

0306-0405/10005



U.S. Department of Energy

MAY 17 2004

Miamisburg Closure Project
500 Capstone Circle
Miamisburg, Ohio 45342

MAY 17 2004

Mr. David P. Seely
USEPA Region 5 (SR-6J)
77 W. Jackson Blvd.
Chicago, IL 60604-3570

MCP-228-04

Dear Mr. Seely:

Enclosed please find the U.S. Department of Energy (DOE) report entitled "Annual Assessment of the Effectiveness of Institutional Controls applied to the Former Mound Site Property," dated June 12, 2003. Copies of the enclosed report have been placed in the Administrative Record and in the Reading Room. As you know, DOE's Operation & Maintenance (O&M) Plan for Institutional Controls requires DOE to perform a physical inspection of each land parcel that has completed the CERCLA 120(h) process for property transfer in the last year. DOE and the regulators conduct a joint-inspection, and a representative from the property owner and the City of Miamisburg are asked to participate as Observers.

In addition, DOE reviews records maintained by the City of Miamisburg's Planning and Engineering Departments, in order to determine if activities conducted by the property owner (assuming those activities require a Permit issued by the City) had the potential to impact one or more of the institutional controls that comprise the CERCLA Remedy for a particular land parcel. The results of DOE's walk-over of each parcel, and review of City records, is documented in a report that DOE must provide to the regulators by June 13th of each year. You have already been provided with a copy of the enclosed report, which documents DOE's inspection of Parcels D, H, 4 and 3 in May 2003. This letter provides you with an additional copy of the 2003 report for your agency's files.

Should you require additional copies of the enclosed report, please contact Ms. Sue Smiley of my staff at (937) 847-8350, ext. 318.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Marks".

Margaret L. Marks
Director

Enclosure

cc w/enclosure:

Paul Lucas, DOE-OH/MCP

John Fulton, CH2M HILL

Kathy Gunckle, CH2M HILL (3 copies)

Mike Grauwelman, MMCIC

John Weithofer, City of Miamisburg

cc w/o enclosure:

Brian Nickel, OEPA

Celeste Lipp, ODH

Monte Williams, CH2M HILL

Dann Bird, MMCIC

Beth Moore, City of Miamisburg



U.S. Department of Energy

**Miamisburg Closure Project
500 Capstone Circle
Miamisburg, Ohio 45342**

MAY 17 2004

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

MCP-229-04

Dear Mr. Nickel:

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Margaret L. Marks
Director

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U.S. Department of Energy

Miamisburg Closure Project
500 Capstone Circle
Miamisburg, Ohio 45342

MAY 17 2004

Ms. Celeste Lipp
Ohio Department of Health
Bureau of Radiation Protection
246 N. High Street
Columbus, OH 43215-1099

MCP-230-04

Dear Ms. Lipp:

Enclosed please find the U.S. Department of Energy (DOE) report entitled "Annual Assessment of the Effectiveness of Institutional Controls applied to the Former Mound Site Property," dated June 12, 2003. Copies of the enclosed report have been placed in the Administrative Record and in the Reading Room. As you know, DOE's Operation & Maintenance (O&M) Plan for Institutional Controls requires DOE to perform a physical inspection of each land parcel that has completed the CERCLA 120(h) process for property transfer in the last year. DOE and the regulators conduct a joint-inspection, and a representative from the property owner and the City of Miamisburg are asked to participate as Observers.

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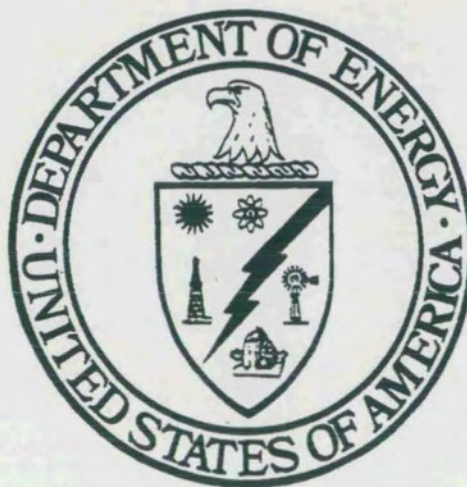
David Seely, USEPA
Brian Nickel, OEPA
Monte Williams, CH2M HILL
Dann Bird, MMCIC
Beth Moore, City of Miamisburg

0306-0405110005

ANNUAL ASSESSMENT
of the
EFFECTIVENESS OF INSTITUTIONAL CONTROLS
applied to the former
MOUND SITE PROPERTY

prepared by the
U.S. Department of Energy
Miamisburg Closure Project

June 12, 2003



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INTRODUCTION

In accordance with the *Mound Plant Operation and Maintenance [O&M] Plan for the Implementation of Institutional Controls* (draft dated 12/6/02), the U.S. Department of Energy (DOE) Miamisburg Closure Project (MCP) is required to perform an annual assessment of the effectiveness of institutional controls (IC) applied to the former Mound Site Property. The annual review must be documented in a report submitted to the U.S. Environmental Protection Agency (USEPA) and the Ohio Environmental Protection Agency (OEPA) no later than June 13th of each year. The O&M Plan states that DOE may petition the regulators to change the frequency of the review after the DOE Environmental Management (EM) mission is complete at the MCP. The DOE may also conduct a review of the ICs, at any time, if there is reason to believe a degradation of the controls has occurred.

The DOE's annual review consists of a visual inspection of the property, discussions with local government offices, and a records review. During the visual inspection, the DOE (or its agent) will determine if new facilities have been constructed, if obvious improvements have been made to the property, and/or if property usage may have changed. The USEPA, OEPA and the Ohio Department of Health (ODH) must be contacted 30 days in advance (or as otherwise agreed to) of the DOE's inspection. The previous year's inspection provides the basis for determining the nature and extent of property improvements. At a minimum, the visual inspection will include a physical walk-over of land parcels that have completed the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 120(h) process for property transfer. Discussions with local government offices and records reviews will include, at a minimum, contacting the offices of the City of Miamisburg Engineering and Planning Departments to obtain information regarding construction, street opening, occupancy or other permits, as well as requests for zoning modifications, issued for properties that comprise the former DOE Mound Site Property.

