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Robert G. Montgomery T20020140509
Franklin County Recorder FL

STATE OF OHIO

FRANKLIN COUNTY

NOTIFICATION REQUIRED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY
POST-CLOSURE NOTICE, OAC RULE 3745-66-19(B)(1)

KNOW ALL MEN BY THESE PRESENTS THAT:

Pursuant to the Rules of the Ohio Environmental Protection Agency (OEPA) pertaining to closure of a hazardous waste facility, specifically Post Closure Notices (OAC Rule 3745-66-19(B)), this document is hereby filed in the Deed Records of Franklin County, Ohio in compliance with the recordation requirements of OAC Rule 3745-66-19(B).

OAC Rule 3745-66-19(B)(1) (Post Closure Notices) Requires:

(B) Within sixty days of certification of closure of the first hazardous waste disposal unit and within sixty days of certification of closure of the last hazardous waste disposal unit, the owner or operator shall:

(1) Record, in accordance with state law, a notation on the deed to the facility property, or on some other instrument which is normally examined during title search, that will notify in perpetuity the potential purchasers of the property that:

(a) The land has been used to manage hazardous wastes; and

(b) Its use is restricted under the Administrative Code closure and post-closure rules; and

(c) The survey plat and record of the type, location, and quantity of hazardous wastes disposed of within each cell or hazardous waste disposal unit of the facility required by rule 3745-66-16 of the Administrative Code and paragraph (A) of this rule have been filed with the local zoning authority or the authority with jurisdiction over local land use and with the director; and

(2) Submit a certification signed by the owner or operator that he has recorded the notation specified in paragraph (B)(1) of this rule and a copy of the document in which the notation has been placed, to the director.

out of

(150) 84 USA

TRANSFERRED
NOT NECESSARY

NOV 27 2002

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

To meet the requirements in the approved Amended Closure/Post Closure Plan Hazardous Waste Storage Area (Building 560)/IRP Site 1, specifically OAC Rule 3745-66-19(B)(1), this notification is provided as follows:

For OAC Rule 3745-66-19(B)(1)

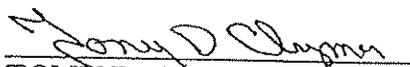
(a) The land referenced in this notification is defined by a hazardous waste storage unit which consists of Building 560, a rectangular fenced area around the building, and the location of four former underground storage tanks associated with the hazardous waste storage area. Building 560 is a 20 feet by 20 feet metal structure, the fenced area is approximately 170 feet by 85 feet, and the four adjacent former underground storage tanks were 25,000 gallons each, three of which were located immediately outside the fenced area. Hazardous wastes were stored inside the building and within the fenced area.

(b) The groundwater use of the land is restricted in accordance with Attachment A of the Survey Plat attached to this notification.

(c) The Survey Plat of the land, which includes a map, property survey description, and Attachment A notification of restrictions, is attached to and considered a part of this notification. The Survey Plat was submitted to the Franklin County Development Department and to the Director, Ohio EPA on September 4, 2002. The Survey Plat is inclusive of, but not limited to, the boundaries of the hazardous waste storage unit as defined in the approved Amended Closure/Post Closure Plan. The record of the type, location, and quantity of hazardous waste stored at the unit are listed on Table 2.1, Summary of Hazardous Waste Storage, attached to the Survey Plat. The source of Table 2.1 is the approved Amended Closure Post Closure Plan Hazardous Waste Storage Area (Building 560)/IRP Site 1.

The owner of the site is the United States Government and the accountable agency in the United States Government is the United States Air Force. The address of the agency is Air Force Real Property Agency, 1700 N. Moore Street, Suite 2300, Arlington, VA 22209-2802. More information may be obtained for the AFRPA/DB, 7370 Minute Man Way, Rickenbacker IAP, Columbus, OH 43217-5875.

All the above statements are represented to be true and represent the most current information. Air Force representation is provided by the signature below.


