



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



C. HEIDI GREYER
DIRECTOR

December 6, 2016

Mr. David Favero
RACER Properties LLC
500 Woodward Avenue, Suite 2650
Detroit, Michigan 48226

RECEIVED DEC 13 2016

Dear Mr. Favero:

SUBJECT: Notice of Approval of No Further Action Report for
The RACER Trust – Employee Development Center
65 East University Drive, Pontiac, Oakland County, Michigan
Facility ID No: 6300600. This No Further Action Report addresses the
entire site (RACER owned property), but excludes an area west of the
property within North Mill Street owned by the City of Pontiac.

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), has reviewed the No Further Action (NFA) Report submitted by RACER Trust on November 15, 2016. The NFA Report was submitted under Section 20114d of Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). Based on this review, the NFA Report has been approved.

The DEQ has determined that the remedial action described in the NFA Report satisfies the requirement of Part 201 for the limited nonresidential cleanup category as provided for in Section 20120a(1) of the NREPA. Therefore, the NFA Report is approved for the entire site (RACER owned property), but excludes an area west of the property within North Mill Street owned by the City of Pontiac and this correspondence serves as the No Further Action Letter as defined by Section 20101(1)(gg) of the NREPA.

As provided in Section 20126(4)(e) of the NREPA, a person with an approved NFA Report has an exemption to liability for the environmental contamination addressed in the NFA Report, but may be subject to liability for environmental conditions under the circumstances described in that subparagraph.

The DEQ's approval is based upon representations and information contained in the NFA Report for the entire site (RACER owned property), but excludes an area west of the property within North Mill Street owned by the City of Pontiac. There are known conditions or hazardous substances present within the area covered by the NFA Report that have not been addressed by the remedial action that may cause an exposure risk to those persons present within the area described in the NFA Report. Additional response activities or actions to comply with Section 20107a of the NREPA may need to be performed to assure the protection of persons using the facility, for any purpose. Further information regarding these conditions can be obtained from the RRD files

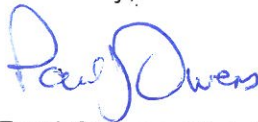
located in the SE Michigan District Office, located at 27700 Donald Court, Warren Michigan 48092.

The DEQ expresses no opinion as to other contaminants or areas beyond those identified and addressed as described in the NFA Report for the entire site (RACER owned property), excluding an area west of the property within North Mill Street owned by the City of Pontiac. The DEQ makes no warranty as to the fitness of this facility for any general or specific use, and prospective purchasers or users are advised to use due diligence prior to acquiring any interest in or using this facility. The State reserves the right to take an action against RACER Trust if it discovers at any time that any material information provided by Racer Trust in the NFA Report was false or misleading.

All documents and data prepared, acquired, or relied upon in connection with this NFA Report must be maintained for not less than ten years after this approval pursuant to Section 20114d(7) of the NREPA, and shall be made available to the DEQ upon request.

If you have additional questions regarding this matter, please contact Mr. Greg Barrows, Project Manager, at 586-753-3807; barrowsg@michigan.gov or DEQ, SE Michigan District Office, located at 27700 Donald Court, Warren Michigan 48092 or you may contact me.

Sincerely,



Paul Owens, District Supervisor
Southeast Michigan District
Remediation and Redevelopment
586-235-6990
owensp@michigan.gov

cc: Mr. Brad Saunders, Arcadis
Ms. Cheryl Wilson, DEQ
Mr. Greg Barrows, DEQ