OVERVIEW OF PARCEL TRANSFER PROCESS

In January 1998, the DOE executed a sales agreement with the DOE-designated Community Reuse Organization (CRO). The agreement calls for transfer of land parcels to the Miamisburg Mound Community Improvement Corporation (MMCIC), via a series of quit claim deeds, upon completing all requirements of CERCLA. The MMCIC plans to use transferred parcels (i.e., buildings, land) to establish a light industrial/technology park at the former Mound Site Property.

In March 1999, the first land parcel (Parcel D) was transferred to the MMCIC. Parcel D contained approximately 12.5 acres of land and Buildings 100 and 105. In August 1999, Parcel H was transferred to the MMCIC. Parcel H contained approximately 14.3 acres of land, a large parking lot, and a site access road. In April 2001, a third parcel (Parcel 4) was transferred to the MMCIC. Parcel 4 contained approximately 95 acres of undeveloped land. In August 2002, a fourth parcel (Parcel 3) was transferred to the MMCIC. Parcel 3 contained approximately 5 acres of land and Buildings GH and GP-1.

Since the O&M Plan applies to land parcels that have undergone the CERCLA 120(h) process for property transfer, whether or not title to those parcels is immediately transferred to the MMCIC is irrelevant, in terms of DOE's annual reporting requirement. This particular annual report includes Parcels D, H, 4 and 3. These four land parcels represent approximately 41% of the total acreage available for transfer to the MMCIC. At the time this annual report was written, the available property remaining for transfer to the MMCIC (upon DOE's completion of the CERCLA process) had been divided into four parcels. These parcels are named Phase I (comprised of sub-parcels A, B and C), and Parcels 6, 7 and 8. Transfer of the Phase I parcel is scheduled for the Summer of 2003, and Parcels 6, 7 and 8 are scheduled for transfer in 2004, 2005 and 2006, respectively. However, the geographic boundaries and actual conveyance dates for the CERCLA and land-transfer processes for Parcels 6, 7 and 8 are subject to change. Refer to Figure 1 for a map of the original boundaries of the former DOE Mound Site Property (DOE acreage totaling slightly more than 305 acres).

OVERVIEW OF INSTITUTIONAL CONTROLS

The Mound Site Property is being remediated to achieve USEPA's risk-based industrial/commercial use standards. After that, the remaining DOE mission will be limited to implementing and assessing the effectiveness of Institutional Controls (IC) in the form of deed restrictions (and any engineering controls that may be required as a part of the CERCLA remedy). The Record of Decision (ROD) for each parcel includes the deed restriction language embedded in the quit claim deed for the parcel. The deed restrictions are communicated to the landowner via the quit claim deed. The quit claim deed includes the "CERCLA 120(h) Summary Notice of Hazardous Substances" for the parcel, and the quit claim deed is recorded with Montgomery County as a matter of public record. This ensures that future property owners are cognizant of the deed restrictions associated with their property.

For land parcels transferred to-date to the MMCIC, there are three deed restrictions. The first deed restriction prohibits the removal of soil from the original Mound Site Property boundaries without prior written approval from the OEPA and ODH. The second deed restriction limits land use to industrial/commercial only. Each parcel ROD identifies land uses which will not be permitted onsite, but the list is not meant to be 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 under 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;
- day care facilities;
- schools or other educational facilities for children under 18 years of age; and
- community centers, playgrounds, or other recreational or religious facilities for children under 18 years of age.

The third deed restriction prohibits the extraction, consumption, exposure or use in any way of the groundwater underlying the premises, without prior written approval from the USEPA and the OEPA. The residual risk evaluations completed for the parcels transferred to MMCIC have indicated a potential for elevated risk to the future users of the Mound groundwater. Currently, the DOE Mound Site Property is a non-municipal public drinking water supply, and as such, the DOE's potable water meets all regulatory requirements for consumption/exposure/use. The results of the current groundwater risk evaluation, which are based on the concentration of contaminants from the two operating DOE production wells, fall within the acceptable risk and hazard ranges. In addition, the groundwater from the DOE production wells is required to meet the Safe Drinking Water Act standards. Therefore, USEPA and OEPA agree to the current use of the DOE production wells as a source for potable water for the DOE facility and for consumers on parcels that DOE has transferred to the MMCIC. It is anticipated, in the future, that the Mound Site Property will be connected to the City of Miamisburg municipal water supply, and the DOE production wells presently in use will be abandoned by DOE. The City of Miamisburg fully recognizes that the Mound Advanced Technology Center needs to be tied into the municipal water supply before DOE can complete the environmental remediation and transfer the last

parcel (i.e., prior to March 2006). Accordingly, DOE, MMCIC and the City of Miamisburg have been working together since January 2003 to establish a mutually-agreeable schedule for accomplishing the tie-in. DOE's present plans call for tie-in to the municipal water supply in 2004.

It is important to note that the preceding language on the deed restrictions applied to land parcels that DOE has transferred to-date to the MMCIC is meant to be a summary only. Accordingly, readers are encouraged to consult the ROD for individual land parcels if they are interested in parcel-specific deed restriction language. The RODs, as well as other CERCLA documents, are available in the CERCLA Public Reading Room located at 305 Central Avenue, Miamisburg, Ohio 45342. The primary purpose of this annual report is to document the effectiveness of the ICs that have been applied to parcels that have completed the CERCLA 120(h) process for property transfer, including a determination of whether or not a particular IC has been violated.

PERIOD OF REVIEW

This annual report covers Parcel D, since its transfer to the MMCIC in March 1999; Parcel H, since its transfer to the MMCIC in August 1999; Parcel 4, since its transfer to the MMCIC in April 2001; and Parcel 3, since its transfer to the MMCIC in August 2002. Refer to Figure 1 for a map of the original boundaries of the former DOE Mound Site Property, and the boundaries of the first four land parcels transferred to the MMCIC. This report, and all future reports, will cover parcels whose RODs were signed at least six months before the scheduled date of the walk-over/physical inspection. Data contained within each annual report will not be duplicative of data contained in reports from previous years. Each annual report will identify "new" information, such as new construction, demolition or excavation, lot-splits or sale of parcels to new landowners, permits filed with the City of Miamisburg by landowners during the past 12 months, etc. As stated earlier, previous annual reports are available in the CERCLA Public Reading Room.

