



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

Petition Map:

- ☐ Outright Vacation
- ☐ Conversion to Easement

- ☐ Dedication
- ☐ Encroachment

☐ Berm Use

☐ Temporary Closing

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

☐ Approved Subject to Attached Provisions

☐ Not Approved

☐ Revise and Resubmit

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddique	
Approved by:			Mohammad Siddique For Syed Ali	



STONEFIELD
engineering & design

December 19th, 2024

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Petition for Dedication of Alley Right-of-Way
The Hive on Russell
1358 Gratiot
City of Detroit, Wayne County, Michigan**

Honorable City Council:

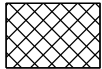
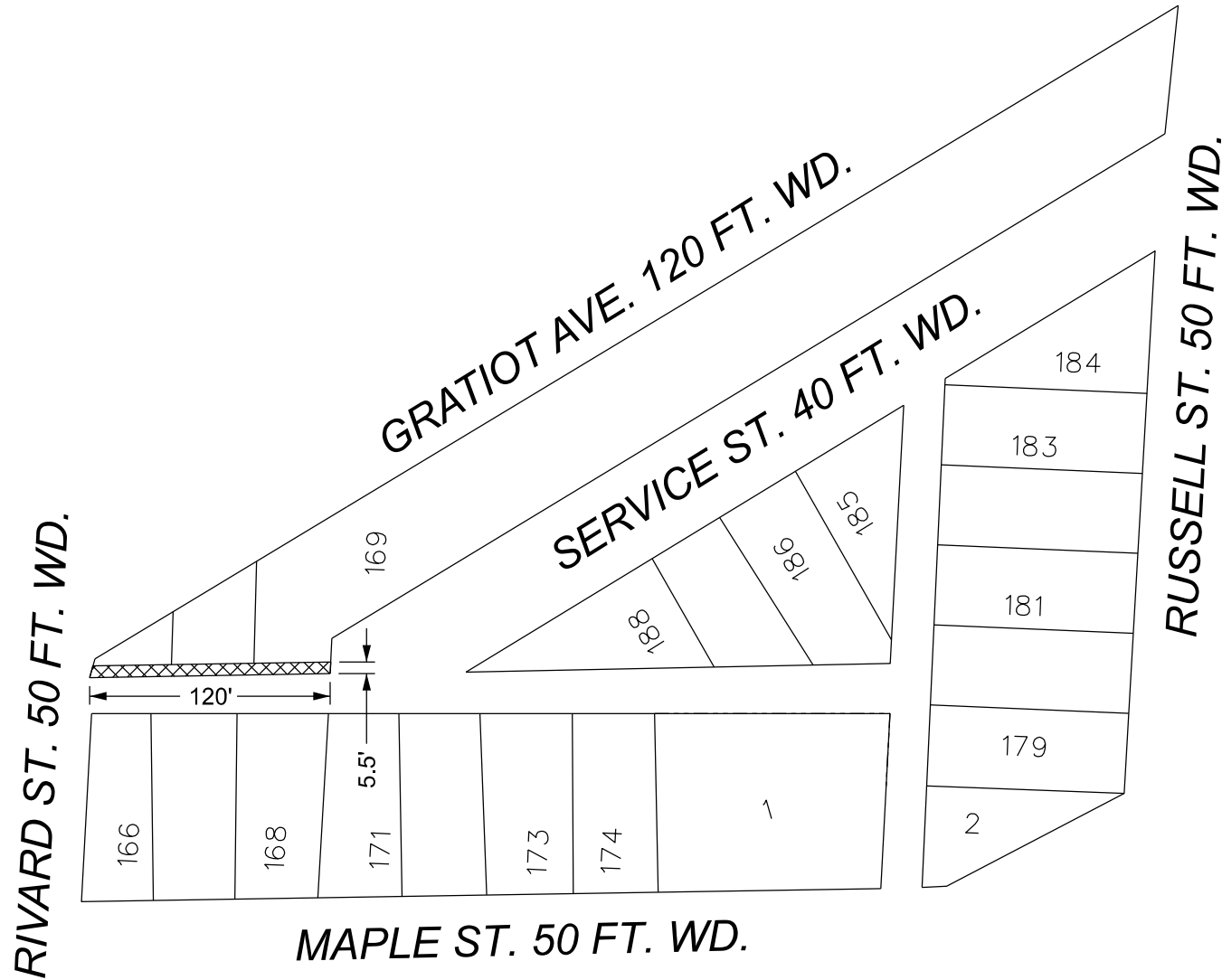
Develop Detroit is petitioning to dedicate a 5.5 FT wide strip currently part of PID 05000631-46 to the ROW of the abutting alley. The dedication will allow for the widening of the existing traffic circulation area from 15 FT to 20 FT to allow for 2-way circulation and significantly improve the traffic circulation within the proposed development.

- **WHO:** Develop Detroit
- **WHAT:** Dedication of Property area to existing Alley ROW
- **WHERE:** Along the southwest property line of 05000631-46
- **WHEN:** We are requesting to start the process immediately so that it does not slow the on-going permitting process for 'The Hive on Russell'
- **WHY:** The request is being made to widen the existing traffic circulation area from 15 FT to 20 FT to allow for 2-way traffic circulation and significantly improve traffic circulation within the overall development.