TONY D. CLYMER
AFRPA/DB
7370 Minuteman Way
Rickenbacker IAP
Columbus, OH 43217-5875

11/21/02
Date



SITE 1

Description of a 3.512 Acre Tract
Hamilton Township, Franklin County, Ohio

Situate in Section 1, Town 3, Range 22 Congress Lands, Hamilton Township, Franklin County, Ohio, and being a 3.512 acre parcel more particularly described as follows:

Beginning at a $\frac{5}{8}$ " iron pin set at Ohio State Plane Coordinate N: 662250.90, E: 1845273.19, said point being N $44^{\circ} 32' 34''$ W a distance of 665.20 feet from Franklin County Engineer's monument FCGS 2268;

thence from said place of beginning N $43^{\circ} 03' 53''$ W a distance of 270.00 feet to a $\frac{5}{8}$ " iron pin set; thence S $46^{\circ} 56' 07''$ W a distance of 80.00 feet to a $\frac{5}{8}$ " iron pin set; thence N $43^{\circ} 03' 53''$ W a distance of 150.00 feet to a $\frac{5}{8}$ " iron pin set; thence N $46^{\circ} 56' 07''$ E a distance of 80.00 feet to a scribe set; thence N $43^{\circ} 03' 53''$ W a distance of 152.84 feet to a $\frac{5}{8}$ " iron pin set; thence N $46^{\circ} 56' 07''$ E a distance of 237.00 feet to a $\frac{5}{8}$ " iron pin set; thence S $43^{\circ} 03' 53''$ E a distance of 321.72 feet to a spike found; thence southeasterly on a curve to the left having a radius of 525.87 feet and an arc distance of 261.80 feet (said curve having a central angle of $28^{\circ} 31' 29''$. A chord bearing of S $57^{\circ} 19' 38''$ E and a chord distance of 259.11 feet) to a $\frac{5}{8}$ " iron pin set; thence S $46^{\circ} 56' 07''$ W a distance of 300.84 feet to the place of beginning containing 3.512 acres more or less.

All datum based on Ohio State Plane Coordinate System, South Zone, NAD 83.


Raymond B. Mefford,
Registered Surveyor No. 7367



CAWP51VOBS\2168-2\Descriptions

Attachment A
3.512 Acres Survey Plat
AFBCA/DB Rickenbacker

Note: Owner or Operator is obligated to restrict disturbance of the hazardous waste disposal unit in accordance with rules 3745-66-10 to 3745-66-20 of the Administrative Code and the following:

Ground Water Use Restriction

Based on the ground water risk assessment provided in Appendix E of the Amended Closure/Post-Closure Plan and discussed in Sections 5 and 6, chemical contact hazards in excess of Ohio's risk goals are present at this site. Currently, the hazard index calculated for intrusive industrial workers who have dermal contact with non-carcinogenic chemicals in site ground water is 7.04 (Ohio goal ≤ 1); for construction workers, dermal contact with contaminated ground water yields a hazard index of 1.56. To protect future workers from exposure to contaminated ground water, the Department of the Air Force ("Air Force") agrees to restrict ground water use at Site 1 throughout the post-closure care period.

The Air Force will prohibit the following ground water uses at Site 1 at Rickenbacker Air National Guard Base (RANGB):

- (1) Installation and use of water supply wells;
- (2) Construction of subsurface structures, unless
 - (a) ground water is pumped away from the area where excavation is planned (and properly evaluated and disposed), and
 - (b) the workers are provided with, and required to use, protective equipment and clothing (including respiratory protection) that prevents any exposure to contaminated ground water.
- (3) Construction of buildings, unless
 - (a) the buildings do not have basements, and
 - (b) a barrier to the ground water is provided to prevent the intrusion of contaminated vapor *if* calculations show the potential for vapor intrusion will be above levels considered protective of human health.