AERIAL VIEW OF THE FORMER MOUND SITE PROPERTY

Figures 2 and 3 are aerial photographs taken in April 2002 of the original DOE Mound Site Property, as a whole (i.e., including property still owned by the DOE, as well as land parcels that the DOE had already transferred to the MMCIC). These aerial photos give the reader a better understanding of each parcel's relationship to the site, as a whole, as well as the proximity of the site to downtown Miamisburg, Ohio, and surrounding residential and recreational areas. Figures 2 and 3 also give the reader a sense of orientation upon reading later sections of this annual report, which document the results of a physical inspection of each parcel. The aerial photos also complement photographs taken at ground-level in each parcel during the physical inspections.

Figure 2 is a photograph of the original DOE Mound Site Property, looking due south. Parcel H is in the foreground (a large parking lot and MMCIC's new entrance to the site, off of Mound

Road), and Parcel D is in the upper left corner of the photo (two buildings only). Parcels D and H are both bounded to the east by Mound Road. Parcel 4 is at the top of Figure 2; the parcel is bounded to the west by Old State Route 25. The Great Miami River lies to the west of Old State Route 25. Parcel 4 is bounded to the south by Benner Road. Parcel 3 is at the center-bottom of Figure 2. Parcel 3 is bounded to the north by the escarpment dropping down to the Great Miami River.

Figure 3 is a photograph of the original DOE Mound Site Property, looking north/northeast. In this photo, it is easier to discern Parcel 4 (although the photo does not show the extreme southern and eastern boundaries of the parcel). Figure 3 shows the proximity of Parcel 4 to Parcel D; Parcel D includes the two buildings at the center-right edge of the photo. Figure 3 also shows the clear-cut area beneath the overhead utility lines running north-south across Parcel 4 (the clear-cut area runs diagonally up across the photo, beginning at the lower right corner of the photo). The clear-cut area provides a useful reference point/land-mark within Parcel 4. Parcel H is at the center-top of Figure 3, and the photo also shows how close Parcels H and D are to the Mound Municipal Golf Course and the Indian Mound (both of which can be seen in the open green space at the top-right of the photo). Parcel 3 is at center left in Figure 3; this view gives the reader an idea of how close the original Mound Site Property is to residential areas and downtown Miamisburg.

Figure 4 is a digitized aerial photo (taken in March 2003) of the original boundaries of the Mound Site Property. Figures 5, 6, 7 and 8 are digitized aerial photos of Parcels D, H, 4 and 3, respectively, and are provided for comparison purposes to Figure 1 (parcel map). The high resolution of these digital photographs enable the reader to better-understand the relative locations of buildings, groundwater monitoring wells, etcetera, located on each parcel.

SUMMARY OF PREVIOUS YEAR'S INSPECTION

Based upon the results of a physical inspection, document review and personnel interview process performed in May 2002 for Parcels D, H and 4, the DOE and its regulators agreed that the institutional controls were operating as designed, adequate oversight mechanisms were in place to identify possible violations of those controls, and adequate resources were available to correct or mitigate any problems in the event that a violation were to occur. There were two recommendations from the 2002 report; the first recommended use of a checklist for completion during the field inspection, and the second recommended judicious use of aerial photographs as a means to document property owners' compliance with the institutional controls. Both of these recommendations were implemented by the DOE, and the results of that implementation are evident in this (2003) report.

SUMMARY OF INSPECTION PERFORMED IN MAY 2003

On May 21, 2003, the following personnel performed a visual inspection of Parcels D, H, 4 and 3: Sue Smiley (DOE-MCP), David Seely (USEPA, Region 5), Brian Nickel (OEPA), Jane O'Dell (OEPA), Beth Moore (City of Miamisburg), Dann Bird (MMCIC), Kathy Trapp (CH2M Hill Mound, Inc.), Dave Rakel (CH2M Hill Mound, Inc.) and Mark Gilliat (CH2M Hill Mound, Inc.). On May 29, 2003, the following personnel performed a visual inspection of two groundwater monitoring wells on Parcel 4 that were inaccessible on May 21, 2003 due to heavy rains: Sue Smiley (DOE-MCP), Jane O'Dell (OEPA), Mike Profitt (OEPA), Kathy Trapp (CH2M Hill Mound, Inc.) and Mark Gilliat (CH2M Hill Mound, Inc.). The USEPA was unable to participate in the May 29, 2003 inspection of the two wells on Parcel 4. The results of the visual inspection for each parcel are summarized in the following paragraphs. A copy of the field inspection checklist for each parcel is also included at the end of this report (i.e., first un-numbered page of document).

In Parcel D, there were no observations of non-compliance with the ICs, including no evidence of unauthorized well installation or soil removal from the original boundaries of the Mound Site Property. Minor excavation work was in-progress near Building 105 (see Figure 9). This work involved the installation of phone, gas and electrical service to Building 102 on nearby DOE property. The excavation work was identified in a permit filed with the City of Miamisburg (a summary of all permits reviewed is included in a later section of this report). There were two piles of staged sand in the southeast corner of the parcel (Figure 10). These piles are associated with the installation, last Summer, of a utility line in the vicinity of Building 100. The installation of the utility line was performed in accordance with a permit filed with the City of Miamisburg and referenced in the DOE's annual report on institutional controls dated June 13, 2002. Groundwater monitoring well # 351 on Parcel D was padlocked and in good repair (Figure 11).

In Parcel H, there were no observations of non-compliance with the ICs, including no evidence of unauthorized well installation or soil removal from the original boundaries of the Mound Site Property. Groundwater monitoring well # 332 (a flush-mount well located in a parking lot) was in good repair/secure (see Figure 12). There is an air monitoring station located on the southeast corner of Parcel H (Figure 13), however; air monitoring is not a part of the CERCLA remedy for Parcel H.