Thank you for your consideration,

Alejandro Fernandez, PE
afernandez@stonefieldeng.com
Stonefield Engineering and Design, LLC

V:\DET\2023\DET-230446 Kem-Tec - 2033 Russell Street, Detroit, MI\Correspondence\City\Dedication Permit



- REQUEST DEDICATION

(FOR OFFICE USE ONLY)

CARTO 38 C

REQUEST DEDICATION OF PUBLIC ALLEY 15 FT. WD.
BOUNDED BY GRATIOT AVE., RUSSELL ST.,
MAPLE ST., AND RIVARD ST.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-186

DRWG. NO.

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY AP		CHECKED LC / TS			
DATE 12-20-2024		APPROVED GE			

1358 Gratiot



12/23/2024

Wastewater Structures - GLWA

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA

Blowoff

Butterfly

Cone

Gate

Manual Air

Tapping Sleeve

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Material/Size Change

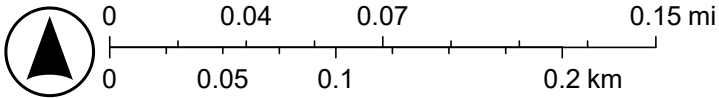
Crown/Main Point

Wastewater Lamp Hole

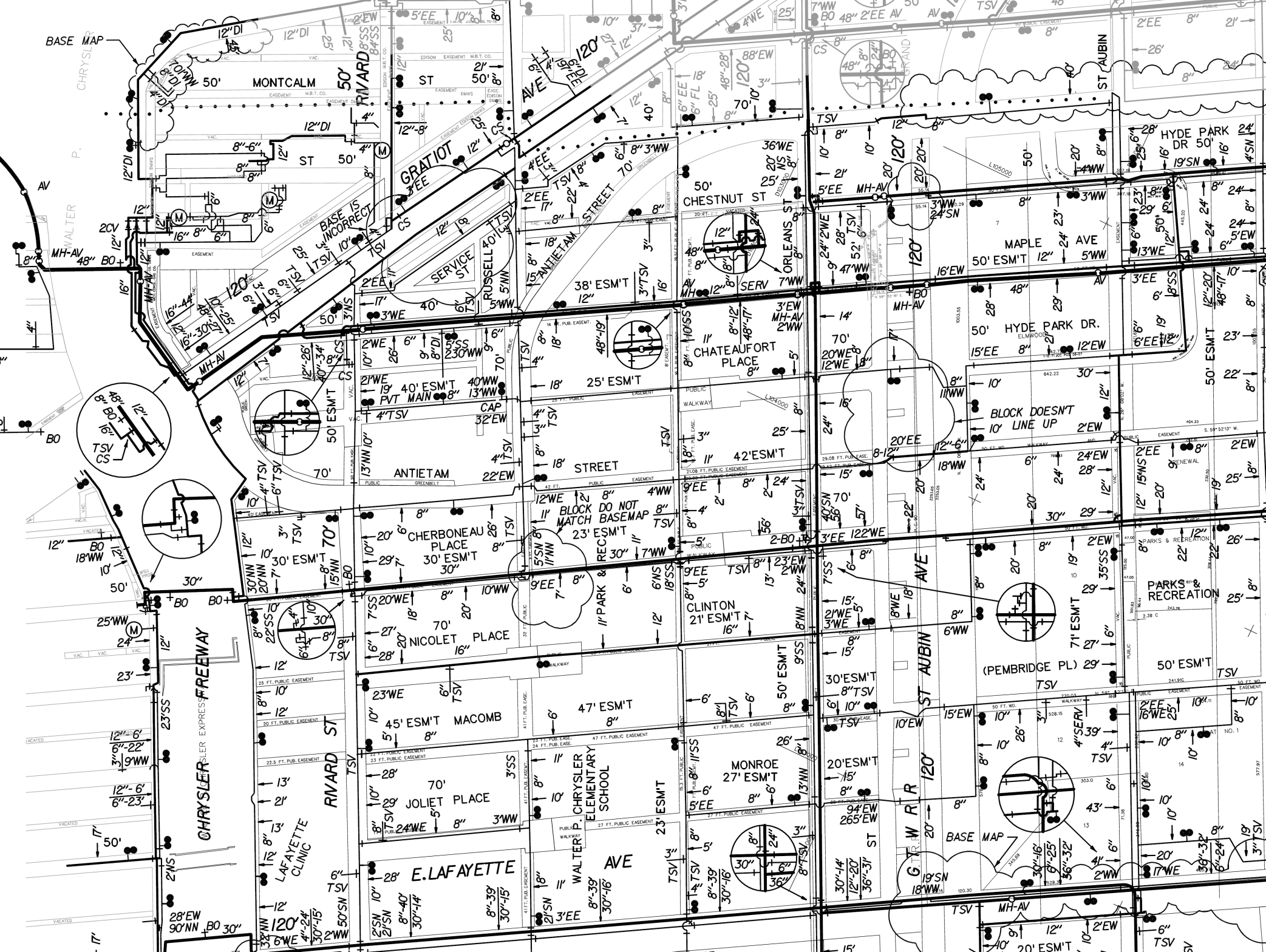
Wastewater GravityMain

Active

Abandoned/Inactive/Retired

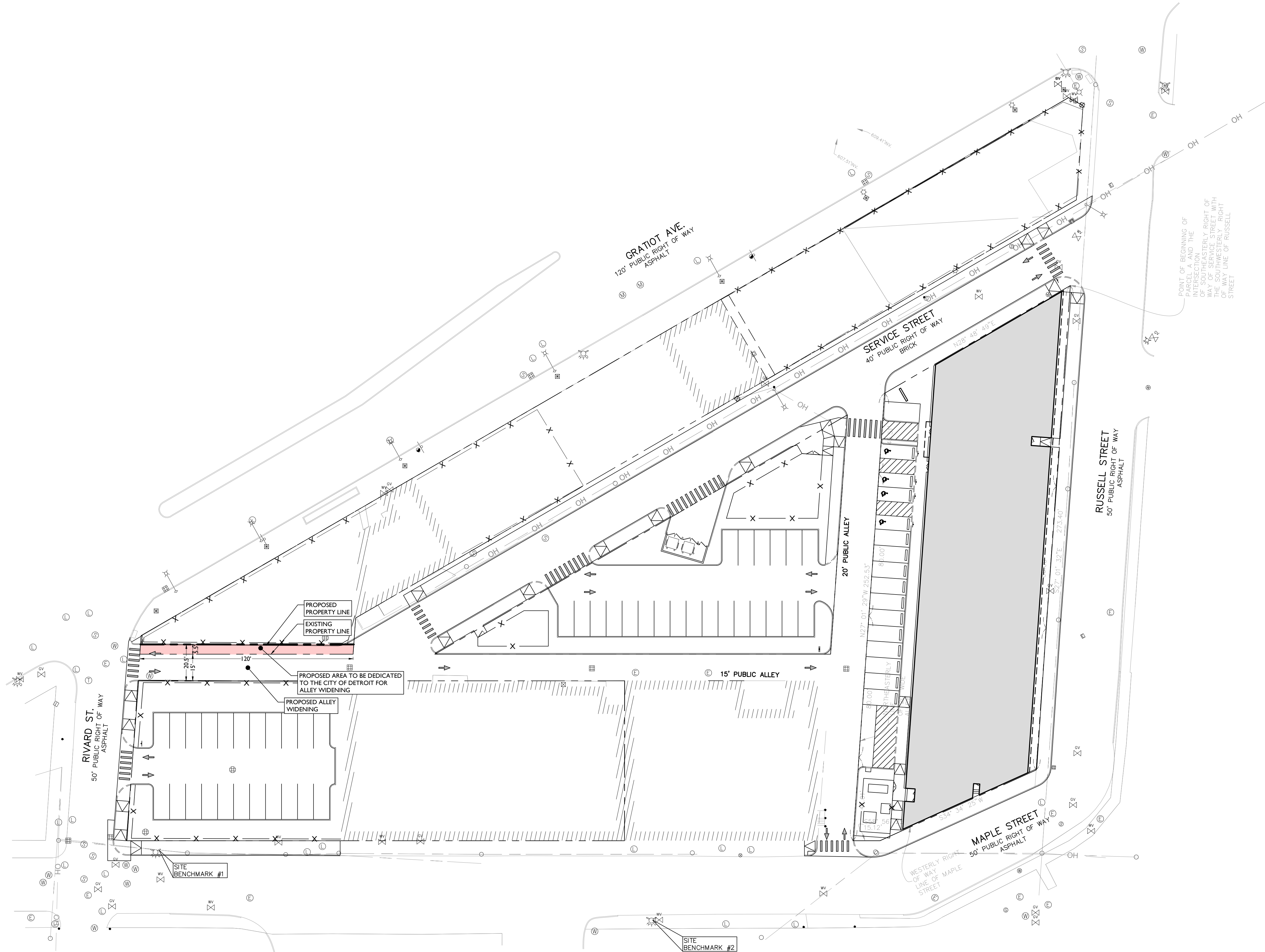


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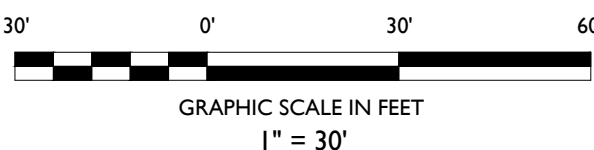


\\017020\DET23044-KEM-TEC - 2023 RUSSELL STREET - DETROIT - MICHIGAN\PROJECT_ILLUSTRATION\LANDSDP-68-ITEM.DWG



SYMBOL	DESCRIPTION
	PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED AREA TO BE DEDICATED

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



FOR EASEMENT ROW DEDICATION	DATE	BY	DESCRIPTION
1	12/19/2024	AE	

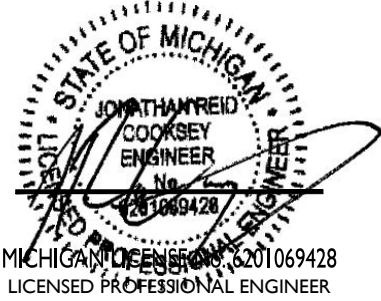
NOT APPROVED FOR CONSTRUCTION

ALLEY DEDICATION PLAN

THE HIVE ON RUSSELL

PROPOSED MULTI-FAMILY APARTMENT BUILDING

1358 GRATOT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN 48207



Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddg.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

