

**Annual Assessment of the
Effectiveness of
Institutional Controls
at the Mound, Ohio, Site
Miamisburg, Ohio**

June 2018



U.S. DEPARTMENT OF
ENERGY

Legacy
Management

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Abbreviations

CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CRP	Comprehensive Reuse Plan
DOE	U.S. Department of Energy
EM	Office of Environmental Management
EMCBC	Environmental Management Consolidated Business Center
EPA	U.S. Environmental Protection Agency
ES	Environmental Summary
FYR	five-year review
IC	institutional control
LM	Office of Legacy Management
LMS	Legacy Management Support
LTS&M Plan	Long-Term Surveillance and Maintenance Plan
MDC	Mound Development Corporation (formerly MMCIC)
MMCIC	Miamisburg Mound Community Improvement Corporation
ODH	Ohio Department of Health
ODNR	Ohio Department of Natural Resources
Ohio EPA	Ohio Environmental Protection Agency
O&M Plan	Operations and Maintenance Plan
OSE	Operational Support East
OSW	Operational Support West
OU-1	Operable Unit 1
OU-4	Operable Unit 4
PFAS	per- and polyfluoroalkyl substances
QC	quitclaim
RCRA	Resource Conservation and Recovery Act
ROD	Record of Decision

1.0 Introduction

This report documents the U.S. Department of Energy (DOE) Office of Legacy Management (LM) 2018 annual assessment of the effectiveness of sitewide institutional controls (ICs) for the entire Mound, Ohio, Site¹ in Miamisburg for the period from May 1, 2017, to April 30, 2018.

ICs, which are part of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) remedies for the site, are nonengineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and protect the integrity of the remedy.

The site has completed all CERCLA Section 120(h) [abbreviated as CERCLA 120(h)] requirements for property transfer as an industrial- or commercial-use site.

The DOE Office of Environmental Management (EM) remediated the site, and LM is responsible for long-term surveillance and maintenance. The annual IC assessment process and this IC assessment report follow requirements in three LM documents that make up the Long-Term Stewardship Plan for the Mound site:

- *Operations and Maintenance Plan for the U.S. Department of Energy Mound, Ohio, Site* (DOE 2015d), hereafter referred to as the Operations and Maintenance Plan (O&M Plan)
- *Long-Term Surveillance and Maintenance Plan for the U.S. Department of Energy Mound, Ohio, Site* (DOE 2015c), hereafter referred to as the Long-Term Surveillance and Maintenance Plan (LTS&M Plan)
- *Community Involvement Plan for the U.S. Department of Energy Mound, Ohio, Site* (DOE 2015b)

The Mound site ICs are defined in the Records of Decision (RODs) and the CERCLA 120(h) Summary Notice of Hazardous Substances Environmental Summaries (ESs) described in Section 4.0 (Table 1) of this report. The ICs were developed by EM with input from the public; the City of Miamisburg, Ohio (City); the U.S. Environmental Protection Agency (EPA); the Ohio Environmental Protection Agency (Ohio EPA); the Ohio Department of Health (ODH); and the Mound Development Corporation (MDC) (formerly named the Miamisburg Mound Community Improvement Corporation [MMCIC]).

The Mound site ICs run with the land in the form of (1) restrictions and covenants in quitclaim (QC) or limited warranty deeds or (2) activity and use limitations in the Parcel 9 Environmental Covenant (DOE 2012b) and the lease agreements between LM and MDC for the LM-owned areas in Parcels 6, 7, 8, and 9.

Although not an IC, groundwater monitoring is required by CERCLA remedies for some land parcels. The groundwater monitoring information for the Phase I (A, B, and C) Parcel and Parcels 6, 7, and 8 is presented in an annual groundwater monitoring report due June 13 of each

¹ The Mound site has also been called the Mound Laboratory, Mound Laboratories, the Mound Plant (EPA ID OH6890008984), the USDOE Mound Plant, the Mound Facility, the USDOE Mound Facility, the Miamisburg Environmental Management Project (MEMP), and the Miamisburg Closure Project (MCP). Currently, LM uses “Mound, Ohio, Site” as the formal name of the site.

year. The groundwater monitoring information for Operable Unit 1 (OU-1) is included in monthly reports and in a separate annual report provided to the regulators.

In April 2016, Ohio EPA's Resource Conservation and Recovery Act (RCRA) organization recorded its decision to not continue a separate IC inspection of the former Burn Area at the Mound site, as documented in the letter in Appendix A. Ohio EPA advised they will rely on the LM annual IC assessment to verify compliance with the RCRA ICs that are the same as the CERCLA ICs. LM includes the current RCRA program supervisor in the distribution list for this annual IC assessment report.

The 2018 annual IC assessment determined that the ICs continue to function as designed, adequate oversight mechanisms are in place to identify possible violations of ICs, and adequate resources are available to correct or mitigate any problems if violations occur. There were no recommendations from this assessment.

2.0 Period of Review

This annual assessment covers the period from May 1, 2017, to April 30, 2018.

3.0 Scope of Assessment

The ICs cover the entire area within the 1998 Mound Plant property boundary outlined in red in Figure 1, which is the official property description based on an actual field survey of the described land conducted in May 1982. The onsite ROD parcels are outlined in purple. The offsite Operable Unit 4 (OU-4) area west of the site outlined in gold was remediated and free released with no use restrictions or ICs.

Figure 2 is a February 2016 aerial photo showing the entire site looking north. Appendix F contains a March 2016 legal-size aerial photo showing the ROD boundaries. Aerial photos are normally taken during each CERCLA five-year review (FYR).

LM submits the annual IC assessment report to EPA and Ohio EPA no later than June 13 of each year. All annual assessment reports are available on the LM Mound webpage (<https://www.lm.doe.gov/land/sites/oh/mound/mound.htm>).

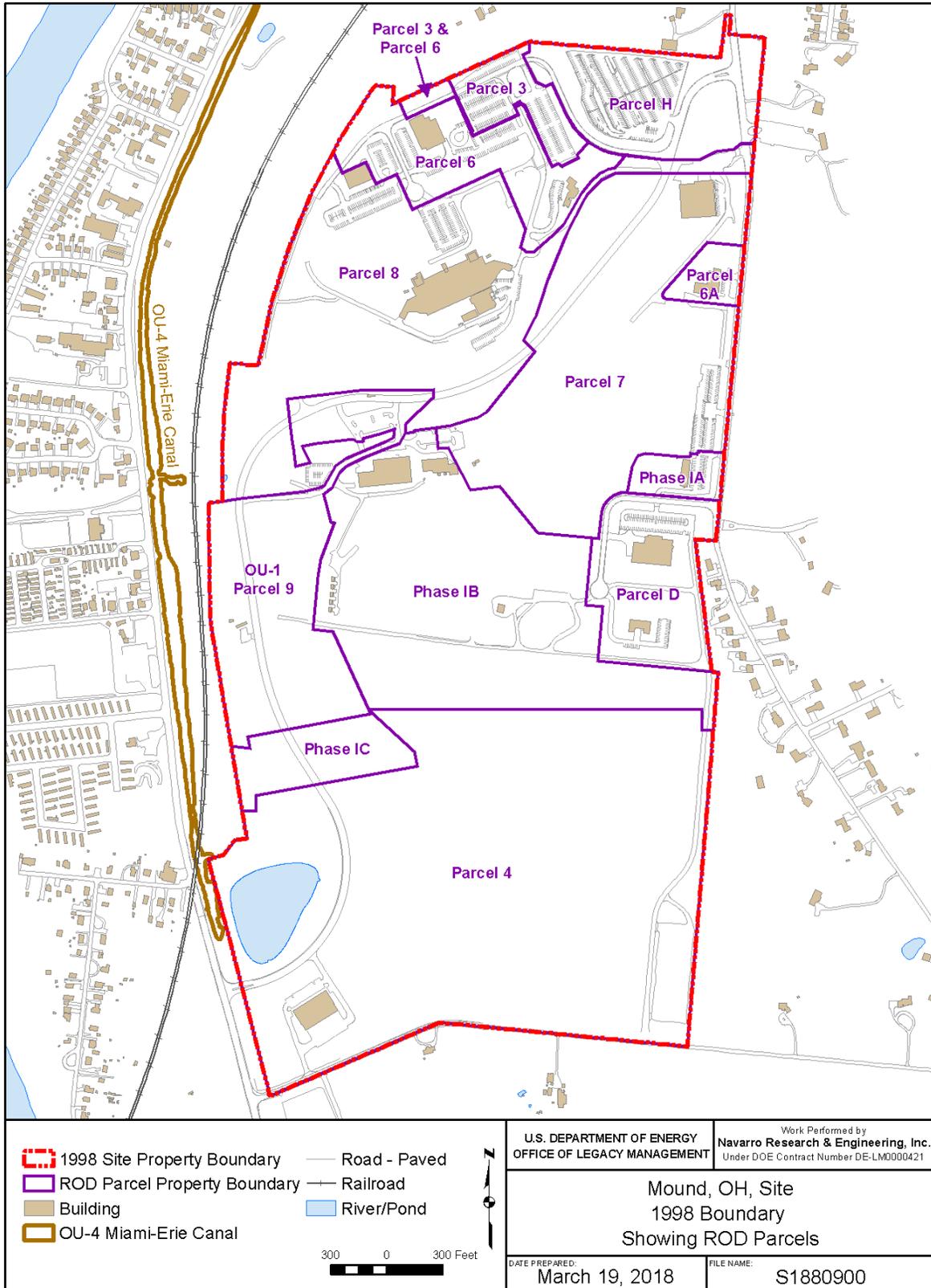


Figure 1. 1998 Mound Plant Property Showing the ROD Parcels



Figure 2. Mound Site Looking North (February 2016)

4.0 CERCLA Remedy Documents

Table 1, taken from the O&M Plan, lists the eight Mound site RODs with the ROD and ES titles and their approval dates. The RODs define the CERCLA remedies including the sitewide ICs. The ESs document that the parcel meets the requirements of CERCLA 120(h).

Table 1. Mound Site ROD and CERCLA 102(h) ES Information

ROD Parcel ID	Document	Approval Date
D	Record of Decision for Release Block D, Mound Plant, Miamisburg, Ohio, Final (DOE 1999c)	February 1999
	CERCLA 120(h) Summary Notice of Hazardous Substances, Release Block D, Mound Plant, Miamisburg, Ohio, Final (DOE 1999a)	February 1999
H	Record of Decision for Release Block H, Mound Plant, Miamisburg, Ohio, Final (DOE 1999d)	June 1999
	CERCLA 120(h) Summary Notice of Hazardous Substances, Release Block H, Mound Plant, Miamisburg, Ohio, Final (DOE 1999b)	July 1999
3	Parcel 3 Record of Decision, Mound Plant, Miamisburg, Ohio, Final (DOE 2001b)	September 2001
	Parcel 3 Environmental Summary, CERCLA 120(h) Summary Notice of Hazardous Substances, Mound Plant, Miamisburg, Ohio, Final (DOE 2001a)	September 2001
4	Parcel 4 Record of Decision, Mound Plant, Miamisburg, Ohio, Final (DOE 2001d)	February 2001
	Parcel 4 Environmental Summary, CERCLA 120(h) Summary Notice of Hazardous Substances, Mound Plant, Miamisburg, Ohio, Final (DOE 2001c)	March 2001
6, 7, 8 (includes former Parcel 6A)	Parcels 6, 7, and 8 Record of Decision, Miamisburg Closure Project, Miamisburg, Ohio, Final (DOE 2009a)	August 2009
	Parcels 6, 7, and 8 Environmental Summary, CERCLA 120(h) Summary Notice of Hazardous Substances, Final (DOE 2010)	August 2010
9 (OU-1 and expanded area)	Operable Unit 1 Record of Decision, Final (DOE 1995)	June 1995
	Parcel 9 Environmental Summary, CERCLA 120(h) Summary Notice of Hazardous Substances, Final (DOE 2011b)	August 2011
	Amendment of the Operable Unit 1 Record of Decision, U.S. Department of Energy, Mound Closure Project, Final (DOE 2011a)	August 2011
Phase I (A, B, C)	Phase I Record of Decision, Miamisburg Closure Project, Final (DOE 2003b)	July 2003
	Phase I Environmental Summary, CERCLA 120(h) Summary Notice of Hazardous Substances, Miamisburg Closure Project, Final (DOE 2003a)	December 2003
OU-4	Miami-Erie Canal Record of Decision, Miamisburg Closure Project, Final, Revision 0 (DOE 2004)	September 2004
	OU-4, located on City of Miamisburg property, was remediated to an unlimited use end state. No ES was required or issued.	

Table 2 summarizes the final ROD parcel identifications (ID numbers, dates, remedies, legal instruments, and IC objectives).

As property transfers to new owners, the site is divided into different real estate lot configurations, and these new lots overlap ROD parcel boundaries. Nonetheless, the ROD parcel boundaries will still be relevant because they identify which ROD covers which area of the site, regardless of new property lines.

Section 9.4 and Appendix B provide details on Montgomery County property records, current property ownership status, and other agreements relating to property.

Table 2. Summary of RODs, Remedies, ICs, and Legal Instruments

Parcel	Former ID or other names	ROD Date	Remedy	Objectives of ICs	Instrument
D	Release Block D	1999	ICs	Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only.	<p>QC deed EM to MDC DEED-09-011643 February 24, 2009.</p> <p>This deed replaced existing deeds for Parcels 3, 4, D, H that had been previously transferred and it combined them with Phase I (A, B, C) parcel deed when that parcel transferred in 2009.</p>
H	Release Block H	1999	ICs	Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only.	
3	None	2001	ICs	Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only.	
4	South property	2001	ICs	Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only.	
Phase I	A B C	2003	ICs and MNA	Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only.	
6 and 6A	Parcels 6, 7, and 8	2010	ICs and MNA	<p>Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only. Prohibit the removal of concrete floor material in specified rooms of T Building. Prohibit the penetration of concrete floor material in specified rooms of T Building.</p>	<p>LM executed and MDC accepted a QC deed for Parcels 6, 7, and 8. This QC deed is not yet recorded at Montgomery county.</p> <p>MDC is platting the balance of this property and will then be able to record these new parcels.</p> <p>LM continues to lease property to MDC under these agreements:</p> <ul style="list-style-type: none"> Amendment Number 25 to the General Purpose Lease, signed October 2, 2017. Lease is on a month-to-month basis until MDC records the QC deed for Parcels 6, 7, and 8 General Purpose Lease Appendix Number 1 <p>LM issued QC deeds to MDC for property within Parcels 6, 7, and 8.</p> <ul style="list-style-type: none"> Building 45: 17-00045599 Building 61: 17-00055321 Section 3 containing Buildings OSW and OSE: 18-00006246
7					
8					

Table 2. Summary of RODs, Remedies, ICs, and Legal Instruments (continued)

Parcel	Former ID or other names	ROD Date	Remedy	Objectives of ICs	Instrument
9	OU-1	1995 and 2011 amend.	ICs; hydraulic containment; surface water controls; long-term groundwater monitoring	Prohibit the removal of soil. Prohibit the use of groundwater. Restrict land use to industrial/commercial only.	LM continues to lease Parcel 9 to MDC under Agreement Number 25 to the General Purpose Lease, signed October 2, 2017. Lease is on a month-to-month basis. LM will retain ownership of applicable portions of Parcel 9 until the OU-1 groundwater remedy is completed. Environmental Covenant: EM filed as Special Instrument (Deed) 2012-00004722 on January 24, 2012. Although the county filing referenced the entire original Mound site boundary lots, this EC only applies to Parcel 9.
OU-4	Miami-Erie Canal	2004	No action	Not applicable	None required

Abbreviations:

MNA = monitored natural attenuation

OSE = Operational Support East

OSW = Operational Support West

5.0 Institutional Controls

5.1 Overview

ICs are an important component of the remedies selected for the Mound site. EPA defines ICs as nonengineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination, protect the integrity of the remedy, or both.

EM remediated the Mound site property to EPA’s risk-based standards for industrial or commercial use only. Because the site is not approved for unlimited use, ICs were imposed as part of the CERCLA remedy defined in each ROD listed in Table 1. The Mound ICs were developed with input from the public, the City of Miamisburg, regulators, and MDC.

The Mound site ICs run with the land in the form of (1) restrictions and covenants in the QC or limited warranty deeds or (2) activity and use limitations in the Environmental Covenant and the lease agreement. The QC deeds and the Environmental Covenant are recorded with Montgomery County, Ohio, so that all future property owners will know about the deed restrictions.

Additional information on ICs can be found in *Institutional Controls: A Citizen’s Guide to Understanding Institutional Controls at Superfund, Brownfields, Federal Facilities, Underground Storage Tanks, and Resource Conservation and Recovery Act Cleanups* (EPA 2005).

5.2 Mound Site ICs

There are four (4) sitewide ICs and two (2) building-specific ICs. Those ICs:

1. Prohibit the removal of soil from within the original DOE Mound site property boundaries without prior written approval from EPA, Ohio EPA, and ODH. See Section 5.4 for exceptions.
2. Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater underlying the site without prior written approval from EPA and Ohio EPA.
3. Maintain industrial or commercial land use and prohibit residential land use. Each parcel ROD identifies the land uses that will not be permitted, but the list is not all-inclusive. Parcels may not be used for any residential or farming activities or for any activities that could result in the chronic exposure of children less than 18 years of age to soil or groundwater from the premises. Restricted uses include:
 - Single- or multifamily dwellings or rental units.
 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
4. Prohibit the removal of concrete floor material from specified rooms of T Building to offsite locations without prior written approval from EPA, Ohio EPA, and ODH. (See Appendix C and Section 5.3.2)
5. Prohibit the penetration of concrete floors in specified rooms of the T Building without prior written approval from EPA, Ohio EPA, and ODH. (See Appendix C and Section 5.3.2)
6. Allow site access for federal and state agencies for sampling and monitoring.

5.3 Mound Site IC Guidance Documents

5.3.1 General IC Guidance including Soil Removal

Appendix E of this IC assessment report contains additional Core Team IC guidance document, *IC Guidance Including Soil Removal*, September 12, 2012. This guidance also includes an example form requesting Regulatory approval of new site activities not generally covered by the ICs.

5.3.2 IC Guidance for Special IC Areas in T Building

Appendix C of this IC assessment report provides information regarding the T Building special IC areas, including a drawing (Figure C-1) that clearly shows the special IC areas, and the *T Building Special IC Areas Core Team Agreement and Position Paper* (DOE 2009b). Appendix C includes the 2010 baseline photos of each room covered by the special ICs. Finally, Appendix D contains the 2017 photographs of the sealed cracks in the red concrete.

5.4 Areas Excepted from Soil-Removal Restriction IC

Several areas shown in purple on Figure 3 are excepted from the soil removal IC restriction. The RODs and QC deeds contain parcel-specific deed-restriction language. RODs and other

CERCLA administrative record documents are available in the CERCLA Public Reading Room and electronically on the LM Mound website at <https://www.lm.doe.gov/land/sites/oh/mound/mound.htm>.

6.0 IC Assessment Process

To evaluate changes in the site that could verify compliance or indicate a potential IC violation, this IC assessment included the following:

- Reviews of status of previous IC assessment and FYR recommendations
- Physical inspections of the site, including photos of changed conditions related to ICs
- Contacts with the property owners to ensure that they understand the ICs
- Reviews of City of Miamisburg permits for onsite properties to examine changed conditions, such as the following:
 - Permits, including construction, street opening, and occupancy
 - Planning commission records
 - Zoning modifications
 - Requests for approvals of parking lots and other changes that do not require building permits
- Reviews of any IC-related requests to EPA and Ohio EPA to approve other land uses, soil removal, groundwater use, and penetration, and/or removal of concrete in the T Building
- Reviews of Montgomery County, Ohio, property records to determine if property ownership has changed and to determine if the IC restrictions were carried forward into the legal property documents
- Reviews of the Ohio Department of Natural Resources (ODNR) website and the posted well-drilling information to determine if unauthorized wells were drilled onsite
- A walkdown with representatives from EPA, Ohio EPA, ODH, MDC, and the City of Miamisburg on April 19, 2018
- Preparation, publication, and distribution of this report to regulators and posted on the LM Mound site webpage
- Publication of a notice in the *Dayton Daily News* that describes the ICs, summarizes results of the annual assessment, and advises that the report is available on the LM webpage

IC assessment inspectors followed the checklist in Appendix A of this report.

Groundwater monitoring is also part of the CERCLA remedies for the Phase I (A, B, C) Parcel, Parcels 6, 7, and 8; and Parcel 9 (OU-1), but this monitoring is not an IC. Information on groundwater monitoring for the Phase I (A, B, and C) Parcel and Parcels 6, 7, and 8 is included in an annual sitewide groundwater monitoring report. The OU-1 pump-and-treatment and groundwater monitoring analysis is currently reported in environmental restoration monthly reports and in separate annual OU-1 field demonstration status reports. The OU-1 information will be included in a sitewide groundwater monitoring report when the OU-1 exit strategy is finalized.

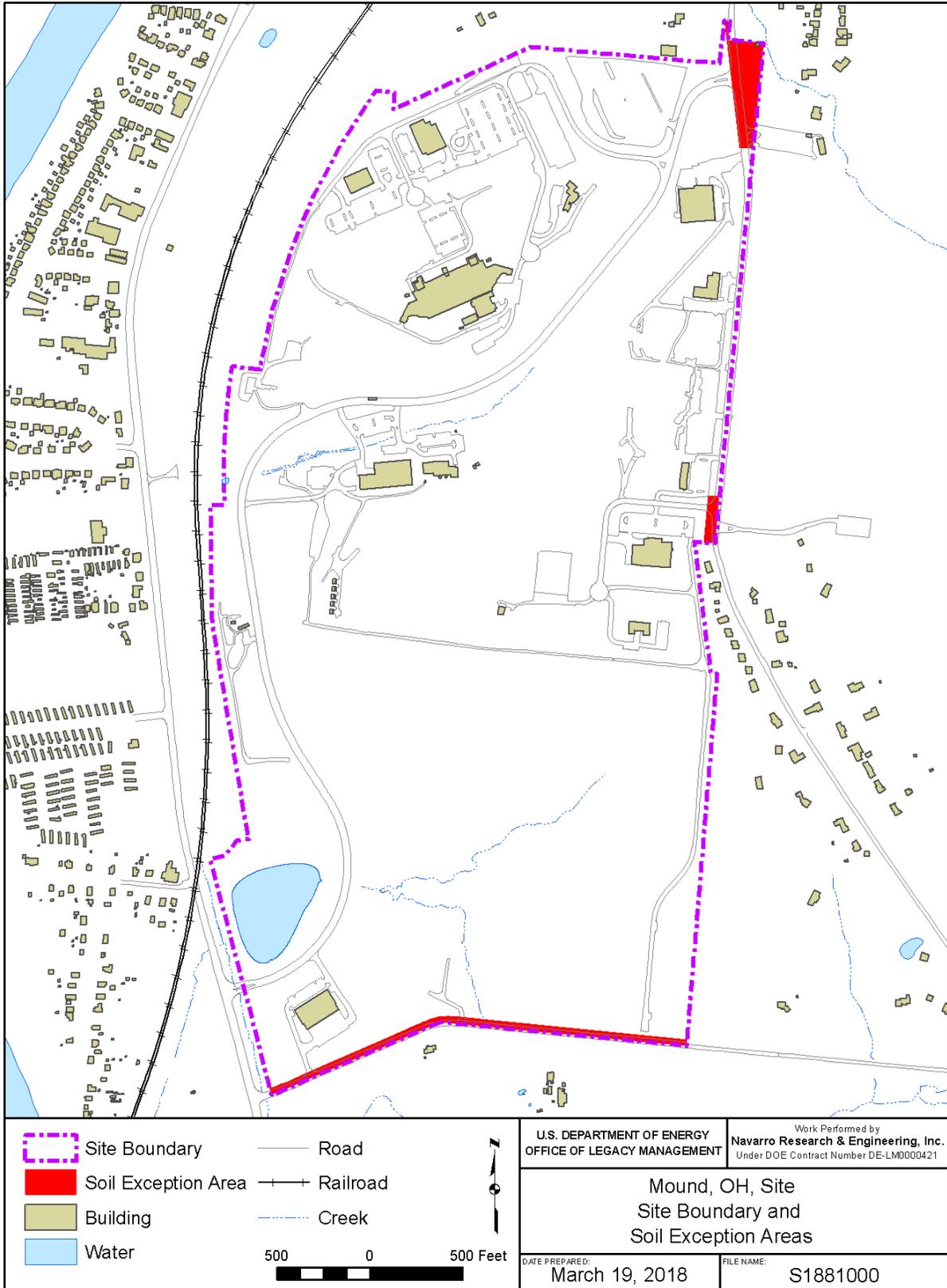


Figure 3. Mound Site Boundary and Soil-Removal Exception Areas on Mound and Benner Roads

7.0 Status of Previous Recommendations

7.1 2017 Annual Assessment

7.1.1 Summary

The 2017 annual assessment, *Annual Assessment of the Effectiveness of Institutional Controls at the Mound, Ohio, Site, Miamisburg, Ohio* (DOE 2017a), concluded that the Mound site ICs functioned as designed, adequate oversight mechanisms were in place to identify possible violations, and adequate resources were available to correct or mitigate any problems if a violation were to occur.

7.1.2 Recommendations or Findings

There were no recommendations from the 2017 annual assessment. The status of recommendations from other annual assessments is detailed in Table 3.

Table 3. Status of Issues from Previous IC Assessments

Origin	Issue/ Recommendation	Responsible	Corrected or Current Status
2015 Annual IC Assessment Report (DOE 2015a)	Core Team discuss and recommend how the road and right-of-way acreage within the 1998 site boundary should be handled with regard to property ownership and IC compliance.	Core Team	In process. City of Miamisburg is creating a special zoning district to control land use at Mound Business Park.
2016 Annual IC Assessment Report (DOE 2016a)	Revise the legal descriptions for City-owned parcels K46 01507 0041 and K46 01507 0042, to define areas that were not part of the original Mound site boundary and are, therefore, not covered by ICs.	MDC/City	LM also working with City to add information to street opening and building permits. These City controls add extra layers to sitewide IC oversight.
	Clarify that onsite roadways transferred to the City of Miamisburg remain covered by the site ICs. Consider issuing a City procedure that will ensure any repairs of the roads or adjacent utility corridors within the right-of-way comply with the ICs.	MDC/City	
	Clarify that the two areas in Phase I and BOI (now GoKeyless) Tract 2 to the center line of Mound Road are exempted from the soil-removal IC.	LM	In process. LM provided a draft release form to regulators that would add the exception. If regulators concur, LM would record release with the county.
2017 Annual IC Assessment (DOE 2017a)	None		

7.2 2016 Fourth CERCLA Five-Year Review

7.2.1 Summary

The *Fourth Five-Year Review for the Mound, Ohio, Site, Miamisburg, Ohio* (DOE 2016b) determined that the IC remedies for Parcels D, H, 3, and 4 and the IC portion of the remedies for Parcels 6, 7, and 8; Phase I (A, B, and C); and OU-1 are functioning as intended and are protective of human health and the environment.

The report also stated that further actions are required regarding complete exposure pathways for vapor intrusion and per- and polyfluoroalkyl substances (PFASs) in order for the remedies to be protective in the long term.

7.2.2 Recommendations

There were two recommendations from the 2016 FYR. The current status of these recommendations is detailed in Table 4.

Table 4. Status of Issues from 2016 CERCLA Five-Year Review

Origin	Issue/ Recommendation	Responsible	Corrected or Current Status
2016 FYR Report (DOE 2016b)	Vapor Intrusion Assessment It is recommended that an assessment of current site data be performed to evaluate if possible exposure pathways are or could be present that would result in potential exposure in existing and future buildings and structures at the Mound site as outlined in the Office of Solid Waste and Emergency Response Technical Guide (EPA 2015). The assessment will prioritize areas with existing buildings and may include indoor air quality testing as well as sampling of subsurface vapors in or near existing buildings. If additional work is warranted, this assessment will include a proposal for additional work and associated schedule. If it is determined during this assessment that conditions exist that may pose a health risk to building occupants, the Mound Core Team will be contacted immediately, and a course of action will be developed.	LM	In process
2016 FYR Report (DOE 2016b)	Polyfluorinated Alkyl Substances (PFAS) Assessment It is recommended that the results of the PFAS research be presented, along with a written summary, to the Mound Core Team	LM	Report Completed December 2016. Approved by EPA and Ohio EPA in May 2017. PFAS results indicated that no additional IC measures are necessary at the Mound site to protect human health and the environment.

8.0 Physical Inspections

8.1 Overview

LM personnel and Navarro Research and Engineering, Inc. (Navarro), Legacy Management Support (LMS) contractor to LM, conducted preliminary sitewide physical inspections on February 13 and March 14, 2018, and a site walkdown with EPA, Ohio EPA, ODH, MDC, and the City of Miamisburg on April 19, 2018.

Section 8.2 describes the results of the preliminary inspections, and Section 8.3 describes the site walkdown on April 19, 2018. Appendix A contains the completed IC checklist and associated inspection documents.

8.2 Preliminary Inspections

8.2.1 Sitewide

8.2.1.1 Background

Preliminary inspections determine the status of previous recommendations; look for violations of ICs, such as soil removal from the boundary of the original Mound Plant site, groundwater well installation, and land use other than industrial or commercial; and review the physical conditions of groundwater monitoring wells and seeps. Other non-IC observations are documented in the IC Checklist included in Appendix A.

8.2.1.2 Inspection Results

There were no observations of noncompliance with the ICs in any ROD parcel for the Mound site. In particular, there was no evidence of unauthorized groundwater well installation, soil removal, or site activities inconsistent with industrial or commercial use within any ROD parcel.

8.2.2 T Building Special IC Areas

8.2.2.1 Background

The IC assessment inspections only cover the areas within the T Building to which special ICs apply (i.e., survey units 1C-06, 1C-07, 1C-08, 1C-09, 1C-10, 1C-11, 1C-12, 1C-15, 1C-16, 1C-21, 1S-10, and SYS-02A/B/C, as shown in Figure C-1 in Appendix C). Survey units are shown in red lettering, and room numbers are shown in black lettering.

The special ICs prohibit (1) the penetration of concrete in the areas covered with red concrete identified as 1C-10 and 1C-21 survey units and (2) the removal of concrete in other areas, unless there has been prior approval from EPA, Ohio EPA, and ODH.

8.2.2.2 Inspection Results

No IC noncompliance was observed. The physical inspection found no evidence of penetration in the red concrete or removal of concrete in the other special IC areas above.

8.2.2.3 Other Observations

Condition of Sealed Cracks in the Red Concrete in T Building

Inspectors have noted cracks in the red concrete covering floors in the special IC areas of T Building beginning with the 2010 annual IC assessment, when Parcels 6, 7, and 8 were added to the annual IC assessment. LM added photographs of the cracks in the 2012 annual IC assessment.

As discussed in the 2014 annual IC assessment report (DOE 2014), LM conducted extensive document and records reviews and interviews with individual personnel with historical knowledge of the T Building cleanup. LM concluded that the cracks are not a safety and health issue as long as the concrete remains structurally sound. However, as a best management practice, LM filled the cracks in February 2015 with ATC 100, which is a single-component, elastomeric sealant without free isocyanates or solvents (volatile organic compounds).

Appendix D contains the 2018 photographs of the sealed cracks in areas A–I. The filler appears to continue to be sealing the cracks. Appendix D also includes the product specification sheet for the filler.

Dry Floors in T Building Special IC Areas

The special IC area floors were dry during the 2018 inspections. While dry floors are not a direct IC requirement, there has been a history of concerns about this issue. After wet floors were observed in 2013 and 2014 and water was observed to have flowed under the red concrete during the 2016 physical inspections, the Core Team recommended that MDC identify and remedy the source of the water and that LM determine if the water had caused migration of fixed contamination from under the red concrete.

MDC found that the water was entering Room T-99 through the airshaft (SYS-02A/B/C) because of a failed sump pump in the T Building West Head House. A new sump pump was installed in the West Head House that drained to the west of that structure.

Navarro conducted scans using handheld radiological detection equipment and collected swipe samples in 2016, and issued a report that concluded that the radioactive material remains fixed under the red concrete. A copy of that 2016 report is included in Appendix D.

The February 13, 2018, inspections of T Building special IC areas showed that all of the areas were dry as shown in Figure 4 through Figure 7.



Figure 4. Roy Mowen and Matt Daniels Observing Dry Area Around Sump in Room 99



Figure 5. Dry Floor in Large Bay Area East of Red Concrete



Figure 6. Dry Floor in Room T-57



Figure 7. Dry Floor in Room T-58

8.2.3 General Site Observations and Changed Conditions

8.2.3.1 Condition of Monitoring Wells and Seeps

Monitoring wells and seeps were found to be in good condition with some well casings requiring repainting. Inspectors noted two changes in Mound monitoring wells during the IC assessment. LM installed the new monitoring well P064 for the Phase 1 (A, B, C) Parcel groundwater monitoring (Figure 8) and installed a wooden bridge to improve access for sample collection personnel to well 0443 (Figure 9).



Figure 8. New Phase 1 (A, B, C) Parcel Monitoring Well P064



Figure 9. LM Installed Safety Bridge to Well 0443

8.2.3.2 Signs Near Pond

Inspectors observed two signs that state “Keep Out. Not for Recreational Use” and “Posted. Private Property” at the pond. (Figure 10 and Figure 11) The pond is used for retaining and detaining storm-water runoff near the southwestern entry to the Mound site.

The signs are not an IC; however, the Core Team agreed on the following position regarding the signage beginning with the 2011 annual IC assessment:

The second five-year review for the DOE Mound site recommended that the issue of adequate signage around the Parcel 4 retention basin be addressed by DOE, EPA, and Ohio EPA. Signs placed around the basin to inform area visitors that recreational use around the basin is prohibited have been damaged and removed on several occasions by members of the public.

After reconsidering the exposure assumptions that were used to develop the industrial commercial cleanup standards for the Mound site, DOE, EPA, and Ohio EPA have reached the conclusion that occasional visits to the retention pond by area residents will not result in an unacceptable risk to the visitors. Even so, DOE and the MDC will continue to monitor and discourage these unauthorized uses of the Parcel 4 retention basin area. No further action is required to assure protectiveness of human health or the environment.



Figure 10. Sign Posted Near Bikeway West of Pond in Southwest Area of Mound Site



Figure 11. Sign Posted Near Vanguard Boulevard Beside Pond in Southwest Area of Mound Site

Additional discussion on the signage is included Core Team IC guidance document, *IC Guidance Including Soil Removal*, September 12, 2012, in Appendix E.

8.2.3.3 Railroad Work Offsite Near Western Site Boundary

Navarro observed that a contractor, who was working for the railroad on railroad property west of the site, was staging heavy equipment and a work trailer in the area west of Vanguard Blvd. north of the OU-1 area on the Mound site in February 2018. MDC advised LM that the railroad had MDC's permission to stage some of the construction equipment temporarily onsite. The contractor also removed a small section of the Mound western boundary fence to access and clear vegetation from railroad property west of the Mound fence.

Figure 12 shows the contractor's equipment staged on the Mound property near the old rail spur at the western boundary. Figure 13 shows the cut through made to access railroad property west of the site.

There was no evidence that the contractor had removed any soil from the Mound property.



Figure 12. Railroad Contractor Equipment Staged by Western Mound Site Boundary and Cleared Area of Railroad Property on Hillside



Figure 13. Railroad Contractor Cut Through Western Boundary Fence to Access and Clear Railroad Property West of Site

8.2.3.4 Pumping Station Construction Completed

A City of Miamisburg contractor completed work on a pumping station located on City-owned property north of Benner Road, formerly known as Parcel 4 of the Mound site.

8.2.3.5 Other Items Noted During Assessment

The following site maintenance or other items of interest are not IC-related and are included in this report for information only:

- **Debris in storm-water grate:** Inspectors noted that debris continues to accumulate in the storm-water grate east and upgradient of OU-1. (Figure 14) It did not appear that the drain was completely clogged, which could cause overflow and erosion in the OU-1 area (Figure 15). Cleaning debris that accumulates on this grate is considered a routine maintenance item to maintain proper function. Navarro reported this to MDC
- **Vandals broke into T Building:** MDC advised LM that evidence had been found of a break-in to the T Building. Miamisburg police investigated, and the outside control panel used to enter the T Building tunnel was secured. Entrance to the building should be controlled.