In Parcel 4, there were no observations of non-compliance with the ICs, including no evidence of unauthorized well installation or soil removal from the original boundaries of the Mound Site Property. A small pile of topsoil was staged in the southeast portion of Parcel 4 (see Figure 14). This soil was associated with the installation, by CH2M Hill Mound, Inc., of a sidewalk to Building 61 (located on DOE property beside the parking lot in Parcel H). Work performed on DOE property does not require a permit with the City of Miamisburg. The landscaping project initiated by MMCIC the previous year on Parcel 4 was fully complete and vegetation was thriving at the time of the May 2003 inspection. There are three groundwater monitoring wells on Parcel 4. Two of these wells have been in existence for some time, and the third well was

installed in the Spring of 2002. Well # 158 is located between the new entrance (Vanguard Boulevard) to Parcel 4 and Benner Road (see Figure 15). The well was padlocked and in good repair. Well # 354 is located near the northern boundary of Parcel 4, and is accessible via a clear-cut area beneath overhead utility lines running north-to-south across the parcel (Figure 16). Well # 354 was padlocked and clearly marked, however, the well collar had a hard plastic rim that was cracked (see Figure 17). Well # 444 is also located on the northern boundary of Parcel 4, right at the DOE/MMCIC property interface (Figure 18). This well was installed by the DOE in the Spring of 2002 to determine if Trichloroethylene (TCE) contamination in an up-gradient well (i.e., Well # 411) is migrating down-gradient. Well # 444 was padlocked and in good repair. The well is in the vicinity of a clear-cut area associated with the installation of a fiber-optic line, by the MMCIC, the previous Summer. Since the installation was not performed in a public right-of-way, the work did not require a permit with the City of Miamisburg. However, the MMCIC (as the property owner) ensures that excavation work performed outside the public right-of-way complies with the institutional controls. The following section of this report explains how the MMCIC accomplishes this. There is an air monitoring station located on Parcel 4, near the intersection of Benner and Mound Roads (see Figure 19), however, air monitoring is not a part of the CERCLA remedy for Parcel 4. A United States Geological Service (USGS) marker is also located on Parcel 4, near the intersection of Benner and Mound Roads (Figure 19).

In Parcel 3, there were no observations of non-compliance with the ICs, including no evidence of unauthorized well installation or soil removal from the original boundaries of the Mound Site Property. There are no groundwater monitoring wells located on Parcel 3. The parcel remains virtually unchanged (i.e., two buildings and three parking lots) since DOE transferred the property to the MMCIC in August 2002. Figure 20 is a view of Parcel 3 from OSE Building (located on DOE property, in the future "Parcel 6"). Figure 21 is a view from the eastern boundary of Parcel 3, showing GH Building and one of the parking lots in Parcel 3. Figure 22 is a view of the parking lot behind GH Building. Figure 23 is a view from the roof of GH Building, looking southeast across Parcel 3. Figure 24 is a view of GP-1 Building on Parcel 3.

INTERVIEWS WITH CITY PERSONNEL AND REVIEW OF CITY OR MMCIC RECORDS

In addition to the visual inspection of Parcels D, H, 4 and 3 performed on May 21, 2003, Ms. Smiley and Mr. Bird interviewed Ms. Sue Baker from the Planning Department at the City of Miamisburg on May 16, 2003. Ms. Smiley and Mr. Bird also reviewed permits maintained by the City Engineering and City Planning Departments for all properties originally associated with the Mound Site Property. Of all permits reviewed, only five pertained to work performed on, or that had the potential to impact, Parcels D, H, 4 and 3 since the date of DOE's last inspection (i.e., May 2002). Those five permits are detailed in the table on the following page.

In general, the permit review process demonstrated that the City of Miamisburg's record-keeping system is adequate. All permits that were expected to be on file with the City were, indeed, on file. Furthermore, all work performed by the MMCIC or other parties (e.g., local utility providers) on former Mound Site Property that Ms. Smiley and Mr. Bird were cognizant of during the 12-month reporting period appeared to be covered by permits submitted to the City. The City of Miamisburg recently implemented an electronic permits database, which allows permits to be queried via key word searches (e.g., permit number, date, location, nature of work). All [new] permits will be input in this database; this should make future DOE reviews of City permit records much easier. Older permits (such as the ones summarized in DOE's inspection report from May 2002) may not be input in the City's database, however, paper copies of all permits are retained by the City in accordance with a Records Retention Plan that meets all State of Ohio requirements.

Given that permits filed with the City of Miamisburg do not have a set expiration date, DOE and the property owner (at present, the MMCIC) should remain cognizant of permits filed with the City of Miamisburg, where work covered by that permit may have been postponed for performance at a later date. Maintaining this cognizance will provide a checks-and-balance that work requiring a permit (e.g., installation of underground utility service in a public right-of-way), and which was performed since the date of the last DOE inspection was, indeed, approved by the appropriate City officials.

Permit No.	Date of Permit Request	Permit Submitted by	Nature of Work	Location of Work	Work Performed by
020977	9/19/02	DOE	Occupancy Permit	GH Building (Parcel 3)	N/A
030120	3/7/03	CH2M Hill Mound, Inc.	Occupancy Permit	Building 100 (Parcel D)	N/A
030247	4/3/03	MMCIC	Electrical Permit. Work involved excavation to install electric, gas and phone lines from public road to Building 102 (on DOE property slated for lease to the MMCIC).	Building 102 (Phase I Parcel; work involved excavation on Parcel D).	Chapel Electric
020890	8/22/02	MMCIC	Electrical Permit. Work involved excavation to install electrical transformer and meter (on DOE property leased to the MMCIC).	Test Fire Valley (Phase I Parcel; work performed on DOE property near Parcel D).	Wagner Smith
020891	8/22/02	MMCIC	Electrical Permit. Work involved excavation to install electrical transformer and meter (on DOE property leased to the MMCIC).	Test Fire Valley (Phase I Parcel; work performed on DOE property near Parcel D).	Wagner Smith

The MMCIC (and all future property owners) are required to comply with the institutional controls associated with parcels at the former DOE Mound Site Property. To facilitate compliance, the MMCIC ensures that all parties performing work on behalf of the MMCIC (e.g., landscaping, utility work involving excavation, construction) are aware of, and subject to compliance with, the institutional controls. The MMCIC accomplishes this by embedding the following language in the Technical Requirements section of all Requests for Proposal (RFP) and subsequent Work Orders:

Excavated soils must be managed and remain on MMCIC property. Soils from excavation shall be placed at an on-site location, as directed by MMCIC.

