerless typically does not review historical or environmental information about nearby sites in detail unless known activities or events at a nearby site appear to present an environmental threat to the subject property.
- AKT Peerless' scope of services did not include conducting a review of property title documentation. AKT Peerless requested property title documentation and environmental cleanup liens from the Client, but was not provided this information, unless specifically

noted otherwise. However, as described in this report, AKT Peerless made reasonable attempts to determine if the State Environmental Agency maintains documentation regarding environmental liens recorded against the subject property.

- This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, that may be associated with the subject property, unless noted otherwise in Section 8.
- This Phase I ESA Update did not include any investigation or evaluation of issues not specifically related to petroleum products or hazardous substances as defined in CERCLA (i.e., other areas of potential business environmental risk such as radon, lead in drinking water, etc.), unless noted otherwise in Section 8.
- The information and opinions contained in the report are given in light of this assignment. The report must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed upon by the Client and AKT Peerless, and as limited therein.
- Although AKT Peerless believes the results contained in herein are reliable, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive, or that the information provided by the Client, third parties, or the secondary information sources cited in this report, is complete or accurate.
- AKT Peerless is not in a position to provide an opinion regarding the Fair Market Value of the subject property. Therefore, a comparison of the purchase price of the subject property to other similar real estate transactions was not conducted during this assessment.
- Nothing in this report constitutes a legal opinion or legal advice. For information regarding individual or organizational liability, AKT Peerless recommends consultation with independent legal counsel.
- AKT Peerless relied upon specific knowledge of the Client, or information provided to the Client, to identify environmental liens, institutional controls, or property valuation issues. As possible within the time frame and cost of this project, AKT Peerless looked for any obvious environmental information regarding these issues made readily available during the course of this Phase I ESA Update.
- The information and opinions presented in this report are for the exclusive use of the Client and CVS. No distribution to or reliance by other parties may occur without the express written permission of AKT Peerless. AKT Peerless will not distribute this report without written consent from the Client, or as required by law or by a Court order.
- Any third party to whom the right to rely on the contents of this report have been granted by AKT Peerless, which is explicitly required prior to any third-party release (except for CVS), expressly agrees to be bound by the original terms and conditions entered into by AKT Peerless and the Client.

APPENDIX B

PREVIOUS ENVIRONMENTAL REPORTS

APPENDIX C
SUBJECT PROPERTY MAP

APPENDIX D
RECONNAISSANCE PHOTOGRAPHS

APPENDIX E

STANDARD ENVIRONMENTAL RECORD DATABASE REPORT

APPENDIX F

RESUMES OF ENVIRONMENTAL PROFESSIONALS

PROFESSIONAL PROFILE

JESSICA T. CORY
ENVIRONMENTAL COMPLIANCE AND ASSESSMENT SERVICES
ENVIRONMENTAL ASSESSMENT SERVICES

EDUCATION

Michigan State University, East Lansing, Michigan
B.S., Environmental Studies and Applications, 2003

PROFESSIONAL EXPERIENCE

Environmental Consultant, AKT Peerless Environmental Services
Project Scientist, Innovative Environmental Solutions, Inc.

AREAS OF EXPERTISE

Expertise includes: (1) evaluating the potential environmental risk at commercial, industrial, and residential property, (2) conducting Phase I environmental site assessments (ESAs), (3) conducting Phase II Subsurface Investigations, (4) preparing Baseline Environmental Assessments, (5) field management and activities coordination, and (6) coordinating environmental investigations.

Additional expertise includes: (1) conducting field operations such as soil, surface water, and groundwater sampling, (2) oversight of field operations such as monitoring well installation, contaminant delineation, and soil excavation, (3) creating maps, diagrams, and drawings, (4) assessment of commercial and multi-family residential facilities in support of property condition assessments, and (5) conducting asbestos, lead, and hazardous material inspections.

SUMMARY OF SELECTED PROJECTS

- Performed Phase I ESAs (including site reconnaissance, regulatory and historical records investigations, and report completion) for financial institutions, manufacturing facilities, real estate developers, and property managers. Properties included industrial, commercial, and residential sites located in Michigan and Ohio.
- Performed II subsurface investigations (including soil boring and monitoring well installation, laboratory data interpretation, and report preparation) to (a) evaluate the potential presence of contaminants, (b) evaluate the type of contaminants, and (c) delineate horizontal and vertical extent. Additional activities included the preparation of Baseline Environmental Assessments to address identified contamination at facilities for submittal to the Michigan Department of Environmental Quality.
- Prepared Property Condition Assessments of commercial and residential apartment properties. Activities included site inspections and report preparation.
- Performed asbestos, lead, and hazardous material inspections of various buildings including commercial and manufacturing buildings and residential structures. Activities performed consisted of visual inspections of suspect materials, review of building records, observations of sampling techniques, and review of laboratory results. Supervised drilling and mobile lab operations. Activities included: selecting boring locations, collecting soil and groundwater samples, field screening soil samples, installing monitoring wells, and selecting samples for

laboratory analysis.