Figure 14. Debris in Storm-Water Drain Upgradient of OU-1



Figure 15. Erosion Along Old Roadway in OU-1 Area

8.3 Site Walkdown with Regulators

The site walkdown for the annual IC assessment with the regulators, MDC, and the City occurred on April 19, 2018. Participants in the IC assessment presentation and walkdown led by Sue Smiley, LM Mound site manager, and Brian Zimmerman, LM alternate site manager, included the following (see Figure 16 for selected walkdown participant photos):

- Anthony Campbell, Ohio EPA, Environmental Specialist II-Site Coordinator
- Rebecca Cato, Navarro, Project Hydrogeologist/Environmental Services Lead (presentation only)
- Eric Cluxton, MDC, President
- Matt Daniels, Turner Property, contractor to MDC
- Shannon Dettmer, ODH, Senior Health Physicist
- Chuck Friedman, Navarro, Environmental Compliance
- Melissa Lutz, Navarro, Mound Team Leader
- Joyce Massie, Navarro Project Support (subcontractor)
- David Seely, EPA, Remedial Project Manager
- Sue Smiley, LM, Mound Site Manager
- Ellen Stanifer, City of Miamisburg (attended the pre-site walkdown presentation only)
- Gary Weidenbach, Navarro, Operations Manager
- Brian Zimmerman, LM, Alternate Site Manager



Figure 16. 2018 IC Walkdown Participants (l-r) Matt Daniels, Eric Cluxton, Brian Zimmerman, Sue Smiley, Chuck Friedman, Melissa Lutz, Anthony Campbell, Gary Weidenbach, Shannon Dettmer, David Seely, and Joyce Massie (not shown)

Sue Smiley, LM Mound site manager, began the walkdown at the MDC office with a presentation that defined the scope of the annual assessment and presented the results of the preliminary inspections (Figure 17 and Figure 18).

The presentation is included in Appendix A. Participants were given a safety briefing and an IC checklist for the walkdown. There were no comments from the site walkdown participants.



Figure 17. Attendees at IC Pre-site Walkdown Presentation



Figure 18. Attendees at IC Pre-site Walkdown Presentation

The walkdown included a driving tour of the site with stops at the T Building special IC areas and the RCRA Burn Area.

Participants observed that the Special IC areas of T Building were dry, the red concrete had not been penetrated (Figure 19 and Figure 20), and no concrete had been removed from the special IC areas.

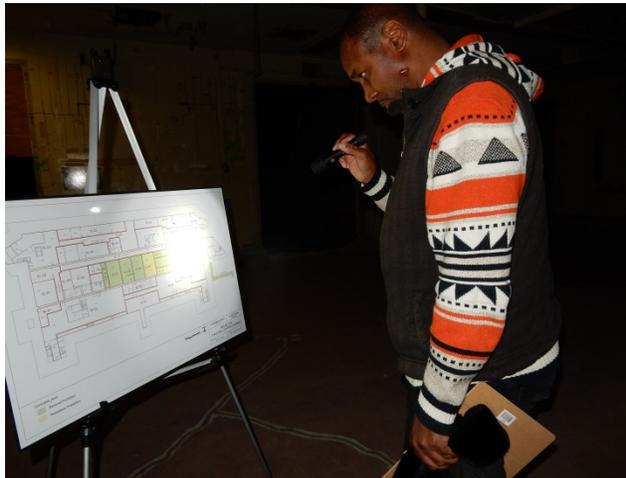


Figure 19. Anthony Campbell, Ohio EPA, in T Building Special IC Area



Figure 20. IC Walkdown Participants Standing on the Red Concrete in T Building

Figure 21 and Figure 22 show the IC walkdown participants in the RCRA Burn Area.



Figure 21. Shannon Dettmer, ODH; David Seely, EPA; Anthony Campbell, Ohio EPA; and Chuck Friedman, Navarro, at the RCRA Burn Area



Figure 22. IC Walkdown Participants at the RCRA Burn Area

9.0 Interviews and Record Reviews

9.1 Communications with Property Owners

LM provides information on the Mound site ICs to all property owners each year during the IC assessment, either by email, phone, or face-to-face meetings. LM reviews the purpose and legal requirements for the ICs to emphasize their importance and to maintain the institutional awareness of ICs. LM gives each owner the *Mound Site Landowners - Institutional Control Compliance Form* to complete and return. The signed forms for the 2018 IC assessment are included in Appendix A.

On April 10, 2018, Sue Smiley, LM Mound site manager; Brian Zimmerman, LM alternate site manager; and Joyce Massie, Navarro LMS team, met with property owners Eric Cluxton and Lorrie Huber, MDC; Mike Hill, Alien Workshop for Dyrdek; and Clayton Luckie, Kierston Olivia LLC for ISS-Unlimited, to review the ICs and the property owners' responsibilities. Ms. Smiley reviewed the Mound ICs and provided the *Mound Site Landowners - Institutional Control Compliance Form*.

Ms. Smiley emailed the information and the form to the three property owners who were unable to meet. Those owners, Jerry Abner, Mound Research LLC for Advanced Service Technologies; Albert Macanian, Dunkirk Realty Limited for Jen Skyline Inc.; and Joshua Stamps, GoKeyless for Sharpstone Investment Properties LLC, later signed and returned the compliance form to LM.

LM and Navarro also met with City employees Ryan Homsy, city planner, and Ellen Stanifer, environmental coordinator, at the City office on April 10, 2018. Eric Cluxton, MDC, also attended the meeting. Attendees discussed methods to assure future IC compliance when properties are sold and no longer under direct MDC oversight. The City continues to develop a special zoning district, which will limit the types of businesses allowed at the Mound Business Park and will add another layer of protection for IC compliance.

9.2 Records Reviews

9.2.1 City of Miamisburg Permits

In addition to the physical inspections for the annual assessment, LM reviews City of Miamisburg permit records to identify items that could involve compliance with Mound site ICs. Information reviewed includes construction, street opening, occupancy, or other permits; zoning modification requests; and City Planning Commission requests.

LM contractor personnel requested that the City of Miamisburg Engineering Department query the City's computer tracking system for permits and any city approvals, such as zoning, issued for other activities such as parking lots or road construction from April 1, 2017, to March 31, 2018. Areas of interest were all addresses on Capstone Drive, Vanguard Boulevard, Enterprise Court, Vantage Point, Mound Road (between building address numbers 885 and 1195 on west side of road), and Benner Road (between 799 Benner Road and Dayton-Cincinnati Road, on the north side of the street). The City provided the information in Table 5.

Table 5. City of Miamisburg Permit Files for Mound Site (April 1, 2017, to March 31, 2018)

Permit No.	Type	Date	Site Address
20170145B	Fire alarm system	11/16/2017	1100 Vanguard Blvd.
20170115B	Occupancy	9/20/2017	930 Capstone Dr.
20170246H	HVAC	11/1/2017	1100 Vanguard Blvd.
20170171E	Electric	12/29/2017	1100 Vanguard Blvd.
20170145B	Fire alarm system	11/16/2017	1100 Vanguard Blvd.
20170035SI	Sign commercial permit	12/19/2017	1370 Vanguard Blvd.
LS-04-17	Section 2 of Mound Technology Center	5/15/17	(not provided)
LS-11-17	(Section 3) 480 Vantage Point, 460 Vantage Point—create lots around two existing buildings and dedicate road ROW	(not provided)	(not provided)

Abbreviations:

HVAC = heating, ventilation, and air conditioning

ROW = right-of-way

The City did not identify any other site work that required review by the City Planning Commission or Engineering Department.

Since City permits are filed according to address, MDC or subsequent property owners are encouraged to inform LM of changes to street names or building addresses associated with the 1998 Mound Plant property boundary. This facilitates LM's ability to review permits issued by the City or City Planning Commission documents.

In general, the permit-review process demonstrated that the City's recordkeeping system is adequate to allow LM to identify site activities that could affect IC compliance.

9.2.2 MDC

MDC and all current and future property owners must ensure that contractors performing work such as landscaping and utility work that involves excavation or construction comply with the Mound site ICs. MDC, which manages maintenance through Turner Properties for all areas owned by MDC, the City of Miamisburg, and LM, provides a preconstruction package that includes a description of the ICs, and MDC includes the following language in the “Technical Requirements” section of its requests for proposal and subsequent work orders: “Excavated soils must be managed and remain on MDC property. Soils from excavation shall be placed at an on-site location, as directed by MDC.”

MDC monitors the vendor’s work and conformance with technical requirements. MDC also provides the vendor with a real estate easement that includes detailed information on the ICs. Appendix E shows an example of a real estate easement used for utility work that is registered with Montgomery County.

MDC’s *Comprehensive Reuse Plan Update* (MMCIC 2003) is available in the CERCLA Reading Room and online at <https://www.lm.doe.gov/mound/Sites.aspx>. To coordinate the movement of soil within the boundaries of the Mound site, the Comprehensive Reuse Plan (CRP) included a sitewide soil-grading plan. The CRP was incorporated into the City’s comprehensive plan, which is the basis for property zoning within the city limits.

MDC plans to plat the entire DOE Mound site property. In order to receive financing (i.e., for new construction) on land parcels that make up the original DOE Mound site property, MDC will record a lot split with the Montgomery County Recorder’s Office. If MDC does not require financing for property improvements, it is not required to immediately record a Miamisburg Planning Commission–approved lot split with Montgomery County. However, MDC must record the changes with Montgomery County when it sells the property. The recorded real estate documentation would include the ICs in the original QC deed and the CERCLA 102(h) ES associated with the original parcel to ensure that future property owners are aware of their responsibility to comply with the ICs.

Navarro asked MDC to review the above wording in this section and to advise if the oversight process described had changed. In an April 2, 2018, email, Eric Cluxton, MDC, responded that the above “... information is accurate. All real estate transaction documents reference the same requirements.”

9.2.3 Ohio Department of Natural Resources (ODNR) Well Log Registry

Because ICs prohibit the use of groundwater, LM reviews the ODNR webpage to identify any new wells onsite not related to LM groundwater monitoring. This effort will be more useful in the future when the entire site has been transferred or sold. LM maintains a crosswalk of LM well numbers and the corresponding ODNR identification numbers for future well verifications. This table is in an appendix to the LTS&M Plan (DOE 2015c). The table contains all the information that is currently available, but information on some of the older wells could not be located.

The 2018 IC assessment found one new well log for the LM monitoring well P064, ODNR number 2065369.

9.3 Property Agreements

9.3.1 Jurisdictional Responsibility Transferred from EM to LM

LM notified MDC, EPA, and Ohio EPA that EM had transferred jurisdictional responsibility for the Mound site to LM effective on June 29, 2017. Responsibility included all property and lease agreements for the site.

9.3.2 Sales Agreement Expired

The November 30, 2012, *Amendment to Sales Contract dated August 28, 2008, between the U.S. Department of Energy and Mound Development Corporation (Previously The Miamisburg Mound Community Corporation)* (DOE 2012a) expired on September 30, 2017.

9.3.3 New Amendment 25 to the General Purpose Lease for Parcels 6–9 Was Executed

LM and MDC executed the *U.S. Department of Energy Amendment Number 25 to the General Purpose Lease* on October 2, 2017 (DOE 2017b) that further amended the General Purpose Lease, Parts I and II, as amended, with appendix, on a month-to-month basis.

The 2013 *Appendix No. 1 to the General Purpose Lease* (DOE 2013) that formalized the requirement to adhere to the ICs during the lease period remains in effect under Amendment 25.

9.3.4 Quitclaim Deed for Parcels 6, 7, and 8 was Transferred and Accepted

LM sent a letter, “Mound Development Corporation (MDC) Parcels 6, 7 and 8 Transfer Delivery of Deeds for Recording,” to MDC on January 3, 2018. The letter included an executed deed for ROD Parcels 6, 7 and 8 and requested that MDC sign and return the letter verifying MDC’s official acceptance. The letter asked MDC to take all necessary actions to have the deed recorded in the Montgomery County Recorder’s Office to complete the transfer of the title of the real property within these Parcels to MDC. MDC countersigned the above letter on January 5, 2018. A copy of this letter is in Appendix A.

9.3.5 MDC and City Property Ownership and Agreements Remain in Place

MDC owns approximately 27.94 acres, and the City of Miamisburg owns approximately 141.87 acres. The City passed Ordinance 6393 on April 16, 2013, including a Transfer Agreement that stated, “The City and MDC will each have the right to access the property as necessary for their own interests but the City agrees to adopt rules as needed to prohibit the use of the property by the public generally.”

9.4 Property Ownership

The following sections detail the platting, property transfers, and property sales during this review period that were reported or found in the Montgomery County property records. Figure 23 shows the current property ownership found in the Montgomery County records.



Figure 23. Parcels, Buildings, and Ownership

Appendix B contains detailed property information including tables with current property and building details and plat drawings for the MDC Section 2 and 3 plats.

The two MDC plats described in the following sections were filed before the property was transferred from LM to MDC. Previous plats were filed for Mound site areas already transferred to MDC. The plats create streets that become the responsibility of the City of Miamisburg. The ICs apply to all areas within the Mound site boundary, including the onsite streets.

9.4.1 MDC Platted Two Areas of the Site

MDC filed the Section 2 Plat 2017-00036642 (see Appendix B) with Montgomery County on June 23, 2017, and last modified it on July 17, 2017. This plat created two new parcels out of LM-owned ROD Parcels 6, 7, and 8 and modified acreage and changed the parcel numbers for two existing City-owned parcels:

- New parcel K46 01507 0045 (Building 45 at 930 Capstone Drive)
- New parcel K46 01507 0046 (Building 61 at 885 Mound Road)
- Changed parcel K46 01507 0027 from 2.4123 acres to K46 01507 0044, 2.57 acres
- Changed parcel K46 01507 0028 from 1.13139 acres to K46 01507 0043, 1.3035 acres

MDC filed the Section 3 Plat 2018-00004495 (see Appendix B) with Montgomery County on January 23, 2018, that created three new parcels out of LM-owned ROD Parcels 6 and 8:

- New parcel K46-00503 0031, north hillside parcel
- New parcel K46-00503 0032 (Operational Support West [OSW] Building, 460 Vantage Point)
- New parcel K46-00503 0033 (Operational Support East [OSE] Building, 480 Vantage Point)

9.4.1.1 LM Transferred Five Parcels to MDC

LM transferred five newly created parcels within Sections 2 and 3 plats to MDC via QC deeds. Streets were not included in the property descriptions for those transfers.

1. K46 01507 0045 (Building 45 at 930 Capstone Drive), QC Deed 17-00045599
2. K46 01507 0046 (Building 61 at 885 Mound Road), QC Deed 17-00055321
3. K46-00503 0031, north hillside parcel, QC Deed 18-00006246
4. K46-00503 0032 (OSW Building, 460 Vantage Point), QC Deed 18-00006246
5. K46-00503 0033 (OSE Building, 480 Vantage Point), QC Deed 18-00006246

9.4.1.2 MDC Sold Three Parcels

MDC sold three parcels within Sections 2 and 3 with limited warranty deeds:

- K46 01507 0045 (Building 45 at 930 Capstone Drive) to Kierston Olivia LLC
- K46 01507 0046 (Building 61 at 885 Mound Road) to Mound Research LLC
- K46-00503 0032 (OSW Building at 460 Vantage Point) to Jen Skyline Inc.

10.0 Conclusions and Recommendations

The sitewide ICs for the Mound site continue to function as designed. Adequate oversight mechanisms appear to be in place to identify possible violations of ICs, and adequate resources are available to correct or mitigate any problems if violations occur.

There were no recommendations resulting from this 2018 IC assessment.

11.0 Contact Information

For further information on the content of this annual IC assessment report or the DOE Mound site property in general, contact:

Sue Smiley
LM Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
(513) 648-3333
Email: sue.smiley@lm.doe.gov
Alternate email: mound@lm.doe.gov

For further information on the regulatory guidelines that govern the CERCLA 120(h) process for property transfer of DOE Mound site property, contact:

David Seely
Remedial Project Manager
U.S. Environmental Protection Agency
77 W. Jackson Boulevard
Chicago, IL 60604-3590
(312) 886-7058
Email: david.seely@epa.gov

-or-

Brian Nickel
Remedial Project Manager
Ohio Environmental Protection Agency
401 E. Fifth Street
Dayton, OH 45402-2911
(937) 285-6468
Email: brian.nickel@epa.ohio.gov

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Appendix A

Annual Assessment Checklist with Supporting Documents

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Appendix A Contents

1. IC Assessment Checklist
2. IC Assessment walkdown attendance sheet
3. IC Assessment walkdown presentation
4. Ohio EPA letter advising that LM's IC Assessment satisfies RCRA annual IC reporting requirement
5. Notification of jurisdictional transfer from EM to LM, June 29, 2017
6. Notifications of property sale of Building 45
7. Notifications of property sale of Building 61
8. Amendment 25 to General Purpose Lease, October 2, 2017
9. LM-MDC acceptance letter for Parcels 6, 7, and 8, January 4, 2018
10. Mound Site Landowners IC Compliance Forms
 - a. City of Miamisburg
 - b. Dyrdek Corporation represented by Alien Workshop
 - c. Jen Skyline Inc.—Dunkirk Realty Limited
 - d. Kierston Olivia LLC—ISS-Unlimited
 - e. Mound Development Corporation
 - f. Mound Research LLC—Advanced Service Technologies
 - g. Sharpstone Investment Properties LLC represented by GoKeyless

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Mound, Ohio, Site (Mound Site)
2018 LM Institutional Controls (ICs) Compliance Assessment Checklist
Final checklist summarizes information from all inspections

Preliminary inspections by Navarro performed on: February 13 and March 14, 2018

Physical inspection walkdown with regulators on: April 19, 2018
Review and walkdown led by: Sue Smiley, DOE LM

Participants in physical inspection walkdown: See attached attendance sheet

Status of any outstanding issues or recommendations from previous annual IC assessment reports, follow-up inspections, five-year reviews, etc.:

Origin	Issue/ Recommendation	Status	Responsible/Current Status 2018
2016 Annual IC Assessment	Revise the legal descriptions for City-owned parcels K46 01507 0041 and K46 01507 0042, to define areas that were not part of the original Mound site boundary, and are therefore not covered by ICs.	In process	4/10/18 meeting with Ryan Homs, City Development Director. Advised the special zoning district is nearly complete.
	Clarify that onsite roadways transferred to the City of Miamisburg remain covered by the site ICs. Consider issuing a City procedure that will ensure any repairs of the roads or adjacent utility corridors within the right-of-way comply with the ICs.	In process	SZD planned vs an overlay district. Expects to get City Council approval and finalize this calendar year.
	Clarify that the two areas in Phase I and BOI (Now GoKeyless) Tract 2 to the center line of Mound Road are exempted from the soil-removal IC.	In process	EM LM provided draft Release Document to EPA and Ohio EPA on 2/26/2017. Graphic to ODH on 3/21 and to Ohio EPA 4/13. Requires signature of current property owners

Describe major physical property changes since the previous IC assessment. (Buildings demolished or erected, extensive landscaping, roads or parking lots constructed or modified, and so on?)

- Inspectors did not observe any soil disturbance on the Mound site that would indicate soil removal.
- Two other noted conditions:
 - Construction completed on the City of Miamisburg pumping station on Benner Road (Parcel 4).
 - With MDC's permission, the railroad was again staging heavy equipment on the Mound site near western boundary of site. Observed cut through the Mound perimeter fence to access RR property. Observed a silt fence along Vanguard. Did not see evidence of soil being removed from Mound site via new gap in former perimeter fencing.

List individuals involved with the physical inspections or document reviews and those interviewed as property owners.

- Sue Smiley and Brian Zimmerman (LM), accompanied by Joyce Massie, Navarro LMS Team, met with several property owners to review the institutional controls. Gave each the *Mound Site Landowners - Institutional Control Compliance Form* to complete, sign, and return.
 - Eric Cluxton and Lorrie Huber, MDC
 - Ryan Homs, City of Miamisburg
 - Mike Hill, Alien Workshop for Dyrdek Group (Bldg. 100)

Mound, Ohio, Site (Mound Site)
2018 LM Institutional Controls (ICs) Compliance Assessment Checklist
Final checklist summarizes information from all inspections

- Clayton Luckie, ISS-Unlimited (Bldg. 45)
- The following owners were unable to meet in person, but were sent the information and form. See Appendix A for signed forms.
 - Josh Stamps, GoKeyless (Bldg. 126)
 - Jerry Abner, Advanced Service Technologies (Bldg. 61)
 - Albert Macanian, Dunkirk Realty (OSW)
- Sharon Long, Engineering Department, City of Miamisburg, emailed a listing of the building permits.
- Melissa Lutz, Navarro, provided managerial and logistics support and participated in physical inspections, records reviews and the IC walkdown.
- Joyce Massie, Navarro LMS Team, conducted inspections, took photos, compiled and analyzed the inspection information, assembled the walkdown presentation, and wrote and coordinated reviews of the IC Report.
- Gary Weidenbach, Navarro, assisted with the physical inspection on March 14 and the IC Walkdown on April 19 and furnished information about activities observed during the review period (May 1, 2017 thru April 30, 2018).
- Roy Mowen, Navarro, assisted monitoring well and the T Building inspection on February 13 and furnished information about activities observed during the review period.
- Matt Daniels, Turner Properties maintenance technician (contractor to Mound Development Corp.), assisted with the T Building inspection on February 13.
- Chuck Friedman and Becky Cato, Navarro, participated in the IC Walkdown on April 19.
- Eric Cluxton, Director of Mound Development Corp., participated in IC Walkdown on April 19.
- Ohio EPA represented by Anthony Campbell (RCRA) instead of Brian Nickel (CERCLA RPM) at IC Walkdown on April 19.
- EPA, David Seely, participated in IC Walkdown on April 19.
- Ohio Department of Health, Shannon Dettmer, participated in IC Walkdown on April 19.
- Ellen Stanifer, City of Miamisburg, participated in IC Walkdown on April 19.

List site use requests for site activities not covered by industrial/commercial use. Include copies of requests and regulators' responses in IC report.

- None.

List the city, township, county, and state records reviewed for the period of the review. e.g., street opening permits or construction permits, engineering drawings for improvements to property, aerial photographs, maps, City Planning Commission requests, and Ohio Department of Natural Resources (ODNR) well logs.

- City of Miamisburg building permit list
- City of Miamisburg Engineering Department permit summary
- ODNR well log webpage
- Montgomery County property records

Mound, Ohio, Site (Mound Site)
2018 LM Institutional Controls (ICs) Compliance Assessment Checklist
Final checklist summarizes information from all inspections

List any other relevant official documents and describe any changes initiated during the review period that affect IC compliance or the IC assessment requirements.

Reviewed RODS, deeds, and correspondence from LM to MDC.

LM is updating the O&M, LTS&M, and CIP plans. No changes are being made to IC compliance or assessment requirements in the O&M Plan.

On the basis of the review of documents and interviews, were property improvements covered by the appropriate approvals? (For example, were construction permits approved by the City of Miamisburg?)

- Found no evidence of work performed within Mound Business Park footprint in manner that was not compliant with the ICs
- City of Miamisburg and MMCIC platted 2 sections of the Mound site into 5 separate lots.
- Navarro asked MDC to review Section 9.2.2. in the 2017 Annual IC Assessment Report and to advise if this was accurate and presented the current conditions. Eric Cluxton responded in a 4/2/18 email, “The attached information is accurate. All real estate transaction documents reference the same requirements.”
- GoKeyless, Alien Workshop (Dyrdek Group), ISS-Unlimited, Advanced Service Technologies, and Dunkirk Realty manage activities on their properties.

Based on the review of MDC Reuse Plan Update, Miamisburg Zoning Map, and Miamisburg Land Use Plan, were any changes made to those documents that affect IC compliance?

- The following documents will provide additional layers of protection for Mound site activities, but will not prevent IC violations.
- The City of Miamisburg is preparing a Special Zoning District for the Mound site that will control the kinds of activities permitted at the site. LM has asked the city to include a short description of the ICs. Ryan Homs, City Planner, advised LM that he would consider adding this, but City would not be the legal authority to enforce IC compliance. LM would enforce the ICs through Department of Justice.
- Two other legal documents were identified during this assessment that also impose covenants and restrictions on the Mound site. MDC Special Instrument Deed 2012-00084258 and MDC Special Instrument Deed 2018-00009416. Ryan Homs advised that City would not be the legal authority to enforce these covenants and restrictions. MDC would enforce these.

Mound, Ohio, Site (Mound Site)
2018 LM Institutional Controls (ICs) Compliance Assessment Checklist
Final checklist summarizes information from all inspections

List the property ownership changes. List the legal property documents reviewed to determine if ownership had changed (e.g., quitclaim deeds, environmental covenants, county property records).

- Reviewed property records on the Montgomery County Auditor's website, <http://www.mcrealestate.org/Main/Home.aspx>.
- All property changes are included in the Property Ownership Table in Appendix B Property Information.
- EM completed jurisdictional transfer of former Mound site to LM on June 29, 2017. LM is now responsible for all real property transactions.
- Reviewed LM records and correspondence regarding the Mound site property.
- The following responsibility and property changes occurred during this review period:
 - The sales contract and general purpose lease agreement between EM and MDC expired on September 30, 2017.
 - LM extended the general purpose lease agreement with MDC for the areas within Parcels 6, 7, 8, and 9 on a month-to-month basis on October 2, 2017. (*Executed Amendment Number 25 to the General Purpose Lease*).
 - On January 4, 2018, LM sent an executed deed for Parcels 6, 7 and 8 that confirmed MDC's official acceptance of those parcels. MDC signed and returned the letter on January 5. MDC is responsible for taking all necessary actions (e.g., platting) to have the deed recorded in the records of the Montgomery County, Ohio Recorder's Office in order to complete the transfer of the title of the real property.
 - LM transferred parcels to MDC:
 - Bldg. 45
 - Bldg. 61
 - Platted "Section 3" containing OSW, OSE, and a third parcel north of OSW.
 - MDC sold Buildings 45, 61, and OSW. (See Property Table for details)

If property ownership changed, were the requirements for IC compliance included in the legal documents filed with Montgomery County? Was Ohio EPA notified of the property transfer?

The quitclaim deeds from LM to MDC contained the IC restrictions.

The limited warranty deeds from MDC to new owners referenced the quitclaim deeds.

Provide detail on any other issues identified during this assessment.

Were there any reported issues relating to access by DOE, EPA, Ohio EPA, ODH, their agents, contractors, or employees to property to implement or enforce the ICs?

No.

Observations during physical inspections:

Evidence of unauthorized soil removal?

No.

Mound, Ohio, Site (Mound Site)
2018 LM Institutional Controls (ICs) Compliance Assessment Checklist
Final checklist summarizes information from all inspections

Evidence of unauthorized groundwater use?

No. LM installed one new monitoring well on the Phase I parcel.

Evidence of land use other than “industrial” (e.g., residential)?

No.

T Building only - areas with additional institutional controls:

Have ICs been followed? See O&M Plan, Appendix B, *T Building Special ICs Core Team Agreement and Position Paper, and Floor Plan Figure.*

- There was no evidence of penetration into the red concrete or removal of concrete from the other special IC areas of T Building.

Based on physical inspections, records reviews, questionnaires, and interviews, was there evidence of IC noncompliance?

- There was no evidence of IC noncompliance observed.

Non-IC and general maintenance items noted during review or physical walkdown.

These items are not ICs.

- **OU-1 pump-and-treatment (P&T) system.** The P&T system remains in standby mode during LM’s enhanced attenuation field demonstration. Navarro advised they conduct a monthly system standby mode inspection according to the P&T maintenance procedure manual checklist.
- **Signage/markers in good repair?** There were two clearly-worded MDC-installed signs in the pond area of Parcel 4.
- **Physical condition of groundwater monitoring wells?** No Evidence of tampering. Wells were in good condition with some painting required. Observed that Navarro had installed a wooden bridge to allow safer access to well 0433.
- **Railroad work off site near western site boundary.** Work approved by MDC. RR had installed silt fencing along Vanguard Blvd. RR had cut through the fencing to access the RR property.
- **Frozen and burst sump pump drain line in T Building West Head House.** Turner maintenance person reported that the drain line from the sump pump in west head house had frozen and been repaired. Note that maintaining sumps to prevent wet floors is a good maintenance practice. There was no water visible on the floors or gravel areas in the special IC areas of T Building during the February 13, 2018 inspection.
- **Debris in storm-water grate.** Inspectors noted that debris was accumulating again in the storm-water grate east and upgradient of OU-1. It did not appear that the drain was clogged.

Recommendations from 2017 preliminary physical IC inspections or records reviews:

No IC-related recommendations.

Recommendations from participants in the April 19, 2018, physical walkdown with regulators:

None were received.

Conclusion/comments:

This IC assessment did not find any instances of IC noncompliance.

ATTENDANCE SHEET
Mound Site Annual IC Assessment Walkdown
April 19, 2018

INITIAL		NAME	ORGANIZATION	TELEPHONE
Q.T.C.		Campbell, Anthony	Ohio EPA	937-285-6069
<i>QCC</i>		Cato, Becky	Navarro	636-300-2638
<i>EAC</i>		Cluxton, Eric	Mound Development Corporation (MDC)	937-865-3921
<i>SD</i>		Dettmer, Shannon	Ohio Department of Health	614-995-0761
<i>CSF</i>		Friedman, Chuck	Navarro	937-572-3969 cell
		Huber, Lorrie	MDC	973-865-4438
<i>MSD</i>		Lutz, Melissa	Navarro	636-300-2639 314-954-6660 cell
<i>JW</i>		Massie, Joyce	Navarro LMS Team	937-287-1333 cell
		Robinson, Polly	DOE LM Realty	970-248-6039
<i>DD</i>		Seely, David	U.S. EPA, Region V	312-886-7058
<i>SS</i>	<i>MS</i>	Smiley, Sue	DOE LM	513-648-3333
		Sokolovich, Bud	DOE LM Realty Team Lead	303-410-4810
<i>EES</i>		Stanifer, Ellen	City of Miamisburg	937-847-6636
<i>BZ</i>		Zimmerman, Brian	DOE LM	513-648-3340

2018 Annual Assessment of Institutional Controls at the Mound, Ohio, Site

Preliminary Inspection Results

Sue Smiley, Mound Site Manager
U.S. Department of Energy (DOE)
Office of Legacy Management (LM)

Site Walk Down • April 19, 2018



Institutional Controls

- Institutional controls (ICs) are:
 - Used as legal and administrative tools
 - Designed to protect human health and the environment



Mound Site Institutional Controls

- Implemented under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980
- Defined by CERCLA Records of Decision (RODs)
- Run with the land in the form of activity and use limitations
- Incorporated into deed restrictions and/or other real property instruments (e.g., Environmental Covenant)
- Applied to all future land and groundwater uses

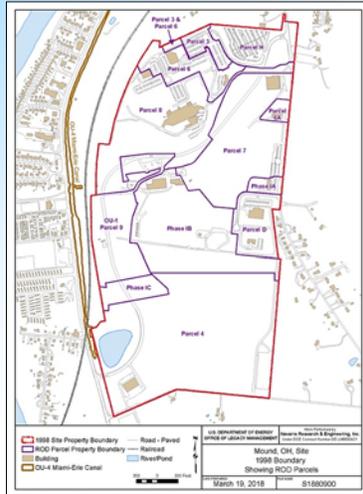
Mound Site Institutional Controls Apply to Entire Mound Site



2016 aerial view looking north

Mound Site Institutional Controls

Mound Site with ROD Parcels



- Site boundary (red)
- Site RODs (purple)
 - Parcel 3
 - Parcel 4
 - Parcel D
 - Parcel H
 - Phase I Parcel (A, B, C)
 - Parcels 6, 7, and 8
 - Parcel 9
- Off-site ROD (gold)
 - OU-4 former Canal area, has no use restrictions or ICs



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Mound Site Institutional Controls

In the Form of Activity or Use Restrictions

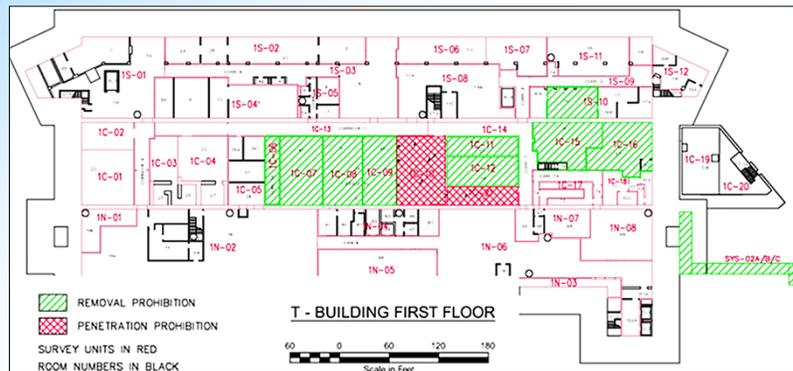
- Limit land use to industrial/commercial only
- Prohibit extraction, consumption, exposure, or use of the groundwater underlying the premises*
- Prohibit soil removal from Mound site property*
- Allow site access for federal and state agencies for sampling and monitoring

*Unless prior written approval from U.S. Environmental Protection Agency (EPA), Ohio EPA, and Ohio Department of Health (ODH) has been obtained



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Mound Site Institutional Controls Special IC Areas in T-Building



*Without prior approval from the EPA, Ohio EPA, and ODH

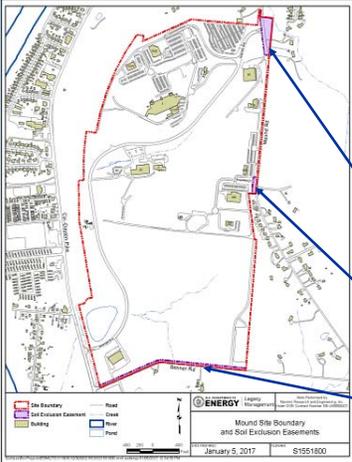
Mound Site Institutional Controls Special ICs for Areas in T-Building

- Prohibit removal of concrete floor material in green areas*
- Prohibit penetration of red concrete floors in red areas*
- Mound Core Team memorandum 6/29/2009 provides policy guidelines for limited activities in these areas that should not result in unacceptable risk to workers in the building (e.g., if office space/cubicles constructed in those areas).
 - Penetrations up to 4" allowed
 - Removed/damaged concrete must be backfilled
 - Exclude normal building employees from area during renovation activities
 - Notify Core Team two weeks in advance

*Without prior approval from the EPA, Ohio EPA, and ODH

Mound Site Institutional Controls

Exemptions from Soil Removal Restrictions



- DOE exempted three areas in the quitclaim deeds when property transferred to the Mound Development Corporation (MDC)
- DOE & regulators discussing method to ensure exemption applies to all areas along Mound Rd.

Northeast corner when Mound Road was straightened during entrance modification

To centerline of Mound Road in Parcel D

To centerline of Benner Road in Parcel 4

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Mound Site Institutional Controls

Annual IC Assessments

- Determine whether:
 - The ICs continue to function as designed
 - Adequate oversight mechanisms are in place to identify possible violations of ICs
 - Sufficient amount of resources are available to correct or mitigate any problems if IC violations occur
- Examine changes that could indicate an IC violation, such as:
 - Land use other than industrial/commercial
 - Unapproved use of groundwater
 - Unapproved soil removal
 - Unapproved penetration or removal of concrete from special T-Building areas

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Mound Site Institutional Controls

Annual IC Assessment Process

- Review status of previous findings or recommendations
- Conduct preliminary physical site inspections
 - Identify any non-compliance with ICs
 - Identify other changed site conditions
 - Document observations
- Review applicable local and state records, including but not limited to:
 - Montgomery County property records
 - City of Miamisburg permits
 - Construction, street opening, occupancy, etc.
 - Zoning modification requests
 - Ohio Department of Natural Resources (ODNR) website for well drilling and abandonments



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Mound Site Institutional Controls

Annual IC Assessment Process (continued)

- Meet with Mound Business Park property owners to review ICs and discuss any issues
- Conduct a walk down with regulators, MDC, and the City of Miamisburg
- Publish IC assessment report by June 13 of each year



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Observations from Preliminary Inspections

Previous Recommendations

- 2016 Recommendations:
 1. Revise the legal descriptions for city-owned parcels (K46 01507 0041 and K46 01507 0042) to define areas that were not part of the original Mound site boundary, and are therefore not covered by ICs
 2. Clarify that on-site roadways transferred to the city of Miamisburg remain covered by site ICs, and consider issuing a city procedure that will ensure any repairs of the roads or adjacent utility corridors within the right-of-way comply with the ICs
- Current Status – Met with City on April 10:
 - City expects to complete their Mound site special zoning district (SZD) in 2018.
 - SZD will codify site boundary, permitted businesses, etc.
 - City is also considering adding question to permit applications that triggers attention to IC requirements.