KEM-TEC

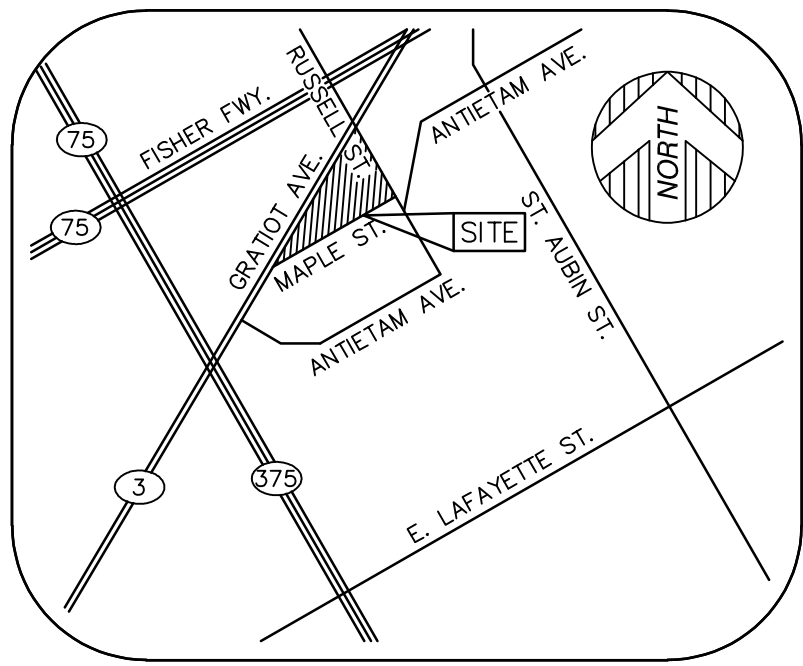
SCALE: 1" = 30' PROJECT ID: DET-230446

TITLE:

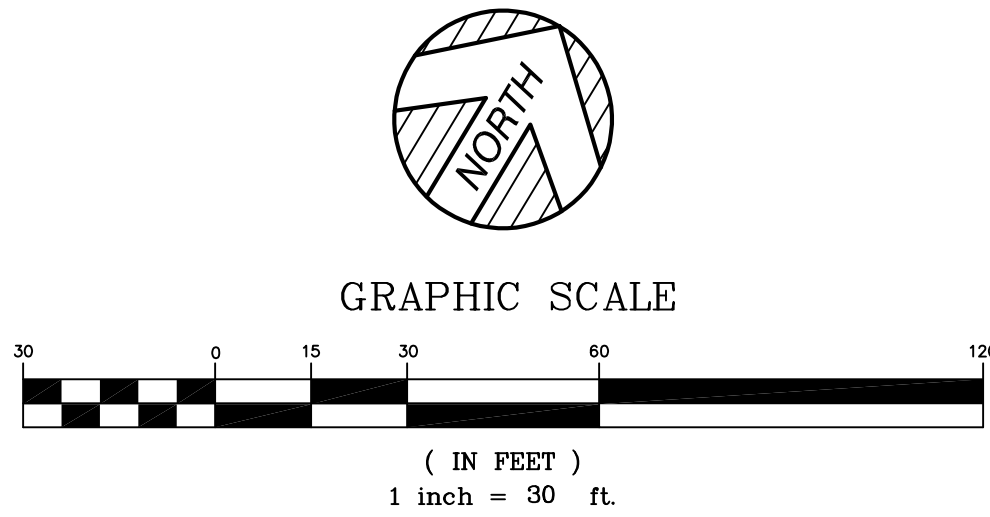
SITE PLAN

DRAWING:

C-1



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

PROPERTY DESCRIPTION

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL TO BE DEDICATED:

THE SOUTHERLY 5.50 FEET OF LOTS 169 THROUGH 171, BOTH INCLUSIVE, OF THE PLAT OF PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 171, SAID POINT BEING ALO THE INTERSECTION OF THE NORTHEASTERLY LINE OF RIVARD STREET (50 FEET WIDE) WITH THE NORTHERLY LINE OF A PUBLIC ALLEY (15 FEET WIDE); THENCE ALONG THE EASTERLY LINE OF SAID RIVARD STREET, SAID LINE BEING ALSO THE SOUTHERLY 5.50 FEET OF THE WESTERLY LINE OF LOT 171 OF SAID SUBDIVISION, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 5.51 FEET; THENCE ALONG A LINE 5.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTHERLY LINE OF LOTS 171, 170 AND 169 OF SAID SUBDIVISION, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 120.02 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 169; THENCE ALONG SAID LOT LINE, SOUTH 27 DEGREES 05 MINUTES 44 SECONDS EAST, 5.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 169; THENCE ALONG THE NORTHERLY LINE OF SAID PUBLIC ALLEY (15 FEET WIDE), SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOTS 169, 170 AND 171, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 120.02 FEET TO THE POINT OF BEGINNING.

PARCEL C REVISED:

PART OF LOTS 189 THROUGH 200, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, ALSO, PART OF LOTS 169 THROUGH 171, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GRATIOT AVENUE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF GRATIOT AVENUE, NORTH 28 DEGREES 48 MINUTES 49 SECONDS EAST, 603.44 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 03 SECONDS EAST, 9.30 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH 27 DEGREES 01 MINUTE 32 SECONDS EAST, 53.19 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SERVICE STREET, SOUTH 28 DEGREES 48 MINUTES 49 SECONDS WEST, 468.95 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SERVICE DRIVE, SOUTH 27 DEGREES 05 MINUTES 44 SECONDS EAST, 14.91 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF THE 20.5' WIDE ALLEY, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 120.02 FEET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 4.96 FEET TO THE POINT OF BEGINNING.

PARCEL AREA

PARCEL A
26,598± SQUARE FEET = 0.611± ACRES
PARCEL B
15,003± SQUARE FEET = 0.344± ACRES
PARCEL C
29,297± SQUARE FEET = 0.673± ACRES
PARCEL D
24,931± SQUARE FEET = 0.572± ACRES
PARCEL D1
10,804± SQUARE FEET = 2.215± ACRES
PARCEL D2
14,127± SQUARE FEET = 2.215± ACRES

BASIS OF BEARING

SOUTH 27°01'32" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF RUSSELL STREET, 50' PUBLIC OBSERVATION MICHIGAN STATE PLANE COORDINATES SOUTH ZONE.