CERTIFICATIONS

State of Michigan Asbestos Inspector, Accreditation #A34295

State of Michigan Asbestos Management Planner, Accreditation #A32400

PROFESSIONAL PROFILE

SANDRA E. MUSZYNSKI, CHMM
SENIOR ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL COMPLIANCE & ASSESSMENT SERVICES

EDUCATION

M.S. in Environmental Science, 1990
University of New Haven, West Haven, Connecticut

B.S. in Zoology, 1988
Michigan State University, East Lansing, Michigan

PROFESSIONAL EXPERIENCE

Senior Environmental Consultant & Compliance Specialist, AKT Peerless Environmental Services

Environmental Consultant, Soil and Materials Engineers
Senior Staff Scientist, Environmental Science and Engineering
Compliance Specialist, Environmental Management Consultants

AREAS OF EXPERTISE

Expertise includes: (1) Phase I environmental site assessments (ESAs), (2) environmental compliance audits and reviews, (3) environmental management services such as waste characterization, waste minimization assessments, spill prevention plans, stormwater pollution prevention plans, environmental reporting, and environmental permitting; and (4) project management, oversight, and coordination of Phase I ESAs, Phase II ESAs, and remediation projects.

Supporting areas of expertise include: (1) a working knowledge of state and federal environmental regulations applicable to solid, hazardous, and medical waste management, wastewater discharges, toxic release inventory reporting, hazardous chemical inventory reporting, air emissions permitting, underground and aboveground storage tanks, oil pollution control, PCBs, asbestos, and OSHA hazard communication, (2) asbestos building inspections, and (3) project management and field activities coordination.

SUMMARY OF SELECTED PROJECTS

- Performed Phase I ESAs (including project management, site reconnaissance, regulatory and historical records investigations, and report completion) for financial institutions, manufacturing facilities, real estate developers, property managers, and insurance companies. Properties included industrial, commercial, and residential sites as well as health care facilities.
- Conducted environmental compliance audits for (1) metal fabricating facilities (including stamping plants and welding operations), (2) plastics forming facilities, (3) electronic equipment manufacturing facilities (4) foundries, (5) metal plating operations, and (5) hospitals. Audits focused on determining the facilities' degree of compliance with applicable federal, state and local environmental regulations and recommending actions to achieve compliance.

- Provided technical expertise and project management support for Wayne County's USEPA Brownfield Assessment Demonstration Pilot Project. The pilot project was designed to empower communities in the economic redevelopment of Brownfield sites through a \$200,000 USEPA grant. Duties include management, oversight and completion of Phase I ESAs; participation in Technical Advisory Committee meetings; budget tracking; and the identification and utilization of available resources from supporting agencies and communities.
- Provided technical expertise to the Downriver Area Brownfield Consortium's (DABC) USEPA Brownfield Assessment Demonstration Pilot Project. The pilot project was designed to empower communities in the economic redevelopment of Brownfield sites through a \$200,000 USEPA grant. Duties included the management and completion of Phase I ESAs.
- Prepared Spill Prevention Control and Countermeasure/Pollution Incident Prevention (SPCC/PIP) Plans for (1) bulk fuel storage facilities, (2) asphalt paving facilities (3) pharmaceutical supply companies, and (4) various manufacturing facilities.
- Prepared Stormwater Pollution Prevention Plans for foundries and various manufacturing facilities.
- Assembled a Environmental, Health, and Safety Policy Handbook for the aviation department of a large manufacturing company.
- Prepared annual Toxic Chemical Release Inventory (TRI/Form R) and Hazardous Chemical Inventory (Tier II) reports for (1) metal fabricating facilities, (2) heat treating facilities, (3) a pharmaceutical supply company, (4) foundries, and (5) various manufacturing facilities.
- Completed National Pollutant Discharge Elimination System (NPDES) wastewater discharge permit applications for (1) manufacturing facilities and (2) groundwater remediation systems.
- Completed Critical Materials and Wastewater Reports for various manufacturing facilities.
- Assembled and submitted formal petitions to the MDEQ for the designation of waste foundry sand as "inert for general reuse" and as "low hazard industrial waste," thus avoiding disposal costs. Petitions included information such as waste sand generation schematics, generation rates, raw material data, laboratory analysis data, and statistical analysis.
- Conducted asbestos inspections of various buildings including (1) manufacturing plants, (2) commercial buildings, (3) hospitals, and (4) residential structures.
- Managed Phase II subsurface investigations (including the coordination of soil boring and monitoring well installation, laboratory data interpretation, and report completion) to (a) evaluate the potential presence of contaminants, (b) evaluate the type of contaminants, and (c) delineate horizontal and vertical extent.

REGISTRATIONS/CERTIFICATIONS

Certified Hazardous Materials Manager (CHMM) by the Institute of Certified Hazardous Materials Managers, Michigan

ISO 14001 Environmental Management Systems Lead Auditor Training (RAB Certified Course)

Accredited asbestos inspector by the Michigan Department of Labor and Economic Growth A11398

Certified NIOSH Airborne Asbestos Dust Sampling and Evaluating

OSHA 29 CFR 1910.120 – 40-Hour Hazardous Waste Operations Training (refreshed annually and additional Site Supervisor Workshop)

PUBLICATIONS/PRESENTATIONS

Anthony, T.R. and Ashley, S.E., Do Your Clients' USTs Comply With 1998 Regulations?
Michigan Lawyers Weekly, Vol. 11, No. 8, December 1996.

Ashley, S.E., Environmental Compliance Audits. Presented to Michigan Asphalt Paving
Association. January 1995.

Voydanoff, S.E., New Year's Day, 1990: Out With the Old and Back With the Recycled.
Manufacturers' Mart, September 1990.