The MMCIC Project Manager who oversees work performed on-site also monitors the vendor's work and conformance to all Technical Requirements in the Work Order. In addition to the Technical Requirement requiring compliance with the institutional controls, the MMCIC provides a real estate easement to the vendor, and this easement is recorded with Montgomery County as a matter of public record. At the end of this report, immediately behind the field inspection checklists for Parcels D, H, 4 and 3, is a sample easement. Note that provision 2.0 of the easement provides detailed information to the utility provider/vendor on the institutional controls associated with the MMCIC's property. The DOE applauds the proactive approach that the MMCIC has taken, to ensure that all parties performing work at the former DOE Mound Site Property are aware of, and subject to compliance with, the institutional controls imposed on the property. By passing on responsibility to comply with the institutional controls to a third party, the MMCIC also passes liability onto that third party. In the event that MMCIC sells all or portions of the Mound Site Property, all future property owners would be well served by following the MMCIC's example (e.g., in granting an easement to a utility provider, a prudent property owner would embed the institutional controls in the easement itself, rather than assume the utility provider will read the quit claim deed [in which the institutional controls appear]). Continuing public education is an important component of DOE's post-closure stewardship planning efforts to-date, and educating all future property owners on their responsibility to comply with the institutional controls will be a critical element of the DOE's public education campaign. The Post-Closure Stewardship Working Group, chaired by the MMCIC, has proven to be a valuable forum to discuss the framework for the public education program.

Movement of soil throughout the Mound Site Property, while not specifically prohibited by the institutional controls, is nevertheless an indicator of the potential removal of soil from the site – an action strictly prohibited by the institutional controls. The MMCIC is already coordinating the movement of soil and site grading, as the DOE completes remediation of individual soil contamination sites. However, once the DOE-EM mission is complete, managing the movement of soil throughout the site could be an effective way for the property owner(s) to ensure that soil is not being removed from the site, as a whole. To accomplish this task, the MMCIC's Comprehensive Reuse Plan (CRP) establishes where future construction/property improvements will occur on the former DOE Mound Site Property. The CRP also includes a site-wide soil grading plan. The CRP was adopted by the City of Miamisburg, and incorporated in the City's Comprehensive Plan. The City's Comprehensive Plan is the basis for zoning of properties that

fall within the city limits. The MMCIC, as the current property owner, requires all tenants at the Mound Advanced Technology Center (MATC) to comply with the CRP. However, in the future, if the MMCIC decides to subdivide the property and sell portions (or all) of the former DOE Mound Site Property, the new property owners would still have to comply with the requirements stipulated in the CRP and the City's Comprehensive Plan.

CONCLUSIONS

The institutional controls for Parcels D, H, 4 and 3 continue to function as designed, adequate oversight mechanisms appear to be in place to identify possible violations of those controls, and adequate resources are available to correct or mitigate any problems in the event that a violation were to occur.

RECOMMENDATIONS

(1) For future DOE inspections of parcels, a global positioning system (GPS) device should be used to pinpoint the locations of groundwater monitoring wells. Each Mound Site Property groundwater well is installed at a known latitude, longitude and elevation, and using GPS to quickly locate those wells is more effective than using maps or other landmarks. More importantly, over time, the "corporate memory" of where individual wells are located will wane and landmarks will change, making GPS a valuable tool for effective inspections.

(2) As a best management practice and opportunity for future improvement, any DOE groundwater monitoring wells that will remain at the Mound Site Property after completion of the DOE-EM mission (i.e., wells that will continue to be monitored by the DOE Office of Legacy Management) should be marked with an identification number (external to the well) so that DOE (or its agent) is able to quickly verify the identity of each well during an inspection, without having to open/disturb the well. As new wells are installed, or other wells are abandoned during the course of environmental remediation at the Mound Site Property, DOE-EM should evaluate the best method to cost-effectively and permanently mark all remaining wells. In addition, DOE-EM should ensure that groundwater monitoring well collars are maintained, post-closure, in a manner that prevents contaminants in surface water or ground debris from entering the well casing.

FOR FURTHER INFORMATION

For further information on the content of this annual report or the DOE-MCP site, in general, contact:

Ms. Sue Smiley
Post Closure Stewardship Project Manager
DOE-MCP
P.O. Box 66
Miamisburg, OH 45343-0066
(937) 865-3984

For further information on the regulatory processes governing the CERCLA 120(h) process for property transfer at the former Mound Site Property, contact:

Mr. David Seely
U.S. Environmental Protection Agency
77 W. Jackson Blvd.
Chicago, IL 60604-3590
(312) 886-7058

Mr. Brian Nickel
Ohio Environmental Protection Agency
401 E. Fifth St.
Dayton, OH 45402-2911
(937) 285-6468

Ms. Celeste Lipp
Ohio Department of Health
P.O. Box 118
Columbus, OH 43266-0118
(614) 728-0395

**Field Inspection Checklists
for
Parcels D, H, 4 and 3**

**(inspections performed on May 21, 2003
and on May 29, 2003)**

CHECKLIST
for
Review of Effectiveness
of
Institutional Controls

Parcel reviewed:

D

Date(s) Performed:

5/21/03

Review led by:

Sue Smiley, DOE

Phone #:

(937) 865-3984

Participants: David Seely, USEPA Region 5; Brian Nickel, OEPA; Jane O'Dell, OEPA; Celeste Lipp, ODH; Beth Moore, City of Miamisburg; Dann Bird, MMCIC; Kathy Trapp, CHM; Dave Rakel, CHM; Mark Gilliat, CHM.

Evidence of Soil removal from the "1998 Mound Plant Property"?