The Air Force further agrees that, as a condition of approval of the closure/post-closure plan, it will comply with the use restrictions set forth herein. The Air Force recognizes that this commitment to comply with the use restrictions will be enforceable requirements of any subsequent closure and/or post-closure plan approval by the director of Ohio EPA. Moreover, the Air Force agrees that this use restriction will run with the Air Force's land, inure to the benefit of the director of Ohio EPA, and will bind the successors and assigns of the Air Force, or any other owner of the facility.

TABLE 2.1
SUMMARY OF WASTE STORAGE
IRP SITE 1
RICKENBACKER ANGB, OHIO

Waste Description	USEPA Haz. Waste No.	Quantity (by year)			
		1983 (gal)	1984 (gal)	1985 (gal)	1986 (lb)
PD 680 (Stoddard Solvent, Flammable Aliphatic Petroleum Distillate)	D001	1,155	1,450	110	2,429
Carbon-Removing Compound (Methylene Chloride, Creosols, Phenols)	F001, F004	590	870	--	--
Highly Aromatic Naptha	D001	500	290	--	--
Methyl Ethyl Ketone	F005	285	525	--	1,050
Paint Remover	F005	200	540	--	--
Bromochloromethane	--	200	385	--	--
Sulfuric Acid	D002	25	25	--	--
Paint Thinner	D001	20	20	--	--
Ethanolamine and Benzyl Alcohol	D001	220	--	--	--
Oily Water and Cleaning Solutions Containing Lead, Cadmium, Chromium, and Nickel	D006, D007, D008	495	--	--	--
Hydraulic Fluid	--	0	360	--	--
Synthetic Oil	--	--	440	--	--
Inspection Penetrant	--	--	150	--	--
Organic Peroxide	D002	--	--	1	--
Spent Desiccant (Cobalt chloride) ^w	--	50	40	10	--

^w Quantities for desiccant for all years are shown in pounds.

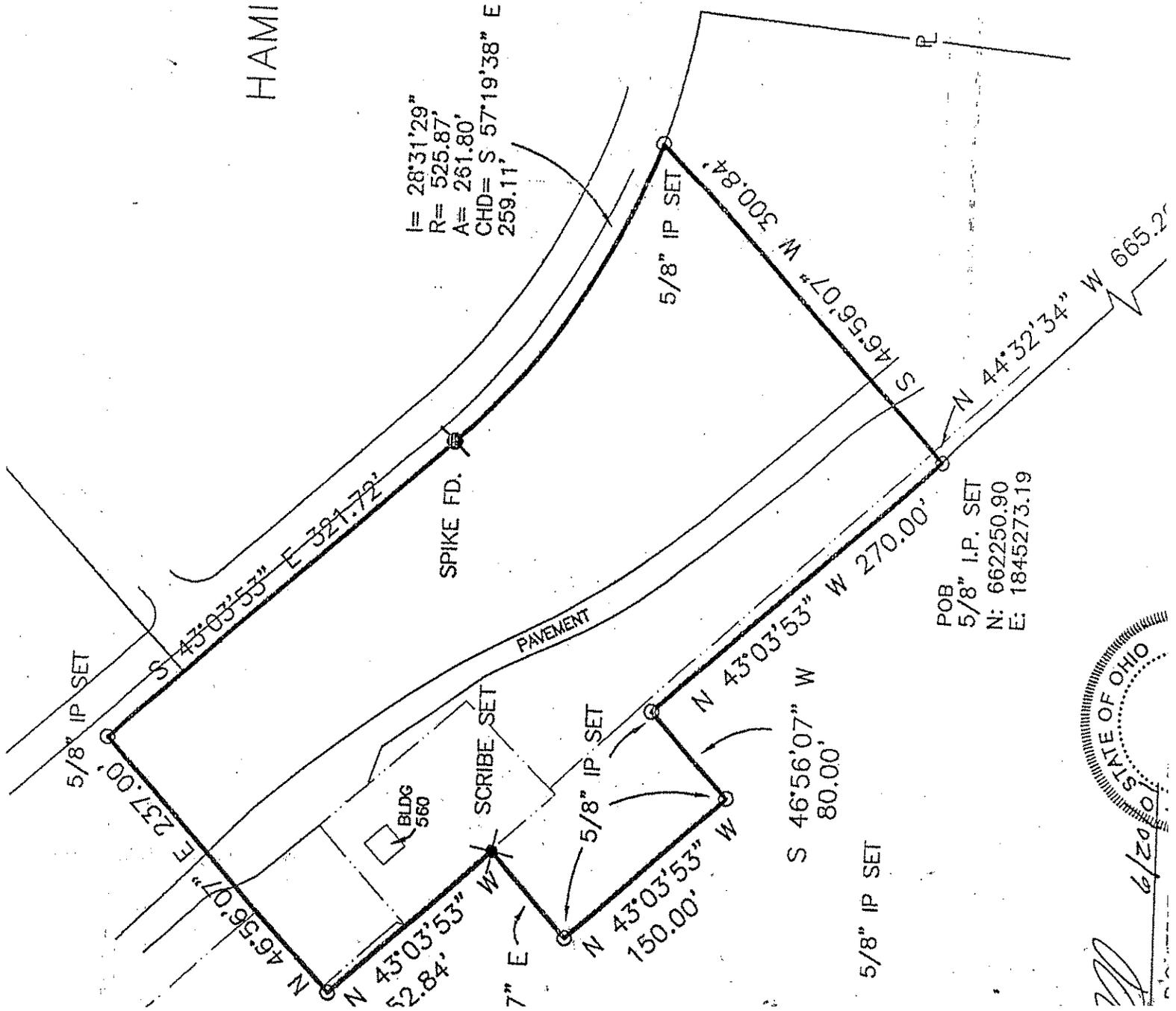
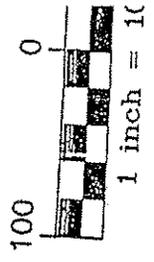
PREPARED FOR:

AFBCA/DB RICKENE
3.512 ACRES
SECTION 1, TOWN 3, RA
CONGRESS LANDS
HAMILTON TOWNSHIP, FRANKL



STATE PLANE CO
BASED ON OHIO
SYSTEM, SOUTH Z

GRAPHIC S



I= 28°31'29"
R= 525.87'
A= 261.80'
CHD= S 57°19'38" E
259.11'

POB
5/8" I.P. SET
N: 662250.90
E: 1845273.19



6/20/20

Site 1

17-13-01
AR

**DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY**

March 6, 2003

Air Force Real Property Agency
AFRPA/DB Rickenbacker
Rickenbacker IAP
7370 Minuteman Way
Columbus, OH 43217

SUBJECT: Notification of Correction on an Air Force Deed at Rickenbacker ANG Base

Franklin County Auditor's Office
Attn: Ms. Joni Fulton
373 S. High St. (20th Floor)
Columbus, Ohio 43017

Dear Ms. Fulton,

The Air Force submitted to your office a request in a letter dated November 21, 2002, that a notification be placed on a deed for Air Force property located at Rickenbacker Air National Guard Base, Franklin County, Ohio, or with some other instrument which is normally examined during title search, which will notify in perpetuity the potential purchasers of this property that the land identified has been used to manage hazardous wastes and that its use is restricted under the Administrative Code closure and post-closure rules. The November 21, 2002 notification package contained an error on the map in reference to the distance from Franklin County Engineer's monument 2268 to the Point of Beginning. Consequently, the notification was incorrectly filed. It is therefore requested that the attached Notice of Correction be filed with the Air Force deed for Rickenbacker Air National Guard Base.

The likely future owner of the property described in this notification is the Columbus Regional Airport Authority. As such, the Columbus Regional Airport Authority has been made aware of the requirement to provide this notification and has been provided a copy of the notification.

Thank you for your assistance on this subject. Please feel free to call me at (614) 492-8065, Extension 10, or fax me at (614) 492-8074 if you have any questions.

