unavailable for the subject site.

However, based on available historical aerial photographs, previous environmental reports prepared for the subject site, interviews with municipalities and title research information, AHI concluded a thorough documentation of the subject site's historical site usage has been conducted.

Phase I

9.0 CONCLUSIONS/RECOMMENDATIONS

In the professional opinion of AHI, an appropriate level of inquiry has been made into the environmental conditions at, and in close proximity to, the subject site. No evidence of Recognized Environmental Conditions has been identified, with the exception of the former site activities conducted by Detroit Radiator, the southern adjacent industrial property and the western adjacent LUST site.

Because Recognized Environmental Condition were identified during the performance of this Phase I ESA, further investigation and/or assessment is warranted in order to determine the nature, extent, magnitude, and materiality of the Recognized Environmental Conditions observed at the subject site. AHI recommends that a Phase II Subsurface Investigation be conducted on the subject site. AHI will provide a cost estimate proposal including a detailed scope of work upon the client's request.

10.0 DISCLAIMER

AHI conducted the Phase I ESA in a manner consistent with the level of care and skill ordinarily exercised by other environmental consulting professionals who perform similar environmental services under similar conditions in the locality of the project. AHI shall not be responsible for conditions or consequences arising from relevant information that was concealed or not fully disclosed at the time this investigation was conducted. The information and opinion included in this report are exclusively for the use of the Jeff Benson Car Company, its successors and assigns, who may rely upon the conclusions presented in this report.

Atwell-Hicks, Inc. Project No. MA02441

This report submitted by:

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EXECUTIVE SUMMARY Phase II

Atwell-Hicks, Inc. (AHI) was retained by Mr. Jeff Benson, of Jeff Benson Car Company, to perform a Phase II Subsurface Investigation at the former Detroit Radiator site located at 34435 Michigan Avenue, City of Wayne, Michigan.

AHI was retained to: (1) oversee the drilling of five soil borings; (2) evaluate soil and/or groundwater conditions; and (3) prepare a summary report of the investigation.

The Phase II Subsurface Investigation was performed in response to those Recognized Environmental Conditions (RECs) identified during AHI's Phase I ESA of the subject site dated June 22, 1999. RECs identified were: (1) the presence of an open leaking underground storage tank (LUST) site on the western adjacent property; (2) the heavy industrial site operations of the southern adjacent Detroit Detroit facility; and (3) the former subject site operations of Detroit Radiator.

On June 8, 1999, Fibertec, Inc. of Wixom, Michigan, was retained to drill soil borings (SB-1 through SB-5) on the subject site. The soil borings were completed using Geo Probe drilling techniques. The soil borings were advanced to various depths below ground surface (bgs), with the deepest drilled to approximately 14.0 feet bgs. Groundwater was encountered in all soil borings, except SB-5.

Soil and groundwater samples were collected every 2-feet to the bottom of the borehole. Based on field observations, two soil samples and one groundwater sample from each soil boring (with the exception of SB-5 (where no groundwater was encountered), were submitted to an independently retained laboratory (Fibertec, Inc.) for analysis. Samples were analyzed for the following compounds: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), ethylene glycol (USEPA Method 8015), and the Michigan Department of Environmental Quality (MDEQ) Ten Michigan Metals (10MM).

Analytical results for the soil samples submitted were determined to exhibit elevated levels of VOCs, PNAs, 10MM. Except for certain metals, none of the analytes detected were found to be above their applicable MDEQ criterion.

Although barium, chromium, lead, selenium and zinc were identified at concentrations in soil in excess of the Statewide Default Background Levels (SDBL), none were identified in excess of the Residential and Commercial I Direct Contact Criteria. Arsenic was identified at a concentration which exceeded the SDBL, however, the concentration did not exceed the Commercial III Direct Contact Criteria (the pertinent exposure criteria for facilities such as automotive dealerships, etc.). In addition, the asphalt covering of the site will act as an additional barrier to direct contact thus minimizing the potential for exposure to impacted soils by employees or the general public.

The contaminants; barium, cadmium, chromium, lead and zinc were all identified in groundwater at concentrations which exceeded the Residential and Commercial I Drinking Water Criteria.

However, the exposure pathways for these contaminants are not present at the subject site. The site and surrounding area are provided potable water through municipal services and there are no private wells in the surrounding area. In addition, none of the measured concentrations exceeded exceed the groundwater contact criteria for metals. Consequently, the absence of relevant exposure pathways for groundwater ingestion and contact indicates that metal contaminants in groundwater are not an environmental concern to the subject site.

Concentrations of metals in water were determined to be above the Residential and Commercial Drinking Water Criteria. As such, concentrations of these metals in water will require some level of "Due Care." Specifically, the use of groundwater as a potable water source should be avoided at the subject site. However, as stated previously, the presence of metals in the local subsurface water and soil should not be a significant concern since the concentrations do not exceed any pertinent exposure pathways. Further investigation of the subject site is not recommended at this time.