Observations from Preliminary Inspections

Previous Recommendations (continued)

- 2016 Recommendation:
 3. Clarify that the two areas (Phase I and GoKeyless Tract 2 to the center line of Mound Road) are currently subject to the soil removal IC.
- Current Status. LM met with City on April 10:
 - DOE and regulators are discussing appropriate real property instrument to add “exception” language (i.e., similar to other previously conveyed properties)
 - Executed real property instrument would be added to property records maintained by Montgomery County

Observations from Preliminary Inspections

IC Compliance Observations

- No prohibited land use was observed
- No unauthorized ground water wells were observed or found on the ODNR well log internet site
- No evidence of soil removal from the original footprint (approximately 306 acres) of the Mound site was observed
- No concrete was penetrated or removed in the special IC areas of T-Building



Observations from Preliminary Inspections

Other Observations

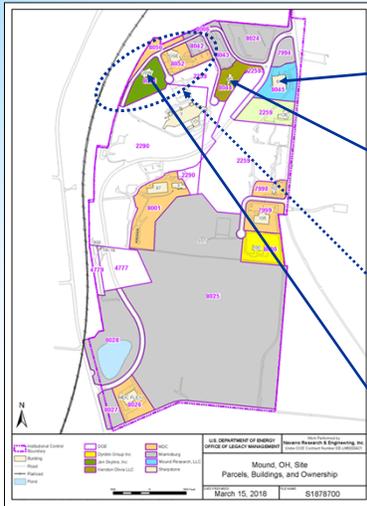
- DOE site responsibility changed
- Property ownership changed
- First floor floors in T-Building were dry
- MDC signs at south pond were clearly worded
- Railroad equipment was staged at western site boundary
- Condition of monitoring wells and seeps
 - There was no evidence of wells or seeps being disturbed
 - LM installed a new monitoring well for Phase I Parcel
 - LM installed wooden bridge to improve access to one monitoring well

Observations from Preliminary Inspections Site Responsibility Changes

- EM transferred jurisdictional responsibility to LM on June 29, 2017. LM is now responsible for all property transactions.
- The DOE/MDC site sales contract and General Purpose Lease expired on September 30, 2017.
- LM extended the General Purpose Lease to MDC on a month-to-month basis.
- On January 4, 2018, LM sent an executed deed for Parcels 6, 7 and 8 that confirmed MDC's official acceptance of those parcels. MDC signed and returned the letter on January 5. MDC is responsible for taking all necessary actions to have the deed recorded with Montgomery County.



Observations from Preliminary Inspections Parcel Ownership Changes



Former Building 61
 • LM transferred to MDC
 • MDC sold to Advanced Service Technologies

Former Building 45
 • LM transferred to MDC
 • MDC sold to ISS Unlimited

MDC replatted area with former Operational Support East (OSE) and Operational Support West (OSW) Buildings, Parking lots, roads, and a small parcel north of Vantage Point
 • LM transferred to MDC

Former OSW Building
 • MDC sold to JET Skyline, Inc.



Observations from Preliminary Inspections

T-Building Special IC Areas

- Dry floors and repaired sump pump discharge pipe from West Head House



Observed dry floors in the special IC areas of T-Building



MDC reported their maintenance contractor found and repaired a frozen sump pump discharge pipe in the West Head House

Observations from Preliminary Inspections

MDC Signs

- Two clearly-worded MDC signs were visible at south pond



MDC sign at south pond on Vanguard Blvd



MDC sign at south pond near walking path

Observations from Preliminary Inspections

Railroad Equipment

- With MDC permission, railroad re-staged equipment near former Mound site rail spur area and continued clearing railroad property west of Mound perimeter fence
- Observed no evidence of soil removal from the Mound site.



Railroad contractor equipment and office trailer on Mound site



Railroad cut through former site perimeter fence on western boundary in order to access railroad property west of Mound site

Observations from Preliminary Inspections

Condition of Monitoring Wells and Seeps

- Monitoring wells were in good condition
- A few galvanized wells require paint
- Seeps were undisturbed



Observations from Preliminary Inspections

Condition of Monitoring Wells and Seeps

- LM added new Well P064 to Phase I Parcel groundwater monitoring program.
- LM installed bridge for safer access to Phase I Parcel monitoring Well 0443



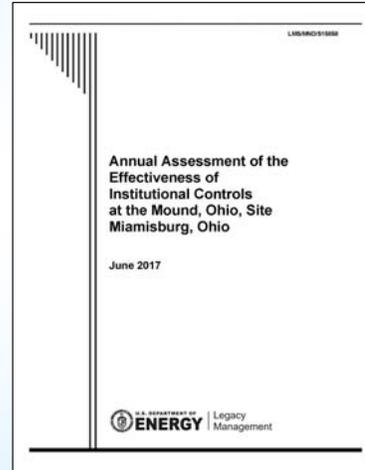
Observations from Preliminary Inspections

Summary

Observed no IC violations during the preliminary physical inspections and the review of records for the annual IC assessment.

Annual IC Assessment Report

- Report will:
 - Detail all assessment results
 - Document changes since last inspection
 - Address recommendations from previous reports
 - Contain checklist of observations
 - Contain photos
 - Be published and distributed by June 13, 2018
 - Be uploaded to Mound site webpage at <https://www.lm.doe.gov/mound/Sites.aspx>



Walk Down Schedule

- Safety briefing
 - Review and sign job safety analysis
- Driving tour
 - Stop and observe areas as requested by participants
 - Return any comments on checklist at the end of tour
- Return to MDC conference room for wrap up





Questions?

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John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

April 19, 2016

Ms. Gwendolyn Hooten
U.S. Department of Energy
Office of Legacy Management
11025 Dover Street, Suite 1000
Westminster, Colorado 80021

Re: US DOE Mound Fac, Miamisburg
Remediation Response
Correspondence
RCRA C - Hazardous Waste
Montgomery County
OH6890008984

Subject: U.S. DOE Mound Plant Burn Area Closure and Annual RCRA Institutional Control Inspection

Dear Ms. Hooten:

The purpose of this memo is to memorialize Ohio EPA's Resource Conservation and Recovery Act (RCRA) decision to not continue a separate institutional control inspection at the United States Department of Energy (U.S. DOE) Mound site.

On August 16th, 1996, Ohio EPA approved a closure plan for the burn area (consisting of 6 regulated units) at the U.S. DOE Mound site located in Miamisburg, Ohio (Mound Site). This closure plan was to be a closure by removal. Work was completed per the approved closure plan, however, confirmatory soil samples exceeded the closure performance standard for Antimony. As a result of this, U.S. DOE decided to amend the approved closure plan to include a risk assessment to close out the site soils. This amendment was received on February 9, 1998. This amendment also included the closure certification report for the other areas within the burn area that had met the closure performance standard. The closure certification did not come under separate cover as is typical and was included in the February 1998 closure plan amendment. Ohio EPA can't document approval of this plan amendment or acceptance of the closure certification report. On June 28, 1999, U.S. DOE again amended the closure plan to include an industrial re-use deed restriction on the burn area property. Approval of this plan was granted by Ohio EPA on July 26, 1999. It must be assumed that with this July 1999 approval of the amended plan, which contained the previously submitted risk assessment and closure certification, that Ohio EPA deemed the closure performance standard to have been met. A secondary review of this document, completed prior to the crafting of this letter concurs with the findings.

There are five RCRA/CERCLA Institutional Controls (IC's) at the Mound Site. These include:

1. Maintenance of industrial/commercial land use
2. Prohibition against residential use
3. Prohibition against use of ground water
4. Site access for federal and state agencies for environmental monitoring
5. Prohibition of removal of Phase 1 CERCLA soils without approval

As a result of the final Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) cleanup of the entire Mound Site, the U.S. DOE in conjunction with U.S. EPA, Ohio EPA, Ohio Department of Health, Mound Development Corporation and the city of Miamisburg perform annual inspections of the IC's. A report is generated from this annual inspection documenting findings and any corrective measures needed to maintain the IC's. The burn area is a part of this annual inspection as there were nine additional potential release sites remediated in the burn area which had not been covered under the RCRA closure. Ohio EPA conducts a separate annual inspection of the burn area to verify that the industrial reuse scenario is being followed and the area maintained as described in the approved closure plan, with inspection correspondence being sent to the land owner. This inspection is not required by rule, but is done as a matter of internal policy within Ohio EPA. Based upon that fact that two identical, yet programmatically separate inspections are occurring at the burn area, Ohio EPA recommends eliminating the separate RCRA inspection and will rely on the CERCLA inspection to verify compliance with the IC's. A copy of the CERCLA inspection report must be sent to Ohio EPA's current RCRA program supervisor to ensure we are able to document compliance with the recommended RCRA inspection schedule. However, if at any time in the future, the CERCLA inspection is discontinued, Ohio EPA will require the RCRA inspection be conducted on an annual basis consistent with the procedures established prior to the issuance of this letter.

Ms. Gwendolyn Hooten
U.S. DOE Mound, Miamisburg, Burn Area Annual RCRA IC Inspection
April 19, 2016
Page 3 of 3

If there are any questions, please contact me at (937) 285-6035.

Sincerely,



Randall G. Kirkland
Environmental Supervisor
Division of Environmental Response and Revitalization

ec: Brian Nickel, Ohio EPA, DERR
Anthony Campbell, Ohio EPA, DERR
Erik Hagen, Ohio EPA, DERR
Robyn Winstead, Ohio EPA, DERR
David Seely, U.S. EPA, RPM
Larry Kelly, EM Consolidated Business Center
Chris Fine, City of Miamisburg
Eric Cluxton, Mound Development Corporation

RGK/bp

Massie, Joyce (CONTR)

From: Smiley, Sue
Sent: Tuesday, July 11, 2017 9:30 AM
To: seely.david@epa.gov; Brian.Nickel@epa.ohio.gov
Cc: Shannon Dettmer (shannon.dettmer@odh.ohio.gov); Hooten, Gwen; Lutz, Melissa (CONTR); Massie, Joyce (CONTR); Smiley, Sue; Zimmerman, Brian
Subject: FW: Notification of Jurisdictional Transfer of Mound Site and Sales Contract, Mound, Ohio, Site
Attachments: Archived attachment list.txt

Quick Look

David/Brian, FYI

As mentioned in previous Mound FFA meetings, the “jurisdictional transfer” of Mound real property responsibility from DOE Office of Environmental Management (EM) to DOE Office of Legacy Management (LM) is now complete. See attached letter from the LM Realty Officer to the Mound Development Corp. (MDC).

Sending attached to you as an FYI. Will not have impact on continuing LTS&M activities LM conducts in support of CERCLA remedies. Simply means for properties still owned by the Department, the MDC will now be working directly with the LM Realty Officer on issues related to site sales contract and/or general purpose lease execution.

Thank you,

SUE

From: Fero, Julie (CONTR)
Sent: Monday, July 10, 2017 6:27 PM
To: Hooten, Gwen; Smiley, Sue; Smith Taylor, Tania; Consuegra, William (CONTR); Lutz, Melissa (CONTR); Wei, Ann (CONTR)
Cc: Sokolovich, Bud
Subject: Notification of Jurisdictional Transfer of Mound Site and Sales Contract, Mound, Ohio, Site

The attached letter was mailed today to transmit Notification of Jurisdictional Transfer of the Mound Site and Sales Contract, at the Mound, Ohio, Site.

Julie L. Fero
Administrative Assistant
Navarro Research and Engineering, Inc.
Contractor to the U.S. Department of Energy
Office of Legacy Management
2597 Legacy Way
Grand Junction, CO 81503
(970)248-6143



Department of Energy
Washington, DC 20585

June 29, 2017

OLM-BS-2017-044

Eric Cluxton, President
Mound Development Corporation
965 Capstone Circle, Suite 480
Miamisburg, OH 45342

Subject: Notification of Jurisdictional Transfer of Mound Site and Sales Contract

Dear Mr. Cluxton:

This letter is to inform you of the jurisdictional transfer of the Mound Site from the U.S. Department of Energy (DOE), Office of Environmental Management to the U.S. Department of Energy, Office of Legacy Management as of June 29, 2017. Please make a note that all correspondences related to the Sales Contract and General Purpose Lease of the Mound Site should now be directed to:

Bud Sokolovich
Team Lead, Asset Management
Senior Realty Officer
11025 Dover Street, Suite 1000
Westminster, CO 80021-5573
bud.sokolovich@lm.doe.gov
303-410-4810

The Office of Legacy Management remains committed to all of the terms and conditions of the Sales Contract between the U.S. Department of Energy and the Mound Development Corporation (MDC). Our intention is that this jurisdictional transfer is a seamless process. We look forward to an efficient and effective working relationship with the MDC.

It is our understanding that the Sales Contract between the U.S. Department of Energy and the MDC automatically transfers the remaining Parcels 6, 7, 8 and 9 to the MDC on September 30, 2017 with no further action required by DOE. The Office of Legacy Management requests written confirmation from the MDC by July 31, 2017 that the MDC is willing and able to comply with the provisions of the Sales Contract. If the MDC is unwilling or unable to comply with the Sales Contract, the Office of Legacy Management will work with the MDC to find an effective solution. If you have any questions or concerns please feel free to contact me at the address above. Thank you for your consideration in this important matter.



Sincerely,



2017.07.10

15:17:54 -06'00'

Bud Sokolovich
Asset Management Team Lead
Senior Realty Officer
Office of Legacy Management

cc:

G. Hooten, DOE (e)

S. Smiley, DOE (e)

T. Smith Taylor, DOE (e)

W. Consuegra, LMATA (e)

M. Lutz, Navarro (e)

A. Wei, Navarro (e)

Project File MND 1405.10

Property Management File MND 1405.10



August 4, 2017

Mr. Brian Nickel
Ohio EPA
401 E. Fifth Street
Dayton, OH 45402-2911

Dear Brian:

On August 1, 2017, **MOUND DEVELOPMENT CORPORATION** sold the property located at 930 Capstone Drive, Miamisburg, Ohio 45342, Parcel ID No.: K46 01507 0045 to:

KIERSTON OLIVIA LIMITED LIABILITY COMPANY (holding company for **ISS-Unlimited**)

Clarence R. McGill, Jr.
President/CEO
930 Capstone Drive, Miamisburg, OH 45342
Telephone: (937) 586-6552

Enclosed is a copy of the Limited Warranty Deed, which was recorded with the Montgomery County Recorder's Office on August 4, 2017. Also enclosed is the Legal Description (Exhibit A). Please let me know if you have any questions. Thank you.

Sincerely,

MOUND DEVELOPMENT CORPORATION

Eric Cluxton
President

Enclosures

cc: David Seely (USEPA Region 5)
Bud Sokolovich (DOE-LM Realty Office)
Sue Smiley (DOE-LM Site Manager)
Melissa Lutz (Navarro)
Joyce Massie (Navarro)
Clarence McGill (ISS-Unlimited)

Mound Development Corp.
965 Capstone Drive, Suite 480
PO Box 232
Miamisburg, OH 45342

Phone: 937.865.4462 | Fax: 937.865.4431

Type: DEE
Kind: DEED
Recorded: 08/04/2017 09:43:21 AM
Fee Amt: \$44.00 Page 1 of 4
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00045600

② LIMITED WARRANTY DEED
(Ohio Statutory Form)

K46-15-745

MOUND DEVELOPMENT CORPORATION, an Ohio not-for-profit corporation having an address of 965 Capstone Drive, P.O. Box 232, Miamisburg, Ohio 45343-0232 ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to **KIERSTON OLIVIA LIMITED LIABILITY COMPANY**, an Ohio limited liability company ("Grantee"), whose tax mailing address is 930 Capstone Drive, Miamisburg, Ohio 45343-0232, the real property described on Exhibit A attached hereto and incorporated herein by reference (referred to in this Deed as the "Property").

Subject to all real estate taxes and assessments due and payable after the date of this Deed; all legal highways and public rights-of-way; building, zoning and other laws, statutes, ordinances and regulations; easements, covenants, conditions and restrictions of record, including without limitation, those provided in the Affidavit recorded at Deed Microfiche No. 90-616D02, those in Environmental Covenants recorded at Instrument No. 2012-00004722 (as further referenced below), those provided in the Quit Claim Deeds recorded at Deed Microfiche No. 99-0852B05, as re-recorded in Instrument No. 2002-00146503, Deed Microfiche No. 99-0852B11, as re-recorded in Instrument No. 2002-00146504, Instrument No. 2002-00128206, Instrument No. 2002-00128007, Instrument No. 2012-00083743 and that Quit Claim Deed referenced in the Prior Deed Reference below, and those provided in the Mound Advanced Technology Center Declaration of Covenants and Restrictions recorded at Instrument No. 2012-00084258, all in the records of the Montgomery County, Ohio Recorder's office.

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT DATED NOVEMBER 2, 2011, RECORDED IN THE DEED OR OFFICIAL RECORDS OF THE MONTGOMERY COUNTY RECORDER ON JANUARY 24, 2012 IN DEED INSTRUMENT NO. 2012-00004722. THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS:

Prohibition against residential use and farming activities; prohibition against use of groundwater; prohibition against removal of soil from Mound property.

Limited Warranty Deed
Mound Development Corporation to
Kierston Olivia Limited Liability Company
Page 1 of 2

Owner or transferee, if applicable, shall notify Ohio EPA within ten (10) days after each conveyance of interest of the Property or any portion thereof. The notice shall include the name, address and telephone number of the Transferee, a copy of the deed or other documentation evidencing the conveyance, and a survey map that shows the boundaries of the property being transferred.

PRIOR DEED REFERENCE: Instrument No. 2017-00045599 of the Montgomery County, Ohio Deed Records.

Executed effective as of this 1st day of August, 2017.

MOUND DEVELOPMENT CORPORATION

By: Eric A. Cluxton
Eric A. Cluxton
President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 21st day of July, 2017, by Eric A. Cluxton, the President of Mound Development Corporation, an Ohio not-for-profit corporation, on behalf of the corporation.

Shannon L. Costello
Notary Public

This instrument prepared by:
Shannon L. Costello, Esq.
Coolidge Wall Co., L.P.A.
33 West First Street, Suite 200
Dayton, Ohio 45402
w:\wdox\client\001969\00646\00886592.docx



SHANNON L. COSTELLO, Attorney
Notary Public, State of Ohio
My Commission Expires
Section 147.03 O. R. C.

CHICAGO TITLE INSURANCE CO.
ONE DAYTON CENTRE
ONE S. MAIN ST., STE. 330
DAYTON, OHIO 45402
ATTN: 38170145-00

Limited Warranty Deed
Mound Development Corporation to
Kierston Olivia Limited Liability Company
Page 2 of 2

EXHIBIT A

Situated in Section 30, Town 2, Range 5 M.R.s, City of Miamisburg, Montgomery County, Ohio and being Lot Numbered 8044 of the revised and consecutive numbers of lots on the plat of the City of Miamisburg, Montgomery County, Ohio.

Parcel Id. No.: K46- 01507 0045



October 19, 2017

Mr. Brian Nickel
Ohio EPA
401 E. Fifth Street
Dayton, OH 45402-2911

Dear Brian:

On September 15, 2017, **MOUND DEVELOPMENT CORPORATION** sold the property located at 885 Mound Road, Miamisburg, Ohio 45342, Parcel ID No.: K46-15-7-46 to:

MOUND RESEARCH, LLC (holding company for **Advanced Service Technologies**)
Jerry Abner
President/CEO
885 Mound Road, Miamisburg, OH 45342
Telephone: 937-435-4376, Ext. 201

Enclosed is a copy of the Limited Warranty Deed, which was recorded with the Montgomery County Recorder's Office on September 19, 2017. Also enclosed is the Legal Description (Exhibit A). Please let me know if you have any questions. Thank you.

Sincerely,

MOUND DEVELOPMENT CORPORATION

Eric Cluxton
President

Enclosures

cc: David Seely (USEPA Region 5)
Bud Sokolovich (DOE-LM Realty Office)
Sue Smiley (DOE-LM Site Manager)
Melissa Lutz (Navarro)
Joyce Massie (Navarro)
Jerry Abner (Advanced Service Technologies)

Mound Development Corp.
965 Capstone Drive, Suite 480
PO Box 232
Miamisburg, OH 45342

Phone: 937.865.4462 | Fax: 937.865.4431

Type: DEE
Kind: DEED
Recorded: 09/19/2017 11:23:43 AM
Fee Amt: \$36.00 Page 1 of 3
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00055322

3
LIMITED WARRANTY DEED
(Ohio Statutory Form)

R46-15-7-46

MOUND DEVELOPMENT CORPORATION, an Ohio not-for-profit corporation having an address of 965 Capstone Drive, P.O. Box 232, Miamisburg, Ohio 45343-0232 ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to **MOUND RESEARCH, LLC**, an Ohio limited liability company ("Grantee"), whose tax mailing address is 885 Mound Drive, Miamisburg, Ohio 45343-0232, the real property described on Exhibit A attached hereto and incorporated herein by reference (referred to in this Deed as the "Property").

Subject to all real estate taxes and assessments due and payable after the date of this Deed; all legal highways and public rights-of-way; building, zoning and other laws, statutes, ordinances and regulations; easements, covenants, conditions and restrictions of record, including without limitation, those provided in the Affidavit recorded at Deed Microfiche No. 90-616D02, those provided in the Quit Claim Deeds recorded at Deed Microfiche No. 99-0852B05, as re-recorded in Instrument No. 2002-00146503, Deed Microfiche No. 99-0852B11, as re-recorded in Instrument No. 2002-00146504, Instrument No. 2002-00128206, Instrument No. 2002-00128007, Instrument No. 2009-00011643, Instrument No. 2012-00083743 and that Quit Claim Deeds referenced in the Prior Deed Reference below, and those provided in the Mound Advanced Technology Center Declaration of Covenants and Restrictions recorded at Instrument No. 2012-00084258, all in the records of the Montgomery County, Ohio Recorder's office.

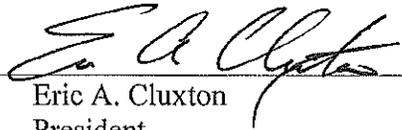
WBR PRIOR DEED REFERENCES: Instrument No. 2017-00055321 of the Montgomery County, Ohio Deed Records.

Limited Warranty Deed
Mound Development Corporation to
Mound Research, LLC
Page 1 of 2

me: M+M #2

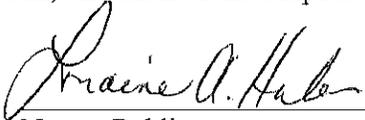
Executed effective as of this 14th day of September, 2017.

MOUND DEVELOPMENT CORPORATION

By: 
Eric A. Cluxton
President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 14th day of September, 2017, by Eric A. Cluxton, the President of Mound Development Corporation, an Ohio not-for-profit corporation, on behalf of the corporation.


Notary Public



LORRAINE A HUBER, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 3, 2018

This instrument prepared by:
Shannon L. Costello, Esq.
Coolidge Wall Co., L.P.A.
33 West First Street, Suite 600
Dayton, Ohio 45402
w:\wdox\client\001969\00647\00897608.docx

Limited Warranty Deed
Mound Development Corporation to
Mound Research, LLC
Page 2 of 2

EXHIBIT A

Situate in Section 30, Town 2, Range 5 M.R.s, City of Miamisburg, Montgomery County, Ohio and being Lot Numbered Lot 8045 of the Mound Advanced Technology Center Record Plan, Section 2 as recorded in Plat Book 230, Page 24A of the Montgomery County, Ohio records.

Parcel Id. No. K46-15-7-46

**U. S. DEPARTMENT OF ENERGY
AMENDMENT NUMBER 25 TO THE GENERAL PURPOSE LEASE**

WHEREAS, the Parties hereto, UNITED STATES OF AMERICA, acting by and through the Department of Energy, hereinafter referred to as the "GOVERNMENT," and the Miamisburg Mound Community Improvement Corporation (renamed the Mound Development Corporation), hereinafter referred to as the "Lessee," entered into a General Purpose Lease (GPL), Parts I & II, on the 7th day of September, 1994 ; and

WHEREAS, the Parties have amended and appended to the GPL at various times and for various purposes previously; and

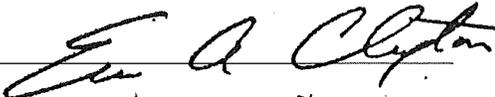
WHEREAS, the GPL will expire on September 30, 2017 according to its terms;

NOW, THEREFORE, for good and valuable consideration, the Parties agree that the General Purpose Lease (GPL), Parts I & II, as amended, with appendix, is hereby further amended as follows:

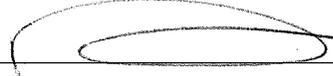
- (1) The termination date for the GPL and appendix, as amended, is hereby extended on a month-to-month basis terminable on 30 days' notice.
- (2) In all cases where this lease amendment conflicts with the General Purpose Lease, Parts I & II, and/or any prior amendment to the General Purpose Lease, this Amendment takes precedence and any conflicting provision of a preceding document shall be without force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Lease amendment to be executed on their behalf by their duly authorized representative effective as of the date last executed below.

MOUND DEVELOPMENT CORPORATION

By 
Title President, Mound Development Corporation
Date: 10/2/17

THE UNITED STATES OF AMERICA

By 
Title Asset Management Team Lead, Senior Realty Officer
Date: 10/2/17



Department of Energy
Washington, DC 20585

January 4, 2018

OLM-BS-2018-001

Eric Cluxton, President
Mound Development Corporation
965 Capstone Circle, Suite 480
Miamisburg, OH 45342

Subject: Mound Development Corporation (MDC) Parcels 6, 7 and 8 Transfer
Delivery of Deeds for Recording

Dear Mr. Cluxton:

Enclosed is the executed deed for Parcels 6, 7 and 8 located at the U.S. Department of Energy's (DOE) Mound Facility in Miamisburg, Ohio for the MDC's official acceptance. Please ensure that MDC takes all necessary actions to have the deed recorded in the records of the Montgomery County, Ohio Recorder's Office in order to complete the transfer of the title of the real property within these Parcels to MDC. The DOE will continue to work with MDC on any items related to the deeds and platting of the parcels as necessary. **Please countersign a copy of this letter in the space indicated below and return such countersigned copy to DOE in the self-addressed stamped envelope.**

DOE will be in contact with MDC on the drafting of the sales agreement for the portion of Parcel 9 that MDC would like to have transferred in the coming months. DOE appreciates your cooperation in its ongoing efforts at the Mound site. Please contact me at (303) 410-4810 if you have any questions or concerns. Please send any correspondence to:

U.S. Department of Energy
Office of Legacy Management
2597 Legacy Way
Grand Junction, CO 81503

Sincerely,

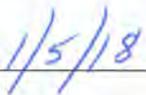
Bud Sokolovich
Asset Management Team Lead
Senior Realty Officer
Office of Legacy Management



ACCEPTANCE OF PARCELS

Upon receipt of this letter and the enclosed executed deed, Mound Development Corporation accepts transfer of these Parcels from the U.S. Department of Energy.

MOUND DEVELOPMENT CORPORATION

By:  Date: 
Eric Cluxton, President

Address: 965 Capstone Circle, Suite 480
Miamisburg, OH 45342

Enclosures

cc w/enclosures:
S. Costello, MDC
C. Melendez, DOE (e)
R. Tormey, DOE (e)

QUIT CLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Department of Energy (hereinafter sometimes called "Grantor"), under and pursuant to the authority of the Atomic Energy Act of 1954, Section 161 (g) (42 U.S.C. §2201(g)), in consideration of the covenants contained herein, and other good and valuable consideration, duly paid by the Mound Development Corporation, a not-for-profit corporation subsisting under the laws of Ohio and recognized by the Secretary of Energy as the agent for the community wherein the former Mound Facility is located (hereinafter sometimes called "Grantee"), the receipt of which is hereby acknowledged, hereby QUIT CLAIMS unto Grantee, its successors and assigns, subject to the reservations, covenants, and conditions hereinafter set forth, all of its right, title and interest, together with all improvements thereon and appurtenances thereto, the real property as described in Exhibit A hereto (hereinafter the "Premises), commonly referred to as Parcels 6, 7 and 8.

SUBJECT TO an easement hereby granted, upon or across the Premises, in connection with the covenants of Grantor and/or Grantee in paragraphs numbered 1.1-1.3, 3.2 and 3.3 of this Deed and as otherwise needed for purposes of any response action as defined under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, including but not limited to, environmental investigation or remedial action on the Premises or on property in the vicinity thereof, including the right of access to, and use of, to the extent permitted by applicable law, utilities at reasonable cost, to the State of Ohio, acting by and through the Director of the Ohio Environmental Protection Agency (OEPA) or the Ohio Department of Health (ODH), their successors and assigns. Grantee understands that any such response action will be conducted in a manner so as to attempt to minimize interfering with the ordinary and reasonable use of the Premises;

RESERVING unto Grantor, the United States of America, acting by and through the U.S. Dept. of Energy (DOE) and/or the U.S. Environmental Protection Agency (USEPA), their successors and assigns, an easement to, upon or across the Premises in connection with the covenants of Grantor and/or Grantee in paragraphs numbered 1.1-1.3, 3.2 and 3.3 of this Deed and as otherwise needed for purposes of any response action as defined under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, including but not limited to, environmental investigation or remedial action on the Premises or on property in the vicinity thereof, including the right of access to, and use of, to the extent permitted by applicable law, utilities at reasonable cost to Grantor. Grantee understands that any such

response action will be conducted in a manner so as to attempt to minimize interfering with the ordinary and reasonable use of the Premises.

In connection with this conveyance, Grantor shall hold harmless and indemnify Grantee and any successor, assignee, transferee, lender or lessee of a person or entity that acquires ownership or control of any portion of the Premises, according to the provisions of 50 USCS § 2811(b), and as limited by the scope, purposes and conditions contained in 50 USCS § 2811, against any claim for injury to a person or property that results from the release or threatened release of a hazardous substance or pollutant or contaminant as a result of Department of Energy activities on the area commonly known as the former Mound Facility including but not limited to the Premises. This covenant shall run with the land.

This Deed and conveyance is made and accepted without warranty of any kind, either expressed or implied, except for the indemnity of 50 USCS § 2811(b) and the warranty in paragraph 3.3 of this Deed, and is expressly made under and subject to all reservations, restrictions, rights, covenants, easements, licenses, and permits, whether or not of public record, to the extent that the same affect the Premises.

1. The parties hereto intend the following restrictions and covenants to run with the land and to be binding upon the Grantee and its successors, transferees, and assigns or any other person acquiring an interest in the Premises, for the benefit of Grantor, USEPA and the State of Ohio, acting by and through the Director of OEPA or ODH, their successors and assigns.

1.1(a) Excepting those soils in an area approximately 40 feet wide and bounded on the east by the centerline of Mound Road, Grantee covenants that any soil from the Premises shall not be placed on any property outside the boundaries of that described in instruments recorded at Deed Book 1214, pages 10, 12, 15, 17 and 248; Deed Book 1215, page 347; Deed Book 1246, page 45; Deed Book 1258, pages 56 and 74; Deed Book 1256, page 179; Micro-Fiche 81-376A01; and Micro-Fiche 81-323A11 of the Deed Records of Montgomery County, Ohio (and as illustrated in the "Parcels 6, 7 and 8 Environmental Summary, Notices of Hazardous Substances, Mound Plant, Miamisburg, Ohio dated August 2010", which can be found in an Exhibit to Instrument Number 2012-00083743 of the Deed Records of Montgomery County, Ohio), without prior written approval from ODH, OEPA, and USEPA, or successor agencies.

(b) Grantee covenants, in regard to the structure known as "T Building" as shown in Exhibit B attached hereto, that for areas 1C-06 (corridor 39), 1C-07, 1C-08, 1C-09, 1C-11, 1C-12, 1C-15, 1C-16, 1S-10 and SYS-02A/B/C, Grantee shall not remove concrete floor material to a location outside that specified in paragraph 1.1(a) without the approval of USEPA or Ohio EPA. In addition, for areas 1C-10 and 1C-21, as depicted in Exhibit B, Grantee shall take no action that causes a penetration in the concrete floor of those areas without the prior approval of USEPA and Ohio EPA. The specified areas mentioned above are on the first

floor of T Building and are designated in the T Building drawing in Exhibit B hereto. T Building is a five-story structure, entirely underground, located at and about Latitude N 39°37'48.75" and Longitude W 84°17'13.65" depicted in a diagram and photographs in Exhibit B. Ground level at the top of T Building is at an approximate elevation of 872' AMSL.

1.2 Grantee covenants not to use, or allow the use of the Premises, for any residential or farming activities, or any other activities which could result in the chronic exposure of children under eighteen years of age to soil or groundwater from the Premises. Restricted uses shall include, but not be limited to:

- (1) single or multifamily dwellings or rental units;
- (2) day care facilities;
- (3) grazing or haying;
- (4) schools or other educational facilities for children under eighteen years of age; and
- (5) community centers, playgrounds, or other recreational or religious facilities for children under eighteen years of age.

The United States Department of Energy or its successor agency shall be contacted to resolve any questions which may arise as to whether a particular activity would be considered a restricted use.

1.3 Grantee covenants not to extract, consume, expose, or use in any way the groundwater underlying the Premises without the prior written approval of the United States Environmental Protection Agency (Region V) and the Ohio EPA.

2. The Grantor hereby grants to the State of Ohio and reserves and retains for itself, its successors and assigns an irrevocable, permanent, and continuing right to enforce the covenants of this Quit Claim Deed through proceedings at law or in equity, including resort to an action for specific performance, as against and at the expense of Grantee, its successors and assigns, including reasonable legal fees, and to prevent a violation of, or recover damages from a breach of, these covenants, or both. Any delay or forbearance in enforcement of said restrictions and covenants shall not be deemed to be a waiver thereof.
3. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §9620(h)(3)), the following is notice of hazardous substances, the description of any remedial action taken, and a covenant concerning the Premises.

3.1 **Notice of Hazardous Substance:** Grantor has made a complete search of its files and records concerning the Premises. Those records indicate that the hazardous substances described in an Exhibit to Instrument Number 2012-00083743 of the Deed Records of

Montgomery County, Ohio, have been stored for one year or more or disposed of on the Premises and said Exhibit also shows the dates that such storage/disposal took place.

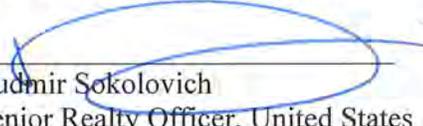
3.2 **Description of Remedial Action Taken:** Institutional Controls are established. The Institutional Controls are set forth as covenants in Sections 1.1, 1.2, and 1.3 of this Deed.

3.3 **Covenant:** Grantor covenants and warrants that all remedial action necessary for the protection of human health and the environment with respect to any hazardous substances remaining on the property has been taken, and any additional remedial action found to be necessary after the date of this Deed regarding hazardous substances existing prior to the date of this Deed shall be conducted by Grantor, provided, however, that the foregoing covenant shall not apply in any case in which the presence of hazardous substances on the property is due to the activities of Grantee, its successors, assigns, employees, invitees, or any other person subject to Grantee's control or direction.

4. Unless otherwise specified, all the covenants, conditions, and restrictions to this Deed shall be binding upon, and shall inure to the benefit of the assigns of Grantor and the successors and assigns of Grantee.

IN WITNESS WHEREOF, the United States of America, acting by and through its Secretary of the Department of Energy, has caused these presents to be executed this 4 day of January, 2018.

UNITED STATES OF AMERICA

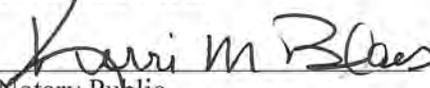
By: 
Budmir Sokolovich
Senior Realty Officer, United States
Department of Energy Office of Legacy
Management

State of Colorado)
County of Jefferson), SS:

Before me, a Notary Public in and for said State and County, appeared this 4 day of January, 2018, Budmir Sokolovich, who acknowledged that he is the Senior Realty Officer of the Office of Legacy Management for the United States Department of Energy, with full authority to execute the foregoing on behalf of the United States of America, and who acknowledged the above to be his signature and his free act and deed.