Sincerely,



TONY CLYMER
AFRPA Site Manager

Cc: Mr. Christopher Jones, Director Ohio EPA
Kimbra Reinbold, Ohio EPA, CDO, DHWM
Robert Tanner, CRAA

NOTICE OF CORRECTION

THIS NOTICE OF CORRECTION made this 21st day of FEBRUARY 2003, by THE UNITED STATES OF AMERICA, acting by and through the Secretary of the Air Force, under and pursuant to the authority contained in the Defense Base Closure and Realignment Act of 1990, (10 U.S.C. § 2687 note), and delegations and regulations promulgated thereunder (the "Air Force").

WHEREAS, the Air Force filed a notice pursuant to OAC Rule 3745-66-19(B) (the "Rule"), of the Ohio Environmental Protection Agency (OEPA) pertaining to closure of a hazardous waste facility dated the 21st day of November, 2002, and recorded by the County Recorder in and for the County of Franklin, State of Ohio, on the 27th day of November, 2002, as Instrument Number 200212030309309 (the "Notice"); and

WHEREAS, the Notice contained certain information required by the Rule, all of which is correctly and completely detailed in that instrument EXCEPT that there are typographical errors that incorrectly identify the location of the True Point of Beginning (POB) of the real property identified in the Notice; and

WHEREAS, the Air Force desires that the record be clear, complete, and unambiguous,

NOW THEREFORE, the original Notice be amended as follows:

1. That the POB for Site 1 be a distance of **1016.64 feet** from the Franklin County Engineer's monument FCGS 2268; and

2. That the corrected Site 1 Real Property Description, attached hereto as Exhibit A, read as follows:

Situate in Section 1, Town 3, Range 22 Congress Lands, Hamilton Township, Franklin County, Ohio, and being a 3.512 acre parcel more particularly described as follows:

Beginning at a 5/8" iron pin set at Ohio State Plane Coordinate N: 662250.90, E: 1845273.19, said point being N 44° 32' 34" W a distance of 1016.64 feet from Franklin County Engineer's monument FCGS 2268;

thence from said place of beginning N 43° 03' 53" W a distance of 270.00 feet to a 5/8" iron pin set; thence S 46° 56' 07" W a distance of 80.00 feet to a 5/8" iron pin set; thence N 43° 03' 53" W a distance of 150.00 feet to a 5/8" iron pin set; thence N 46° 56' 07" E a distance of 80.00 feet to a scribe set; thence N 43° 03' 53" W a distance of 152.84 feet to a 5/8" iron pin set; thence N 46° 56' 07" E a distance of 237.00 feet to a 5/8" iron pin set; thence S 43° 03' 53" E a distance of 321.72 feet to a spike found; thence southeasterly on a curve to the left having a radius of 525.87 feet and an arc distance of 261.80 feet (said curve having a central angle of 28° 31' 29". A chord bearing of S 57° 19' 38" E and a chord distance of 259.11 feet) to a 5/8" iron pin set; thence S 46° 56' 07" W a distance of 300.84 feet to the place of beginning, containing 3.512 acres more or less

The Notice is amended in the above particulars only, all other terms and conditions of the Notice and Attachment A, as restated below, shall remain binding and in full force and effect. This Notice of Correction shall henceforth be considered a part of the Notice as if fully and completely written therein.

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Restatement of Notice

STATE OF OHIO

FRANKLIN COUNTY

NOTIFICATION REQUIRED BY THE OHIO ENVIRONMENTAL PROTECTION
AGENCY POST-CLOSURE NOTICE, OAC RULE 3745-66-19(B)(1)

KNOW ALL MEN BY THESE PRESENTS THAT:

Pursuant to the Rules of the Ohio Environmental Protection Agency (OEPA) pertaining to closure of a hazardous waste facility, specifically Post Closure Notices (OAC Rule 3745-66-19(B), this document is hereby filed in the Deed Records of Franklin County, Ohio in compliance with the recordation requirements of OAC Rule 3745-66-19(B).