Yes () No (☒)

Excavation on Parcel D, near Bldg 105, for new electric, gas & phone lines serving Bldg 102 (located on DOE property in vicinity of Parcel D). Two piles of sand in S.E. corner of parcel. MMCIC took action to verify source.

If yes, was the action approved by the OEPA and ODH?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes (☒) No ()

Permit # 030247

Evidence of (non-DOE) Groundwater use?

Yes () No (☒)

If yes, was the action approved by the USEPA and OEPA?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of land use other than Industrial/Commercial?

Yes () No (X)

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Other Considerations

DOE Signage/Markers in good repair (if applicable)?

Yes () No ()

N/A

DOE Fencing in good repair (if applicable)?

Yes () No ()

DOE fencing is to keep people off of DOE property in vicinity of Parcel D (i.e. Parcel D is not fenced in). Fencing is not an institutional control for Parcel D.

DOE Groundwater Monitoring Wells maintained properly?

Yes (X) No ()

Well # 351 padlocked and marked with I.D. number.

DOE Air Monitoring Stations maintained properly (if applicable)?

Yes () No ()

N/A

DOE Containment system(s) in good repair (if applicable)?

Yes () No ()

N/A

DOE Site Surveillance equipment in good repair (if applicable?)

Yes () No ()

N/A

Other DOE equipment associated with maintenance of the Institutional Controls in good repair (if applicable)?

Yes () No ()

N/A

Summary of items discovered during previous Review (and disposition of same)

Date of previous Review: 5/21/02

Item # 1: No items noted

Corrected? Yes () No ()

Item # 2:

Corrected? Yes () No ()

Item # 3:

Corrected? Yes () No ()

Personnel interviewed during the physical walk-over of parcel, or during review of documentation associated with the parcel:

Dann Bird, MMCIC

Sue Baker, Planning Dept., City of Miamisburg.

List of Documents reviewed (e.g., permits approved by the City of Miamisburg, photographs, maps):

Occupancy Permit # 030120 for Bldg. 100 (790 Enterprise Ct.), Electrical Permit # 030247 for Bldg 102 (near border of Parcel D), parcel map, map of groundwater wells.

Recommendations:

1. Verify source of staged sand piles in S.E. corner of Parcel D.

Checklist prepared by:

Susan A. Smiley
U.S. Department of Energy

Date: 5/21/03

CHECKLIST
for
Review of Effectiveness
of
Institutional Controls

Parcel reviewed: H

Date(s) Performed: 5/21/03

Review led by: Sue Smiley, DOE

Phone #: (937) 865-3984

Participants: David Seely, USEPA Region 5; Brian Nickel, OEPA;
Tane O'Dell, OEPA; Celeste Lipp, ODH; Beth Moore, City of
Miamisburg; Dann Bird, MMCIC; Kathy Trapp, CHM;
Dave Rakel, CHM.

Evidence of Soil removal from the "1998 Mound Plant Property"? Yes () No (☒)

If yes, was the action approved by the OEPA and ODH?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of (non-DOE) Groundwater use?

Yes () No (☒)

If yes, was the action approved by the USEPA and OEPA?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of land use other than Industrial/Commercial?

Yes () No (X)

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Other Considerations

DOE Signage/Markers in good repair (if applicable)?

Yes () No ()

N/A

DOE Fencing in good repair (if applicable)?

Yes () No ()

DOE fencing is to keep people off of DOE property in vicinity of Parcel H (i.e., Parcel H is not fenced in). Fencing is not an institutional control for Parcel H.

DOE Groundwater Monitoring Wells maintained properly?

Yes (X) No ()

Well # 332 (flush-mount well in parking lot) in good condition, however, no external I.D. # marker to make it easier to identify well.

DOE Air Monitoring Stations maintained properly (if applicable)?

Yes (X) No ()

Station # 212 operating, padlocked, undisturbed.

Air monitoring is not part of Remedy for Parcel H, however.

DOE Containment system(s) in good repair (if applicable)?

Yes () No ()

N/A

DOE Site Surveillance equipment in good repair (if applicable)?

Yes () No ()

N/A

Other DOE equipment associated with maintenance of the Institutional Controls in good repair (if applicable)?

Yes () No ()

N/A

Summary of items discovered during previous Review (and disposition of same)

Date of previous Review: 5/21/02

Item # 1: No items noted.

Corrected? Yes () No ()

Item # 2:

Corrected? Yes () No ()

Item # 3:

Corrected? Yes () No ()

Personnel interviewed during the physical walk-over of parcel, or during review of documentation associated with the parcel:

Dann Bird, MMCLC

Sue Baker, Planning Dept., City of Miamisburg

List of Documents reviewed (e.g., permits approved by the City of Miamisburg, photographs, maps): parcel map, map of groundwater wells, permits filed with City of Miamisburg (although none filed, or required for, Parcel H since date of last inspection.

Recommendations:

None.

Checklist prepared by:

Subash S. Smiley
U.S. Department of Energy

Date: 5/21/03

CHECKLIST
for
Review of Effectiveness
of
Institutional Controls

Parcel reviewed: 4

Date(s) Performed: 5/21/03

well #14
354, 444
only

Review led by: Sue Smiley, DOE

Phone #: (937) 865-3984

Participants: David Seely, USEPA Reg. 5; Brian Nickel, OEPA;
Jane O'Dell, OEPA; Celeste Lipp, ODH; Beth Moore, City of
Miamisburg; Dann Bird, MMCIC; Kathy Trapp, CHM;
Dave Rakel, CHM; Mark Gilliat, CHM; Mike Proffitt, OEPA (5/29/03 insp)
Evidence of Soil removal from the "1998 Mound Plant Property"? Yes () No (X)

Pile of topsoil w/grass in MMCIC soil staging area, southeast
portion of Parcel 4. Suspect came from construction of side-
walk to Bldg 61. MMCIC took action to verify source of
soil.

If yes, was the action approved by the OEPA and ODH?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of (non-DOE) Groundwater use?

Yes () No (X)

If yes, was the action approved by the USEPA and OEPA?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of land use other than Industrial/Commercial?

