



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



DAN WYANT
DIRECTOR

April 19, 2013

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CERTIFIED MAIL – 7009 3410 0000 1933 7061

Mr. Tom Krueger
Parkview 2011 LDHA LLC
20250 Harper Avenue
Detroit, Michigan 48225

Dear Mr. Krueger:

SUBJECT: Closure Report Approved with Conditions
Closure Report Receipt Date: October 22, 2012
Parkview Tower
1601 Robert Bradby, Detroit, Wayne County, Michigan 48224
Facility ID: 00042379
Confirmed Release Number(s): C-0089-12

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), has conducted an audit of the Closure Report submitted to address a release(s) from an underground storage tank system at the subject site. This audit was performed under Section 21315 of Part 213, Leaking Underground Storage Tanks (LUST), of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

Corrective actions at the property have resulted in:

- Unrestricted residential use of the property.

Based on this audit, the Closure Report is considered approved with conditions. The Closure Report will be approved once documentation is received that the conditions noted below have been satisfied. The confirmed release(s) will remain open until the conditions are met. This Closure Report approval is contingent upon receipt of documentation demonstrating completion of the following conditions:

- A survey, conducted by either the owner/operator (e.g. – GPS), or a licensed surveyor, must be conducted to define the extent(s) of the site related to the subject release. The "site" is not the whole property; the whole property has not been investigated and demonstrated to meet the generic non-residential criteria. The area of the "site" or release – the area on the property which is the subject of the closure report has not been surveyed and described under Section 21315(8).

The closure of confirmed release number C-0089-12 is limited to the defined extent(s) of historical site assessment activities related to the subject release.

Please note the following:

When contaminated soil and/or groundwater as a result of a release of a regulated substance remains on-site consistent with closure requirements, a person shall not remove or allow this soil and/or groundwater to be removed from the site to an off-site location without properly characterizing the soils and/or groundwater to determine that they can be lawfully relocated without posing a threat to the public health, safety and welfare, and the environment. The determination shall consider whether the soil and/or groundwater is subject to regulations under Part 111, Hazardous Waste Management, and/or Part 115, Solid Waste Management, of the NREPA.

Since the Closure Report relies on elimination of the groundwater pathway, groundwater contamination may remain above the Tier 1 Drinking Water Risk-Based Screening Levels in the shallow groundwater. Therefore, the owner or operator, or any other party, shall not engage in any activities that would alter the conditions of closure. This may include, but may not be limited to, the installation of borings, temporary or permanent monitor wells, and water supply wells without proper precautions to prevent the cross-contamination of deeper aquifers. In addition, the owner/operator shall provide disclosure to potential purchasers or users of the property regarding the conditions of closure.

This closure approval pertains only to the contamination associated with the confirmed release number(s) identified above. The DEQ expresses no opinion as to other contaminants beyond those identified and remediated as a part of the approved closure. The DEQ also makes no warranty as to the fitness of this property for any general or specific use. Prospective purchasers or users of this property are advised to use due diligence prior to acquiring or using this property to determine if their proposed land use might alter the conditions of the closure and result in unacceptable risks to public health, safety and welfare, and the environment.

All documents and data prepared, acquired, or relied upon in connection with the Closure Report must be maintained for not less than six years after the date on which the Closure Report was submitted according to Section 21312a(1)(d) of the NREPA, and shall be made available to the DEQ upon request.

If you have any questions, please feel free to contact the Project Manager, Mr. Joshua Scheels, at the RRD, DEQ, Southeast Michigan District Office, or at 586-753-3766.

Sincerely,



Paul Owens, District Supervisor
Remediation and Redevelopment Division
Southeast Michigan District Supervisor
586-753-3821

cc: Mr. Brian Kuberski, ASTI Environmental
Mr. Gerald Tiernan, DEQ
Mr. Joshua Scheels, DEQ
Ms. Kimberly Ethridge, DEQ

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Mr. Tom Krueger
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20250 Harper Avenue
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IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047