OAC Rule 3745-66-19(B)(1) (Post Closure Notices) Requires:

(B) Within sixty days of certification of closure of the first hazardous waste disposal unit and within sixty days of certification of closure of the last hazardous waste disposal unit, the owner or operator shall:

(1) Record, in accordance with state law, a notation on the deed to the facility property, or on some other instrument which is normally examined during title search, that will notify in perpetuity the potential purchasers of the property that:

(a) The land has been used to manage hazardous wastes; and

(b) Its use is restricted under the Administrative Code closure and post-closure rules; and

(c) The survey plat and record of the type, location, and quantity of hazardous wastes disposed of within each cell or hazardous waste disposal unit of the facility required by rule 3745-66-16 of the Administrative Code and paragraph (A) of this rule have been filed with the local zoning authority or the authority with jurisdiction over local land use and with the director; and

(2) Submit a certification signed by the owner or operator that he has recorded the notation specified in paragraph (B)(1) of this rule and a copy of the document in which the notation has been placed, to the director.

To meet the requirements in the approved Amended Closure/Post Closure Plan Hazardous Waste Storage Area (Building 560)/IRP Site 1, specifically OAC Rule 3745-66-19(B)(1), this notification is provided as follows:

For OAC Rule 3745-66-19(B)(1)

(a) The land referenced in this notification is defined by a hazardous waste storage unit which consists of Building 560, a rectangular fenced area around the building, and the location of four former underground storage tanks associated with the hazardous waste storage area. Building 560 is a 20 feet by 20 feet metal structure, the fenced area is approximately 170 feet by 85 feet, and the four adjacent former underground storage tanks were 25,000 gallons each, three of which were located immediately outside the fenced area. Hazardous wastes were stored inside the building and within the fenced area.

(b) The groundwater use of the land is restricted in accordance with Attachment A of the Survey Plat attached to this notification.

(c) The Survey Plat of the land, which includes a map, property survey description, and Attachment A notification of restrictions, is attached to and considered a part of this notification. The Survey Plat was submitted to the Franklin County Development Department and to the Director, Ohio EPA on September 4, 2002. The Survey Plat is inclusive of, but not limited to, the boundaries of the hazardous waste storage unit as defined in the approved Amended Closure/Post Closure Plan. The record of the type, location, and quantity of hazardous waste stored at the unit are listed on Table 2.1, Summary of Hazardous Waste Storage, attached to the Survey Plat. The source of Table 2.1 is the approved Amended Closure Post Closure Plan Hazardous Waste Storage Area (Building 560)/IRP Site 1.

The owner of the site is The United States of America and the accountable agency for The United States of America is the Secretary of the Air Force. The address of the responsible Air Force agency is Air Force Real Property Agency, 1700 N. Moore Street, Suite 2300, Arlington, VA 22209-2802. More information may be obtained for the AFRPA/DB, 7370 Minute Man Way, Rickenbacker IAP, Columbus, OH 43217-5875.

All the above statements are represented to be true and represent the most current information. Air Force representation is provided by the signature below.

Restatement of Attachment A:

Attachment A
3.512 Acres Survey Plat
AFBCA/DB Rickenbacker

Note: Owner or Operator is obligated to restrict disturbance of the hazardous waste disposal unit in accordance with rules 3745-66-10 to 3745-66-20 of the Administrative Code and the following:

Ground Water Use Restriction

Based on the ground water risk assessment provided in Appendix E of the Amended Closure/Post-Closure Plan and discussed in Sections 5 and 6, chemical contact hazards in excess of Ohio's risk goals are present at this site. Currently, the hazard index calculated for intrusive industrial workers who have dermal contact with non-carcinogenic chemicals in site ground water is 7.04 (Ohio goal ≤ 1); for construction workers, dermal contact with contaminated ground water yields a hazard index of 1.56. To protect future workers from exposure to contaminated ground water, the Air Force agrees to restrict ground water use at Site 1 throughout the post-closure care period.