SEAL




Notary Public

Prepared by:
Randolph T. Tormey, Esq.
250 E. 5th Street, Ste 500
Cincinnati, OH 45202
(513) 246-0583
OH Atty. Regis. 0007803

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COMPARISON: W:\Wdcox\Client\001969\00621\00915410.Docx

EXHIBIT A

Legal Descriptions Parcels 6, 7 and 8

Exhibit "A"
DESCRIPTION OF
13.636 Acres
Parcel 6

located in
Section 30 and 36, Town 2, Range 5, M.Rs.
City of Miamisburg, Montgomery County, Ohio

Situate in Section 30 and 36, Town 2, Range 5, M.Rs., City of Miamisburg, County of Montgomery, State of Ohio, *being part of a 87.28 acre tract conveyed to the United States of America, as recorded in Deed Book Volume 1214, Page 12* of the Deed Records of Montgomery County, Ohio, said 87.28 acre tract being comprised of a 59.75 acre tract, also a 19.40 acre tract, also a 9.97 acre tract, also a 0.78 acre tract and a 0.78 acre tract all known as Lot Numbered 2259 of the consecutive numbered lots of the City of Miamisburg, *also being part of a 33.11 acre tract conveyed to the United States of America, as recorded in Deed Book Volume 1246, Page 45* of the Deed Records of Montgomery County, Ohio, said 33.11 acre tract being known as Lot Numbered 2290 of the consecutive numbered lots of the City of Miamisburg, *also being part of a 1.61 acre tract conveyed to the United States of America, as recorded in Deed Book Volume 1256, Page 179*, of the Deed Records of Montgomery County, Ohio, said 1.61 acre tract being known as Lot Numbered 2290 of the consecutive numbered lots of the City of Miamisburg, *being a new division of 13.635 acres from said 87.28 acre tract, 33.11 acre tract, and all the remainder of said 1.61 acre tract* and being more fully bounded and described as follows:

Commencing at a "DOE" concrete monument found disturbed, said monument being the northwest corner of Section 30, said monument being the northeast corner of Section 36, said monument also being the northeasterly corner of a 6.63 acre tract (by deed) conveyed to the City of Miamisburg, Ohio, as recorded in Deed Book Volume 594, Page 410 of the Deed Records of Montgomery County, Ohio; thence with the east line of said City of Miamisburg 6.63 acre tract, the east line of Section 36 and the west line of Section 30, South 05° 16' 42" West, a distance of 130.25 feet to a point, witness a 1" pinched top pipe found, South 65° 36' 29" West, 1.28 feet, said pipe being the northwest corner of a 14.288 acre tract conveyed to Miamisburg Mound Community Improvement Corporation, as recorded in Deed Microfiche No. 99-0852B11 of the Deed Records of Montgomery County, Ohio, said 14.288 acre tract known as Parcel "H" of the recorded Mound Surveys, said 14.288 acre tract also known as Part of Lot Numbered 2259 of the consecutive numbered lots of the City of Miamisburg, Ohio, reference previous survey by HLS Surveyors & Engineers as recorded in Montgomery County Engineer's Record of Land Surveys Volume 1999, Page 0326, said pipe also being the northeasterly corner of a 4.805 acre tract conveyed to Miamisburg Mound Community Improvement Corporation, as recorded in Deed Microfiche No. _____ of the Deed Records of Montgomery County, Ohio, said 4.805 acre tract known as Parcel 3 of the recorded Mound Surveys, said 4.805 acre tract also known as Part of Lot Numbered 2259 and 2290 of the consecutive numbered lots of the City of Miamisburg, Ohio, reference previous survey by HLS Surveyors & Engineers as recorded in the Montgomery County Engineer's Record of Land Surveys, Volume 1999, Page 140; thence from said point with the northwesterly line of said 4.805 acre tract known as Parcel 3 and the southeasterly line of said City of Miamisburg 6.63 acre tract, South 65° 36' 29" West, a distance of 479.79 feet to a 5/8" capped "Schram" iron pin found, said pin set per previous survey reference, said iron pin being a westerly corner of said 4.805 acre tract known as Parcel 3, said iron pin being the **True Point of Beginning** of the hereinafter described new division of 13.636 acres;

Thence with a common boundary with said 4.805 acre tract known as Parcel 3 on the following thirteen (13) courses.

- 1) **South 24° 26' 30" East**, passing a point on the common boundary line of said United States of America 1.61 acre tract and said United States of America 87.28 acre tract at 87.13 feet, in all a distance of **308.52 feet to a 2-1/2" mag nail set**;
- 2) **Thence, South 65° 33' 30" West**, a distance of **7.67 feet to a railroad spike found**, said spike set per previous survey reference;
- 3) **Thence, South 24° 26' 30" East**, a distance of **24.31 feet to a 5/8" capped "LeRoy" iron pin found**, said iron pin per previous survey reference;
- 4) **Thence, North 65° 11' 32" East**, a distance of **268.32 feet to a cross notch found**, said cross notch set per previous survey reference;
- 5) **Thence, North 24° 54' 45" West**, a distance of **59.55 feet to a railroad spike found**, said spike set per previous survey reference;
- 6) **Thence, North 65° 05' 15" East**, a distance of **34.64 feet to a railroad spike found**, said spike set per previous survey reference;
- 7) **Thence, South 59° 41' 15" East**, passing a point on the east line of Section 36 and the west line of Section 30 at 29.11 feet, in all a distance of **32.00 feet to a railroad spike found**, said spike set per previous survey reference;
- 8) **Thence, South 23° 47' 05" East**, a distance of **359.64 feet to a railroad spike found**, said spike set per previous survey reference;
- 9) **Thence, North 66° 03' 34" East**, a distance of **39.97 feet to a railroad spike found**, said spike set per previous survey reference;
- 10) **Thence, South 50° 06' 58" East**, a distance of **22.74 feet to a 5/8" capped "Schram" iron pin found**, said iron pin per previous survey reference;
- 11) **Thence, North 64° 44' 27" East**, a distance of **98.64 feet to a 5/8" capped "Schram" iron pin found**, said iron pin per previous survey reference;
- 12) **Thence, North 23° 05' 32" West**, a distance of **17.73 feet to a 5/8" capped "Schram" iron pin found**, said iron pin per previous survey reference;
- 13) **Thence, North 40° 10' 30" East**, a distance of **91.47 feet to a 5/8" capped "LeRoy" iron pin found**, said iron pin per previous survey reference, said iron pin lying in the southwesterly line of said Miamisburg Mound Community Improvement Corporation 14.288 acre tract, said iron pin lying in a radial line having a radius to the left and a radial bearing of **North 36° 23' 40" East**;

Thence with the southwesterly and southerly line of said Miamisburg Mound Community Improvement Corporation 14.288 acre tract on the following two (2) courses,

- 1) with a curve to the left having a **delta angle of 30° 15' 10"**, a **radius of 360.67 feet**, an **arc length of 190.44 feet** and a **chord bearing and distance of South 68° 43' 56" East, 188.23 feet to a 5/8" capped "LeRoy" iron pin found**, said iron pin per previous survey reference, said iron pin being the point of tangency of said curve;
- 2) **Thence, South 83° 51' 21" East**, a distance of **25.00 feet to a 5/8" iron pin set**, said iron pin being the northeasterly corner of the herein described new division;

Thence with a new division line through said United States of America 87.28 acre tract and said United States of America 33.11 acre tract on the following eighteen (18) courses,

- 1) South 40° 32' 20" West, a distance of 86.35 feet to a 5/8" iron pin set, said iron pin being a non-tangential point at the beginning of a curve to the left and having a radial bearing of South 10° 26' 59" East;
- 2) Thence with a curve to the left having a delta angle of 42° 00' 18", a radius of 223.57 feet, an arc length of 163.90 feet and a chord bearing and distance of South 58° 32' 52" West, 160.26 feet to a 5/8" iron pin set;
- 3) Thence, South 37° 32' 43" West, a distance of 70.00 feet to a 5/8" iron pin set;
- 4) Thence, South 31° 32' 43" West, a distance of 65.00 feet to a 5/8" iron pin set;
- 5) Thence, South 27° 32' 43" West, a distance of 60.00 feet to a 5/8" iron pin set at a point of curvature to the right;
- 6) Thence with a curve to the right having a delta angle of 20° 18' 39", a radius of 349.79 feet, an arc length of 124.00 feet and a chord bearing and distance of South 37° 42' 02" West, 123.35 feet to a 5/8" iron pin set;
- 7) Thence, South 47° 51' 21" West, a distance of 162.02 feet to a 5/8" iron pin set;
- 8) Thence, North 88° 48' 49" West, a distance of 34.05 feet to a cross notch set in a concrete walk;
- 9) Thence, North 52° 01' 06" West, a distance of 45.26 feet to a 5/8" iron pin set;
- 10) Thence, North 15° 43' 55" East, a distance of 99.81 feet to a 5/8" iron pin set;
- 11) Thence, North 23° 23' 40" West, passing a point on the east line of Section 36 and the west line of Section 30 at 143.57 feet, reference from said point a railroad spike found, South 05° 16' 42" West, 4400.37 feet, said spike being the south section corner of Section 30 and 36, also a concrete monument found, disturbed, North 05° 16' 42" East, 1006.61 feet, said concrete monument being the north corner of Section 30 and 36, in all a distance of 349.18 feet to a 5/8" iron pin set;
- 12) Thence, South 65° 40' 00" West, a distance of 328.05 feet to a 5/8" iron pin set;
- 13) Thence, South 65° 00' 16" West, passing a point on the common boundary line of said United States of America 33.11 acre tract and said United States of America 87.28 acre tract at 137.10 feet, in all a distance of 186.04 feet to a 5/8" iron pin set;
- 14) Thence, North 24° 22' 42" West, passing a point on the common boundary line of said United States of America 33.11 acre tract and said United States of America 87.28 acre tract at 26.80 feet, in all a distance of 206.00 feet to a 5/8" iron pin set;
- 15) Thence, South 65° 37' 18" West, passing a point on the common boundary line of said United States of America 33.11 acre tract and said United States of America 87.28 acre tract at 69.30 feet, in all a distance of 123.40 feet to a 5/8" iron pin set;
- 16) Thence, North 24° 17' 30" West, a distance of 124.98 feet to a 5/8" iron pin set;
- 17) Thence, South 65° 44' 19" West, a distance of 138.10 feet to a 5/8" iron pin set;
- 18) Thence, North 24° 15' 41" West, a distance of 127.04 feet to a 5/8" iron pin set, said iron pin lying in the northwesterly line of said United States of America 33.11 acre tract, said iron pin lying in the southeasterly line of the Consolidated Rail Corporation lands as conveyed in Deed Microfiche No. 78-502A01 of the Deed Records of Montgomery County, Ohio, said common boundary line being an curve to the right having a radial bearing of South 60° 51' 35" East;

Thence with the northwesterly line of said United States of America 33.11 acre tract and the southeasterly line of said Consolidated Rail Corporation lands with a curve to the right having a delta angle of 06° 49' 51", a radius of 3519.83 feet, an arc length of 419.64 feet and a chord bearing and distance of North 32° 33' 20" East, 419.39 feet to a "DOE" concrete monument found, said monument being the northwest corner of said United States of America 33.11 acre tract;

Thence with the north line of said United States of America 33.11 acre tract, **South 84° 14' 50" East**, a distance of **102.31 feet to a "DOE" concrete monument found**, said monument being the northeast corner of said United States of America 33.11 acre tract, said monument lying in the west line of said City of Miamisburg 6.63 acre tract;

Thence with the east line of said United States of America 33.11 acre tract and the west line of said City of Miamisburg 6.63 acre tract, **South 05° 37' 45" West**, a distance of **90.34 feet to a "DOE" concrete monument found**, said monument being the northwest corner of said United States of America 1.61 acre tract, said monument being the southwest corner of said City of Miamisburg 6.63 acre tract;

Thence with the northwesterly line of said United States of America 1.61 acre tract and the southeasterly line of said City of Miamisburg 6.63 acre tract, **North 65° 36' 29" East**, a distance of **330.66 feet to the True Point of Beginning**, containing **13.636 acres**, more or less, of which **4.173 acres lying in Section 30, 9.463 acres lying in Section 36**, of which **4.173 acres being part of Lot Numbered 2259, 9.463 acres being part of Lot Numbered 2290, 6.431 acres being part of said United States of America 87.28 acre tract, 2.320 acres being part of said United States of America 33.11 acre tract and 0.712 acres being part of said United States of America 1.61 acre tract**, all of the consecutive numbered lots of the City of Miamisburg, Ohio, and being subject to all easements, highways and right of ways of record.

Bearing basis established as Grid North by GPS observation August 7th & 8th, 2002 at Latitude N39° 38' 25.81", Longitude W084° 17' 28.09" (Coast & Geodetic Survey Monument #G-139, 1947); Ohio State Plane Coordinate system, Ohio South Zone 3402 (NAD 83), True North being 01° 08' 11" east of Grid North.

This description prepared from an actual field survey performed under my direct supervision, Timothy W. Schram, Sr., Registered Professional Surveyor number 7299 of the State of Ohio, and that all monuments referenced herein and placed on the ground represents the boundaries of the herein described tract, and based on a Plat of Survey as recorded in the Montgomery County Engineer's Record of Land Surveys in Record Volume number 2004, Page 0309.

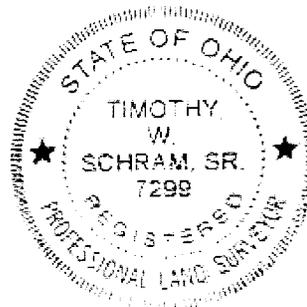


Timothy W. Schram, Sr., Regist. Prof. Surveyor No. 7299
of the State of Ohio, June 1, 2004.

6-030912 Mount Parcel 6

JOSEPH LITVIN, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
DAYTON, OHIO
APPROVED

BY EDM DATE 7/28/04
FILE NO. 2004 0309





PARCEL 7

Description of 42.307 Acres

Situate in the State of Ohio, County of Montgomery, City of Miamisburg, being part of Section 30 and Section 36, Town 2, Range 5, M.Rs., being 40.385 acres out of Section 30, being 1.922 acres out of Section 36, being part of Lot Number 2259 and part of Lot Number 2290 of the consecutive numbers of lots of the City of Miamisburg, being 40.219 acres of land that lie over and across an 87.28 acre tract of land described in deed to the United States of America of record in Deed Book 1214, Page 12, being 1.782 acres of land that lie over and across a 17.68 acre tract of land described in deed to the United States of America of record in Deed Book 1214, Page 248, being 0.140 acres of land that lie over and across a 20.46 acre tract of land described in deed to the United States of America of record in Deed Book 1215, Page 347, being 0.144 acres of land that lie over and across a 0.78 acre tract of land described in deed to the United States of America of record in Deed Book 1214, Page 17, being 0.022 acres of land that lie over and across a 0.78 acre tract of land described in deed to the United States of America of record in Deed Book 1214, Page 15, being Montgomery County Engineer Reference Survey Record 2006-0269, and being more particularly described as follows:

COMMENCING for reference at a concrete monument found at the northwest corner of said Section 30 and the northeast corner of said Section 36, being the northerly line of said Town 2, Range 5, M.Rs. and being the southerly line of Section 25, Town 1, Range 6, M.Rs.;

Thence South 85°00'57" East with said Town line, the northerly line of City of Miamisburg Lot Number 2258, and the northerly line of said Section 30, a distance of 1249.65 feet to an iron pin set at the northeasterly corner of a 14.288 acre tract of land described in deed to Miamisburg Mound Community Improvement Corporation of record in Instrument Record Deed-09-011643 Exhibit "E";

Thence South 05°32'59" West with the easterly line of said 14.288 acre tract and the easterly line of said City Lot Numbers 2258 and 2259, a distance of 731.91 feet to an iron pin set on the westerly line of a 42.63 acre tract of land and is also now known as Lot 2260 of the consecutive numbers of lots of the City of Miamisburg as described in deed to City of Miamisburg of record in Deed Book 776, Page 581, being on the easterly line of said 87.28 acre tract, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence South 05°32'59" West with the westerly line of said 42.63 acre tract, the easterly line of said City Lot Number 2259, and the easterly line of said 87.28 acre tract, a distance of 389.54 feet (passing a 1 inch iron pin found in Monument box at a distance of 154.54 feet), to a Mag nail found on the centerline of Mound Road;

Thence with a new division line through said 87.28 acre tract, said City Lot Number 2259, and both said 0.78 acre tracts with the following four (4) courses:

- 1.) North 84°28'40" West, a distance of 198.41 feet to an iron pin set;
- 2.) South 41°54'30" West, a distance of 354.02 feet to an iron pin set at a point of curvature;

- 3.) With a curve to the left having a radius of 24.86 feet, a central angle of 113°00'50", a chord bearing of South 14°35'55" East, a chord length of 41.47 feet, and an arc length of 49.04 feet to an iron pin set;
- 4.) South 84°28'09" East, a distance of 394.00 feet to a Mag nail set on the centerline of said Mound Road;

Thence South 05°32'59" West with the westerly line of said 42.63 acre tract, the easterly line of said 87.28 acre tract, the easterly line of said City Lot Number 2259, and the centerline of said Mound Road, a distance of 790.36 feet to a Mag nail set;

Thence with the north and west line of a 2.542 acre tract of land conveyed to Miamisburg Mound Community Improvement Corporation by deed recorded in Instrument Record Deed-09-011643 Exhibit "A" with the following eleven (11) courses:

- 1.) North 85°24'02" West, a distance of 124.08 feet to a 5/8" iron pin found at a point of curvature;
- 2.) With a curve to the left having a radius of 26.90 feet, a central angle of 69°49'29", a chord bearing of South 59°41'14" West, a chord length of 30.79 feet, and an arc length of 32.78 feet to a 5/8" iron pin found;
- 3.) North 85°16'52" West, a distance of 31.54 feet to a 5/8" iron pin found;
- 4.) South 06°33'12" West, a distance of 16.12 feet to a cross notch found;
- 5.) South 88°51'53" West, a distance of 68.54 feet to a Mag nail found;
- 6.) North 00°39'23" West, a distance of 4.38 feet to a railroad spike found;
- 7.) North 85°56'03" West, a distance of 168.86 feet to an iron pin set;
- 8.) South 85°36'28" West, a distance of 16.02 feet to an iron pin set;
- 9.) South 69°32'50" West, a distance of 26.94 feet to an iron pin set;
- 10.) South 29°42'35" West, a distance of 62.82 feet to a 5/8" iron pin found;
- 11.) South 10°37'07" West, a distance of 144.91 feet to a 5/8" iron pin found with a Schram cap on the northerly line of a 12.429 acre tract of land as described in deed to Miamisburg Mound Community Improvement Corporation of record in Instrument Record Deed-09-011643 Exhibit "D" and being the northerly right of way of Mound Parkway (right-of-way to be dedicated by the City of Miamisburg);

Thence with the westerly line of said 12.429 acre tract, the westerly right of way line of said Mound Parkway (Private) (right-of-way to be dedicated by the City of Miamisburg), and crossing said City Lot Number 2259 the following two (2) courses:

- 1.) With a curve to the left having a radius of 130.00 feet, a central angle of 89°18'19", a chord bearing of South 50°16'29" West, a chord length of 182.73 feet, and an arc length of 202.63 feet to an iron pin set;
- 2.) South 05°37'19" West, a distance of 131.44 feet to a 5/8" iron pin found;

Thence North 84°26'17" West with a northerly line of said 12.429 acre tract and crossing said City Lot Number 2259, a distance of 35.16 feet to a 5/8" iron pin found with a Schram cap at the N.E. corner of a 42.882 acre tract conveyed to Miamisburg Mound Community Improvement Corporation by deed recorded in Instrument Record Deed-09-011643 Exhibit "B";

Thence with the north line of said 42.882 acre tract and through said 87.28 acre tract and said City Lot Number 2259 with the following three (3) courses:

- 1.) North 84°29'56" West, a distance of 292.60 feet to a 5/8" iron pin found with a Schram cap;
- 2.) North 39°18'45" West, a distance of 324.29 feet to a 5/8" iron pin found with a Schram cap;
- 3.) South 82°43'27" West, (crossing the west line of the 87.28 acre tract and the east line of the 20.46 acre tract at a distance of 57.13 feet) for a total distance of 158.71 feet to a 5/8" iron pin found with a Schram cap in said 20.46 acre tract;

Thence with the north line of said 42.882 acre tract the following four (4) courses:

- 1.) North 26°29'37" West, a distance of 82.79 feet to a 5/8" iron pin found with a Schram cap;
- 2.) North 27°24'26" West, a distance of 170.84 feet to a 5/8" iron pin found with a Schram cap;
- 3.) South 84°32'08" West, a distance of 56.64 feet to a 5/8" iron pin found with a Schram cap;
- 4.) North 05°27'10" West, a distance of 114.14 feet to a 5/8" iron pin found with a Schram cap at a northern corner of the said 42.882 acres;

Thence with a new division line through said 17.68 acre tract and through said 87.28 acre tract and said City Lot Numbers 2259 and 2290 with the following thirteen (13) courses:

- 1.) North 82°55'39" East, a distance of 80.24 feet to a 5/8" iron pin found with a Schram cap;
- 2.) North 72°43'07" East, a distance of 103.56 feet to a 5/8" iron pin found with a cap no. 7955;
- 3.) North 73°35'51" East, a distance of 45.41 feet to a 5/8" iron pin found;
- 4.) North 61°39'22" East, a distance of 58.74 feet to a 5/8" iron pin found with a cap no. 7955;
- 5.) North 38°11'13" East, (crossing the west line of Lot 2259 and the east line of Lot 2290 at 86.16 feet) for a total distance of 411.35 feet to an iron pin set in said 87.28 acre tract;
- 6.) North 43°20'32" West, a distance of 87.40 feet to a 5/8" iron pin found with a cap no. 7955;

- 7.) North 27°28'02" East, a distance of 147.71 feet to a 5/8" iron pin found with a cap no. 7955;
- 8.) North 18°13'42" East, a distance of 198.86 feet to an iron pin set;
- 9.) North 22°25'51" East, a distance of 273.82 feet to a 5/8" iron pin found with a cap no. 7955;
- 10.) North 27°29'42" East, a distance of 224.29 feet to a 5/8" iron pin found with a cap no. 7955;
- 11.) North 42°10'34" East, a distance of 116.79 feet to a 5/8" iron pin found with a cap no. 7955;
- 12.) North 66°04'39" East, a distance of 86.46 feet to a 5/8" iron pin found;
- 13.) South 89°50'28" East, a distance of 726.51 feet to the **TRUE POINT OF BEGINNING**, containing 42.307 acres of land, more or less.

Subject however to all easements, restrictions and rights-of-way of record, if any.

Basis of Bearing is the section line between Sections 30 and 36 being North 05°16'47" East as determined by GPS measurements between Montgomery County Monuments 1057 and 1058 (NAD 83 - 1995 Adjustment) and the Ohio State Plane Coordinate System, South Zone. All iron pins Set are 5/8" solid iron pins 30" in length with an orange plastic cap stamped "Floyd Browne Group".

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group dated 06-12-06, as recorded in the Montgomery County Engineer's Record of Land Surveys as Volume 2011, Page 0335.

All references are to the records of the Recorder's Office, Montgomery County, Ohio.

Mark Alan Smith 3/07/2012
 Mark Alan Smith, P.S. Date
 Professional Surveyor No. 8232



PAUL W. GRUNER, P.E., P.S.
 MONTGOMERY COUNTY ENGINEER
 APPROVED FOR POINT OF BEGINNING,
 ACREAGE AND CLOSURE ONLY
 DATE 04-17-12 FILE NO. 2011-0335

BY James R. [Signature]



Parcel 8

Description of 45.256 Acres

Situate in the State of Ohio, County of Montgomery, City of Miamisburg, being part of Section 30 and Section 36, Town 2, Range 5, M.Rs., being 5.297 acres out of Section 30, being 39.959 acres out of Section 36, being part of Lot Numbers 2259 and 2290 of the consecutive numbers of lots of the City of Miamisburg and being Lots 21 and 22 and part of Lots Numbered 13, 14, 15, 16, 20 and 23 of the Philip Gebhart Plat of record in Plat Book Volume "A", Page 126 (The Philip Gebhart plat was vacated as per Ordinance No. 6280 dated 9-20-2011), being 7.002 acres of land that lie over and across an 87.28 acre tract of land described in deed to the United States of America of record in Deed Book 1214, Page 12, being 7.878 acres of land that lie over and across a 17.68 acre tract of land described in deed to the United States of America of record in Deed Book 1214, Page 248, being 30.376 acres of land that lie over and across a 33.11 acre tract of land described in deed to the United States of America of record in Deed Book 1246, Page 45, being Montgomery County Engineer Reference Survey Record 2006-0269, and being more particularly described as follows:

COMMENCING for reference at a concrete monument found at the northwest corner of said Section 30 and the northeast corner of said Section 36, being the northerly line of said Town 2, Range 5, M.Rs., and being the southerly line Section 25 of Town 1, Range 6, M.Rs.;

Thence South 85°00'57" East with said Town line, the northerly line of City of Miamisburg Lot Number 2258, and the northerly line of said Section 30, a distance of 1249.65 feet to an iron pin set at the northeasterly corner of a 14.288 acre tract of land described in deed to Miamisburg Mound Community Improvement Corporation of record in nstrument Record Deed-09-011643 Exhibit "E";

Thence South 05°32'59" West with the easterly line of said 14.288 acre tract and the easterly line of said City Lot Numbers 2258 and 2259, a distance of 572.24 feet to an iron pin set on the westerly line of a 42.63 acre tract of land and is also now known as Lot 2260 of the consecutive numbers of lots of the City of Miamisburg, as described in deed to City of Miamisburg of record in Deed Book 776, Page 581, being the southeasterly corner of said 14.288 acre tract, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence South 05°32'59" West with the westerly line of said 42.63 acre tract, the easterly line of said City Lot Number 2259, and the easterly line of said 87.28 acre tract, a distance of 159.67 feet to an iron pin set;

Thence with a new division line though said 87.28 acre tract and said City Lot Number 2259 and Lot 2290 with the following thirteen (13) courses:

- 1.) North 89°50'28" West, a distance of 726.51 feet to a 5/8" iron pin found;
- 2.) South 66°04'39" West, a distance of 86.46 feet to a 5/8" iron pin found;
- 3.) South 42°10'34" West, a distance of 116.79 feet to a 5/8" iron pin found with a cap no. 7955;

- 4.) South 27°29'42" West, a distance of 224.29 feet to a 5/8" iron pin found with a cap no. 7955;
- 5.) South 22°25'51" West, a distance of 273.82 feet to an iron pin set;
- 6.) South 18°13'42" West, a distance of 198.86 feet to a 5/8" iron pin found with a cap no. 7955;
- 7.) South 27°28'02" West, a distance of 147.71 feet to a 5/8" iron pin found with a cap no. 7955;
- 8.) South 43°20'32" East, a distance of 87.40 feet to an iron pin set;
- 9.) South 38°11'13" West, (crossing the west line of Lot 2259 and the east line of Lot 2290 at 325.19 feet) for a total distance of 411.35 feet to a 5/8" iron pin found with a cap no. 7955 in said 17.68 acre tract;
- 10.) South 61°39'22" West, a distance of 58.74 feet to a 5/8" iron pin found;
- 11.) South 73°35'51" West, a distance of 45.41 feet to a 5/8" iron pin found with a cap no. 7955;
- 12.) South 72°43'07" West, a distance of 103.56 feet to a 5/8" iron pin found with a Schram cap;
- 13.) South 82°55'39" West, a distance of 80.24 feet to a 5/8" iron pin found with a Schram cap at a northerly corner of Miamisburg Mound Community Improvement Corporation's 42.882 acre tract as described in Instrument Record Deed-09-011643 Exhibit "B";

Thence, with the north line of said 42.882 acre tract the following three (3) courses;

- 1.) South 82°58'13" West, a distance of 120.59 feet to a 5/8" iron pin found with a Schram cap;
- 2.) South 01°37'13" East, a distance of 10.31 feet to a 5/8" iron pin found with a Schram cap;
- 3.) South 80°04'06" West, a distance of 45.82 feet to a 5/8" iron pin found in concrete with a Schram cap;

Thence, with a new division line through said 17.68 acre tract the following twenty-seven (27) courses;

- 1.) North 04°41'32" East, a distance of 53.96 feet to an iron pin set;
- 2.) North 46°26'35" East, a distance of 201.86 feet to an iron pin set;
- 3.) North 01°39'10" West, a distance of 41.56 feet to an iron pin set;
- 4.) South 89°28'55" West, a distance of 397.71 feet to an iron pin set;
- 5.) South 83°13'43" West, a distance of 387.72 feet to an iron pin set;
- 6.) South 07°27'35" East, a distance of 227.31 feet to an iron pin set;

- 7.) South 05°28'40" East, a distance of 44.09 feet to an iron pin set;
- 8.) South 07°58'24" East, a distance of 93.66 feet to an iron pin set;
- 9.) North 75°54'00" East, a distance of 78.91 feet to an iron pin set;
- 10.) North 24°27'29" West, a distance of 99.13 feet to an iron pin set;
- 11.) North 79°49'02" East, a distance of 75.88 feet to an iron pin set;
- 12.) North 82°54'26" East, a distance of 197.88 feet to an iron pin set;
- 13.) South 57°54'36" East, a distance of 29.12 feet to an iron pin set;
- 14.) North 81°50'07" East, a distance of 28.32 feet to an iron pin set;
- 15.) North 09°29'45" East, a distance of 17.42 feet to an iron pin set;
- 16.) North 77°13'35" East, a distance of 89.22 feet to an iron pin set;
- 17.) North 69°49'16" East, a distance of 84.57 feet to an iron pin set;
- 18.) South 06°55'42" West, a distance of 33.94 feet to a Mag nail set;
- 19.) South 19°27'18" West, a distance of 13.71 feet to an iron pin set;
- 20.) South 57°23'02" West, a distance of 36.99 feet to an iron pin set;
- 21.) South 67°15'25" West, a distance of 240.29 feet to an iron pin set;
- 22.) South 54°03'57" West, a distance of 63.19 feet to an iron pin set;
- 23.) South 29°43'09" West, a distance of 122.02 feet to an iron pin set;
- 24.) South 63°02'39" West, a distance of 31.36 feet to an iron pin set;
- 25.) South 76°52'04" West, a distance of 79.92 feet to an iron pin set;
- 26.) South 83°59'02" West, (crossing the west tract line described in Deed Book 1214, Page 248 and the east tract line described in Deed Book 1246, Page 45 at a distance of 262.32 feet) for a total distance of 347.69 feet to an iron pin set in said 33.11 acre tract;
- 27.) Thence South 79°29'02" West crossing said 33.11 acre tract and said City Lot Number 2290, a distance of 98.70 feet to an iron pin set on the easterly right of way line of the Consolidated Rail Corporation tract as described in deed of record in Deed Microfiche No. 78-502A01;

Thence with the easterly right of way line of said Consolidated Rail Corporation tract, the westerly line of said City Lot Number 2290, and the westerly line of said 33.11 acre tract the following three (3) courses:

- 1.) With a curve to the right having a radius of 3669.83 feet, a central angle of 11°37'50", a chord bearing of North 03°16'21" East, a chord length of 743.66 feet, and an arc length of 744.94 feet to a 5/8" iron pin found;

- 2.) South 84°41'06" East, a distance of 150.25 feet to a 5/8" iron pin found;
- 3.) With a curve to the right having a radius of 3519.79 feet, a central angle of 19°53'33", a chord bearing of North 19°11'28" East, a chord length of 1215.90 feet, and an arc length of 1222.03 feet to a 5/8" iron pin found on the westerly line of said 87.28 acre tract;

Thence with a new division line through said 87.28 acre tract with the following five (5) courses:

- 1.) South 24°05'45" East, a distance of 127.68 feet to a 5/8" iron pin found;
- 2.) North 65°39'33" East, a distance of 138.18 feet to a 5/8" iron pin found;
- 3.) South 24°14'27" East, a distance of 125.11 feet to a 5/8" iron pin found;
- 4.) North 65°36'51" East, a distance of 123.37 feet to a 5/8" iron pin found;
- 5.) South 24°21'20" East, (crossing the south line of the 87.28 acre tract and the north line of the 33.11 acre tract at 176.45 feet) for a total distance of 205.80 feet to a 5/8" iron pin found with a Schram cap in said 33.11 acre tract;

Thence with a new division line through said 87.28 acre tract and said City Lot Number 2259 with the following thirteen (13) courses:

- 1.) North 65°00'16" East, (crossing the south line of the 87.28 acre tract and the north line of the 33.11 acre tract at 50.52 feet) for a total a distance of 186.08 feet to an iron pin set;
- 2.) North 65°40'00" East, a distance of 328.09 feet, to an iron pin set;
- 3.) South 23°23'40" East, a distance of 349.34 feet to a 5/8" iron pin found with a Schram cap;
- 4.) South 15°42'36" West, a distance of 99.82 feet to a 5/8" iron pin found with a Schram cap;
- 5.) South 52°01'06" East, a distance of 45.16 feet to an iron pin set;
- 6.) South 88°48'49" East, a distance of 34.13 feet to a 5/8" iron pin found with a Schram cap;
- 7.) North 47°52'27" East, a distance of 162.00 feet to a 5/8" iron pin found with a Schram cap at a point of curvature;
- 8.) With a curve to the left having a radius of 349.79 feet, a central angle of 20°18'10", a chord bearing of North 37°43'22" East, a chord length of 123.30 feet, and an arc length of 123.95 feet to a 5/8" iron pin found;
- 9.) North 27°34'17" East, a distance of 60.00 feet to an iron pin set;
- 10.) North 31°21'43" East, a distance of 64.96 feet to an iron pin set;
- 11.) North 37°32'43" East, a distance of 70.00 feet to an iron pin set at a point of curvature;

- 12.) With a curve to the right having a radius of 223.57 feet, a central angle of 42°00'18", a chord bearing of North 58°32'52" East, a chord length of 160.26 feet, and an arc length of 163.91 feet to a 5/8" iron pin found;
- 13.) North 40°32'20" East, a distance of 86.52 feet to an iron pin set on the southerly line of said 14.288 acre tract;

Thence with the southerly line of said 14.288 acre tract the following six (6) courses:

- 1.) South 83°55'13" East, a distance of 222.55 feet to a 5/8" iron pin found;
- 2.) North 89°59'43" East, a distance of 173.01 feet to a 5/8" iron pin found;
- 3.) North 63°47'11" East, a distance of 98.26 feet to an iron pin set;
- 4.) North 83°30'22" East, a distance of 97.43 feet to a 5/8" iron pin found;
- 5.) North 51°47'30" East, a distance of 48.88 feet to a 5/8" iron pin found;
- 6.) South 89°59'28" East, a distance of 72.24 feet to the **TRUE POINT OF BEGINNING**, containing 45.256 acres of land, more or less.

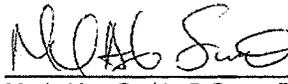
Subject however to all easements, restrictions and rights-of-way of record, if any.

Basis of Bearing is the section line between Sections 30 and 36 being North 05°16'47" East as determined by GPS measurements between Montgomery County Monuments 1057 and 1058 (NAD 83 - 1995 Adjustment) and the Ohio State Plane Coordinate System, South Zone. All iron pins Set are 5/8" solid iron pins 30" in length with an orange plastic cap stamped "Floyd Browne Group".

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group dated 06-12-06, as recorded in the Montgomery County Engineer's Record of Land Surveys as Volume 2011, Page 0335.

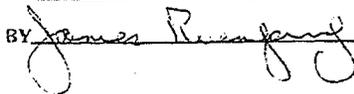
The 45.256 acre tract of land shall be subject to an ingress/egress easement over and across said tract of land to provide access to/from Mound Road for the 23.148 acre tract and the remainder of said 87.28 acres and 33.11 acres (Future Parcel 6). Easement shall remain in effect until such time said 23.148 acre tract and remainder parcels obtain approved frontage to a public roadway.

All references are to the records of the Recorder's Office, Montgomery County, Ohio.

 3/07/2012

Mark Alan Smith, P.S. Date
Professional Surveyor No. 8232

PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 04-17-12, FILE NO. 2011-0335

BY 

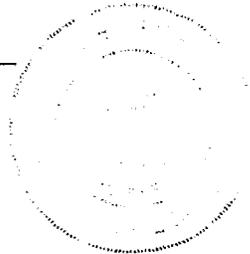


EXHIBIT B

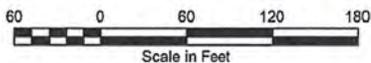
T BUILDING

EXHIBIT B



-  REMOVAL PROHIBITION
-  PENETRATION PROHIBITION
- SURVEY UNITS IN RED
- ROOM NUMBERS IN BLACK

T - BUILDING FIRST FLOOR



 U.S. DEPARTMENT OF ENERGY Legacy Management GRAND JUNCTION, COLORADO	 NAVARRO Work Performed Under DOE Contract No. DE-LU0000421 Navarro Research and Engineering, Inc. Contributor to U.S. Department of Energy Office of Legacy Management
DATE PREPARED: JUNE 27, 2017	FILENAME: S1610801

M:\LTS\111\0061\09\010\S16108\S1610801.dwg 6/27/2017 9:20 AM rll/ab

Date: 4/12/18 Property Owner: **City of Miamisburg**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

The United States Department of Energy (DOE) remediated the Mound Site Property to the Environmental Protection Agency's (EPA's) risk-based standards for **industrial/commercial use only**. Because the site is not approved for unlimited use, the CERCLA remedy includes institutional controls (ICs) in the form of use restrictions.

