

## **McDowell & Associates**

***Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection***

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January 17, 2022

Hunter Pasteur Northville, LLC  
32300 Northwestern Highway; Suite 230  
Farmington Hills, Michigan 48334

Job No. 18-15783

Attention: Mr. Seth Herkowitz

Subject: Summary of Environmental Conditions  
Northville Downs Property  
301 S. Center Street  
Northville, Wayne County, Michigan

Dear Mr. Herkowitz:

As you requested, we have completed this document to provide a summary of environmental conditions at the Northville Downs property.

Several Phase I and II Environmental Site Assessments and geotechnical investigations have been completed for the property beginning in 2018 to investigate for evidence of contamination and soil conditions that could affect construction.

Historical records show the property has been in residential and fair ground related use since the late 1800s. The property is shown with the Northville Stock Co., Fair Grounds and a number of cattle pens in 1926. The Northville Downs Race Track first appears in an aerial photograph from 1937, though it may have been part of the Fair Grounds prior to that date.

The track support buildings expand over the years. Between 1961 and 1972, the tributary of the Middle Rouge River, once located east of the race track, is filled and contained within what is known to be a storm sewer structure. Houses formerly located west of River Street are demolished and replaced by structures associated with the race track. Since the 1972 aerial photograph, significant changes to the Northville Downs property are not apparent.

The accompanying Summary of Historical Information of Interest Rev. 1 map shows information of interest including boring and test pit locations.

Areas in light yellow highlight are locations where historic structures were present dating to the late 1800's. The gray outlines of structures within that yellow highlight are traced from historic maps. The green and blue shading shows areas of soil disturbance visible in 1949 and 1961 aerials.

### **Mid-Michigan Office**

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Spot cleanups will be required at 11, 19a, and 104 due to the presence of relative low-level contaminants identified in fill soil. While the full extent of contaminants in these locations have not been defined, it is expected that suspect soil and other materials such as abandoned concrete footings will be encountered during site development activities that will require removal and off-site disposal.

The Northville Downs racetrack operation once used an underground storage tank to fuel its track and grounds maintenance equipment. The tank was removed in 1998 and contamination associated with the tank was "closed" in place in accordance with MDEQ (now EGLE) guidelines in 2008. The Closure included a deed restriction for the entire Northville Downs property. Recent work has been completed to demonstrate to EGLE that only about 1.07 acres of property shown in solid and dotted green lines need be restricted.

Plans call for daylighting the tributary of the Middle Rouge River currently located within a storm sewer pipe. The outline of the river from an historic topographic map is shown in light blue. Additional investigation will be required in advance of that work. Prior to the daylighting activities, the impact of excavation activities on groundwater conditions in the former tank area should be considered. It should be expected that suspect soil and other materials such as abandoned concrete footings and utilities will be encountered during excavation activities that will require removal and off-site disposal.

Asbestos surveys will be required for buildings on the property that are in use and occupied and have not been assessed completely.

Prior to demolition of on-site structures, asbestos abatement and hazardous material removal activities will be required.

After abatement and remediation, site demolition activities will be needed to address above and below ground structures and utilities.

If you have questions, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES



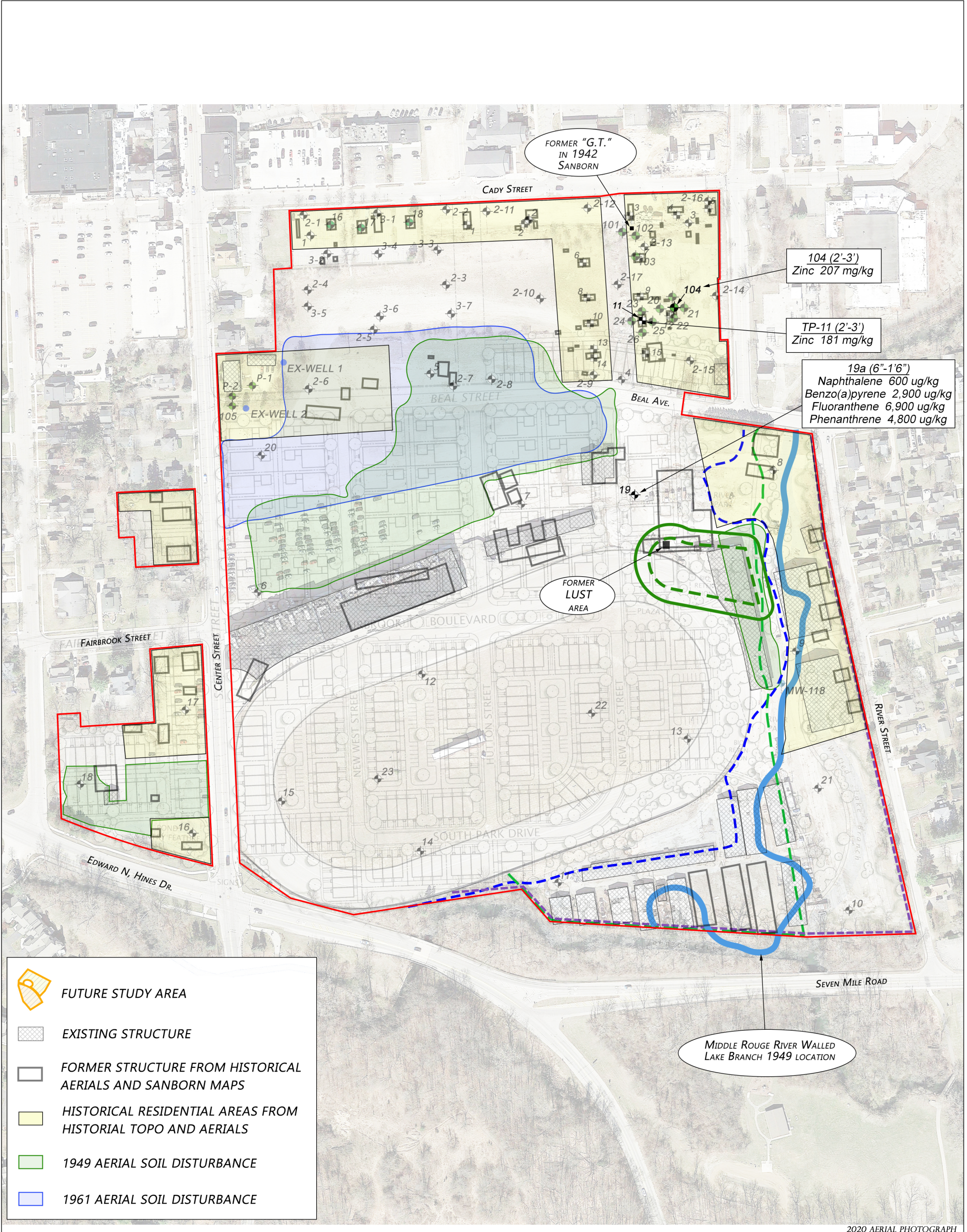
Douglas M. McDowell, M.S., P.E.  
Vice President

DM/dm

Attachment:

- I. Summary of Historical Information of Interest Rev. 1

# SUMMARY OF HISTORICAL INFORMATION OF INTEREST REV. 1



2020 AERIAL PHOTOGRAPH

<b>LEGEND</b>		<b>NOTES:</b>	
	GEOTECHNICAL SOIL BORING		ESTIMATION OF FILL 1949
	ENVIRONMENTAL SOIL BORING		ESTIMATION OF FILL 1961
	MONITORING WELL		ESTIMATION OF FILL 1972
	APPROXIMATE PROPERTY BOUNDARY	ALL LOCATIONS APPROXIMATE	