The Air Force will prohibit the following ground water uses at Site 1 at Rickenbacker Air National Guard Base:

- (1) *Installation and use of water supply wells;*
- (2) *Construction of subsurface structures, unless*
 - (a) *ground water is pumped away from the area where excavation is planned (and properly evaluated and disposed), and*
 - (b) *the workers are provided with, and required to use, protective equipment and clothing (including respiratory protection) that prevents any exposure to contaminated ground water.*
- (3) *Construction of buildings, unless*
 - (a) *the buildings do not have basements, and*
 - (b) *a barrier to the ground water is provided to prevent the intrusion of contaminated vapor if calculations show the potential for vapor intrusion will be above levels considered protective of human health.*

The Air Force further agrees that, as a condition of approval of the closure/post-closure plan, it will comply with the use restrictions set forth herein. The Air Force recognizes

that this commitment to comply with the use restrictions will be enforceable requirements of any subsequent closure and/or post-closure plan approval by the director of OEPA. Moreover, the Air Force agrees that this use restriction will run with the Air Force's land, inure to the benefit of the director of OEPA, and will bind the successors and assigns of the Air Force, or any other owner of the facility.

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EXHIBIT A
REAL PROPERTY
DESCRIPTION



SITE 1

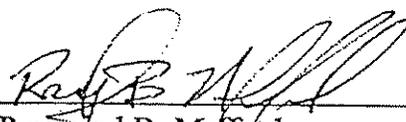
Description of a 3.512 Acre Tract
Hamilton Township, Franklin County, Ohio

Situate in Section 1, Town 3, Range 22 Congress Lands, Hamilton Township, Franklin County, Ohio, and being a 3.512 acre parcel more particularly described as follows:

Beginning at a $\frac{5}{8}$ " iron pin set at Ohio State Plane Coordinate N: 662250.90, E: 1845273.19, said point being N 44° 32' 34" W a distance of 1016.64 feet from Franklin County Engineer's monument FCGS 2268;

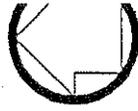
thence from said place of beginning N 43° 03' 53" W a distance of 270.00 feet to a $\frac{5}{8}$ " iron pin set; thence S 46° 56' 07" W a distance of 80.00 feet to a $\frac{5}{8}$ " iron pin set; thence N 43° 03' 53" W a distance of 150.00 feet to a $\frac{5}{8}$ " iron pin set; thence N 46° 56' 07" E a distance of 80.00 feet to a scribe set; thence N 43° 03' 53" W a distance of 152.84 feet to a $\frac{5}{8}$ " iron pin set; thence N 46° 56' 07" E a distance of 237.00 feet to a $\frac{5}{8}$ " iron pin set; thence S 43° 03' 53" E a distance of 321.72 feet to a spike found; thence southeasterly on a curve to the left having a radius of 525.87 feet and an arc distance of 261.80 feet (said curve having a central angle of 28° 31' 29". A chord bearing of S 57° 19' 38" E and a chord distance of 259.11 feet) to a $\frac{5}{8}$ " iron pin set; thence S 46° 56' 07" W a distance of 300.84 feet to the place of beginning containing 3.512 acres more or less.

All datum based on Ohio State Plane Coordinate System, South Zone, NAD 83.