ICs are administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. The DOE Office of Legacy Management (LM) is required to monitor for adherence to the ICs to assure compliance.

Please complete the following questionnaire and return to DOE LM within 30 days.

As identified in your quitclaim deed, the Mound Site ICs are designed to:

- 1) **Prohibit the removal of soil** from the original DOE Mound Plant Property boundaries, unless prior written approval from Ohio EPA and Ohio Department of Health (ODH) has been obtained.
 - 1a) Was soil removed from your property? Yes No
 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries?
Yes No .
 - 1c) If yes, please include a copy of the written approval.

- 2) **Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater** underlying the premises, unless prior written approval from EPA and Ohio EPA has been obtained.
 - 2a) Was a new well installed on your property? Yes No
 - 2b) If yes, please include a copy of the written approval.

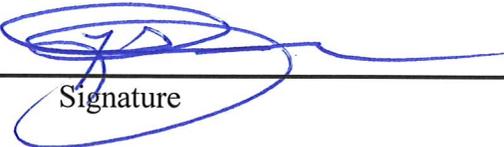
- 3) **Limit land use to industrial/commercial use only**. The Record of Decision for each parcel identifies land uses that will not be permitted, but the list is not all-inclusive. Parcels may not be used for any residential or farming activities, or any activities that could result in the chronic exposure of children less than 18 years of age to soil or groundwater from the premises. Restricted uses include, but are not limited to:
 - Single or multi-family dwellings or rental units.
 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes No
 - 3b) If yes, please provide an explanation:

Date: _____ Property Owner: **City of Miamisburg**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) **Prohibit the removal of concrete floor material in specified rooms of T Building** to off-site locations without prior approval from EPA, OEPA, and ODH.
- 4a) Do you occupy T-Building? Yes ___ No
- 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes ___ No ___.
- 4c) If yes, please provide approval documentation.
- 5) **Prohibit the penetration of concrete floors in specified rooms of T Building** without prior approval from EPA, OEPA, and ODH.
- 5a) Do you occupy T-Building? Yes ___ No
- 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes ___ No ___.
- 5c) If yes, please provide approval documentation.
- 6) **Allow site access** to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

<u>Keith Johnson</u>		<u>4/12/18</u>
Printed Name	Signature	Date
<hr/>		
<u>City Manager</u>	<u>City of Miamisburg</u>	
Title	Company	

Please return the signed form within 30 days via mail or email. If you have any questions, please contact

Susan Smiley
Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
sue.smiley@lm.doe.gov or at (513) 648-3333.

Date: 4/10/18 Property Owner: **Dyrdek – Alien Workshop**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

The United States Department of Energy (DOE) remediated the Mound Site Property to the Environmental Protection Agency's (EPA's) risk-based standards for **industrial/commercial use only**. Because the site is not approved for unlimited use, the CERCLA remedy includes institutional controls (ICs) in the form of use restrictions.

ICs are administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. The DOE Office of Legacy Management (LM) is required to monitor for adherence to the ICs to assure compliance.

Please complete the following questionnaire and return to DOE LM within 30 days.

As identified in your quitclaim deed, the Mound Site ICs are designed to:

- 1) **Prohibit the removal of soil** from the original DOE Mound Plant Property boundaries, unless prior written approval from Ohio EPA and Ohio Department of Health (ODH) has been obtained.
 - 1a) Was soil removed from your property? Yes No .
 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries?
Yes No .
 - 1c) If yes, please include a copy of the written approval.

- 2) **Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater** underlying the premises, unless prior written approval from EPA and Ohio EPA has been obtained.
 - 2a) Was a new well installed on your property? Yes No .
 - 2b) If yes, please include a copy of the written approval.

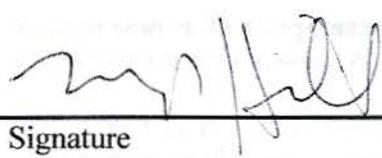
- 3) **Limit land use to industrial/commercial use only**. The Record of Decision for each parcel identifies land uses that will not be permitted, but the list is not all-inclusive. Parcels may not be used for any residential or farming activities, or any activities that could result in the chronic exposure of children less than 18 years of age to soil or groundwater from the premises. Restricted uses include, but are not limited to:
 - Single or multi-family dwellings or rental units.
 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes No .
 - 3b) If yes, please provide an explanation:

Date: 4/10/18 Property Owner: **Dyrdek – Alien Workshop**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) **Prohibit the removal of concrete floor material in specified rooms of T Building** to off-site locations without prior approval from EPA, OEPA, and ODH.
 - 4a) Do you occupy T-Building? Yes No
 - 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes No .
 - 4c) If yes, please provide approval documentation.
- 5) **Prohibit the penetration of concrete floors in specified rooms of T Building** without prior approval from EPA, OEPA, and ODH.
 - 5a) Do you occupy T-Building? Yes No
 - 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes No .
 - 5c) If yes, please provide approval documentation.
- 6) **Allow site access** to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

<u>Michael Hill</u>		<u>4/10/18</u>
Printed Name	Signature	Date
<hr/>		
<u>President</u>	<u>Alien Workshop</u>	
Title	Company	

Please return the signed form within 30 days via mail or email. If you have any questions, please contact
Susan Smiley
Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
sue.smiley@lm.doe.gov or at (513) 648-3333.

Massie, Joyce (CONTR)

From: Smiley, Sue
Sent: Tuesday, April 17, 2018 3:14 PM
To: Massie, Joyce (CONTR)
Cc: Lutz, Melissa (CONTR); Zimmerman, Brian; Smiley, Sue
Subject: Reply from Mr. Marcanian -- FW: Mound Business Park, Property Owner IC Compliance Form

From: albert@dunkirkrealty.com [<mailto:albert@dunkirkrealty.com>]
Sent: Tuesday, April 17, 2018 3:05 PM
To: Smiley, Sue
Cc: 'Eric Cluxton'; 'Lorrie Huber'
Subject: RE: Mound Business Park, Property Owner IC Compliance Form

Hello Sue,

I am confirming that in the time that we have owned this property, I have observed no evidence of non-compliance with any of the ICs 1-6 questioned on this form.

Thank you.

Albert Macanian

President

Dunkirk Realty Limited

80 Skyline Drive Suite 101

Plainview, NY 11787

P (516) 605-0202

F (516) 605-0203

From: Smiley, Sue <Sue.Smiley@lm.doe.gov>
Sent: Tuesday, April 17, 2018 2:43 PM
To: albert@dunkirkrealty.com
Cc: 'Eric Cluxton' <ecluxton@mound.com>; 'Lorrie Huber' <lhuber@mound.com>; Smiley, Sue <Sue.Smiley@lm.doe.gov>
Subject: RE: Mound Business Park, Property Owner IC Compliance Form

Albert, I understand your statement below. As a brand new property owner, you wouldn't have been in a position to actually observe goings-on at your new property.

It would help me if you could, via a reply to this e:mail, confirm that in the short amount of time you've owned this property you've observed no evidence of non-compliance with applicable ICs (i.e., IC's 1-4 and 6).

From: albert@dunkirkrealty.com [<mailto:albert@dunkirkrealty.com>]
Sent: Tuesday, April 17, 2018 2:18 PM
To: Smiley, Sue
Cc: 'Eric Cluxton'; 'Lorrie Huber'; albert@dunkirkrealty.com
Subject: RE: Mound Business Park, Property Owner IC Compliance Form

Hello Sue,
Please find attached the signed Compliance form you requested.

We are unable to complete the questionnaire, because we just purchased this property.
Can you complete these questions on the form?
Thank you.

Albert Macanian

President
Dunkirk Realty Limited
80 Skyline Drive Suite 101
Plainview, NY 11787

P (516) 605-0202
F (516) 605-0203

From: Smiley, Sue <Sue.Smiley@lm.doe.gov>
Sent: Tuesday, April 17, 2018 11:23 AM
To: Albert Macanian (albert@dunkirkrealty.com) <albert@dunkirkrealty.com>
Cc: Eric Cluxton (ecluxton@mound.com) <ecluxton@mound.com>; Lorrie Huber (lhuber@mound.com) <lhuber@mound.com>
Subject: Mound Business Park, Property Owner IC Compliance Form

Mr. Macanian,

On March 15th, I sent the attached email about meeting with Mound Business Park property owners to review and discuss the Mound site institutional controls (ICs) associated with the CERCLA cleanup performed by the U.S. Department of Energy (DOE). Since you were unable to attend, I'm attaching the *Mound Site Landowner IC Compliance Form* for your review and signature. The DOE Office of Legacy Management (LM) asks business park property owners to review, sign, and return a form each year to confirm that they understand the ICs.

Please read, sign, and return the form by April 30th (**SECOND** attachment to this e:mail). Email with PDF of form is preferable, or you can FAX or send via regular mail (contact info. below).

I look forward to meeting you when you are in the area and will be glad to answer any questions you may have about the ICs or DOE-LM's responsibilities and activities at the Mound Business Park site. If you have questions now re. the attached form, please call or email me at your earliest convenience.

As an FYI, the **THIRD** attachment is a copy of last year's report on the effectiveness of ICs at the Mound/Miamisburg site. Previous annual reports and other DE-LM Mound-related information is available to the public at <https://www.lm.doe.gov/Mound/Documents.aspx>

Respectfully,

Sue Smiley

Site Manager, Fernald Preserve
(also Site Manager for Mound/Miamisburg site)
U.S. DOE, Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030
Office: 513-648-3333
FAX: 513-738-2137
sue.smiley@lm.doe.gov

Date: _____ Property Owner: **JEN Skyline – Dunkirk Realty Limited**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

The United States Department of Energy (DOE) remediated the Mound Site Property to the Environmental Protection Agency's (EPA's) risk-based standards for **industrial/commercial use only**. Because the site is not approved for unlimited use, the CERCLA remedy includes institutional controls (ICs) in the form of use restrictions.

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Please complete the following questionnaire and return to DOE LM within 30 days.

As identified in your quitclaim deed, the Mound Site ICs are designed to:

- 1) **Prohibit the removal of soil** from the original DOE Mound Plant Property boundaries, unless prior written approval from Ohio EPA and Ohio Department of Health (ODH) has been obtained.
 - 1a) Was soil removed from your property? Yes ___ No ___.
 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries?
Yes ___ No ___.
 - 1c) If yes, please include a copy of the written approval.

- 2) **Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater** underlying the premises, unless prior written approval from EPA and Ohio EPA has been obtained.
 - 2a) Was a new well installed on your property? Yes ___ No ___.
 - 2b) If yes, please include a copy of the written approval.

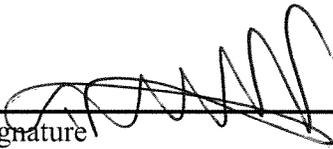
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 - Single or multi-family dwellings or rental units.
 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes ___ No ___.
 - 3b) If yes, please provide an explanation:

Date: _____ Property Owner: JEN Skyline – Dunkirk Realty Limited

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) **Prohibit the removal of concrete floor material in specified rooms of T Building** to off-site locations without prior approval from EPA, OEPA, and ODH.
- 4a) Do you occupy T-Building? Yes ___ No ___
- 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes ___ No ___.
- 4c) If yes, please provide approval documentation.
- 5) **Prohibit the penetration of concrete floors in specified rooms of T Building** without prior approval from EPA, OEPA, and ODH.
- 5a) Do you occupy T-Building? Yes ___ No ___
- 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes ___ No ___.
- 5c) If yes, please provide approval documentation.
- 6) **Allow site access** to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

<u>Albert Macarian</u>		<u>4 AM 11.18</u>
Printed Name	Signature	Date
<hr/>		
<u>President</u>	<u>Jen Skyline Inc.</u>	
Title	Company	

Please return the signed form within 30 days via mail or email. If you have any questions, please contact
Susan Smiley
Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
sue.smiley@lm.doe.gov or at (513) 648-3333.

Date: Apr 10 - 18

Property Owner: **Kierston Olivia LLC – ISS Unlimited**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

The United States Department of Energy (DOE) remediated the Mound Site Property to the Environmental Protection Agency's (EPA's) risk-based standards for **industrial/commercial use only**. Because the site is not approved for unlimited use, the CERCLA remedy includes institutional controls (ICs) in the form of use restrictions.

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 - 1a) Was soil removed from your property? Yes No
 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries?
Yes No *cont*
 - 1c) If yes, please include a copy of the written approval.

- 2) **Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater** underlying the premises, unless prior written approval from EPA and Ohio EPA has been obtained.
 - 2a) Was a new well installed on your property? Yes No
 - 2b) If yes, please include a copy of the written approval.

- 3) **Limit land use to industrial/commercial use only.** The Record of Decision for each parcel identifies land uses that will not be permitted, but the list is not all-inclusive. Parcels may not be used for any residential or farming activities, or any activities that could result in the chronic exposure of children less than 18 years of age to soil or groundwater from the premises. Restricted uses include, but are not limited to:
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 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes No
 - 3b) If yes, please provide an explanation:

Date: Apr-10-18 Property Owner: **Kierston Olivia LLC – ISS Unlimited**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) **Prohibit the removal of concrete floor material in specified rooms of T Building** to off-site locations without prior approval from EPA, OEPA, and ODH.
- 4a) Do you occupy T-Building? Yes No
- 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes No
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- 5) **Prohibit the penetration of concrete floors in specified rooms of T Building** without prior approval from EPA, OEPA, and ODH.
- 5a) Do you occupy T-Building? Yes No
- 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes No
- 5c) If yes, please provide approval documentation.
- 6) **Allow site access** to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

Clayton R. Luckie Clayton R. Luckie Apr 10, 18
Printed Name Signature Date

Manager Panter Kierston Olivia LLC - ISS Unlimited
Title Company

Please return the signed form within 30 days via mail or email. If you have any questions, please contact

Susan Smiley
Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
sue.smiley@lm.doe.gov or at (513) 648-3333.

Date: 4/10/18

Property Owner: **Mound Development Corporation**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

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 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries? Yes No .
 - 1c) If yes, please include a copy of the written approval.

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 - 2a) Was a new well installed on your property? Yes No .
 - 2b) If yes, please include a copy of the written approval.

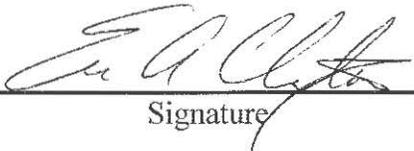
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 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes No .
 - 3b) If yes, please provide an explanation:

Date: 4/10/18 Property Owner: **Mound Development Corporation**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) **Prohibit the removal of concrete floor material in specified rooms of T Building** to off-site locations without prior approval from EPA, OEPA, and ODH.
- 4a) Do you occupy T-Building? Yes ___ No
- 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes ___ No ___.
- 4c) If yes, please provide approval documentation.
- 5) **Prohibit the penetration of concrete floors in specified rooms of T Building** without prior approval from EPA, OEPA, and ODH.
- 5a) Do you occupy T-Building? Yes ___ No
- 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes ___ No .
- 5c) If yes, please provide approval documentation.
- 6) **Allow site access** to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

<u>Eric Cluxton</u>		<u>4/10/18</u>
Printed Name	Signature	Date
<hr/>		
<u>President</u>	<u>Mound Development Corporation</u>	
Title	Company	

Please return the signed form within 30 days via mail or email. If you have any questions, please contact
Susan Smiley
Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
sue.smiley@lm.doe.gov or at (513) 648-3333.

Mound Site Landowners – Institutional Controls Compliance Form - 2018

The United States Department of Energy (DOE) remediated the Mound Site Property to the Environmental Protection Agency's (EPA's) risk-based standards for **industrial/commercial use only**. Because the site is not approved for unlimited use, the CERCLA remedy includes institutional controls (ICs) in the form of use restrictions.

ICs are administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. The DOE Office of Legacy Management (LM) is required to monitor for adherence to the ICs to assure compliance.

Please complete the following questionnaire and return to DOE LM within 30 days.

As identified in your quitclaim deed, the Mound Site ICs are designed to:

- 1) **Prohibit the removal of soil** from the original DOE Mound Plant Property boundaries, unless prior written approval from Ohio EPA and Ohio Department of Health (ODH) has been obtained.
 - 1a) Was soil removed from your property? Yes No .
 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries? Yes No .
 - 1c) If yes, please include a copy of the written approval.
- 2) **Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater** underlying the premises, unless prior written approval from EPA and Ohio EPA has been obtained.
 - 2a) Was a new well installed on your property? Yes No .
 - 2b) If yes, please include a copy of the written approval.
- 3) **Limit land use to industrial/commercial use only**. The Record of Decision for each parcel identifies land uses that will not be permitted, but the list is not all-inclusive. Parcels may not be used for any residential or farming activities, or any activities that could result in the chronic exposure of children less than 18 years of age to soil or groundwater from the premises. Restricted uses include, but are not limited to:
 - Single or multi-family dwellings or rental units.
 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes No .
 - 3b) If yes, please provide an explanation:

Date: April 12, 2018 Property Owner: **Mound Research LLC – Advanced Service Technologies**

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) **Prohibit the removal of concrete floor material in specified rooms of T Building** to off-site locations without prior approval from EPA, OEPA, and ODH.
- 4a) Do you occupy T-Building? Yes No
- 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes No .
- 4c) If yes, please provide approval documentation.
- 5) **Prohibit the penetration of concrete floors in specified rooms of T Building** without prior approval from EPA, OEPA, and ODH.
- 5a) Do you occupy T-Building? Yes No
- 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes No .
- 5c) If yes, please provide approval documentation.
- 6) **Allow site access** to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

Jerry L. Abnerr

Printed Name



Signature

12-April-2018

Date

Owner

Mound Research LLC

Title

Company

Please return the signed form within 30 days via mail or email. If you have any questions, please contact

Susan Smiley

Mound Site Manager

U.S. Department of Energy

Office of Legacy Management

10995 Hamilton-Cleves Highway

Harrison, OH 45030-9728

sue.smiley@lm.doe.gov or at (513) 648-3333.

Date: _____ Property Owner: Sharpstone Investment Properties – Go Keyless

Mound Site Landowners – Institutional Controls Compliance Form - 2018

The United States Department of Energy (DOE) remediated the Mound Site Property to the Environmental Protection Agency's (EPA's) risk-based standards for industrial/commercial use only. Because the site is not approved for unlimited use, the CERCLA remedy includes institutional controls (ICs) in the form of use restrictions.

ICs are administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. The DOE Office of Legacy Management (LM) is required to monitor for adherence to the ICs to assure compliance.

Please complete the following questionnaire and return to DOE LM within 30 days.

As identified in your quitclaim deed, the Mound Site ICs are designed to:

- 1) **Prohibit the removal of soil** from the original DOE Mound Plant Property boundaries, unless prior written approval from Ohio EPA and Ohio Department of Health (ODH) has been obtained.
 - 1a) Was soil removed from your property? Yes No .
 - 1b) If yes, was the soil removed from the original DOE Mound Plant Property boundaries? Yes No .
 - 1c) If yes, please include a copy of the written approval.

- 2) **Prohibit the extraction or consumption of, exposure to, or the use in any way of the groundwater** underlying the premises, unless prior written approval from EPA and Ohio EPA has been obtained.
 - 2a) Was a new well installed on your property? Yes No .
 - 2b) If yes, please include a copy of the written approval.

- 3) **Limit land use to industrial/commercial use only.** The Record of Decision for each parcel identifies land uses that will not be permitted, but the list is not all-inclusive. Parcels may not be used for any residential or farming activities, or any activities that could result in the chronic exposure of children less than 18 years of age to soil or groundwater from the premises. Restricted uses include, but are not limited to:
 - Single or multi-family dwellings or rental units.
 - Daycare facilities.
 - Schools or other educational facilities for children less than 18 years of age.
 - Community centers, playgrounds, or other recreational or religious facilities for children less than 18 years of age.
 - 3a) Did any of these restricted uses occur on your property within the past year? Yes No .
 - 3b) If yes, please provide an explanation:

Date: 4/17/2018 Property Owner: Sharpstone Investment Properties – Go Keyless

Mound Site Landowners – Institutional Controls Compliance Form - 2018

- 4) Prohibit the removal of concrete floor material in specified rooms of T Building to off-site locations without prior approval from EPA, OEPA, and ODH.
- 4a) Do you occupy T-Building? Yes No
- 4b) If yes, did you remove any of the floor material in the specified T building rooms to an off-site location? Yes No
- 4c) If yes, please provide approval documentation.
- 5) Prohibit the penetration of concrete floors in specified rooms of T Building without prior approval from EPA, OEPA, and ODH.
- 5a) Do you occupy T-Building? Yes No
- 5b) Did you penetrate the concrete floors in the specified T building rooms? Yes No
- 5c) If yes, please provide approval documentation.
- 6) Allow site access to federal and state agencies and their contractors for sampling and monitoring.

As a property owner or company representative, I understand and comply with these ICs.

JOSLUVA STAMPS
Printed Name

[Signature]
Signature

4/17/2018
Date

Managing Partner
Title

21st Century Solutions DBA GoKeyless
Company

Please return the signed form within 30 days via mail or email. If you have any questions, please contact

Susan Smiley
Mound Site Manager
U.S. Department of Energy
Office of Legacy Management
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
sue.smiley@lm.doe.gov or at (513) 648-3333.

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Appendix B
Property Information

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Appendix B Property Information Contents

1. Mound Site Building Identifications, Street Addresses, Ownership, County Parcels
2. Mound Site Buildings Demolished by MDC
3. Mound Site Current Property Data from Montgomery County Real Estate Website April 2018
4. MDC Section 2 Plat 2017-00036642
5. MDC Section 3 Plat 2018-00004495

Table B-1. Mound Site Building Identifications, Street Addresses, Ownership, County Parcels

DOE Building ID	Former DOE Building Descriptions	Current Building Occupant	Current Miamisburg Street Address	DOE ROD Parcel ID	Property Owner	County Parcel ID
45	Health Physics Calibration Facility	ISS-Unlimited	930 Capstone Drive	6	Kierston Olivia LLC	K46 01507 0045
61	Logistical Support Warehouse	Advanced Service Technologies	885 Mound Road	7	Mound Research LLC	K46 01507 0046
3	TF area Destructive and Environmental Testing Laboratory	Excelitas Technologies Corp	1100 Vanguard Blvd.	IB	MDC	K46 01507 0032
87	Explosive Testing Building					
100	Training and Offices	Alien Workshop	790 Enterprise Court	D	Dyrdek	K46 01507 0031
102	Offices, Process Support Building	Mound Cold War Discovery Center	1075 Mound Road	IA	MDC	K46 01507 0029
105	Parts Machining	The Woodworking Shop LLC	1195 Mound Road	D	MDC	K46 01507 0030
126	PST Administrative Building	GoKeyless	955 Mound Road	(6A & 7) Tracts 1 and 2	Sharpstone Investment Properties LLC	K46 00501 0017 K46 00501 0018
COS	Central Operational Support	MDC, Excelitas, Mound Technical Solutions, Precision Joining Technologies, Inorganic Specialists, West Rock, Technology Group LLC	965 Capstone Drive	8	LM	K46 00503 0013
OSE	Operational Support East	Empty, has auditorium, large open first floor	480 Vantage Point	6	MDC	K46 00503 0033
OSW	Operational Support West	Montgomery County Consolidated Dispatch Center (911 Center)	460 Vantage Point	8	Jen Skyline Inc.	K46 00503 0031
T	Technical Building	Empty, underground, original	945 Capstone Drive	8	LM	K46 00503 0013
80–84	Magazines	Used by Excelitas, east of OU-1	None	IB	MDC	K46 01507 0032
SST	Salt storage structure in former RCRA burn area	Empty	None	IB	City	K46 01507 0039
1 and 16 300	Trailers Building	LM area in OU-1	1275 Vanguard Blvd.	9	LM	K46 01109 0001

Table B-1. Mound Site Building Identifications, Street Addresses, Ownership, County Parcels (continued)

DOE Building ID	Former DOE Building Descriptions	Current Building Occupant	Current Miamisburg Street Address	DOE ROD Parcel ID	Property Owner	County Parcel ID
n/a	MDC Flex Building		1390 Vanguard Blvd.	4	MDC	K46 01507 0040
			1388 Vanguard Blvd. (lighting)	4	MDC	K46 01507 0040
		Beam Dental	1384 Vanguard Blvd.	4	MDC	K46 01507 0040
			1380 Vanguard Blvd.	4	MDC	K46 01507 0040
			1374 Vanguard Blvd.	4	MDC	K46 01507 0040
		Barge Design Solutions, Inc.	1370 Vanguard Blvd.	4	MDC	K46 01507 0040
	Pond at SW entrance of Vanguard Blvd.	Pond area			City	K46 01507 0042
SW corner of site	Includes Mound Business Park sign			City	K46 01507 0041	

Abbreviations:

PST = Power Systems Technologies

TF = Test Fire

Table B-2 lists the buildings demolished by MDC. This information is documented here because these buildings were demolished after the CERCLA remediations were completed, and there are no closeout documents for these demolitions

Table B-2. Mound Site Buildings Demolished by MDC

DOE Building ID	DOE Building Descriptions	Building Identifier	Date Demolished	DOE ROD Parcel ID
2	Energetic Materials Destructive Testing Facility	In TF area	2011	7
28	Ceramic Production Plastics Development	Former ceramics lab	2013	6
63 and 63W	Surveillance Facility	In TF area	2011	7
GP1	Guard Post-1	In TF area	2006	3
GH	Guard House	Original building, Old Visitor Control, Placement Center	2013	3

Abbreviation:

TF = Test Fire

Table B-3. Mound Site Current Property Data from Montgomery County Real Estate Website April 2018

Parcel ID (PARID)	Parcel Location per Record	Legal Description	Land Use	Acres	Deed	Sale	Conveyance	Owner per Record	General Location	Applicable ROD
City Of Miamisburg–Owned Property										
K46 01507 0025	Vanguard Blvd.	7994 Mound Advanced Technology Center Sec 1	C - Commercial Vacant Land	2.1941	201300079430 Mod 2015-00008913			City of Miamisburg Ohio	Left of main entrance	Parcel H minus road
K46 01507 0037	Vanguard Blvd.	8006 Mound Advanced Technology Center Sec 1	C - Other Commercial Structures	0.8456	201300079430			City of Miamisburg	Parking lot on right top of hill	Parcel 3 minus road
K46 01507 0038	Vantage Pt.	8024 Mound Advanced Technology Center Sec 1	C - Other Commercial Structures	7.8502	201300079430 Mod 2015-00008913			City of Miamisburg	Large parking lot	Parcel H minus road
K46 01507 0039	Vanguard Blvd.	8025 Mound Advanced Technology Center Sec 1-A	C - Other commercial structures	109.4752	201300079430 Mod 2015-00008913			City of Miamisburg	Large area with Parcel 4 and Phase I parts	Parcel 4, Phase IB, IC minus road
K46 01507 0041	Vanguard Blvd.	8027 Mound Advanced Technology Center Sec 1	C - Commercial Vacant Land	2.7833	201300079430 Mod 2015-00008913			City of Miamisburg and Miamisburg Mound Community Improvement Corp	Corner Benner and Rt. 25. Added former City Lot 4782 to Rt. 25	Parcel 4 minus road
K46 01507 0042	Vanguard Blvd.	8028 Mound Advanced Technology Center Sec 1-A	C - Commercial Vacant Land	14.8489	201300079430 Mod 2015-00008913			City of Miamisburg	Pond. Added former city lot 4781 to Rt. 25	Parcel 4 minus road
K46 01507 0043	Capstone Dr.	7997 Mound Advanced Technology Center Sec 1	C - Office Building 1-2 Stories	1.3035	2013000794 Plat 17-0003664230			City of Miamisburg	OSE Bldg. parking lot	Parcel 3 minus road
K46 01507 0044	Capstone Dr.	7996 Mound Advanced Technology Center Sec 1	C - Other Commercial Structures	2.57	201300079430 Plat 17-00036642			City of Miamisburg	Guard house (GH) parking lot	Parcel 3 minus road
Total City-Owned Property				141.8708						

Parcel ID (PARID)	Parcel Location per Record	Legal Description	Land Use	Acres	Deed	Sale	Conveyance	Owner per Record	General Location	Applicable ROD
MDC-Owned Property										
K46 01507 0029	Enterprise Ct.	7998 Mound Advanced Technology Center Sec 1	C - Office Building 1-2 Stories	2.3279	2016 00049911			Mound Development Corporation	Bldg. 102 1075 Mound Road	Phase IA
K46 01507 0030	Enterprise Ct.	7999 Mound Advanced Technology Center Sec 1	C - Other Commercial Structures	4.8008	2015 00023825			Mound Development Corporation	Bldg. 105 1195 Mound Road	Parcel D minus road
K46 01507 0032	Vanguard Blvd.	8001 Mound Advanced Technology Center Sec 1	I - Manufacturing & Assembly Medium	10.0802	201300079430			Miamisburg Mound Community Improvement Corp.	Excelitas Old Test Fire area	Phase IB
K46 01507 0040	1374 Vanguard Blvd.	8026 Mound Advanced Technology Center Sec 1	C - Commercial Warehouses	4.6975	201300079430 Mod 2015-00008913			Miamisburg Mound Community Improvement Corp.	Flex Building near Benner and SR 25 SW entrance to site	Parcel 4
K46 00503 0031				2.197	Plat 18-00006246 QC 18-00006246				Lot on hillside north of OSW	Parcel 6 and 8
K46 00503 0033				3.833	Plat 18-00006246 QC 18-00006246				480 Vantage Point	Parcel 6 and 8
			Total MDC Property	27.9364						
Sharpstone Investment Properties LLC–Owned Property										
K46 00501 0017	955 Mound Road	2259	C - Office Building 1-2 Stories	5.3500	2016 00071750			Sharpstone Investment Properties LLC GoKeyless	Most of former 6A plus parts of Parcel 7	Parcels 6, 7, and 8
K46 00501 0018	Mound Road	2259	E - Exempt Property Owned by USA	0.2710	2016 00071750			Sharpstone Investment Properties LLC GoKeyless	Part of 6A road front	Parcels 6, 7, and 8
			Total Sharpstone Property	5.6210						

Parcel ID (PARID)	Parcel Location per Record	Legal Description	Land Use	Acres	Deed	Sale	Conveyance	Owner per Record	General Location	Applicable ROD
Dyrdek Group Inc. Owned Property										
K46 01507 0031	790 Enterprise Ct	8000 Mound Advanced Technology Center Sec 1	C - Office Building 1-2 Stories	5.5191	2014 00069587			Dyrdek Group Inc. 2850 Ocean Park Blvd. Ste 300 Santa Monica, CA 90405 Alien Workshop	Bldg. 100	Parcel D minus road
			Total Dyrdek Property	5.5191						
Kierston Olivia LLC for ISS-Unlimited Owned Property										
K46 01507 0045				3.2975	QC 17-00045599 LW 17 00045600			ISS-Unlimited	Bldg. 45	Parcel 6 & 7
			Total Kierston Property	3.2975						
Mound Research LLC Owned Property										
K46 01507 0046				4.9537	QC 17 00055321 LW 17 00055322			Advanced Service Technologies	Bldg. 61	Parcel D minus road
			Total Mound Research Property	4.9537						
Jen Skyline Inc. Owned Property										
K46 01507 0031				4.5	QC 18 0006246 LW 18 0009417				OSW Bldg.	Parcel D minus road
			Total Dyrdek Property	4.5						

Parcel ID (PARID)	Parcel Location per Record	Legal Description	Land Use	Acres	Deed	Sale	Conveyance	Owner per Record	General Location	Applicable ROD
DOE Owned Property										
K46 00501 0002	Mound Rd	2259PT 5-1-9	E - Exempt Property Owned by USA	5.063 - plats	01214P00017		(split in 2 plat 2017)	United States %	Most of Parcel 6	Parcels 6, 7, and 8
K46 00501 0016	Mound Rd	2259PT 2290PT, 5-2-30/36	E - Exempt Property Owned by USA	36.9990 - plats	2012-00082087		DOE HQ to EMCBC	United States Address unknown	Approximately Parcel 7	Parcels 6, 7, and 8
K46 00503 0013	Old Main St	2290PT	E - Exempt Property Owned by USA	64.257- plats	01258P00056			United States %	Combo parts of Parcels 6, 8, and 9	Parcels 6, 7, and 8; Parcel 9
K46 00503 0030	Old Main St	2290PT	E - Exempt Property Owned by USA	1.922	2012 0082087			United States	Part of Parcel 7 east of Excelitas	Parcels 6, 7, and 8
K46 01109 0001	Benner Rd	4777PT	E - Exempt Property Owned by USA	10.2040	1981-00376A001			Harry Hill Area Manager Dept of Energy Dayton Area PO Box 66 Miamisburg, OH 45343 0066	OU1 area	Parcel 9
K46 01109 0003	Dixie Dr S	4779	E - Exempt Property Owned by USA	1.6000	01258P00074			United States PO Box 271 Wilmington, OH 45177-0271	Former road west of OU1 area	Parcel 9
			Total DOE Property	93.2342	Estimated - using previous lot sizes minus transfer of 5 lots					
Estimated 17.6073 acres for streets										
Historical acreages										
1998 Mound Plant Property	2005 Beal Survey									
305.116 acres	305.063 acres									
2017 BWSC reconciliation 305.0618										

Note:

Columns 1–9 taken from County property records and contain some typos/errors. The most current deed number was added for completeness. Columns 10 and 11 were added to clarify location.