TITLE REPORT NOTE (PARCEL B, C, & D)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 800370, DATED NOVEMBER 16, 2017, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. TERMS, CONDITIONS, AND EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 49345, PAGE 384, AS TO PARCEL 7, PARCEL 8, AND PARCEL 9 (PARCEL D). (AS SHOWN)

9. TERMS AND CONDITIONS CONTAINED IN ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 51916, PAGE 195, AS TO PARCEL 7, PARCEL 8, AND PARCEL 9 (PARCEL D). (AS SHOWN)

10. COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 13115, PAGE 437, REGISTER NO. E170157, AND IN LIBER 14562, PAGE 372, REGISTER NO. E624689, AS TO PARCEL 10 (PART OF PARCEL A). (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

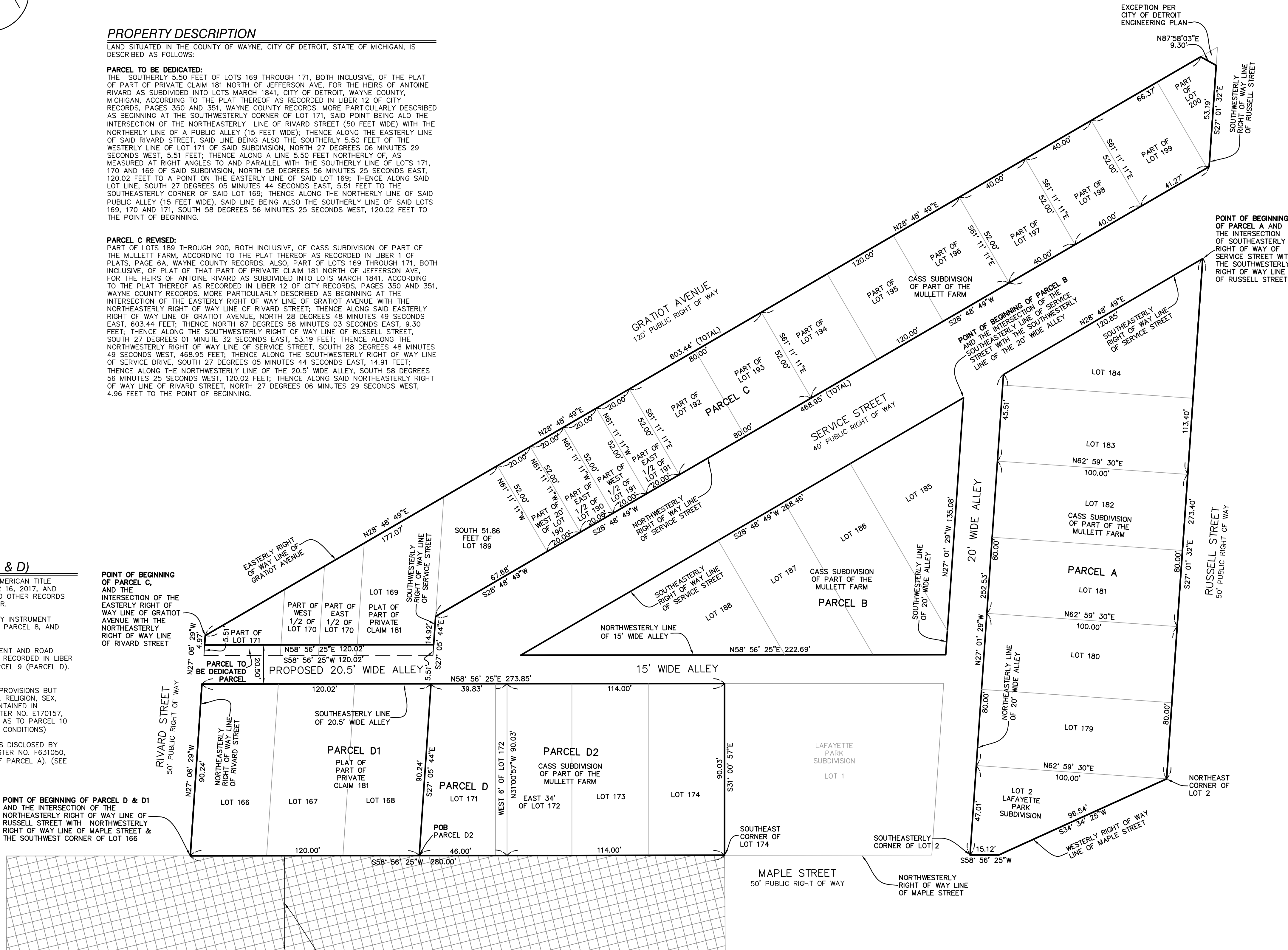
11. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 17764, PAGE 674, REGISTER NO. F631050, AS TO PARCEL 11, PARCEL 12, AND PARCEL 13 (PART OF PARCEL A). (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

POINT OF BEGINNING OF PARCEL D & D1 AND THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RUSSELL STREET WITH NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET & THE SOUTHWEST CORNER OF LOT 166

PORTION OF MAPLE STREET VACATED AND RETAINING EASEMENT FOR UTILITIES, L.49345, P.384 & 50' ACCESS EASEMENT AND MAINTENANCE AGREEMENT OVER VACATED PORTION OF MAPLE STREET, L.51916, P.195

LEGEND

(R&M) RECORD AND MEASURED DIMENSION
(R) RECORD DIMENSION
(M) MEASURED DIMENSION
— PARCEL BOUNDARY LINE
— PLATTED LOT LINE



PROPERTY DESCRIPTION (PARCEL A)