Raymond B. Mefford,
Registered Surveyor No. 7367
December 3, 2002



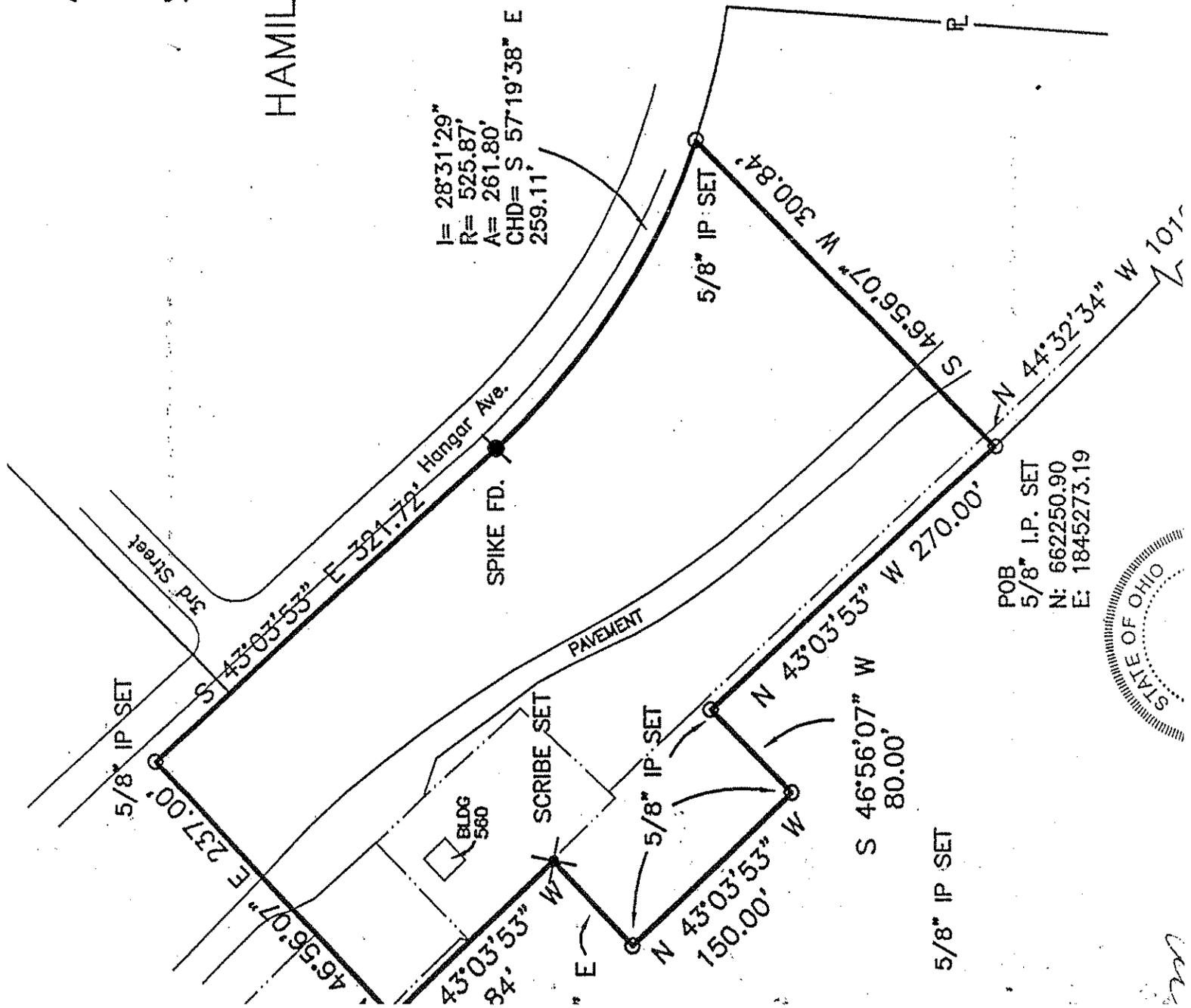
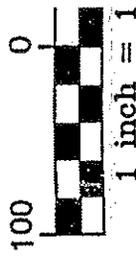
AFBCA/DB RICKENBA
 3.512 ACRES SITE
 SECTION 1, TOWN 3, RAN
 CONGRESS LANDS
 HAMILTON TOWNSHIP, FRANKLIN



STATE PLANE COC
 BASED ON OHIO C
 SYSTEM, SOUTH Z

See Attachment A for owner's
 restrict disturbance of the haz
 in accordance with rules of the

GRAPHIC S



$I = 28^{\circ}31'29''$
 $R = 525.87'$
 $A = 261.80'$
 $CHD = S 57^{\circ}19'38'' E$
 $259.11'$

POB
 5/8" I.P. SET
 N: 662250.90
 E: 1845273.19



Handwritten signature or initials.