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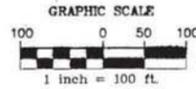
17 JUN 23 09:11:00

KARL M. KETTM
ADDYOR

Plat 2017-00036642



BEARINGS BASED ON THE CENTERLINE OF
VANTAGE WAY PER PLAT BOOK 222, PAGE 30
N 83°51'21" W

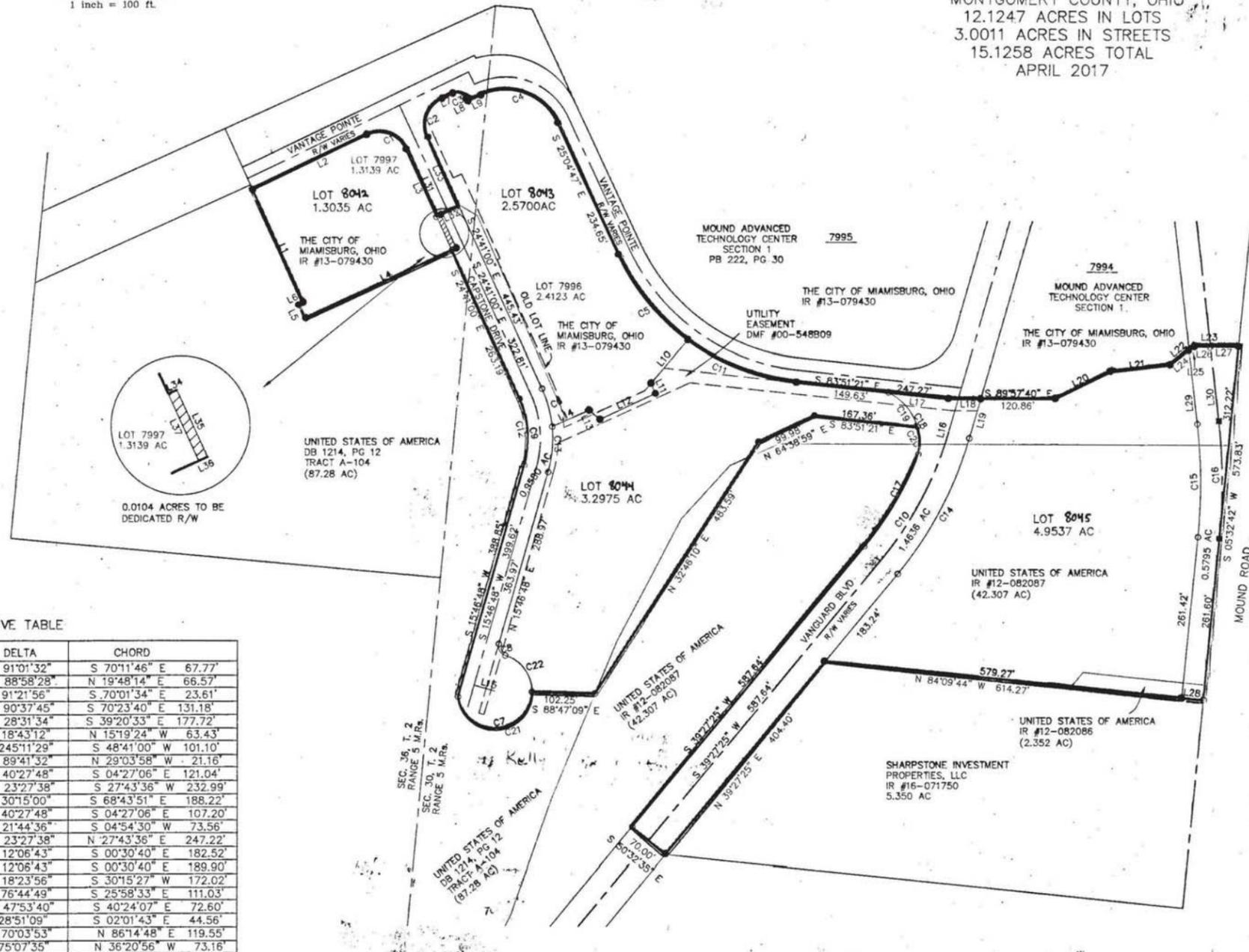


230 p 24

REPLAT MOUND ADVANCED TECHNOLOGY CENTER SECTION 2

BEING A REPLAT OF LOTS 7996 & 7997 OF THE CONSECUTIVE
LOT NUMBERS OF THE CITY OF MIAMISBURG
AKA MOUND ADVANCED TECHNOLOGY CENTER, SECTION 1
PLAT BOOK 222, PAGE 30, AND
SECTIONS 30, & 36, TOWN 2, RANGE 5 M.R.s.
MONTGOMERY COUNTY, OHIO
12.1247 ACRES IN LOTS
3.0011 ACRES IN STREETS
15.1258 ACRES TOTAL
APRIL 2017

Type: DEE
Kind: PLAT
Revised: 06/23/2017 11:06:28 AM
Fee Amt: \$172.80 Page 1 of 2
Montgomery County, OH
Wills E. Blackhead County Recorder
File# 2017-00036642



LINE TABLE

LINE	BEARING	DIST
L1	N 24°26'30" W	199.96'
L2	N 64°17'28" E	203.64'
L3	S 24°41'00" E	179.83'
L4	S 65°11'32" W	260.57'
L5	N 24°26'30" W	24.31'
L6	N 65°33'30" E	7.67'
L7	N 64°17'28" E	19.17'
L8	S 24°20'36" E	5.30'
L9	N 64°17'28" E	23.46'
L10	S 40°10'30" W	91.47'
L11	S 23°05'31" E	17.73'
L12	S 64°44'27" W	98.64'
L13	N 50°06'58" W	22.74'
L14	S 66°03'34" W	65.15'
L15	S 74°13'12" E	34.60'
L16	S 15°59'47" W	56.12'
L17	S 83°51'21" E	97.64'
L18	S 89°57'40" E	52.16'
L19	N 15°59'47" E	66.13'
L20	N 63°47'11" E	98.67'
L21	N 83°30'22" E	97.29'
L22	N 51°26'20" E	48.51'
L23	N 89°58'18" E	72.86'
L24	N 51°26'20" E	38.97'
L25	N 51°26'20" E	9.54'
L26	N 89°58'18" E	27.09'
L27	N 89°58'18" E	45.77'
L28	N 84°09'44" W	35.00'
L29	S 06°34'01" E	119.68'
L30	S 06°34'01" E	121.65'
L31	S 24°41'00" E	120.29'
L32	S 65°05'15" W	40.00'
L33	S 24°41'00" E	122.55'
L34	N 65°05'15" E	7.51'
L35	S 24°54'45" E	59.55'
L36	S 65°11'32" W	7.85'
L37	N 24°40'59" W	59.54'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD
C1	47.50'	75.46'	91°01'32"	S 70°11'46" E 67.77'
C2	47.50'	73.76'	88°58'28"	N 19°48'14" E 66.57'
C3	16.50'	26.31'	91°21'56"	S 70°01'34" E 23.61'
C4	92.25'	145.92'	90°37'45"	S 70°23'40" E 131.18'
C5	360.67'	179.57'	28°31'34"	S 39°20'33" E 177.72'
C6	195.00'	63.71'	18°43'12"	N 15°19'24" W 63.43'
C7	60.00'	256.76'	245°11'29"	S 48°41'00" W 101.10'
C8	15.00'	23.48'	89°41'32"	N 29°03'58" W 21.16'
C9	175.00'	123.59'	40°27'48"	S 04°27'06" E 121.04'
C10	573.00'	234.62'	23°27'38"	S 27°43'36" W 232.99'
C11	360.67'	190.42'	30°15'00"	S 68°43'51" E 188.22'
C12	155.00'	109.46'	40°27'48"	S 04°27'06" E 107.20'
C13	195.00'	74.00'	21°44'36"	S 04°54'30" W 73.56'
C14	608.00'	248.95'	23°27'38"	N 27°43'36" E 247.22'
C15	865.00'	182.86'	12°06'43"	S 00°30'40" E 182.52'
C16	900.00'	190.25'	12°06'43"	S 00°30'40" E 189.90'
C17	538.00'	172.76'	18°23'56"	S 30°15'27" W 172.02'
C18	89.43'	119.79'	76°44'49"	S 25°58'33" E 111.03'
C19	89.43'	74.75'	47°53'40"	S 40°24'07" E 72.60'
C20	89.43'	45.03'	28°51'09"	S 02°01'43" E 44.56'
C21	60.00'	178.09'	170°03'53"	N 86°14'48" E 119.55'
C22	60.00'	78.67'	75°07'35"	N 36°20'56" W 73.16'

- 5/8" IRON PIN FOUND
- 5/8" IRON PIN SET
- MONUMENT FOUND

PLAT BOOK 230 PAGE: 24

Prepared By:
JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6498

K46-5-1-PT. 2 & PT. 16, 15th, K46-15-7-27th CB 41-

17 JUN 23 AM 11:08

KARL L. KEITH
AUDITOR

REPLAT

MOUND ADVANCED TECHNOLOGY CENTER SECTION 2

BEING A REPLAT OF LOTS 7996 & 7997 OF THE CONSECUTIVE
LOT NUMBERS OF THE CITY OF MIAMISBURG
AKA MOUND ADVANCED TECHNOLOGY CENTER, SECTION 1
PLAT BOOK 222, PAGE 30, AND
SECTIONS 30, & 36, TOWN 2, RANGE 5 M.Rs.
MONTGOMERY COUNTY, OHIO
12.1247 ACRES IN LOTS
3.0011 ACRES IN STREETS
15.1258 ACRES TOTAL
APRIL 2017

230p24A

Type: DEE
Kind: PLAT
Recorded: 06/23/2017 11:09:26 AM
Fee Amt: \$172.00 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00036642

PREPARED BY:
JUDGE ENGINEERING CO.
1201 E. DAVID ROAD
KETTERING, OHIO 45429
PHONE (937)294-1441 FAX (937)294-6498

OWNER'S STATEMENT:

DATE MAY 05, 2017

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.
KEITH JOHNSON, IN HIS CAPACITY AS CITY MANAGER
MIAMISBURG, OHIO BEING DULY SWORN, SAYS THAT ALL
PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE,
INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LEINHOLDERS,
HAVE UNITED IN IT'S EXECUTION

OWNER: [Signature] CITY MANAGER OF MIAMISBURG

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/12/20



DEDICATION:

WE THE UNDERSIGNED BEING ALL THE OWNERS AND LEINHOLDERS OF THE
LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND
SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND DO
HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN
WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

OWNER: CITY OF MIAMISBURG, OHIO

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
KEITH JOHNSON, CITY MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY S.S.

BE IT REMEMBERED, THAT ON THIS 16th DAY OF MAY, 2017
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY CAME KEITH JOHNSON, CITY MANAGER MIAMISBURG, OHIO KNOWN
AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE
HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL
ON THE DAY AND DATE WRITTEN ABOVE.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/12/20



OWNER: UNITED STATES OF AMERICA

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
LARRY KELLY REALTY OFFICER
DEPARTMENT OF ENERGY

STATE OF OHIO, COUNTY OF MONTGOMERY S.S.

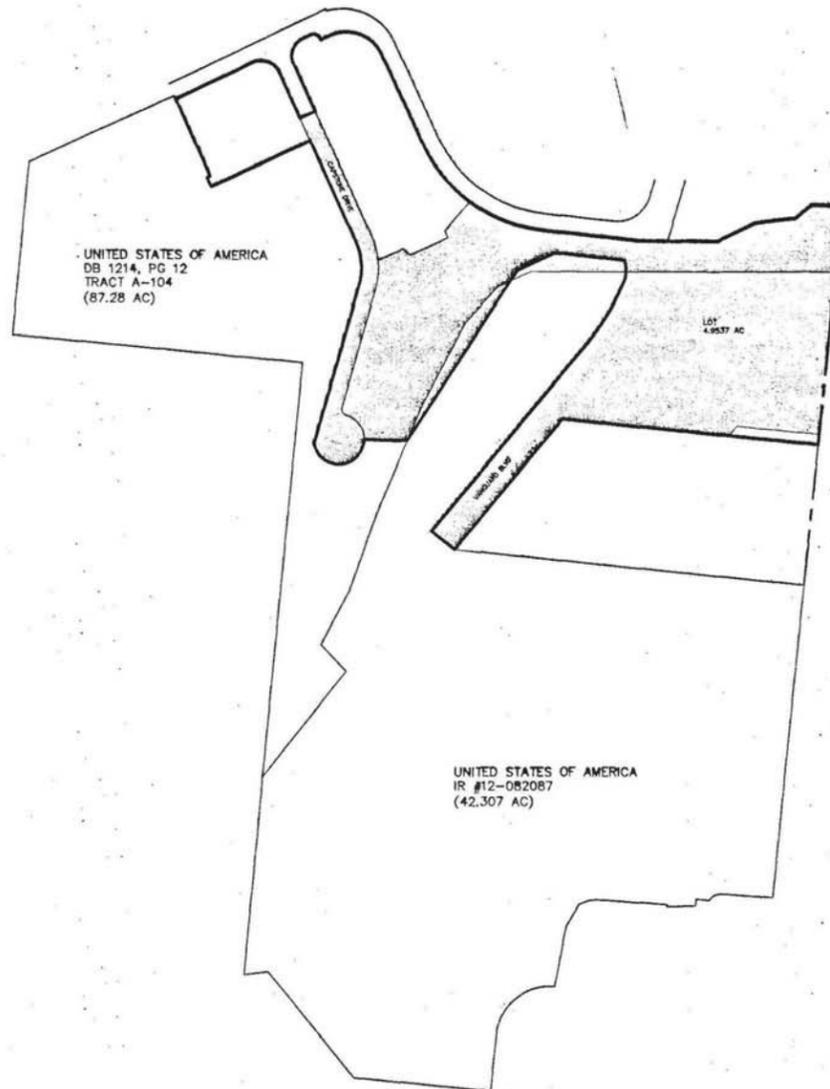
BE IT REMEMBERED, THAT ON THIS 24 DAY OF May, 2017
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY CAME Larry Kelly, Realty Officer * KNOWN
AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE
HIS VOLUNTARY ACT AND DEED. * DEPARTMENT OF ENERGY

IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL
ON THE DAY AND DATE WRITTEN ABOVE.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES None



RANDOLPH T. TORNEY
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires None



SUPERIMPOSED AREA

INCHES 1 2 3

PLAT BOOK 230 PAGE:

24A

Page B-8

COVENANTS AND RESTRICTIONS:

1. LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND GOVERNED BY ALL APPLICABLE ZONING REQUIREMENTS OF THE CITY OF MIAMISBURG, OHIO
2. MOUND ADVANCED TECHNOLOGY CENTER DECLARATION OF COVENANTS AND RESTRICTIONS DATED DECEMBER 14, 2012 AND RECORDED AT INSTRUMENT NO. 2012-084258
3. THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT WAS PREVIOUSLY OWNED BY THE UNITED STATES GOVERNMENT. THE DEEDS TRANSFERRING THE PROPERTY FROM THE UNITED STATES GOVERNMENT, THROUGH ITS AGENCY THE DEPARTMENT OF ENERGY, CREATED COVENANTS AND RESTRICTIONS THAT AFFECT THE USE OF THE PROPERTY BY ALL FUTURE OWNERS, TENANTS, EMPLOYEES AND VISITORS. THESE COVENANTS AND RESTRICTIONS CAN BE VIEWED IN THE DEEDS WHICH ARE RECORDED IN THE MONTGOMERY COUNTY, OHIO RECORDER'S OFFICE. THESE DEEDS ARE RECORDED AT THE FOLLOWING LOCATIONS AND ON THE FOLLOWING DATES:

- DEED RECORDED DECEMBER 21, 1999 AT DEED 99-141468
- DEED RECORDED DECEMBER 21, 1999 AT DEED 99-141469
- DEED RECORDED OCTOBER 17, 2002 AT DEED 02-128007
- DEED RECORDED OCTOBER 18, 2002 AT DEED 02-128206
- DEED RECORDED NOVEMBER 22, 2002 AT DEED 02-146503
- DEED RECORDED NOVEMBER 22, 2002 AT DEED 02-146504
- DEED RECORDED FEBRUARY 24, 2009 AT DEED 09-116432
- DEED RECORDED DECEMBER 19, 2012 AT DEED 12-083743

THE RESPECTIVE COVENANTS AND RESTRICTIONS SET FORTH IN THESE DEEDS RUN WITH THE RESPECTIVE LANDS TRANSFERRED THEREBY AND BIND ALL HEIRS, SUCCESSORS AND ASSIGNS

DESCRIPTION:

THE WITHIN PLAT IS A REPLAT OF LOTS 7996 AND 7997 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF MIAMISBURG, AKA MOUND ADVANCED TECHNOLOGY CENTER, SECTION 1, AS RECORDED IN BOOK 222, PAGE 30 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, AND CONVEYED TO THE CITY OF MIAMISBURG, OHIO AS RECORDED IN IR #13-079430 OF THE DEED RECORDS OF MONTGOMERY COUNTY AND PART OF A 87.28 ACRE TRACT, A 42.307 ACRE TRACT, AND A 2.352 ACRE TRACT CONVEYED TO THE UNITED STATES OF AMERICA AS RECORDED IN DEED BOOK 1214, PAGE 12, TRACT A-104, IR #12-082087 AND IR #12-082086 OF THE DEED RECORDS OF MONTGOMERY COUNTY AND CONTAINING 15.1258 ACRES OF WHICH 12.1247 ACRES ARE IN LOTS AND 3.0011 ACRES IN STREETS.
* Deed Book 1214, Page 15, Deed Book 1214, Page 17

CERTIFICATION:

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN, CURVE DISTANCES ARE MEASURED ON THE ARC.



[Signature]
RAYMOND B. MELFORD, PS#7367 DATE

APPROVAL

APPROVED AND ACCEPTED THIS 5th DAY OF May, 2017
BY THE PLANNING COMMISSION OF THE CITY OF MIAMISBURG, OHIO

[Signature]
SECRETARY
MIAMISBURG, OHIO

APPROVED AND ACCEPTED THIS 19th DAY OF MAY, 2017
BY THE COUNCIL OF THE CITY OF MIAMISBURG, OHIO

[Signature]
MAYOR
MIAMISBURG, OHIO

LINES OF OCCUPATION WHERE EXISTING AGREE IN GENERAL WITH PROPERTY LINES

PERTINENT DOCUMENTS: DEED RECORDS, PLATS AND SURVEYS AS SHOWN ON THIS PLAT

ALL MONUMENTATION SET/FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED

SHEET 1 of 2

APPROVED FOR DESCRIPTION

[Signature]
MONTGOMERY COUNTY ENGINEER

17-0105
JOB NO.

[Signature]
DATE
[Signature]
CHECKED BY

K46-5-1-PT 3, K46-5-3-PT 2

TRANSMITTED
18 JAN 23 PM 3:16
KARL L. KEITH
AUDITOR

REPLAT
MOUND ADVANCED TECHNOLOGY CENTER
SECTION 3

231 P9

Plat 2018-00004495

COVENANTS AND RESTRICTIONS:
1. LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND GOVERNED BY ALL APPLICABLE ZONING REQUIREMENTS OF THE CITY OF MIAMISBURG, OHIO
2. MOUND ADVANCED TECHNOLOGY CENTER DECLARATION OF COVENANTS AND RESTRICTIONS DATED DECEMBER 14, 2012 AND RECORDED AT INSTRUMENT NO. 2012-084258
3. THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT WAS PREVIOUSLY OWNED BY THE UNITED STATES GOVERNMENT. THE DEEDS TRANSFERRING THE PROPERTY FROM THE UNITED STATES GOVERNMENT, THROUGH ITS AGENCY THE DEPARTMENT OF ENERGY, CREATED COVENANTS AND RESTRICTIONS THAT AFFECT THE USE OF THE PROPERTY BY ALL FUTURE OWNERS, TENANTS, EMPLOYEES AND VISITORS. THESE COVENANTS AND RESTRICTIONS CAN BE VIEWED IN THE DEEDS WHICH ARE RECORDED IN THE MONTGOMERY COUNTY, OHIO RECORDER'S OFFICE. THESE DEEDS ARE RECORDED AT THE FOLLOWING LOCATIONS AND ON THE FOLLOWING DATES:
DEED RECORDED DECEMBER 21, 1999 AT DEED 99-141468
DEED RECORDED DECEMBER 21, 1999 AT DEED 99-141469
DEED RECORDED OCTOBER 17, 2002 AT DEED 02-128007
DEED RECORDED OCTOBER 18, 2002 AT DEED 02-128206
DEED RECORDED NOVEMBER 22, 2002 AT DEED 02-146503
DEED RECORDED NOVEMBER 22, 2002 AT DEED 02-146504
DEED RECORDED FEBRUARY 24, 2009 AT DEED 09-116432
DEED RECORDED DECEMBER 19, 2012 AT DEED 12-083743
THE RESPECTIVE COVENANTS AND RESTRICTIONS SET FORTH IN THESE DEEDS RUN WITH THE RESPECTIVE LANDS TRANSFERRED THEREBY AND BIND ALL HEIRS, SUCCESSORS AND ASSIGNS

DESCRIPTION:
THE WITHIN PLAT IS A SUBDIVISION OF 12.525 ACRES SECTIONS 30 & 36, TOWN 2, RANGE 5 M.R.s., CITY OF MIAMISBURG, AND BEING PART OF A 1.61 ACRE TRACT, A 87.28 ACRE TRACT AND A 33.11 ACRE TRACT CONVEYED TO THE UNITED STATES OF AMERICA AS RECORDED IN DEED BOOK 1256, PAGE 179 (TRACT A-110), DEED BOOK 1214, PAGE 12 (TRACT A-104) AND DEED BOOK 1246, PAGE 45 (TRACT A-106), OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND CONTAINING 12.525 ACRES OF WHICH 10.530 ACRES ARE IN LOTS AND 1.995 ACRES IN STREETS. THERE IS 12.489 ACRES IN SECTION 36 AND 0.036 ACRES IN SECTION 30.

CERTIFICATION
THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINE WILL BE SET AS SHOWN, CURVE DISTANCES ARE MEASURED ON THE ARC.

Raymond B. Metford, PS#7367, DATE 1/23/18

APPROVAL
APPROVED AND ACCEPTED THIS 7th DAY OF JANUARY, 2018 BY THE PLANNING COMMISSION OF THE CITY OF MIAMISBURG, OHIO
Justin Kincaid
SECRETARY
MIAMISBURG, OHIO

APPROVED AND ACCEPTED THIS 11th DAY OF JANUARY, 2018 BY THE COUNCIL OF THE CITY OF MIAMISBURG, OHIO
Richard C. Chubb
MAYOR
MIAMISBURG, OHIO

OWNER'S STATEMENT:
DATE January 8, 2018
STATE OF COLORADO, COUNTY OF JEFFERSON, S.S.

BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR TENHOLDERS, HAVE UNITED IN THIS DEED.

Budimir Sokolovich
OWNER - United States of America

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL IN MY OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kerri M. Bias
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/17/2018

Kerri M. Bias
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024028479
MY COMMISSION EXPIRES 09-17-2018

DEDICATION:
WE THE UNDERSIGNED BEING ALL THE OWNERS AND TENHOLDERS OF THE LAND BEING SUBDIVIDED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED, AND WE HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

OWNER: UNITED STATES OF AMERICA

WITNESSES
Shirley Holt

By: Budimir Sokolovich
Senior Realty Officer
United States Department of Energy
Office of Legacy Management
STATE OF COLORADO, COUNTY OF JEFFERSON, S.S.

BE IT REMEMBERED, THAT ON THIS 8th DAY OF January, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, PERSONALLY CAME Budimir Sokolovich, KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS VOLUNTARY ACT AND DEED.

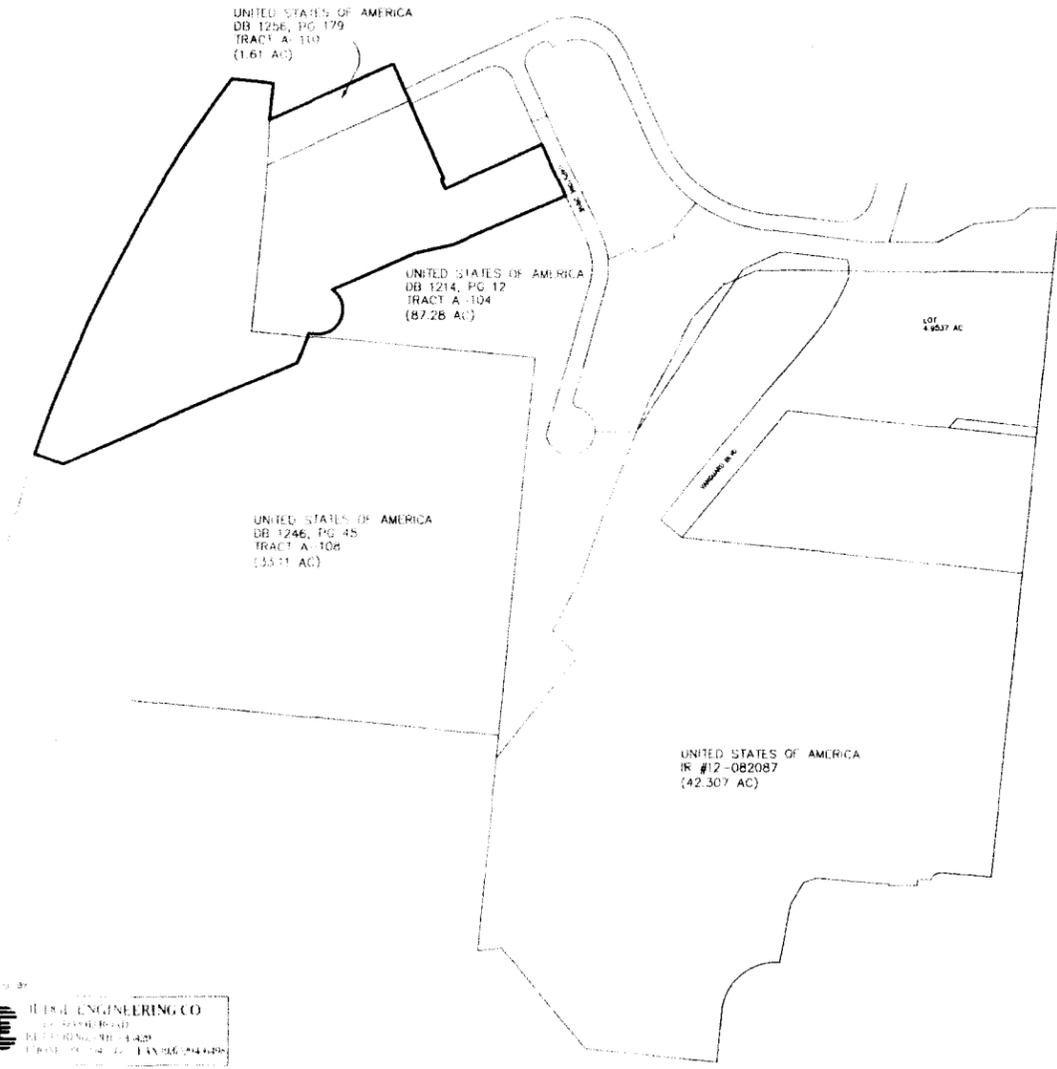
IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL IN MY OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

Kerri M. Bias
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-17-2018

Kerri M. Bias
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024028479
MY COMMISSION EXPIRES 09-17-2018

DESIGNED BY
HUSE ENGINEERING CO.
11111 HURON RD.
CANTON, OHIO 44705
PHONE: 330.942.1111 FAX: 330.942.1111

TRANSMITTED
18 JAN 23 PM 3:16
KARL L. KEITH
AUDITOR



LINE OF OCCUPATION WHERE EXISTING AGREE IN GENERAL WITH PROPERTY LINES
PERTINENT DOCUMENTS:
DEED RECORDS, PLATS AND SURVEYS AS SHOWN ON THIS PLAT
ALL MONUMENTATION SET FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED

APPROVED FOR DESCRIPTION:
Justin Kincaid
MONTGOMERY COUNTY ENGINEER
17-0368
JOB NO.
1/23/18
DATE
Richard C. Chubb
CHECKED BY

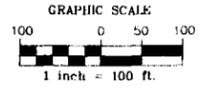
231 P9A

REPLAT
**MOUND ADVANCED TECHNOLOGY CENTER
 SECTION 3**

BEING A REPLAT OF PART OF THE LAND SHOWN IN PLAT BOOK 230, PAGE 24 OF THE CONSECUTIVE LOT NUMBER BEING REPLATED, MOUND ADVANCED TECHNOLOGY CENTER, MONTGOMERY COUNTY, OHIO, 10,530 ACRES, 1,995 ACRES BEING REPLATED, 12,525 ACRES, JANUARY 1995.

18 JAN 23 PM 3:16
 MARL L. KEITH
 AUDITOR

BEARINGS BASED ON THE CENTERLINE OF
 CAPSTONE DRIVE PER PLAT BOOK 230, PAGE 24
 S 24°41'00" E

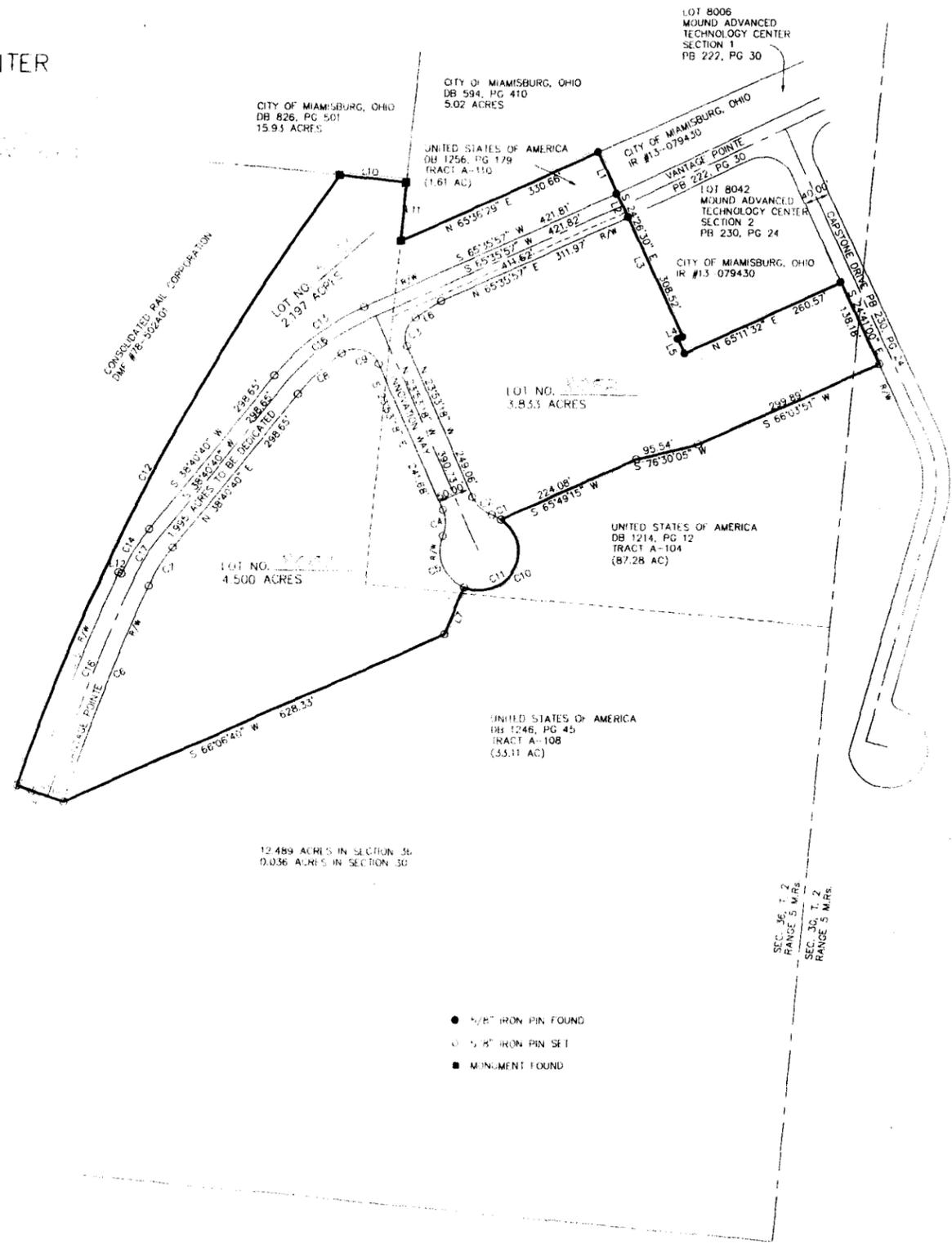


CURVE TABLE

CHORD	RADIUS	ARC	DELTA	CHORD BEARING
C1	60.00'	15.57'	14°52'11"	N 47°18'51" W
C2	50.00'	41.03'	47°00'51"	N 78°40'08" E
C3	50.00'	49.22'	80°34'54"	S 08°17'52" E
C4	50.00'	41.03'	47°00'51"	S 68°17'52" W
C5	60.00'	95.31'	91°01'14"	S 22°17'52" W
C6	346.579'	353.12'	5°50'28"	N 31°12'30" E
C7	275.00'	69.86'	14°33'14"	N 31°12'30" E
C8	325.00'	91.87'	16°11'49"	N 46°46'50" E
C9	58.30'	67.14'	101°14'10"	S 74°40'24" W
C10	60.00'	176.08'	168°08'11"	S 28°02'11" W
C11	60.00'	246.96'	374°01'42"	S 68°08'11" W
C12	3591.23'	655.65'	17°09'07"	N 27°08'11" E
C13	179.00'	175.85'	26°55'16"	N 52°08'11" W
C14	320.00'	81.29'	14°53'18"	S 17°24'01" W
C15	613.79'	307.72'	26°49'09"	S 21°12'30" W
C16	300.00'	164.45'	26°55'16"	S 28°08'11" W
C17	300.00'	76.21'	14°33'18"	S 31°24'01" W
C18	1488.79'	305.42'	5°50'15"	S 17°16'11" W

LINE TABLE

LINE	BEARING	DIST
11	S 24°26'30" E	68.55'
12	S 24°26'30" E	40.01'
13	S 24°26'30" E	199.96'
14	S 65°53'30" W	7.67'
15	S 24°26'30" E	24.31'
16	N 56°41'35" E	46.19'
17	S 22°06'29" W	80.13'
18	N 71°09'11" W	74.31'
19	N 71°09'11" W	24.31'
110	S 84°14'50" E	102.31'
111	S 05°37'45" W	90.34'
112	N 65°52'37" W	5.00'



12.489 ACRES IN SECTION 36
 0.036 ACRES IN SECTION 30

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- MONUMENT FOUND

18 JAN 23 PM 3:16
 MARL L. KEITH
 AUDITOR

Prepared by

 R.P.D. ENGINEERING CO.
 4100 S. STATE ST.
 MIDDLETOWN, OHIO 44888
 PHONE: 419-939-1111

Appendix C

**Information on T Building Rooms with Special ICs:
T Building Special ICs Core Team Agreement and
Position Paper and 2010 Baseline Photos**

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T Building Rooms with Special ICs

In addition to the ICs for the entire site, the T Building has the following additional IC restrictions as described in the Parcels 6, 7, and 8 ROD. The restrictions:

1. Prohibit the removal of concrete floor material in specified rooms of the T Building (Figure C-1) to offsite locations without prior approval from EPA, Ohio EPA, and ODH.
2. Prohibit the penetration of concrete floors in specified rooms of the T Building (Figure C-1) without prior approval from EPA, Ohio EPA, and ODH.

On June 29, 2009, the Team signed an agreement for a position paper that provided policy guidelines for limited activities in these rooms that should not result in unacceptable risk to workers in the building.

The four-page agreement and position paper, known as the *T Building Special ICs Core Team Agreement and Position Paper* (of June 29, 2009) (DOE 2009b), is included in the CERCLA administrative record and in this appendix and will be included in subsequent annual IC assessment reports.

Photos of T Building Rooms

The photos in this appendix show the baseline conditions of the rooms in April 2010. No changes have occurred since those photos were taken (Figures C-2 through C-47). Appendix D of this IC assessment report documents the condition of the cracks in the red concrete cap in Room T-44 (survey area 1C-10) and Room T-59 (survey unit 1C-21).

MDC took over maintenance of the T Building in December 2012 under the lease amendment No. 24 to the General Purpose Lease (DOE 2012c) and continued it in 2017 under lease amendment No. 25.

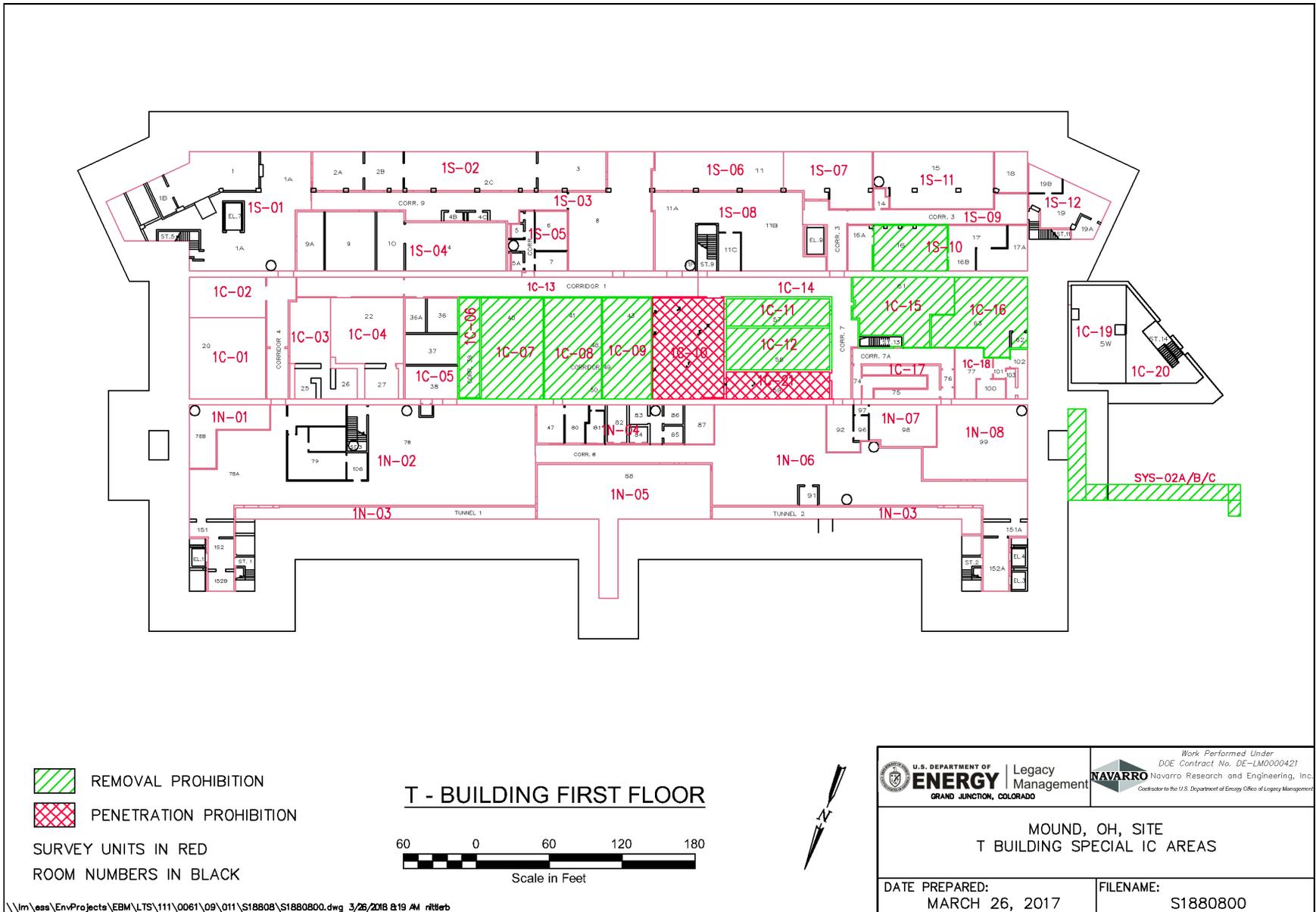


Figure C-1. T Building Rooms with Special ICs



The Mound Core Team
 P.O. Box 66
 Miamisburg, Ohio 45343-0066

6/29/09

As you know, The Proposed Plan for Parcels 6, 7 and 8 contains a restriction on the use of T Building which prohibits the penetration of concrete floors in rooms 50, 57 and 59 of T Building without prior approval from USEPA, OEPA, and ODH. The Miamisburg Mound Community Improvement Corporation (MMCIC) has asked the Core Team for a "blanket" approval to conduct limited activities in these rooms that should not result in an unacceptable risk to workers in the building.