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOT 2, OF LAFAYETTE PARK SUBDIVISION OF PARTS OF PRIVATE CLAIMS 6, 181, 7, 132, 12, 13, 8 AND 17, CITY OF DETROIT, WAYNE COUNTY MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 80 OF PLATS, PAGES 87, 88, 89, 90 AND 91, WAYNE COUNTY RECORDS, ALSO, LOTS 179 THROUGH 184, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF SERVICE STREET WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH 27 DEGREES 01 MINUTE 32 SECONDS EAST, 273.40 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 34 DEGREES 34 MINUTES 25 SECONDS WEST, 96.54 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST 15.12 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2; THENCE ALONG THE NORTHEASTERLY LINE OF THE 20' WIDE ALLEY, NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 135.08 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SERVICE STREET, NORTH 28 DEGREES 48 MINUTES 49 SECONDS EAST, 120.85 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE (PARCEL A)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 879476, DATED MARCH 30, 2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

9. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 17764, PAGE 674, REGISTER NO. F613050. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

PROPERTY DESCRIPTION (PARCEL B, C, & D)

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL B:

LOTS 185 THROUGH 188, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SERVICE STREET WITH THE SOUTHWESTERLY LINE OF THE 20' WIDE ALLEY; THENCE ALONG SAID SOUTHEASTERLY LINE OF SERVICE STREET, SOUTH 28 DEGREES 48 MINUTES 49 SECONDS WEST, 268.46 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF THE 15' WIDE ALLEY, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 222.69 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID 20' WIDE ALLEY, NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 135.08 FEET TO THE POINT OF BEGINNING.

PARCEL C:

PART OF LOTS 189 THROUGH 200, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, ALSO, PART OF LOTS 169 THROUGH 171, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GRATIOT AVENUE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF GRATIOT AVENUE, NORTH 28 DEGREES 48 MINUTES 49 SECONDS EAST, 603.44 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 03 SECONDS EAST, 9.30 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH 27 DEGREES 01 MINUTE 32 SECONDS EAST, 53.19 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SERVICE STREET, SOUTH 28 DEGREES 48 MINUTES 49 SECONDS WEST, 468.95 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SERVICE DRIVE, SOUTH 27 DEGREES 05 MINUTES 44 SECONDS EAST, 20.43 FEET TO THE SOUTHEAST CORNER OF LOT 169; THENCE ALONG THE NORTHWESTERLY LINE OF A 15' WIDE ALLEY, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 120.02 FEET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 10.48 FEET TO THE POINT OF BEGINNING.

PARCEL D:

LOTS 166 THROUGH 168, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS, ALSO, LOTS 171 THROUGH 174, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 166; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 90.24 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF THE 20.5' WIDE ALLEY, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 120.02 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 166; THENCE ALONG THE EASTERLY LINE OF SAID LOT 166, NORTH 27 DEGREES 05 MINUTES 44 SECONDS EAST, 90.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOTS 168, 167 AND 166, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 280.00 FEET TO THE POINT OF BEGINNING.

PARCEL D1:

LOTS 166 THROUGH 168, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS, ALSO, LOTS 171 THROUGH 174, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET (50 FEET WIDE), ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 166; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 90.24 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 166; THENCE ALONG THE EASTERLY LINE OF SAID LOT 166, NORTH 27 DEGREES 05 MINUTES 44 SECONDS EAST, 90.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOTS 168, 167 AND 166, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL D2:

LOTS 171 THROUGH 174, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET (50 FEET WIDE) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET (50 FEET WIDE), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 166 OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID MAPLE STREET, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 120.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 171 OF SAID CASS SUBDIVISION (L. 1, PLATS, P. 6A, W.C.R.); SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LOT 171, NORTH 27 DEGREES 05 MINUTES 44 SECONDS WEST, 90.24 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE SOUTHEASTERLY LINE OF AN ALLEY (15 FEET WIDE), SAID LINE BEING ALSO THE NORTHERLY LINE OF LOTS 171 THROUGH 174, INCLUSIVE, OF SAID CASS SUBDIVISION, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 153.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 174; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 31 DEGREES 00 MINUTES 57 SECONDS EAST, 90.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOTS 174 THROUGH 171, INCLUSIVE, OF SAID CASS SUBDIVISION, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 160.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; HIVE ON RUSSELL LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP; DEVELOP DETROIT 1346 GRATIOT LLC, A MICHIGAN LIMITED LIABILITY COMPANY; AND MHT HOUSING, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7B2, 8, 9, 10, 11A, 11B, 13, 16, 17, AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 01/24/24.

DATE OF PLAT OR MAP: 01/26/24

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PREPARED FOR: HIVE ON RUSSELL LDHA
2033 RUSSELL, 1366 SERVICE, 1358 GRATIOT, 1385 & 1325 MAPLE,
DETROIT, MICHIGAN,
PART OF PRIVATE CLAIM 181

EXHIBIT

BY	DATE	REVISION	DESCRIPTION
JDM	12/19/24		
ATS	12/19/24		
DATE	DECEMBER 19, 2024		
PROJECT NO.	23-02719	SCALE	1" = 30'

**Section 10.1: Acronyms and Terminology, Scope of Work, ASTM
Reference Document, and User's Continuing Obligations under
CERCLA**

COMMON ACRONYMS AND TERMINOLOGY USED IN THE COURSE OF A PHASE I ESA

The following is a list of common acronyms:

Aboveground Storage Tank	AST
American Society for Testing Materials	ASTM
Approximate Minimum Search Distance	ASMD
Comprehensive Environmental Response, Compensation and Liability Act	CERCLA
Code of Federal Regulations	C.F.R.
Environmental Data Resources, Inc.	EDR
Environmental Site Assessment	ESA
Federal Emergency Response Notification System	ERNS
Large Quantity Generator	LQG
Lead Based Paint	LBP
Leaking Underground Storage Tank	LUST
National Priority List	NPL
PM Environmental	PM
Polychlorinated Biphenyls	PCBs
Resource Conservation and Recovery Act	RCRA
Small Quantity Generator	SQG
Treatment Storage and Disposal Facility	TSDF
Underground Storage Tank	UST
United States Code	U.S.C.
United States Environmental Protection Agency	EPA
Very Small Quantity Generator	VSGQ

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report, as defined by ASTM Standard Practice E1527-21. The information included below is not comprehensive to all acronyms and terminology used in the course of a Phase I ESA. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions, or additional explanation regarding the meaning of terms.

All appropriate inquiries (AAI) - that inquiry constituting all appropriate inquiries into the previous ownership and uses of the subject property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C. § 9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the landowner liability protections (LLPs) to CERCLA liability (42 U.S.C. §§ 9601(35)(A) & (B), § 9607(b)(3), § 9607(q), and § 9607(r)), assuming compliance with other elements of the defense.

Activity and use limitation (AUL) - legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

COMMON ACRONYMS AND TERMINOLOGY USED IN THE COURSE OF A PHASE I ESA

Asbestos containing material (ACM) - any material found to contain greater than 1% asbestos using an analytical method that is approved by the EPA for asbestos analysis.

Controlled recognized environmental condition (CREC) – recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

De minimis condition - a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.

General risk of enforcement action - the likelihood that an environmental condition would be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be more likely than not, then the condition is considered a general risk of enforcement action.

Hazardous substance - a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. § 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

Historical recognized environmental condition (HREC) – a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

Property use limitation (PUL) - limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous substances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

COMMON ACRONYMS AND TERMINOLOGY USED IN THE COURSE OF A PHASE I ESA

Petroleum products - those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

Recognized environmental condition (REC) – the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

Significant data gap - a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

Subject property - the property that is the subject of the environmental site assessment described in this practice. The boundaries are not necessarily consistent with recorded legal descriptions of real estate and are defined by the User.

User - the party seeking to use Practice E1527 to complete an environmental site assessment of the subject property. A user may include, without limitation, a potential purchaser of subject property, a potential tenant of subject property, an owner of the subject property, a lender, or a property manager.

The information above is not comprehensive to all acronyms and terminology used in the course of a Phase I ESA.

GENERAL SCOPE OF SERVICES FOR PHASE I ESA

The purpose of the Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the subject property. The Phase I ESA will be conducted in accordance with the ASTM Standard E1527-21 and the U.S. EPA Standards and Practices for All Appropriate Inquiry as defined in the Small Business Liability Relief and Brownfields Revitalization Act. The Phase I ESA will encompass the following scope of work:

User's Responsibilities

- PM will request the user to provide the results of a search for the existence of environmental liens and activity and use limitations (AULs) that are filed or recorded against the subject property must be conducted.
- PM will also request that the user provide any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property.
- The user shall make known to PM the reason why the user wants to have the Phase I Environmental Site Assessment performed. If the user does not identify the purpose of the Phase I Environmental Site Assessment, PM will assume the purpose is to qualify for a landowner liability protection (LLP) to CERCLA liability and state this in the report.

Physical Setting Sources

- Review of a United States Geological Survey (USGS) topographic map (current USGS Topo or historical 7.5-Minute Topographic Series) showing the subject property.
- Discussion of site-specific physical setting information obtained pursuant to agency file reviews, when available.
- Provide a summary of general soil characteristics based on information obtained from the United States Department of Agriculture (USDA)

Government and Historical Records Review

- The objective of compiling and analyzing historical property information and developing a history of the previous uses of the subject property, adjoining properties, and surrounding area is to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property.
- Federal, State, and Tribal database search for sites within the ASTM approximate minimum search distances.
- Review of one or more additional state environmental record sources (e.g., fire department, health department, published local or state site contamination lists, etc.). PM is typically exhaustive in inquiry with these resources.
- Review of as many of the ASTM standard historical resources as necessary and as reasonably ascertainable and likely to be useful to document all obvious uses of the subject property from the present, back to the subject property's first developed usage (agricultural or the placement of fill) or 1940, whichever is earlier. Standard historical resources include aerial photographs, fire insurance maps, local street directories, topographic maps, building department records, interviews with knowledgeable persons, property tax files, and zoning/land use records. PM is typically exhaustive in usage of these resources to document subject property historical usages.
- A records review in accordance with the requirements for a Vapor Intrusion Assessment per ASTM E-2600 is not included in this scope of work.

GENERAL SCOPE OF SERVICES FOR PHASE I ESA

Site Reconnaissance

- The objective of the site reconnaissance is to collect information and make observations to help identify recognized environmental conditions in connection with the subject property.
- The exterior of the subject property and any structures, as well as, pathways, roads, etc., will be visually and physically observed.
- The interior of the structures on the subject property will be visually and physically observed. This includes all common areas, maintenance and repair rooms, boiler rooms and representative number of occupant spaces. Observations under floors, above ceilings or behind walls are not required unless specified by requirements other than the ASTM standard.
- Current and past uses of the subject property and adjoining properties, and general uses of surrounding properties, to the extent visually and physically observed will be recorded. Emphasis is placed on subject property or adjoining property usages involving use, treatment, storage, disposal or generation of hazardous substances or petroleum products. These observations may include process details on raw material and waste management practices.
- General description of structures and improvements on the subject property (number and age of buildings, ancillary structures, utilities, storage tanks, hazardous substance and petroleum product usage, general chemical or raw material usage, heating and cooling, stains, solid waste, waste water, etc.).
- PM will evaluate non-ASTM scope issues with a visual inspection, and comment on asbestos containing building materials, lead based paint, and water intrusion associated with mold. Sampling is not included within this scope of work, but can be completed under a separate proposal.

