



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
DETROIT



C. HEIDI GREETHER
DIRECTOR

August 2, 2017

Mr. Charles Ross
Seritage Growth Properties
6060 Rockside Woods Blvd.
Independence, OH 48066

Mr. Ben Westra
WDS Construction, Inc.
111 Rowell Street
Beaver Dam, WI 53916

SRN: U501704880, Macomb County

Dear Mr. Ross and Mr. Westra:

VIOLATION NOTICE

On July 6, 2017, the Department of Environmental Quality (DEQ), Air Quality Division, conducted an inspection of the Sears Store #1450 located at 32123 Gratiot Avenue, Roseville. The purpose of this inspection was to determine WDS Construction, Inc.'s and Seritage Growth Properties' compliance with the requirements of Title 40 of the Code of Federal Regulations, Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, Seritage Growth Properties owns the facility and WDS Construction, Inc. performed the demolition activities at the facility. The National Emission Standard for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, DEQ staff Tammy S. Bell observed that partial demolition had occurred at the site without the required submittal of a 10-day notice of intent to renovate/demolish to the DEQ. Water was not being used on site and dust was observed during demolition activities. Samples collected at the site found that regulated asbestos containing materials (exterior texture coat) had been disturbed during the demolition.

Process Description	Section Violated	Comments
Demolition activities at Sears Store #1450, 32123 Gratiot Avenue, Roseville.	§61.145(b)(1)	Failure to provide 10 working day notification
	§61.145(c)(1)	Failure to remove RACM prior to demolition

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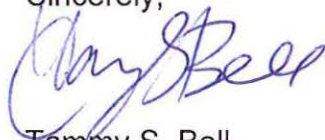
	§61.145(c)(4)	Failure to contain RACM in leak tight container
	§61.145(c)(8)	No contractor supervisor on site
	§61.150(a)(1)(ii)	Visible emissions from handling operations
	§61.150(b)(1)	Failure to deposit asbestos containing waste material in accordance with the asbestos NESHAP.

Please initiate actions necessary to correct the cited violations and submit a written response to this Violation Notice by August 23, 2017 (which coincides with 21 calendar days from the date of this letter). The written response should include: the dates the violations occurred; an explanation of the causes and duration of the violations; whether the violations ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

If Seritage Growth Properties and/ or WDS Construction, Inc. believes the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violations cited above and for the cooperation that was extended to me during my inspection of 32123 Gratiot Avenue, Roseville. If you have any questions regarding the violations or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Tammy S. Bell
Senior Environmental Quality Analyst
Air Quality Division
313-330-0105

Enclosure: Sample results
cc: Ms. Lynn Fiedler, DEQ
Ms. Mary Ann Dolehanty, DEQ
Mr. Christopher Ethridge DEQ
Mr. Thomas Hess, DEQ
Ms. Karen Kajiya-Mills, DEQ
Ms. Joyce Zhu, DEQ