



## REAL ESTATE DUE DILIGENCE

G2 Consulting Group, LLC (G2) was retained by Advantage Realty Services to perform real estate due diligence services for the property located at 411 Piquette Avenue within the City of Detroit, Wayne County, Michigan. This property, as well as the surrounding Milwaukee Junction Area, is rich in automotive heritage and is a historic property. The subject property is the birthplace of the Model T and the first building built and owned by the Ford Motor Company.



As part of the due diligence effort for the property, G2 performed a Phase I Environmental Site Assessment (ESA). The objective of the Phase I ESA was to identify recognized environmental conditions (RECs) in connection with the subject property. The Phase I ESA revealed numerous RECs within the accessed areas of the subject property including: historic industrial activities; poor housekeeping practices in the area of the storage yard (i.e., leaking/spillage from 55-gallon drums and ASTs, and materials storage); current/historic presence of USTs; and leaking electrical transformers.

Subsequently, G2 performed a Phase II ESA which consisted of a subsurface investigation whereby representative soil and water samples were collected and submitted for appropriate chemical analysis. The analytical assignments were based on typical target analytes associated with the observed RECs. The results of the chemical analysis were compared to applicable

regulatory limits, guidelines, and background levels.



The Phase II ESA for the subject property has identified environmental concerns associated with subsurface conditions within the explored areas of the subject property. Soil samples collected and submitted for chemical analysis indicate levels of various chemicals above applicable criteria. Accordingly, the subject property was defined as a “facility” and “due care” obligations must be met by the owner. Furthermore, being that the subject property is defined as a facility, the performance of a Baseline Environmental Assessment (BEA) was recommended. The purpose of this BEA would be to document environmental conditions existing at the subject property prior to the purchase and occupancy by the new owner.