The Core Team has evaluated this request and hereby grants approval for these activities provided they are conducted in accordance with the following policy guidelines:

1. Any driven penetration (e.g. concrete nails or explosive driven nails) of up to four inches in depth can be conducted without approval. As notification, the Core Team shall be provided a description of the activity, drawing of the room, and location of the proposed penetrations two weeks prior to physical activity.
2. Penetrations that involve removal of concrete shall be filled with concrete or steel. They shall not exceed four inches depth without approval of the Core Team. All penetrations of four inches or less requiring removal of concrete (drilling etc.) will require the submittal of a description of the activity, drawing of the room, and location of the proposed penetrations to the Core Team two weeks prior to the physical activity for notification purposes.
3. Any actions which remove or damage the concrete (including "driven penetrations") shall be filled within 120 days of completion.
4. Routine T Building occupants should be excluded from the area of activity for the duration of the renovation.

For your information, the Core Team has prepared the attached Position Paper which the Core Team used in its evaluation. MMCIC can use this Position Paper and these policy guidelines in determining which future activities may be acceptable to the Core Team in rooms 50, 57 and 59 of T Building. In any event, MMCIC must request approval for any activity not on this approved list.

DOE/MEMP: Paul C Lucas 7/14/09
 Paul C. Lucas, Remedial Project Manager

USEPA: Timothy J. Fischer
 Timothy J. Fischer, Remedial Project Manager

OEPA: Brian K. Nickel 7/14/09
 Brian K. Nickel, Project Manager

Position Paper
T Building Cap Areas Renovation Guidelines

Background: T Building (Technical Building) is a massively constructed building on the Mound site with ten foot thick heavily reinforced concrete floors and similarly robust ceilings and walls. During the remediation of the T Building, the contractor encountered bulk contamination of the floor and footings in certain areas. Attempts to complete remediation of the contaminated floor and footer in the west end of room 50 and east end of rooms 57 and 59 were technically and economically difficult to justify. Following an assessment of the risks involved to the building's structural integrity if removal of contaminated concrete continued (attached), a decision was made to leave the contaminated concrete sub floor and footer in place, and to add a cap of color coded (red) concrete to provide a margin of safety from the residual contamination. The Department of Energy (DOE) currently owns the facility and wishes to transfer ownership to the Miamisburg Mound Community Improvement Corporation (MMCIC) for future development. To ensure the health and safety of future workers and occupants of T Building, a deed restriction will be placed on T Building limiting the disturbance of concrete in those areas with residual contamination. This paper outlines some of the technical basis allowing latitude in the disturbance of the concrete cap.

As stated above, the DOE and its contractors evaluated the residual contamination to ensure that future worker safety was protected. Specifically future worker doses were modeled to ensure that they would not reasonably be expected to receive an additional 15 mrem of equivalent dose due to occupation in T Building. Samples of the residual contamination were taken. As a conservative measure, the average of the five highest areas of contamination was used as input for the entire area. This data was input into the RESRAD Build dose evaluation code. This code is jointly developed by the DOE and the Nuclear Regulatory Commission (NRC) for just this type of situation.

Under this scenario, two types of workers were evaluated. The first type was an office worker who occupies the building for an entire year. Doses for this type of worker were previously calculated and found to fall within the 15 mrem per year guidelines. The calculations for this type of worker assume that no renovation is occurring while that worker occupies the area, i.e. the concrete cap is intact. A second worker, the renovation worker, was originally modeled using similar physical characteristics of the building, but differing inputs commensurate with the type of work. For example, the breathing rates and occupancy rates for the renovation worker differ from that of an office worker. The original calculations for the renovation worker in T Building were 1.86 mrem. Of that dose, 0.17 mrem is due to direct radiation from the residual contamination under the protective cap. The remainder is from low level residual contamination throughout T Building.

A review of the Final Status Surveys for T Building indicates that the thickness of the cap is nominally 11 inches. It was placed at this thickness to bring the floor elevation level with the adjoining hallway floor surfaces. Based on the very low dose rates cited above (0.17 mrem) for external exposure, there is excess concrete serving as a shielding material for the bulk contamination below. This would allow for temporary removal or penetration of some portion of this concrete to allow for anchoring of equipment and walls of future tenants. It should be noted,

that in order to maintain the integrity of the calculations for the office worker, any floor penetration should be repaired or steel anchors inserted (steel being a better shield than concrete).

Calculations: As implied, records for the original calculations were retrieved from storage. Although it was generally known that excess concrete was placed, there was no known calculation of how much excess existed and none was found during the review of the records. The RESRAD Build calculations that were found used all 11 inches of concrete as shielding to arrive at the 0.17 mrem cited earlier. In addition, due to the presence of the cap, it was assumed that none of the contamination contained in the subsurface concrete and footers becomes airborne.

RESRAD Build continues to be maintained and updated by Argonne National Laboratory. The current version is slightly modified from the version originally used to model these doses. In order to ensure continuity, a baseline calculation was performed using the parameters from the original calculations. With only slight variations, they agreed. The original calculations indicated 1.70 mrem due to other building residual contamination. The new version calculated this same component to be 1.69 mrem. The total for both the cap area and the remainder of the building was 1.86 mrem for both versions, indicating strong agreement between the two.

In order to establish a margin of safety another calculation used the same input parameters except that the thickness of the cap was reduced by seven inches (to a nominal four inches total thickness). This further reduced thickness yielded an exposure to the renovation worker of 5.93 mrem. This remains protective of the renovation worker.

Recommendation: If the core team decides to allow penetration of the "red" concrete cap, it would be prudent to allow for some margin of safety to preclude accidental penetration to depths greater than currently analyzed. Note that the cap penetrations should be restored or replaced with anchors that provide similar or greater shielding capabilities. Recall also that one of the major assumptions is that the cap prevents the contamination below it from becoming airborne, so that the integrity of the cap must be maintained. Consideration must be given to the ability to ensure that recommendations are followed (i.e. penetrations are not greater than depth specified etc.). Also note that additional work could be carried out safely but may require additional analysis.

Policy Guidelines: As discussed, some guidelines should be established to administer penetration of the concrete in these areas. Such guidelines could be as follows:

1. Any driven penetration (e.g. concrete nails or explosive driven nails) of up to four inches in depth can be conducted without approval. As notification, the Core Team should be provided a description of the activity, drawing of the room, and location of the proposed penetrations two weeks prior to physical activity.
2. Penetrations that involve removal of concrete shall be filled with concrete or steel. They shall not exceed four inches depth without approval of the Core Team. All penetrations of four inches or less requiring removal of concrete (drilling etc.) will require the submittal of a description of the activity, drawing of the room, and location of the proposed penetrations to the Core Team two weeks prior to the physical activity for notification purposes.
3. Any actions which remove or damage the concrete (including "driven penetrations") shall be filled within 120 days of completion.
4. Routine T Building occupants should be excluded from the area of activity for the duration of the renovation.

(The floorplan to the right shows the camera angles for Figures C-2 through C-11.)

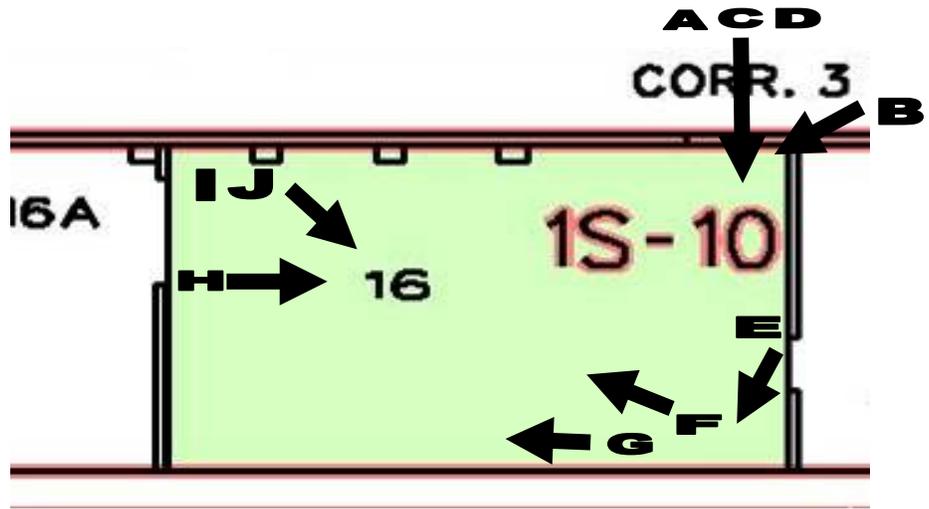


Figure C-2. T Building Room 16 View A



Figure C-3. T Building Room 16 View B



Figure C-4. T Building Room 16 View C



Figure C-5. T Building Room 16 View D



Figure C-6. T Building Room 16 View E



Figure C-7. T Building Room 16 View F



Figure C-8. T Building Room 16 View G



Figure C-9. T Building Room 16 View H



Figure C-10. Building Room 16 View I



Figure C-11. T Building Room 16 View J

(The floorplan to the right shows the camera angles for Figures C-12 through C-19.)

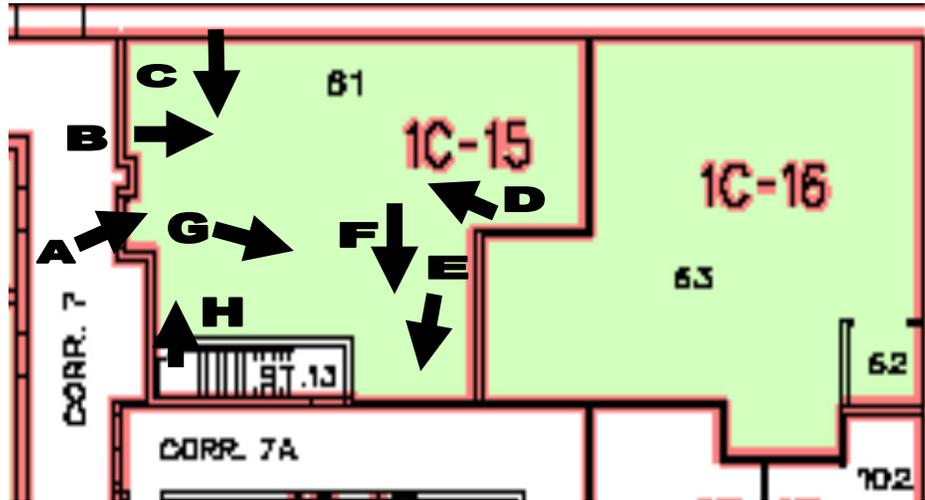


Figure C-12. T Building Room 61 View A



Figure C-13. T Building Room 61 View B



Figure C-14. T Building Room 61 View C



Figure C-15. T Building Room 61 View D



Figure C-16. T Building Room 61 View E



Figure C-17. T Building Room 61 View F



Figure C-18. T Building Room 61 View G



Figure C-19. T Building Room 61 View H

(The floorplan to the right shows the camera angles for Figures C-20 through C-31.)

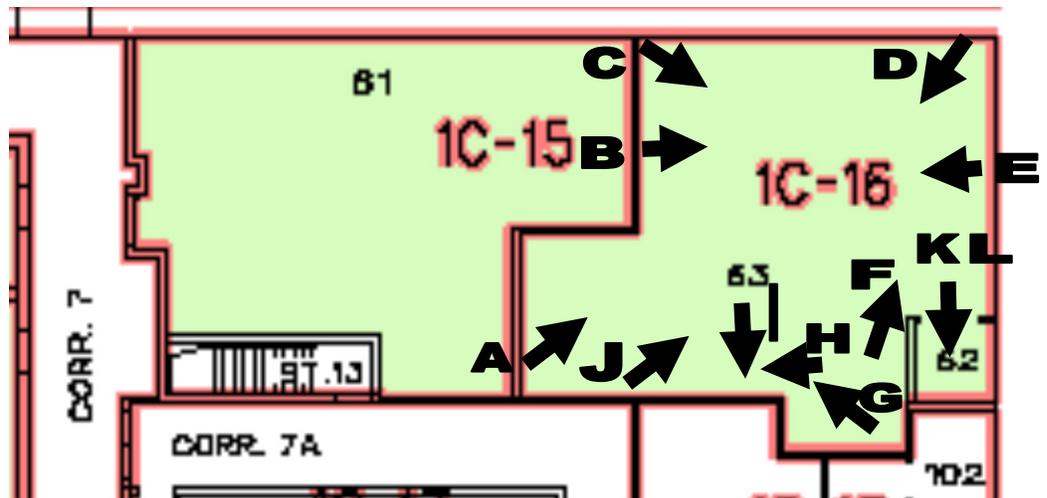


Figure C-20. T Building Room 63 View A



Figure C-21. T Building Room 63 View B



Figure C-22. Building Room 63 View C



Figure C-23. T Building Room 63 View D



Figure C-24. T Building Room 63 View E



Figure C-25. T Building Room 63 View F



Figure C-26. T Building Room 63 View G



Figure C-27. T Building Room 63 View H



Figure C-28. T Building Room 63 View I



Figure C-29. T Building Room 63 View J



Figure C-30. T Building Room 62 View K



Figure C-31. T Building Room 62 View L

(The floorplan to the right shows the camera angles for Figures C-32 through C-37.)

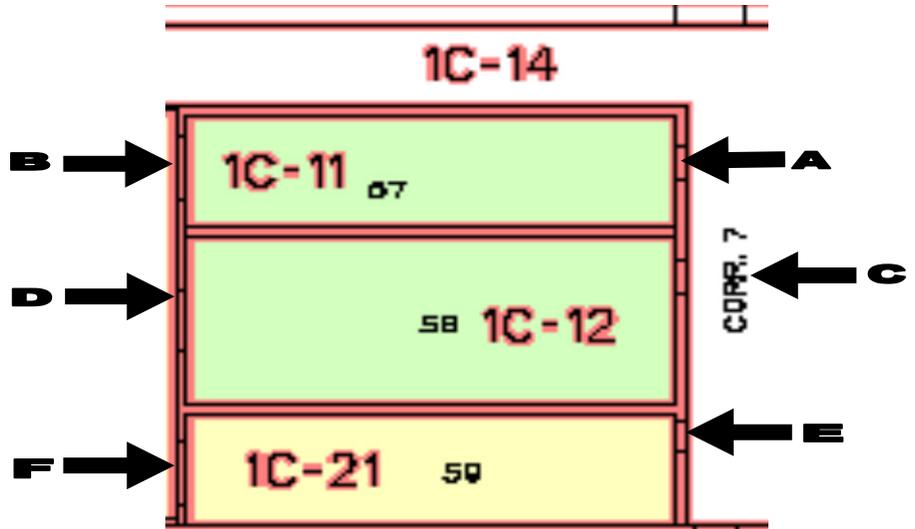


Figure C-32. T Building Room 57 View A



Figure C-33. T Building Room 57 View B



Figure C-34. T Building Room 58 View C



Figure C-35. T Building Room 58 View D



Figure C-36. T Building Room 59 View E



Figure C-37. T Building Room 59 View F

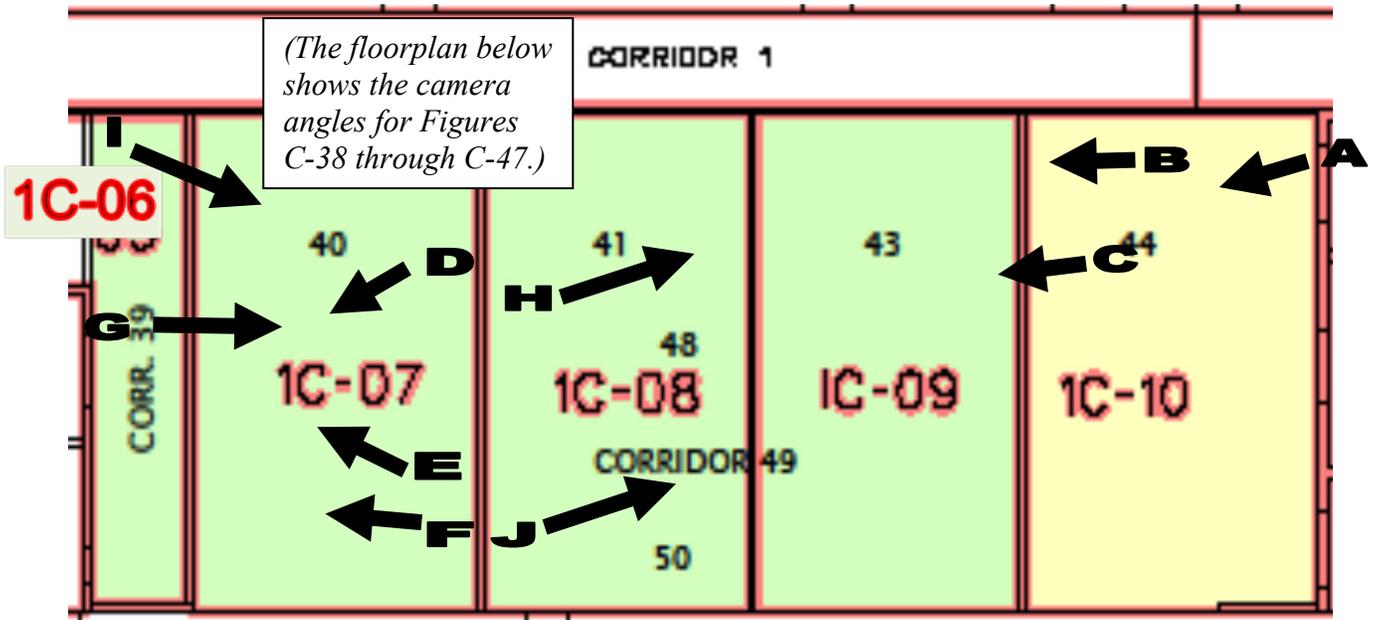


Figure C-38. T Building Rooms 39–44 and 48–50
View A



Figure C-39. T Building Rooms 39–44 and 48–50
View B

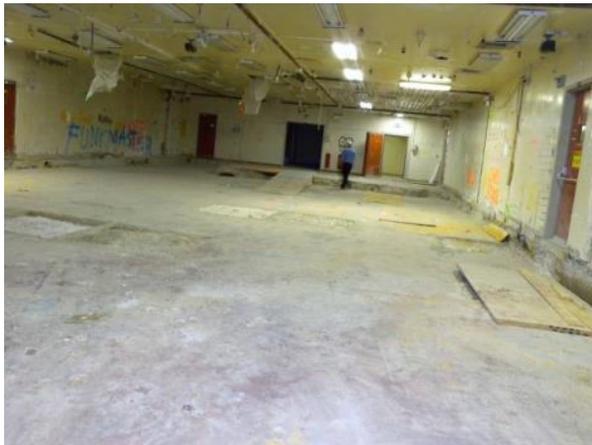


Figure C-40. T Building Rooms 39–44 and 48–50
View C



Figure C-41. T Building Rooms 39–44 and 48–50
View D



Figure C-42. T Building Rooms 39-44 and 48-50
View E



Figure C-43. T Building Rooms 39-44 and 48-50
View F

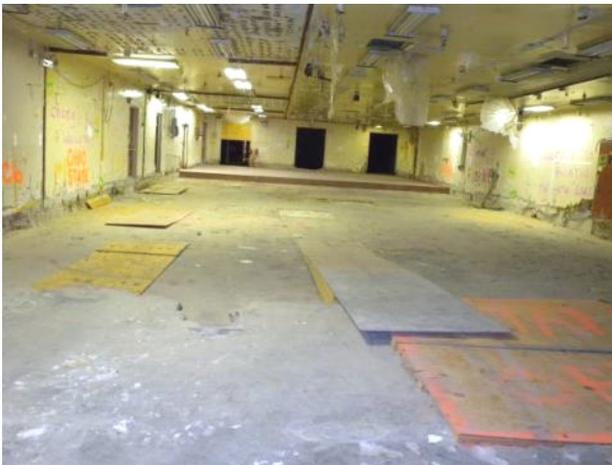


Figure C-44. T Building Rooms 39-44 and 48-50
View G



Figure C-45. T Building Rooms 39-44 and 48-50
View H



Figure C-46. T Building Rooms 39-44 and 48-50
View I



Figure C-47. T Building Rooms 39-44 and 48-50
View J

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Appendix D

Photos in 2018 of T Building Red Concrete Cracks

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T Building Red Concrete Cracks Photos

The photographs in Figure D-1 were taken on February 13, 2018, for the 2018 Mound site annual IC assessment to document the current condition of the filled cracks in the red concrete in specified rooms in the T Building.

The locations of the crack monitoring points are shown in Figure D-2.



Monitoring Point A



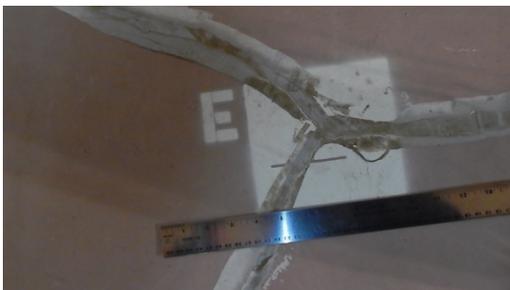
Monitoring Point B



Monitoring Point C



Monitoring Point D



Monitoring Point E



Monitoring Point F

Figure D-1. Condition of the Cracks in the Red Concrete in Specified Rooms in the T Building, February 2018



Monitoring Point G

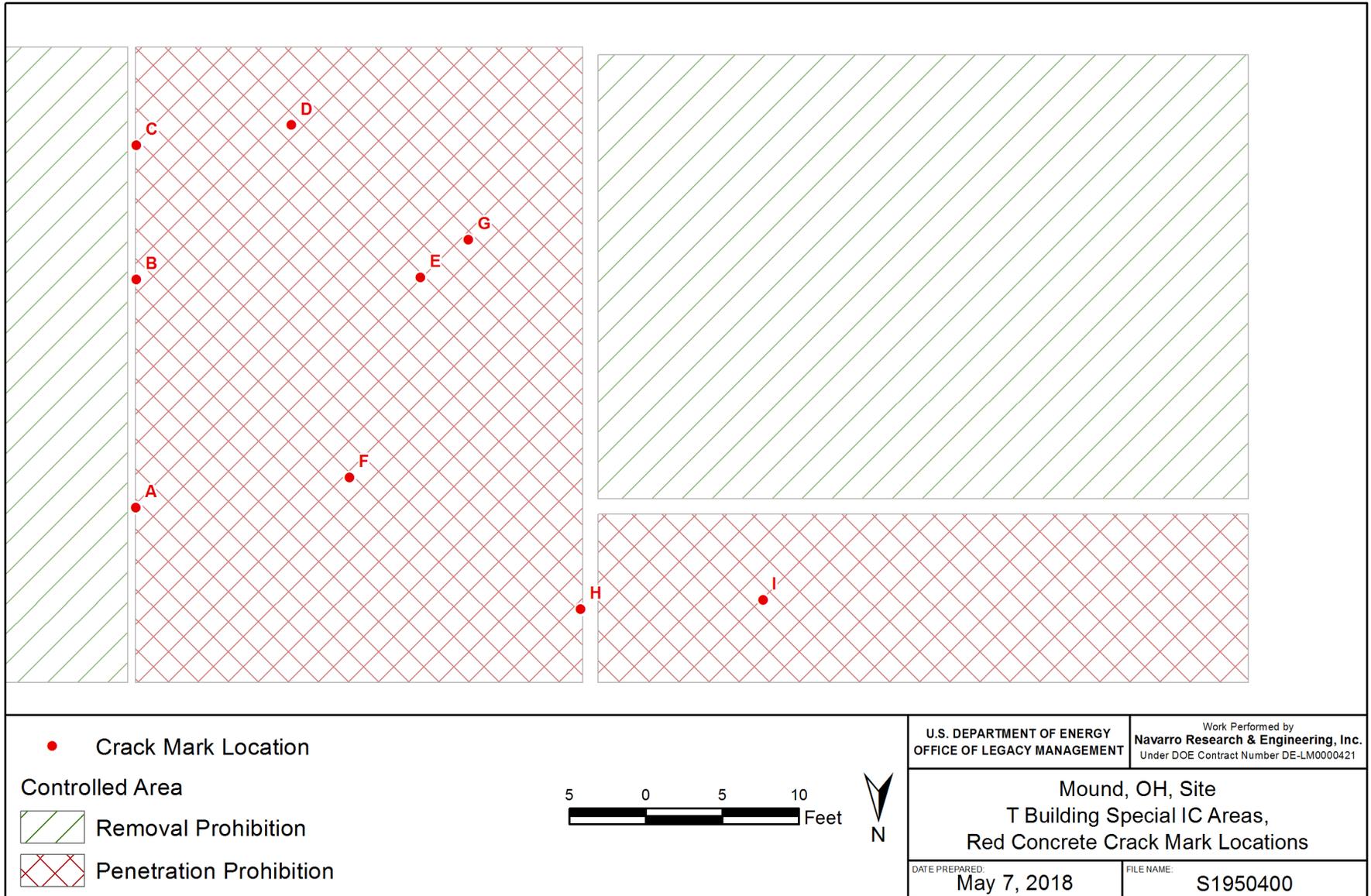


Monitoring Point H



Monitoring Point I

Figure D-1. Condition of the Cracks in the Red Concrete in Specified Rooms in the T Building, February 2018 (continued)



M:\LTS\111\0061\09\011\S19504\S1950400.mxd coatesc 05/07/2018 9:29:12 AM

Figure D-2. T Building Special IC Areas, Red Concrete Crack Mark Locations

Description and Uses

ATC 100 is a single component elastomeric sealant without free isocyanates or solvents (VOCs.) It cures rapidly by drying to form a flexible joint between substrates. It has excellent adhesion to most materials including plywood, plastic, concrete, masonry and metal.

ATC 100 is a hybrid water, vapor, gas and radon resistant sealant polymer, specially designed to adhere to damp or dry surfaces, making it excellent for sealing cove joints and concrete floor cracks against radon, methane, water, water vapor and other soil gasses. ATC 100 is excellent for bonding plastic, concrete and other materials and substrates. ATC 100 is UV resistant and can be used on exterior and interior surfaces. ATC 100 can be painted after curing

Where to Use

- Cove joints
- Concrete floor cracks
- Interior or exterior

Advantages

- No VOCs
- Combines the best qualities of polyurethane and silicone sealant
- Non-yellowing
- Isocyanate free
- High bond strength
- Easy flow

Technical Data

Appearance	Pasty
Color	Grey
Density at 200 C	1.65 +/- 0.05
Sagging (ISO 73900)	No
Application Temperature	40 ^o -100 ^o F
Temperature resistance	-4 ^o -190 ^o F
Cure Time @ 750F and 50% HR	50 minutes
Skin Formation time @750F and 50% HR	24-36 Hrs
Final Shore A Hardness (ISO 868-3 sec.)	>30
Modulus at 100% (ISO 8339)	>70 psi
Elongation at Break (ISO 8339)	>140 psi
Resistance to dilute acids and bases	Good
UV Resistance	Excellent
Water and salt spray resistance	Excellent
Compatibility with paints	Yes

Application Instructions

Preparation:

The substrates must be clean, dry free of dust, oil, grease, and any contaminants that could harm bonding. All traces of poorly adhered paint or coatings should be removed beforehand. If the substrates to be cleaned, solvents such as methylethylketone (MEK) or acetone may be used. Check the compatibility of the solvent used with the substrates. It may be necessary to rub down the substrate beforehand. After rubbing down, the surface should be recleaned. Allow the substrate to dry after degreasing. Note: When using solvents, extinguish all sources of ignition and carefully follow the safety and handling instruction given by the manufacturer or supplier.

Caulking:

ATC 100 may be applied by manual or pneumatic gun.

After application, each joint should be tight up to the joint lip and smoothed with a putty knife. This product should be used within 24 hours of opening the cartridge. If stored in cold weather, store the cartridges at 70°F prior to use.

Drying Time

Skin time is 50 minutes. Full cure at 24 hours depending on temperature and humidity.

Clean Up

Tools should be cleaned with MEK or acetone before the sealant has completely cured. After curing, abrasion is necessary.

Storage and Shelf Life

12 months in the original hermetically sealed packaging between 40-75°F.

Packaging

10.4 oz cartridges

Safety

Not classified as hazardous. Read the MSDS before use.

Warranty

Recommendations concerning the performance or use of this product are based upon independent test reports believed to be reliable. If the product is proven to be defective, at the option of the Manufacturer, it will be either replaced or the purchase price refunded. The Manufacturer will not be liable in excess of the purchase price. The user will be responsible for deciding if the product is suitable for his application and will assume all risk associated with the use of the product. This warranty is in lieu of any other warranty expressed or implied, including but not limited to an implied warranty of merchantability or an implied warranty of fitness for a particular use.

THE FOREGOING WARRANTY SHALL BE EXCLUSIVE AND IN LIEU OF AN OTHER WARRANTY, EXPRESS OR IMPLIED INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE AND PURPOSE AND ALL OTHER WARRANTIES OTHERWISE ARISING BY OPERATION OF LAW, COURSE OR DEALING, CUSTOM, TRADE OR OTHERWISE



June 9, 2016

Task Assignment 101
Control Number 16-0631

Melissa Lutz
Mound Site Lead
7295 Highway 94 South
St. Charles, MO 63304

SUBJECT: Water in T-Building at the Mound, Ohio, Site—
Date of Observation: April 7, 2016

Dear Ms. Lutz:

Radiological Control (RADCON) was notified on April 7 that one of the sump pumps in T-Building had malfunctioned, causing excess water to accumulate and flow over onto the floor of the building, including under an area that has special institutional controls (IC) in place that prohibits removal or penetration of the concrete without written regulatory approval. This area had fixed contamination that was left in place and clean concrete that was dyed red and then poured over the fixed contamination. This concrete was dyed red to make it easy to identify any special IC area. Although the U.S. Department of Energy Office of Environmental Management still owns this building, the Mound Development Corporation (MDC) is leasing the property and building and is responsible for all maintenance. MDC will take ownership of this building and property in September 2017. The Legacy Management Support (LMS) Contractor was tasked to provide radiological assistance to verify that the fixed contamination beneath the red concrete remained in place as designed.

After the sump pump replacement, there is currently no water within the building and the area in question has since dried. However, to ensure that the fixed contamination remained intact, RADCON personnel (Larry Oeffner and Roy Mowen) were directed to complete a detailed Radiological Survey Map (enclosed) with handheld radiological-detection equipment and a collection of swipe samples. The swipes samples were sent to a certified laboratory where they were analyzed for tritium. While handheld instruments are sufficient to determine various alpha and beta/gamma isotopes, tritium is also a potential contaminant of concern but, is not readily detected with handheld instruments.

The swipe samples were analyzed by GEL Laboratories in Charleston, South Carolina, and are identified by Requisition Index Number (RIN) 16047759 on the enclosed Date Review and Validation Report. All quality assurance/quality control data deliverables, including a PDF image file of the report and the EDD (electronic data deliverable) file, for all laboratory samples were received. Data validation of RIN 16047759 was completed by Mr. Steve Donovan of the Contractor Environmental Group. There were no issues with the data and all results are acceptable for use as reported.

All survey and swipe-sampling data has been reviewed by Mr. Todd Davidson, Certified Health Physicist. Mr. Davidson finds that the data proves conclusively that the radioactive material located within T-Building remains fixed under the red concrete areas.

Please contact me at (970) 248-6150 if you have any questions.