Interviews with Owners, Operators, and Occupants

- Interviews with owners, occupants, key site manager and user (person on behalf Phase I ESA conducted), typically with regard to information about current and historical uses, general site setting information, site specific documents, litigation, administrative orders, notices of violations with regard to environmental issues, etc.

Interviews with Local Government Officials

- A reasonable attempt will be made to interview at least one staff member of any of the following: the local fire department, the local agency or state agency having jurisdiction over environmental matters in the area in which the subject property is located, and/or the local health department. PM is typically exhaustive in its inquiry of these sources, unless professional experience has indicated the resource is not beneficial.

Evaluation and Report Preparation

- The report of the Phase I ESA findings will generally follow the ASTM format unless otherwise requested by the client or as outlined in any applicable lender requirements. The report will include documentation of sources, methodology, limitations, and credentials. *Liability/risk evaluations, recommendations for Phase II ESA testing and remediation techniques are not provided within the scope of an ASTM performed assessment.* Phase I ESA reports are kept in the strictest client confidence and are issued directly to the client. Issuance or reliance on the Phase I ESA report for purposes of making loan decisions by a private lender may be included in the Phase I ESA report if specified by the client.

USER'S CONTINUING OBLIGATIONS UNDER CERCLA

Conducting a Phase I ESA alone does not provide a landowner with protection against CERCLA liability. Landowners who want to maintain a bona fide prospective purchaser, an innocent landowner, or a contiguous property owner defense must also comply with other pre-acquisition and post-acquisition requirements in the CERCLA regulations and AAI standards. The responsibilities for each defense are summarized below.

Bona Fide Prospective Purchaser Responsibilities

The Bona Fide Prospective Purchaser defense is intended for individuals or entities purchasing a property known to be contaminated. To obtain and maintain the defense, the individual or entity seeking the defense must also satisfy the following requirements (AAI, Section II D.1.):

- Have acquired a property after all disposal activities involving hazardous substances ceased at the property;
- Provide all legally required notices with respect to the discovery or release of any hazardous substances at the property;
- Exercise appropriate care by taking reasonable steps to stop continuing releases, prevent any threatened future releases, and prevent or limit human, environmental, or natural resources exposure to any previously released hazardous substance;
- Provide full cooperation, assistance, and access to persons authorized to conduct response actions or natural resource restorations;
- Comply with land use restrictions established or relied on in connection with a response action;
- Not impede the effectiveness or integrity of any institutional controls;
- Comply with any CERCLA request for information or administrative subpoena; and
- Not be potentially liable, or affiliated with any other person who is potentially liable for response costs for addressing releases at the property.

Innocent Landowner Responsibilities

The Innocent Landowner Defense protects individuals or entities (ultimately the "property owner") purchasing a property that is not known to be contaminated. The property owner must also satisfy the following requirements to obtain and maintain the defense (AAI, Section II D.3 and CERCLA Section 107(b)(3)):

- Have no reason to know that any hazardous substance which is the subject of a release of threatened release was disposed of on, in, or at the facility;
- Provide full cooperation, assistance and access to persons authorized to conduct response actions at the property;
- Comply with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;
- Take reasonable steps to stop continuing releases, prevent any threatened release, and prevent to limit human, environmental, or natural resource exposure to any hazardous substances released on or from the landowner's property;
- Demonstrate that the act or omission that caused the release or threat of release of hazardous substances and the resulting damages were caused by the third party with whom the person does not have employment, agency, or contractual relationship;
- Exercise due care with respect to the hazardous substance concerned, taking into consideration the characteristics of such hazardous substance, in light of all relevant facts and circumstances;

USER'S CONTINUING OBLIGATIONS UNDER CERCLA

- Take precautions against foreseeable acts or omissions of a third party and the consequences that could result from such acts or omissions.

Contiguous Property Owner Defense

The Contiguous Property Owner Defense protects individuals or entities purchasing a property that is not known to be contaminated, but could be contaminated by migration from a contiguous property owned by someone else. To qualify as a contiguous property owner, a landowner must have no knowledge of contamination prior to acquisition, or reason to know of contamination at the time of acquisition, have conducted AAI, and meet all of the criteria set forth in AAI Section II.D.2 and CERCLA Section 107(q)(1)(A), which include:

- Not cause, contribute, or consent to the release or threatened release;
- Not be potentially liable nor affiliated with any other person potentially liable for response costs at the property;
- Take reasonable steps to stop continuing releases, prevent any threatened release, and prevent or limit human, environmental, or natural resource exposure to any hazardous substances released on or from the landowner's property;
- Provide full cooperation, assistance, and access to persons authorized to conduct response actions or natural resource restorations;
- Comply with land use restrictions established or relied on in connection with a response action;
- Not impede the effectiveness or integrity of any institutional controls;
- Comply with any CERCLA request for information or administrative subpoena;
- Provide all legally required notices with respect to discovery or release of any hazardous substances at the property.

Persons who know, or have reason to know, that the property is or could be contaminated at the time of acquisition of a property cannot qualify for the liability protection as a contiguous property owner, but may be entitled to Bona Fide Prospective Purchaser status.