Yes () No (X)

Did find remnants of "campfire", broken bottles,
rusted metal beverage cans.

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Other Considerations

DOE Signage/Markers in good repair (if applicable)?

Yes () No ()

N/A

DOE Fencing in good repair (if applicable)?

Yes (X) No ()

DOE Fencing is too keep people off of DOE property in
vicinity of Parcel 4 (i.e. Parcel 4 is not fenced in). Fencing
is not an institutional control for Parcel 4.

DOE Groundwater Monitoring Wells maintained properly?

Yes (X) No ()

Well #158 had no (external) I.D. label. Well padlocked.

Unable to (safely) access Well #'s 354 and 444 due to heavy
rain, steep incline & loose gravel. DOE & OEPA to inspect later date.

DOE Air Monitoring Stations maintained properly (if applicable)?

Yes (X) No ()

Station # 217 operating, padlocked, undisturbed.

Air monitoring is not part of Remedy for Parcel 4, however.

DOE Containment system(s) in good repair (if applicable)?

Yes () No ()

N/A

DOE Site Surveillance equipment in good repair (if applicable?)

Yes () No ()

N/A

Other DOE equipment associated with maintenance of the
Institutional Controls in good repair (if applicable)?

Yes () No ()

N/A

Summary of items discovered during previous Review (and disposition of same)

Date of previous Review: 5/21/02

Item #1: Well # 158 was in midst of major Corrected? Yes (X) No ()
MMCIC landscaping project; potentially vulnerable to heavy
vehicle traffic. Landscaping project now complete, and well is
not in path of pedestrian or vehicular traffic.

Item #2: Well # 444 was not padlocked. Corrected? Yes () No ()
CHM took action
to verify well padlocked (and DOE/OEPA need to inspect
well (along w/ well # 354)

Item #3: Corrected? Yes () No ()

N/A

Personnel interviewed during the physical walk-over of parcel, or during review of
documentation associated with the parcel:

Dann Bird, MMCIC

Sue Baker, Planning Dept., City of Miamisburg

List of Documents reviewed (e.g., permits approved by the City of Miamisburg,
photographs, maps):

parcel map, map of groundwater wells, permits
filed w/ City of Miamisburg (although none filed, or
required for, Parcel 4 since date of last inspection.

Recommendations:

1. Verify source of topsoil in MMCIC soil staging area.
2. Inspect well #'s 354 & 444 when terrain is safer.
Verify well # 444 is padlocked.

results
of 5/29/03
inspection.

Sue Smiley
5/29/03

NOTE: Follow-up inspection of two wells performed by
DOE and OEPA on 5/29/03. Well #444 was padlocked. Well
in clearcut area from installation of fiber-optic line. Need to
see if excavation required Permit w/ City. Well #354 was
padlocked & well-marked/easy to identify. Well collar had plastic
rim that was chipping/cracking. Determine if grouting required!

Checklist prepared by:

Sue Smiley
U.S. Department of Energy

Date: 5/21/03

CHECKLIST
for
Review of Effectiveness
of
Institutional Controls

Parcel reviewed: 3

Date(s) Performed: 5/21/03

Review led by: Sue Smiley, DOE

Phone #: (937) 865-3984

Participants: David Seely, USEPA Region 5; Brian Nickel, OEPA;
Jane O'Dell, OEPA; Celeste Lipp, ODH; Beth Moore, City of
Miamisburg; Dann Bird, MMCIC; Kathy Trapp, CHM;
Dave Rakel, CHM

Evidence of Soil removal from the "1998 Mound Plant Property"? Yes () No (X)

If yes, was the action approved by the OEPA and ODH?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of (non-DOE) Groundwater use?

Yes () No (X)

If yes, was the action approved by the USEPA and OEPA?

Yes () No ()

N/A

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Evidence of land use other than Industrial/Commercial?

Yes () No (X)

[If required for the action,] was a permit approved by the City?

Yes () No ()

N/A

Other Considerations

DOE Signage/Markers in good repair (if applicable)?

Yes () No ()

N/A

DOE Fencing in good repair (if applicable)?

Yes () No ()

DOE fencing is to keep people off of DOE property in vicinity of Parcel 3 (i.e. parcel 3 is not fenced in). Fencing is not an institutional control for Parcel 3.

DOE Groundwater Monitoring Wells maintained properly?

Yes () No ()

N/A

DOE Air Monitoring Stations maintained properly (if applicable)?

Yes () No ()

N/A

DOE Containment system(s) in good repair (if applicable)?

Yes () No ()

N/A

DOE Site Surveillance equipment in good repair (if applicable)?

Yes () No ()

N/A

Other DOE equipment associated with maintenance of the Institutional Controls in good repair (if applicable)?

Yes () No ()

N/A

Summary of items discovered during previous Review (and disposition of same)

Date of previous Review: N/A - Parcel 3 not inspected in 2002

Item # 1: Corrected? Yes () No ()

Item # 2: Corrected? Yes () No ()

Item # 3: Corrected? Yes () No ()

Personnel interviewed during the physical walk-over of parcel, or during review of documentation associated with the parcel:

Dann Bird, MMCIC
Sue Baker, Planning Dept., City of Miamisburg

List of Documents reviewed (e.g., permits approved by the City of Miamisburg, photographs, maps): parcel map, Occupancy Permit # 020977
for GH Building (500 Capstone Circle).

Recommendations:

None.

Checklist prepared by Susan L. Smiley Date: 5/21/03
U.S. Department of Energy

SAMPLE

**Real Estate Easement
for utility work
performed on MMCIC property**

NO TRANSFER
08:01am MARCH 20, 2003
KARL L. KEITH, COUNTY AUDITOR

**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 18th 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,

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. Graustelman

Printed Name: Michael J. Graustelman

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. Graustelman the President of MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION, an Ohio non-profit corporation, on behalf of said corporation.