Sincerely,

Todd Davidson, CHP, EI, RRPT, CHMM
LMS Radiation Protection Subject Matter Expert
for
Brian Saunders, CSP, CHMM, REM
LMS Radiological Control Manager

BS/rp

Enclosures (2)

cc: (electronic)

Beverly Cook, Navarro
Todd Davidson, Navarro
Yvonne Deyo, Navarro
Tim Rotert, Navarro
rc-grand.junction
File: MND 0510.10

Radiological Survey Map

Page 1 of 17

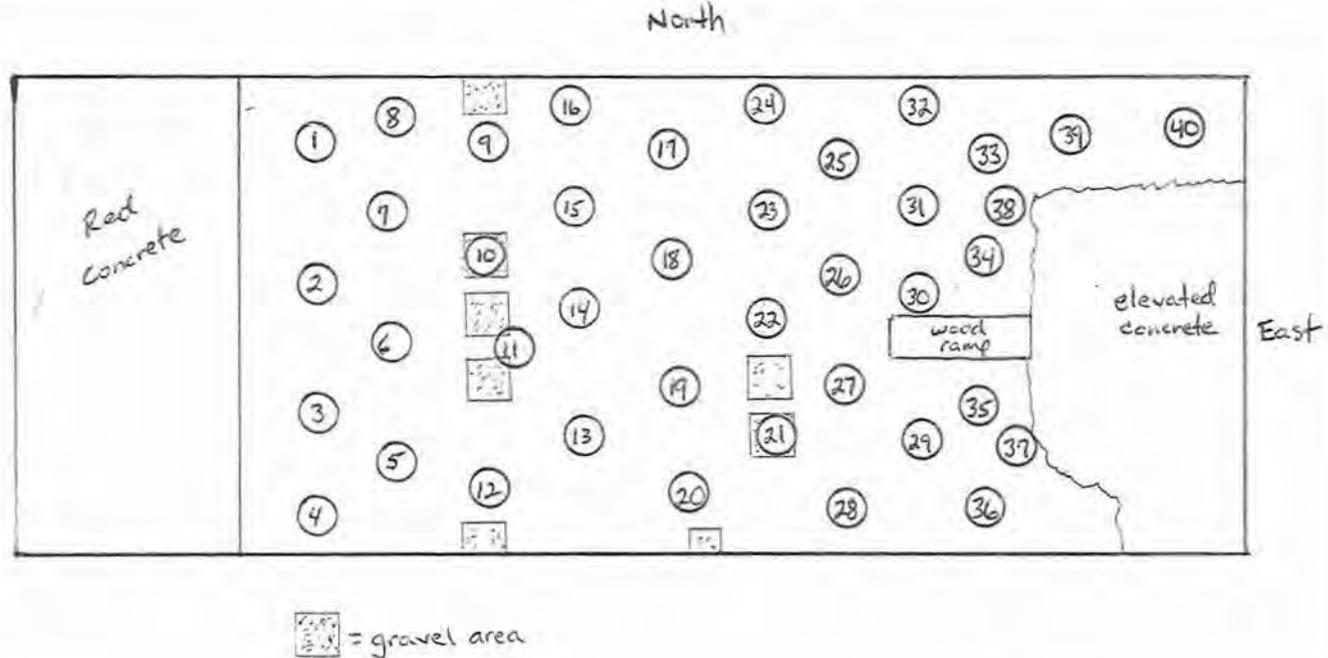
Radiological Work Permit No.: N/A Purpose: Investigational survey after water infiltration Time: 1000

Site Name: Mound Location: T bldg. Rooms 40, 41, 43, (red concrete area)

Technician: L. Oeffner Jr. / Ray L. Morrison Date: 4/26/16 Reviewer: Todd D. ... Date: 2016/05/17

Instrument 1		Instrument 2		Instrument 3	
Instrument/Probe Model	<u>Lud-2360 / Lud-4389</u>	Instrument/Probe Model	<u>Lud-3030</u>	Instrument Model	<u>N/A</u>
Instrument Serial No.	<u>177/24</u>	Instrument Serial No.	<u>210739</u>	Instrument Serial No.	<u>N/A</u>
Probe Serial No.	<u>RN16708</u>	Probe Serial No.	<u>N/A</u>	Probe Serial No.	<u>N/A</u>
Calibration Due	<u>3/15/17</u>	Calibration Due	<u>3/14/17</u>	Calibration Due	<u>N/A</u>
Efficiency	α <u>19.74%</u> β <u>23.06%</u>	Efficiency	α <u>30.1%</u> β <u>41.1%</u>	Background	<u>N/A</u>
BKGD (cpm):	α <u>5</u> β <u>27</u>	BKGD (cpm):	α <u>0</u> β <u>30</u>		
Area Probe Correction Factor	<u>1</u>	Area Probe Correction Factor	<u>1</u>		

- Standardized Symbols for Surveys
- = Tape press (4"x4") (no. inside)
 - = Smears (no. inside)
 - = Large area smears
 - = Air samples (no. inside)
 - = Neutron readings in mrem/hr unless otherwise noted
 - = Gamma readings in μ rem/hr unless otherwise noted (beta readings also)
 - = Contact readings (dose rate)
 - = Hot spot
 - = Step-off pad
 - = Reading at knee level (when sources from overhead)
 - = Reading at head level (when sources from overhead)
 - = Contaminated area
 - = Radiation area
 - = Contaminated/radiation area
 - = Radioactive material area
 - = Floor drain
 - = Corrected or net cpm (gross background) for direct frisk, alpha or beta gamma specified
 - = Direct frisk
- Highest Dose Rates
- General Area N/A
- Contact A
- Highest Contamination Level
- Fixed β - γ = 781 α = 46 dpm/100cm²
- Loose β - γ = 27 α = 7 dpm/100cm²



File Index No.: _____

Radiological Survey Map (continued)

Item Surveyed	Location Surveyed	Direct Survey						Smear Survey						Inst. No. Used
		Gross Counts		Net Counts ^a		Activity ^b		Gross Counts		Net Counts ^a		Activity ^b		
		Beta/Gamma cpm	Alpha cpm	Beta/Gamma cpm	Alpha cpm	Beta/Gamma dpm/100 cm ²	Alpha dpm/100 cm ²	Beta/Gamma cpm	Alpha cpm	Beta/Gamma cpm	Alpha cpm	Beta/Gamma dpm/100 cm ²	Alpha dpm/100 cm ²	
floor	1	146	5	119	0	516	≤ bkgd	35	1	5	1	12.17	3.32	1, 2
	2	141	4	114	0	494	≤ bkgd	25	1	0	1	≤ Bkgd	3.32	}
	3	207	5	180	0	781	≤ bkgd	33	1	3	1	7.30	3.32	
	4	133	8	106	3	460	15	38	0	8	0	19.46	≤ Bkgd	
	5	156	7	129	2	559	10	34	0	4	0	9.73	≤ Bkgd	
	6	143	8	116	3	503	15	29	0	0	0	≤ Bkgd	≤ Bkgd	
	7	140	5	113	0	490	≤ bkgd	31	0	1	0	2.43	≤ Bkgd	
	8	151	7	124	2	538	10	25	0	0	0	≤ Bkgd	≤ Bkgd	
	9	107	7	80	2	347	10	25	0	0	0	≤ Bkgd	≤ Bkgd	
↓														
gravel floor	10	82	1	55	0	239	≤ bkgd	34	0	4	0	9.73	≤ Bkgd	
floor	11	150	9	123	4	533	20	24	1	0	1	≤ Bkgd	3.32	
	12	146	14	119	9	516	46	32	0	2	0	4.87	≤ Bkgd	
	13	132	6	105	1	455	5	33	0	3	0	7.30	≤ Bkgd	
	14	118	5	91	0	395	≤ bkgd	33	0	3	0	7.30	≤ Bkgd	
	15	111	7	84	2	364	10	28	0	0	0	≤ Bkgd	≤ Bkgd	
	16	153	6	126	1	546	5	21	1	0	1	≤ Bkgd	3.32	
	17	121	9	94	4	408	20	33	0	3	0	7.30	≤ Bkgd	
	18	121	4	94	0	408	≤ bkgd	32	1	2	1	4.87	3.32	
	19	81	2	54	0	234	↓	35	0	5	0	12.17	≤ Bkgd	
↓	20	125	5	98	0	425	↓	260	260	0	0	≤ Bkgd	≤ Bkgd	

Applicable Limits (check one for alpha and one for beta)

Alpha (removable/total): 1000/5000 200/1000 20/500

Beta (removable/total): 1000/5000 200/1000

^aActivity Equation

Gross count minus BKGD count = Net count

Net count/Eff = dpm

Dpm x Area Probe Correction Factor (APCF) = dpm/100 cm²

APCF

44-9 = 6.5

FHZ 732 (GM) = 6.5

43-10-1 = 1

Remarks: Survey was performed after entire ~~flood~~^{water} floor was dry.

Released To: N/A

Release: Unrestricted Restricted Other (see remarks)

^bSee Table 2-2 of Site Radiological Control Manual I (LMS/POL/S04322).

Handwritten: TAD 2016/05/17
Page 2 of 2

Radiological Survey Map (continued)

Item Surveyed	Location Surveyed	Direct Survey						Smear Survey						Inst. No. Used
		Gross Counts		Net Counts ^a		Activity ^b		Gross Counts		Net Counts ^a		Activity ^b		
		Beta/Gamma cpm	Alpha cpm	Beta/Gamma cpm	Alpha cpm	Beta/Gamma dpm/100 cm ²	Alpha dpm/100 cm ²	Beta/Gamma cpm	Alpha cpm	Beta/Gamma cpm	Alpha cpm	Beta/Gamma dpm/100 cm ²	Alpha dpm/100 cm ²	
gravel floor	21	130	12	103	7	447	35	33	0	3	0	7.30	≤ Bkgd	1, 2
floor	22	126	6	99	1	429	5	38	0	8	0	19.46	≤ Bkgd	
	23	127	9	100	4	434	20	23	0	0	0	≤ Bkgd	≤ Bkgd	
	24	116	5	89	0	386	≤ bkgd	33	1	3	1	7.30	3.32	
	25	116	9	89	4	386	20	39	0	9	0	21.40	≤ Bkgd	
	26	104	8	77	3	334	15	36	0	6	0	14.60	≤ Bkgd	
	27	123	7	96	2	416	10	27	0	0	0	≤ Bkgd	≤ Bkgd	
	28	146	11	119	6	516	30	36	0	6	0	14.60	≤ Bkgd	
	29	120	7	93	2	403	10	35	0	5	0	12.17	≤ Bkgd	
	30	82	9	55	4	239	20	26	0	0	0	≤ Bkgd	≤ Bkgd	
	31	137	7	110	2	477	10	34	0	4	0	9.73	≤ Bkgd	
	32	117	9	90	4	390	20	33	0	3	0	7.30	≤ Bkgd	
	33	125	5	98	0	425	≤ bkgd	31	0	1	0	2.43	≤ Bkgd	
	34	137	8	110	3	477	15	41	0	11	0	26.76	≤ Bkgd	
	35	139	7	112	2	486	10	31	0	1	0	2.43	≤ Bkgd	
	36	126	8	99	3	429	15	41	1	11	0	26.76	≤ Bkgd	
	37	128	7	101	2	438	10	23	0	0	0	≤ Bkgd	≤ Bkgd	
	38	128	8	101	3	438	15	28	2	0	2	≤ Bkgd	6.64	
	39	122	5	95	0	412	≤ bkgd	35	0	5	0	12.17	≤ Bkgd	
	40	116	10	89	5	386	25	32	0	2	0	4.87	≤ Bkgd	

Applicable Limits (check one for alpha and one for beta)

Alpha (removable/total): 1000/5000 200/1000 20/500

Beta (removable/total): 1000/5000 200/1000

^aActivity Equation
 Gross count minus BKGD count = Net count
 Net count/Eff = dpm
 Dpm x Area Probe Correction Factor (APCF) = dpm/100 cm²

APCF
 44-9 = 6.5
 FHZ 732 (GM) = 6.5
 43-10-1 = 1

Remarks:

Released To: N/A

Release: Unrestricted Restricted Other (see remarks)

^bSee Table 2-2 of Site Radiological Control Manual I (LMS/POL/S04322).

TAD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 1
 Ticket Number: OFR 670
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-11.7	U	8.10	16.6	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 2
 Ticket Number: OFR 671
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-4.27	U	8.08	15.3	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 3
 Ticket Number: OFR 672
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	2.56	U	9.07	16.0	GL-RAD-A-002

TAD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 4

Ticket Number: OFR 673

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-0.275	U	9.11	16.6	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 5

Ticket Number: OFR 674

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-4.25	U	8.67	16.4	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 6

Ticket Number: OFR 675

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-2.48	U	8.40	15.6	GL-RAD-A-002

TAA 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 7

Ticket Number: OFR 676

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-1.84	U	8.92	16.5	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 8

Ticket Number: OFR 677

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	1.37	U	9.35	16.7	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 9

Ticket Number: OFR 678

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-3.65	U	9.07	17.0	GL-RAD-A-002

TSA 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 10

Ticket Number: OFR 679

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-2.36	U	8.15	15.1	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 11

Ticket Number: OFR 680

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	1.37	U	9.43	16.9	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 12

Ticket Number: OFR 681

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	3.37	U	9.35	16.4	GL-RAD-A-002

TAD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 13
 Ticket Number: OFR 682
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	-0.699	U	9.33	17.0	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 14
 Ticket Number: OFR 683
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	0.932	U	9.45	17.0	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 15
 Ticket Number: OFR 684
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	-6.53	U	9.30	17.9	GL-RAD-A-002

TRD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 16

Ticket Number: OFR 685

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	0.101	U	9.51	17.2	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 17

Ticket Number: OFR 686

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	-9.99	U	9.32	18.5	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 18

Ticket Number: OFR 687

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	0.556	U	9.43	17.0	GL-RAD-A-002

TJA 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 19

Ticket Number: OFR 688

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	-3.93	U	8.20	15.5	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 20

Ticket Number: OFR 689

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	-8.56	U	8.53	16.8	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 21

Ticket Number: OFT 845

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	2.91	U	8.82	15.6	GL-RAD-A-002

TSD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 22

Ticket Number: OFT 846

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	-2.63	U	7.61	14.4	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 23

Ticket Number: OFT 847

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	7.42	U	10.3	17.6	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 24

Ticket Number: OFT 848

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	14.1	U	14.5	24.0	GL-RAD-A-002

RAD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 25
 Ticket Number: OFT 849
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	10.1	U	10.7	17.8	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 26
 Ticket Number: OFT 850
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	6.86	U	10.2	17.4	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 27
 Ticket Number: OFT 851
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	5.84	U	9.06	15.6	GL-RAD-A-002

TJR 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 28
 Ticket Number: OFT 852
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	1.65	U	8.03	14.4	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 29
 Ticket Number: OFT 853
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	-2.33	U	10.6	19.5	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 30
 Ticket Number: OFT 854
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	11.7	U	10.1	16.5	GL-RAD-A-002

TJA 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 31
 Ticket Number: OFT 855
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	7.97	U	11.2	19.1	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 32
 Ticket Number: OFT 856
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	5.79	U	9.63	16.6	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 33
 Ticket Number: OFT 857
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	3.99	U	9.53	16.7	GL-RAD-A-002

TRD 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 34
 Ticket Number: OFT 858
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	5.75	U	9.99	17.3	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 35
 Ticket Number: OFT 859
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/03/2016	5.79	U	10.0	17.3	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
 Site: Mound SupOpsBuilding
 Site Code: MND01 Location: 36
 Ticket Number: OFT 860
 Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	6.32	U	8.65	14.8	GL-RAD-A-002

TAA 2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759
Site: Mound SupOpsBuilding
Site Code: MND01 Location: 37
Ticket Number: OFT 861
Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	8.87	U	11.6	19.7	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
Site: Mound SupOpsBuilding
Site Code: MND01 Location: 38
Ticket Number: OFT 862
Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	10.3	U	9.94	16.5	GL-RAD-A-002

PRELIMINARY RESULTS REPORT

RIN: 16047759
Site: Mound SupOpsBuilding
Site Code: MND01 Location: 39
Ticket Number: OFT 863
Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	8.44	U	9.52	16.0	GL-RAD-A-002

T.B.N. 2016/05/17
2016/05/17

PRELIMINARY RESULTS REPORT

RIN: 16047759

Site: Mound SupOpsBuilding

Site Code: MND01 Location: 40

Ticket Number: OFT 864

Report Date: 5/5/2016

Parameter	Units	Date Sampled	Date Analyzed	Result	Qualifier(s)	Uncertainty	Detection Limit	Method
Tritium	dpm/sample	04/26/2016	05/04/2016	9.53	U	9.74	16.2	GL-RAD-A-002

TAN 2016/05/17



Data Review and Validation Report

General Information

Requisition No. (RIN): 16047759
Sample Event: April 26, 2016
Site(s): Mound, Ohio; Swipes
Laboratory: GEL Laboratories, Charleston, South Carolina
Work Order No.: 396341
Analysis: Radiochemistry
Validator: Stephen Donivan
Review Date: May 10, 2016

This validation was performed according to the *Environmental Procedures Catalog* (LMS/POL/S04325), “*Standard Practice for Validation of Environmental Data.*” The procedure was applied at Level 3, Data Validation. See attached Data Validation Worksheets for supporting documentation on the data review and validation. All analyses were successfully completed. The samples were prepared and analyzed using accepted procedures based on methods specified by line item code, which are listed in Table 1.

Table 1. Analytes and Methods

Analyte	Line Item Code	Prep Method	Analytical Method
Tritium	LSC-A-004	GL-RAD-A-002	GL-RAD-A-002

Data Qualifier Summary

None of the analytical results required qualification.

Sample Shipping/Receiving

GEL Laboratories in Charleston, South Carolina, received 40 swipes on April 29, 2016, accompanied by Chain of Custody (COC) forms. The COC forms were checked to confirm that all of the samples were listed with sample collection dates and times, and that signatures and dates were present indicating sample relinquishment and receipt. The COC forms were complete with no errors or omissions. The air waybill numbers were listed on the receiving documentation.

Preservation and Holding Times

The sample shipment was received intact at ambient temperature, which complies with requirements. All samples were received in the correct container types; sample preservation was not required. Sample analysis was completed within the applicable holding times.

Detection and Quantitation Limits

For radiochemical analytes (those measured by radiometric counting) the results are evaluated using the minimum detectable concentration (MDC), Decision Level Concentration (DLC), and Determination Limit (DL). The MDC is a measure of radiochemical method performance and was calculated and reported as specified in the *Quality Systems Manual*. The DLC is the minimum concentration of an analyte that can be measured and reported with 99 percent confidence that the analyte concentration is greater than zero, and is estimated as 3 times the one-sigma total propagated uncertainty. Results that are greater than the MDC, but less than the DLC are qualified with a “U” flag (not detected). The DL for radiochemical results is the lowest concentration that can be reliably measured, and is defined as 3 times the MDC. Results not previously “U” qualified that are less than the DL are qualified with a “J” flag as estimated values. All sample results were below the DLC. The reported MDCs demonstrate compliance with contractual requirements.

Laboratory Instrument Calibration

Compliance requirements for satisfactory instrument calibration are established to ensure that the instrument is capable of producing acceptable qualitative and quantitative data for all analytes. Initial calibration demonstrates that the instrument is capable of acceptable performance in the beginning of the analytical run. Compliance requirements for continuing calibration checks are established to ensure that the instrument continues to be capable of producing acceptable qualitative and quantitative data. All laboratory instrument calibrations were performed correctly in accordance with the cited methods. All calibration and laboratory spike standards were prepared from independent sources.

Liquid Scintillation Counting

Liquid scintillation instrument calibrations were performed on August 1, 2015. Calibrations resulted in quench curves covering a quench number range of 134 – 364. The sample quench values were all within the calibration range. Daily calibration checks were performed May 3–4, 2016 with acceptable results.

Method Blanks

Method blanks are analyzed to assess any contamination that may have occurred during sample preparation. The tritium method blank results were less than the DLC.

Laboratory Control Sample

Laboratory control samples were analyzed at the correct frequency to provide information on the accuracy of the analytical method and the overall laboratory performance, including sample preparation. All control sample results were acceptable.

Laboratory Duplicate Analysis

Laboratory replicate analyses are used to determine laboratory precision. For radiochemical measurements, the relative error ratio (the ratio of the absolute difference between the sample and duplicate results and the sum of the 1-sigma uncertainties) is used to evaluate duplicate results and should be less than 3. All laboratory control sample duplicate results met these criteria.

Completeness

Results were reported in the correct units for all analytes requested using contract-required laboratory qualifiers.

Electronic Data Deliverable (EDD) File

The EDD file arrived on May 5, 2016. The Sample Management System EDD validation module was used to verify that the EDD file was complete and in compliance with requirements. The module compares the contents of the file to the requested analyses to ensure all and only the requested data are delivered. The contents of the EDD were manually examined to verify that the sample results accurately reflect the data contained in the sample data package.



Stephen E. Donovan

2016.06.08

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Report Prepared By: _____

Stephen Donovan
Laboratory Coordinator

SAMPLE MANAGEMENT SYSTEM

General Data Validation Report

RIN: 16047759 Lab Code: GEN Validator: Stephen Donovan Validation Date: 5/10/2016
Project: Mound SupOpsBuilding Analysis Type: Metals General Chem Rad Organics
of Samples: 40 Matrix: Filter Requested Analysis Completed: Yes

Chain of Custody

Present: OK Signed: OK Dated: OK

Sample

Integrity: OK Preservation: OK Temperature: OK

Select Quality Parameters

- Holding Times
- Detection Limits
- Field/Trip Blanks
- Field Duplicates

All analyses were completed within the applicable holding times.

The reported detection limits are equal to or below contract requirements.

SAMPLE MANAGEMENT SYSTEM
Radiochemistry Data Validation Worksheet

RIN: 16047759 **Lab Code:** GEN **Date Due:** 5/6/2016
Matrix: Water **Site Code:** MND07 **Date Completed:** 5/5/2016

Sample	Analyte	Date Analyzed	Result	Flag	Tracer %R	LCS %R	MS %R	Duplicate RER
Blank_Spike	Tritium	05/04/2016				83.90		
Blank_Spike_Du	Tritium	05/04/2016				78.10		2.70
Blank_Spike_Du	Tritium	05/04/2016				99.50		0.10
Blank	Tritium	05/04/2016	2.1000	U				
Blank	Tritium	05/04/2016	6.0000	U				
Blank_Spike	Tritium	05/05/2016				77.90		

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Appendix E

IC Guidance and Example of Real-Estate Easement for Utility Work Performed on MDC Property

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The Mound Core Team
250 East Fifth Street, Suite 500
Cincinnati, Ohio 45202

9/12/12 Update

Purpose

The Core Team has prepared the following guidance for assisting with compliance with the existing Mound Site Institutional Controls (ICs). Mound Development Corporation (MDC), or any other future owners of Mound Site property, can use the following guidance and best management practices to maintain compliance with Mound Site ICs when conducting future site activities. It is important to note that this guidance is not intended to be all inclusive, and requirements, including this document, could be subject to change or updating based on site activities, future remedy changes or changes to existing environmental laws.

Background Summary

The former Mound Site Property was remediated under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) with associated Records of Decision (RODs) requiring adherence to enforceable Institutional Controls (IC's).

Records of Decision

The following are the approved RODs for the Mound Site:

1. *Operable Unit 1 Record of Decision, Final, June 1995 (amended in 2011)*
2. *Record of Decision for Release Block D, Final February 1999*
3. *Record of Decision for Release Block H, Final June 1999*
4. *Parcel 3 Record of Decision, Final, August 2001*
5. *Parcel 4 Record of Decision, Final, February 2001*
6. *Phase 1 Record of Decision, Final, July 2003*
7. *Miami-Erie Canal, Record of Decision, Final September 2004 (OU-4)*
8. *Parcels 6, 7, and 8 Record of Decision, August 2009*
9. *Amendment of the Operable Unit 1 Record of Decision, August 2011*

Institutional Controls (ICs)

The Mound Site RODs, except for the OU4 Miami Erie Canal area, require ICs in the form of deed restrictions or an environmental covenant. The U.S. Department of Energy (DOE) is the lead agency with the responsibility to monitor, maintain and enforce the ICs. The U.S. Environmental Protection Agency (EPA), the Ohio Environmental Protection Agency (Ohio EPA), and the Ohio Department of Health (ODH) provide independent oversight and authority to approve requests regarding IC compliance. The ICs are designed to ensure:

- Maintenance of industrial or commercial land use and prohibition of residential land use.
- Prohibition against the use of groundwater without prior approval by EPA and Ohio EPA.
- Prohibition against the removal of soils from the Mound Site boundary (as of 1998) to offsite locations without prior approval. by EPA, Ohio EPA, and ODH.
- Allowing site access for federal and state agencies for the purpose of taking response actions, including sampling and monitoring.

The Parcels 6, 7 and 8 ROD includes the following additional institutional control requirements:

- Prohibition against the penetration of concrete floors in specified rooms in T Building without prior approval by EPA, Ohio EPA, and ODH.
- Prohibition against the removal of concrete floor material in specified rooms in T Building to offsite locations without prior approval by EPA, Ohio EPA, and ODH.

Details on the ICs listed above are included in the *Mound Site Operations and Maintenance Plan*, (O&M), Section 3, IC Management and Land Use Control. Additional information regarding each parcel and the associated ICs is included in the individual ROD for the specific parcel(s). These RODs are available on the DOE Office of Legacy Management (LM) website http://www.lm.doe.gov/CERCLA_Home.aspx.

Implementation – Best Management Practice

Implementation of the above IC language in contract and work planning documents may be accomplished as follows:

IC #1 - Maintenance of industrial or commercial land use and prohibition of residential land use.

Continue regular observation of site activities for signs of use other than industrial.

Allow no single or multi-family dwellings or rental units; day care facilities; schools or other educational facilities for children under 18 years of age; and no community centers, playgrounds or other recreational or religious facilities for children under 18 years of age are permitted on the property.



Fishing is considered recreational use and is prohibited. The photo above shows two individuals observed fishing in a Mound facility pond in Parcel 4. Note the “Recreational Use Prohibited” sign in the foreground. DOE, EPA, and Ohio EPA considered the exposure assumptions used to develop the industrial/commercial cleanup standards for the Mound site and concluded that occasional visits to the retention pond by area residents will not result in an unacceptable risk to the visitors.

However, if recreational activities are observed, MDC and future property owners will continue to monitor and discourage these unauthorized uses. Continued fishing or other recreational activities may result in more rigorous enforcement of ICs

IC#2 - Prohibition against the use of groundwater without prior approval from EPA and Ohio EPA.

No new wells may be installed on the Mound Site without prior approval from EPA and Ohio EPA. Groundwater use is prohibited.

IC#3 - Prohibition against the removal of soils from the Mound Site boundary (as of 1998) to offsite locations without prior approval. by EPA, Ohio EPA, and ODH.

One small area at the northeast corner of the site along Mound Road is excepted from this prohibition as described in the O&M Plan.

On typical plans that involve excavation, the following are examples of what should be considered for compliance with ICs:

- Earthwork/Demolition -- Due to deed restrictions, no soil shall be removed from the Mound Site without EPA and Ohio EPA approval. Excavated material may be used as fill in other areas on the project within the former Mound Site boundary. Spoil areas on the Mound Site shall be coordinated with the landowner. All materials removed from the site must be hauled per state and federal regulations.
- Soil -- No soil is allowed to leave the Mound Site without written approval of the EPA, Ohio EPA, and ODH. All excavated soil materials may be transported within the area of the Mound Site to an area or areas on site designated by the landowner.
- Concrete/Asphalt and Other Large Miscellaneous Debris – Prior to removal from the Mound Site, turn debris over and remove excess soils. *The following photo shows concrete removed during the construction of the Vanguard Blvd. extension. The removal of residual soil material on the concrete is viewed as being adequate for off site disposal.*



Trees – Prior to removal from the Mound Site, remove the majority of dirt from the root ball. *The photo below from the Vanguard Project shows a tree that was removed and cleared of excess soil for off property disposal.*



IC#4 - Provide site access for federal and state agencies for the purpose of taking response actions, including sampling and monitoring:

All future work planned at the former Mound site should include a provision allowing for federal and state agency access to the site.

IC#5 - The ROD for Parcels 6, 7 and 8 includes the following additional institutional control requirements:

- Prohibition against the penetration of concrete floors in specified rooms in T Building without prior approval by EPA, Ohio EPA, and ODH.
- Prohibition against the removal of concrete floor material in specified rooms in T Building to offsite locations without prior approval by EPA, Ohio EPA, and ODH.

In a Position Paper, *T Building Special ICs Core Team Agreement and Position Paper*, dated June 29, 2009, the Core Team previously addressed compliance with restrictions against penetration of the floor in certain areas of T Building. Please refer to Sections 3.6.4 and 3.6.5 and Appendix B of the *Mound Site Operations and Maintenance Plan LMS/MND/S08406-0.0* for further details.

As mentioned above, this guidance is not intended to address every circumstance that may require compliance with ICs. For questions or further information, please contact the DOE Legacy Management at:

Grand Junction 24-Hour Monitored Security Telephone Numbers
(970) 248-6070 or (877) 695-5322
Website: <http://www.lm.doe.gov>

Gwendolyn Hooten, LM Mound Site Manager
U.S. Department of Energy/LM-20.1
10995 Hamilton-Cleves Highway
Harrison, OH 45030-9728
(513) 648-3148
Gwen.Hooten@lm.doe.gov

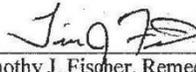
DOE:

**Gwen N
Hooten**

Digitally signed by Gwen N Hooten
DN: cn=us, o=U.S. Government,
ou=Department of Energy,
ou=Headquarters, ou=People,
cn=Gwen N Hooten
Date: 2012.09.13 09:52:33 -0600

Gwendolyn Hooten, Site Manager

USEPA:



9/13/12

Timothy J. Fischer, Remedial Project Manager

OEPA:

Brian Nickel

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ou=DERM/SWDO,
email=Brian.Nickel@epa.state.oh.us, c=US
Date: 2012.09.13 14:02:43 -0400

Brian K. Nickel, Project Manager

**Mound Site, Miamisburg, Ohio
Request for Regulatory approval of new site activity**

This is a formal request to the Environmental Protection Agency (EPA) and the Ohio EPA to provide written approval of an activity not generally covered by the institutional controls at the Mound Site. The institutional controls are part of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) remedies established in the Records of Decision for the Mound Site.

The Mound site institutional controls run with the land in the form of restrictions and covenants in quitclaim deeds or activity and use limitations in the Environmental Covenant: See the *Operations and Maintenance (O&M) Plan for the U.S. Department of Energy Mound Site, Miamisburg, Ohio*, for details on records of decision.

- Maintenance of industrial or commercial land use and prohibition against residential land use.
- Prohibition against the use of groundwater without prior written approval from EPA and Ohio EPA.
- Prohibition against the removal of soil from within the site boundary (as of 1998) to offsite locations without prior written approval from EPA, Ohio EPA, and ODH.
- Prohibition against the removal of concrete floor material in specified rooms of T Building to offsite locations without prior written approval from EPA, Ohio EPA, and ODH.
- Prohibition against the penetration of concrete floors in specified rooms of T Building locations without prior written approval from EPA, Ohio EPA, and ODH.
- Allowing site access for federal and state agencies for the purpose of sampling and monitoring.

Submitting Organization: _____
 Sponsoring Organization: _____
 Date Submitted: _____

1. The proposed activity:
2. Describe the proposed site activity. (Add supplemental documentation to this form if required)
3. Does the proposed activity violate any of the following restricted uses described in quitclaim deeds and the Environmental Covenant? Yes <input type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> • Will not use, or allow the use of, the Premises for any residential or farming activities, or any other activities which could result in the chronic exposure of children under eighteen years of age to soil or groundwater from the Premises. Restricted uses shall include, but not be limited to: <ol style="list-style-type: none"> 1) single or multifamily dwellings or rental units; 2) day care facilities; 3) schools or other educational facilities for children under eighteen years of age; 4) community centers, playgrounds, or other recreational or religious facilities for children under eighteen years of age • Will not extract, consume, expose, or use in any way the groundwater underlying the premises without the prior written approval of the EPA and the Ohio EPA. • Will not remove soil from the property except for exempted area in northeast corner Parcel H. without the prior written approval of the EPA and the Ohio EPA.
4. Is this a short-term or permanent activity? If short term, what duration do you anticipate? Specific date(s)?
5. When do you wish to begin this activity?

Mound Site, Miamisburg, Ohio
Request for Regulatory approval of new site activity

6. What ages of individuals would participate in this activity?
7. Estimate an average duration of time on site that these individuals participate in this activity? (hours per day x number of days per year; or hours per month; or total hours per year)
8. Does a risk assessment need to be performed? Attach a copy.

FOR REGULATOR USE ONLY
1. What is the basis for approval/disapproval?
2. What actions, precautions, notifications (if any) are required to mitigate risk?

Approvals:

Print name	Signature	Date
U.S. Environmental Protection Agency Representative		

Print name	Signature	Date
Ohio Environmental Protection Agency Representative		

Concurrence:

Print name	Signature	Date
U.S. Department of Energy Representative		

Request for Regulatory approval of Mound Site activity

12/30/2013

**SUPPLEMENTARY DECLARATION OF EASEMENT TO
REAL ESTATE EASEMENT NO. 99-OH-00011**

THIS SUPPLEMENTARY DECLARATION OF EASEMENT TO REAL ESTATE EASEMENT NO. 99-OH-00011 ("Supplementary Declaration of Easement") is made on this 17th day of March, 2003, by MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION, an Ohio non-profit corporation ("Declarant") under the terms and conditions set forth below.

RECITALS:

A. By virtue of Real Estate Easement No. 99-OH-00011 executed on September 22, 1999, and recorded at Microfiche No. 99-0702D09 (the "Original Easement"), The United States of America, acting by and through the Department of Energy ("DOE"), granted to AMERITECH an easement for the installation of communication lines over the area depicted in the Original Easement (the "Original Easement Area"), described in Exhibit A, attached hereto and incorporated herein by reference.

B. By virtue of a Quitclaim Deed dated August 4, 1999, and recorded at Microfiche No. 99-0852B11 of the Montgomery County, Ohio Recorder's office, and by virtue of a Quitclaim Deed dated November 19, 1999, and recorded at Microfiche No. 99-0852B05 of such Recorder's office, The United States of America, acting by and through the Secretary of the DOE, conveyed to Declarant the real property described on Exhibit B, attached hereto and incorporated herein by reference ("Declarant's Property"), which property is burdened by the Original Easement.

C. Declarant now desires to expand the Original Easement Area on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals set forth above and the terms and conditions set forth below, Declarant hereby declares as follows:

1. Grant. Declarant hereby grants to AMERITECH, its successors and assigns, a permanent, non-exclusive easement upon, over and under the area of the Declarant's Property described in Exhibit C, attached hereto and incorporated herein by reference ("Expanded Easement Area"). By making use of the Expanded Easement Area, AMERITECH shall be deemed to have agreed to be bound by the terms and conditions of this Declaration.

2. Compliance With Restrictions. AMERITECH shall have reviewed the restrictions and covenants set forth in the Deeds by which DOE conveyed to Declarant the Declarant's Property prior to the construction or installation of any of AMERITECH's equipment. AMERITECH agrees that, as set forth in the Deeds, its use of the Expanded Easement Area is subject to the terms thereof, and further agrees to be bound to comply with the restrictions and covenants set forth therein, including without limitation, the following:

2.1 Excepting those soils in an area approximately 40 feet wide and 218.17 feet long, bounded on the east by the centerline of Mound Road as described above, Grantee covenants that any soil from the Premises shall not be placed on any property outside the boundaries of that described in instruments recorded at Deed Book 1214, pages 10, 12, 15, 17 and 248; Deed Book 1215, page 347; Deed Book 1246,

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page 45; Deed Book 1258, pages 56 and 74; Deed; Deed Book 1256, page 179; Micro-Fiche 81-376A01; and Micro-Fiche 81-323A11 of the Deed Records of Montgomery County, Ohio (and as illustrated in the CERCLA 120(h) Summary, Notices of Hazardous Substances Release Block D, Mound Plant, Miamisburg, Ohio dated January, 1999) without prior written approval from the Ohio Department of Health (ODH), or a successor agency. AMERITECH warrants that it will make its officers, agents, contractors, employees, and others for whom it is responsible aware of the restriction on soil removal and contractually obligate agents and contractors to abide by this restriction.

2.2 Each utility provider covenants not to use, or allow the use of, the Declarant's Property for any residential or farming activities, or any other activities that could result in the chronic exposure of children under eighteen years of age to soil or groundwater from the Declarant's Property. Restricted uses shall include, but not be limited to:

- (1) single or multifamily dwellings or rental units;
- (2) day care facilities;
- (3) schools or other educational facilities for children under eighteen years of age; and
- (4) community centers, playgrounds, or other recreational religious facilities for children under eighteen years of age.

Declarant shall be contacted to resolve any questions that may arise as to whether a particular activity would be considered a restricted use.

2.3 AMERITECH covenants not to extract, consume, expose, or use in any way the groundwater underlying the Declarant's Property without the prior written approval of the United States Environmental Protection Agency (Region V) and the OEPA.

If there is any conflict between the terms of the Deeds and this Supplementary Declaration of Easement, the terms of the Deeds shall control.

3. Incorporation of Original Easement. This Supplementary Declaration of Easement incorporates by reference all of the terms, conditions and covenants of the Original Easement Agreement. By its acceptance of the easement granted in this Supplementary Declaration of Easement, AMERITECH hereby covenants to comply with and observe the terms, conditions and covenants of the Original Easement for the benefit of Declarant, its successors and assigns forever, and agrees that Declarant, its successors and assigns forever, shall have the right to enforce such terms, covenants and conditions. As used in the Original Easement, the term "premises" shall mean Declarant's real property, whether or not burdened by the easements granted herein or in the Original Easement, and all surrounding Government-owned real property. All notices required to be provided to the DOE under the Original Easement shall be provided to Declarant at 720 Mound Road, COS Bldg., Suite 480, Miamisburg, Ohio 45342-6714, Attn: Planning Manager, or such other address as provided by Grantor.

4. Reservation. Declarant reserves for itself, its successors and assigns forever, the right to use the Expanded Easement Area for any purpose not inconsistent with the rights conveyed to AMERITECH herein; provided however, that Declarant shall not use the Expanded Easement Area in a manner that will prevent or hinder its use by AMERITECH for the purposes provided herein.

5. Covenants Run with the Land: All covenants, agreements and conditions contained in this Supplementary Declaration of Easement shall be considered as running with the land.

IN WITNESS WHEREOF, the undersigned has executed this Supplementary Declaration of Easement on behalf of Declarant as of the day and year first set forth above.

DECLARANT:

MIAMISBURG MOUND COMMUNITY
IMPROVEMENT CORPORATION

By: Michael J. Grawinkelman

Printed Name: Michael J. Grawinkelman

Title: President

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 18th day of March, 2003, by Michael J. Grawinkelman the President of MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION, an Ohio non-profit corporation, on behalf of said corporation.

Jean Wysocki
NOTARY PUBLIC

Jean Wysocki, Notary Public
In and for the State of Ohio
My Commission Expires June 28, 2004

This instrument prepared by:
Sharon L. Costello, Esq.
CooEdge Wall Womsey & Lombard Co., L.P.A.
33 W. First Street, Suite 600
Dayton, Ohio 45402

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Appendix F

Aerial Photo with ROD Parcel Boundaries, March 2016

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Figure F-1. Mound Site 2016 Aerial Photo Showing ROD Parcel Boundaries

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