Joan Wysong
NOTARY PUBLIC

Joan Wysong, Notary Public
In and for the State of Ohio
My Commission Expires June 23, 2004

This instrument prepared by:
Shannon L. Costello, Esq.
Coolidge Wall Wornisley & Lombard Co., L.P.A.
33 W. First Street, Suite 600
Dayton, Ohio 45402

LIST OF FIGURES

- Figure 1: Parcel map of DOE Mound Site Property (as of May 2003).
- Figure 2: Aerial photograph of DOE Mound Site Property (taken April 2002).
- Figure 3: Aerial photograph of DOE Mound Site Property (taken April 2002).
- Figure 4: Digitized aerial photograph of DOE Mound Site Property (taken March 2003).
- Figure 5: Digitized aerial photograph of Parcel D (taken March 2003).
- Figure 6: Digitized aerial photograph of Parcel H (taken March 2003).
- Figure 7: Digitized aerial photograph of Parcel 4 (taken March 2003).
- Figure 8: Digitized aerial photograph of Parcel 3 (taken March 2003).
- Figure 9: Excavation work near Building 105, in Parcel D.
- Figure 10: Staged sand/soil near Building 100, in Parcel D.
- Figure 11: Groundwater well #351 in Parcel D.
- Figure 12: Groundwater well #332 in Parcel H.
- Figure 13: View from southeast corner of Parcel H.
- Figure 14: Staged soil in Parcel 4.
- Figure 15: Groundwater well #158 in Parcel 4.
- Figure 16: Groundwater well #354 in Parcel 4.
- Figure 17: Groundwater well #354 on Parcel 4; close-up of well collar.
- Figure 18: Groundwater well #444 in Parcel 4.
- Figure 19: View from southeast corner of Parcel 4.
- Figure 20: View of Parcel 3, from OSE Building on DOE property.
- Figure 21: GH Building in Parcel 3; view from east side of parcel.
- Figure 22: GH Building and parking lot in Parcel 3.
- Figure 23: View from roof of GH Building, looking southeast across Parcel 3.
- Figure 24: GP-1 Building in Parcel 3.

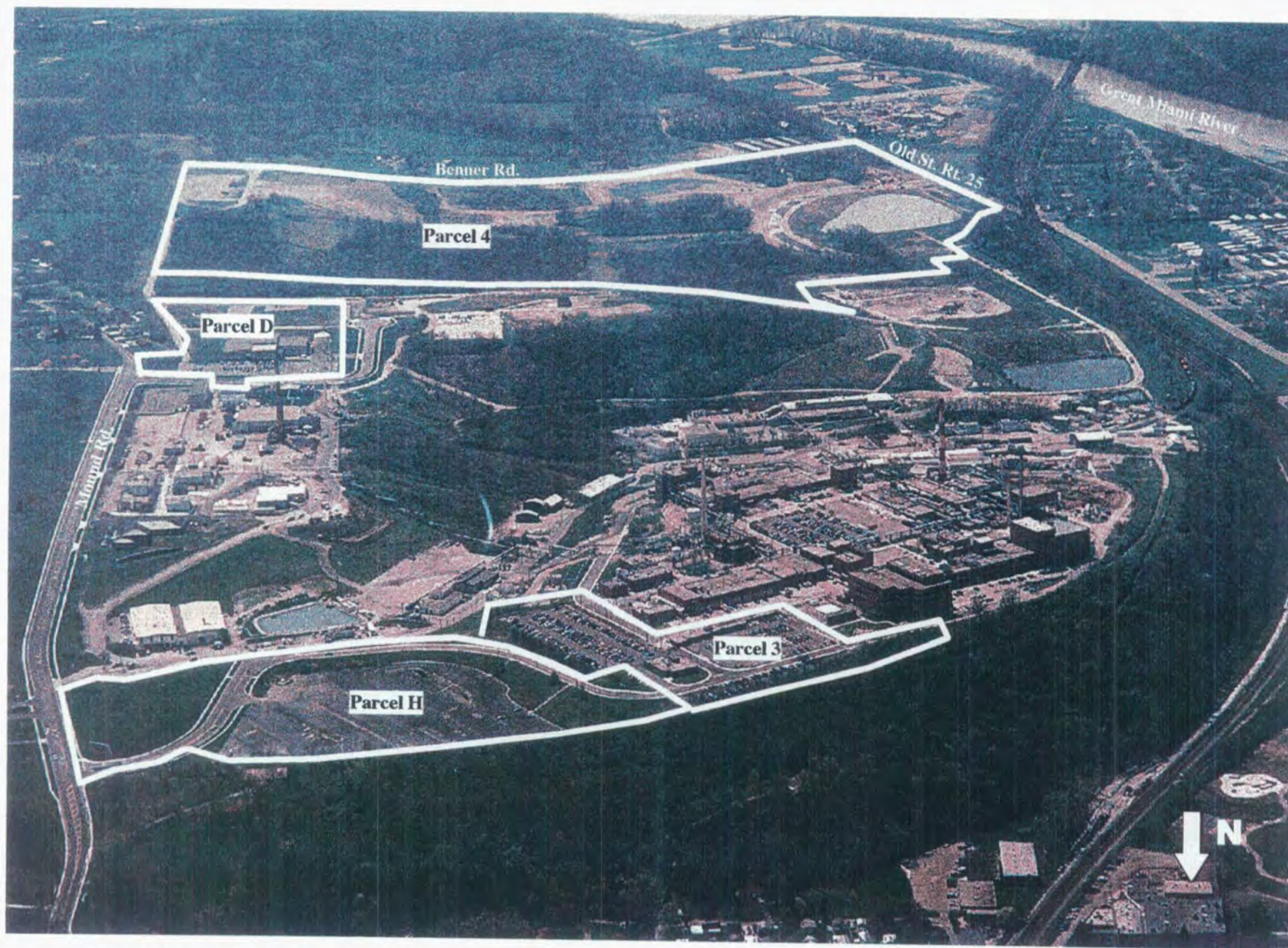


Figure 2. Aerial photo of original DOE Mound Site Property, as a whole, looking due south. Photo taken April 2002.



Figure 3. Aerial photo of original DOE Mound Site Property, as a whole, looking north/northeast. Photo taken April 2002.



Figure 4. Digitized aerial photo of original DOE Mound Site Property, as a whole. Photo taken March 2003.

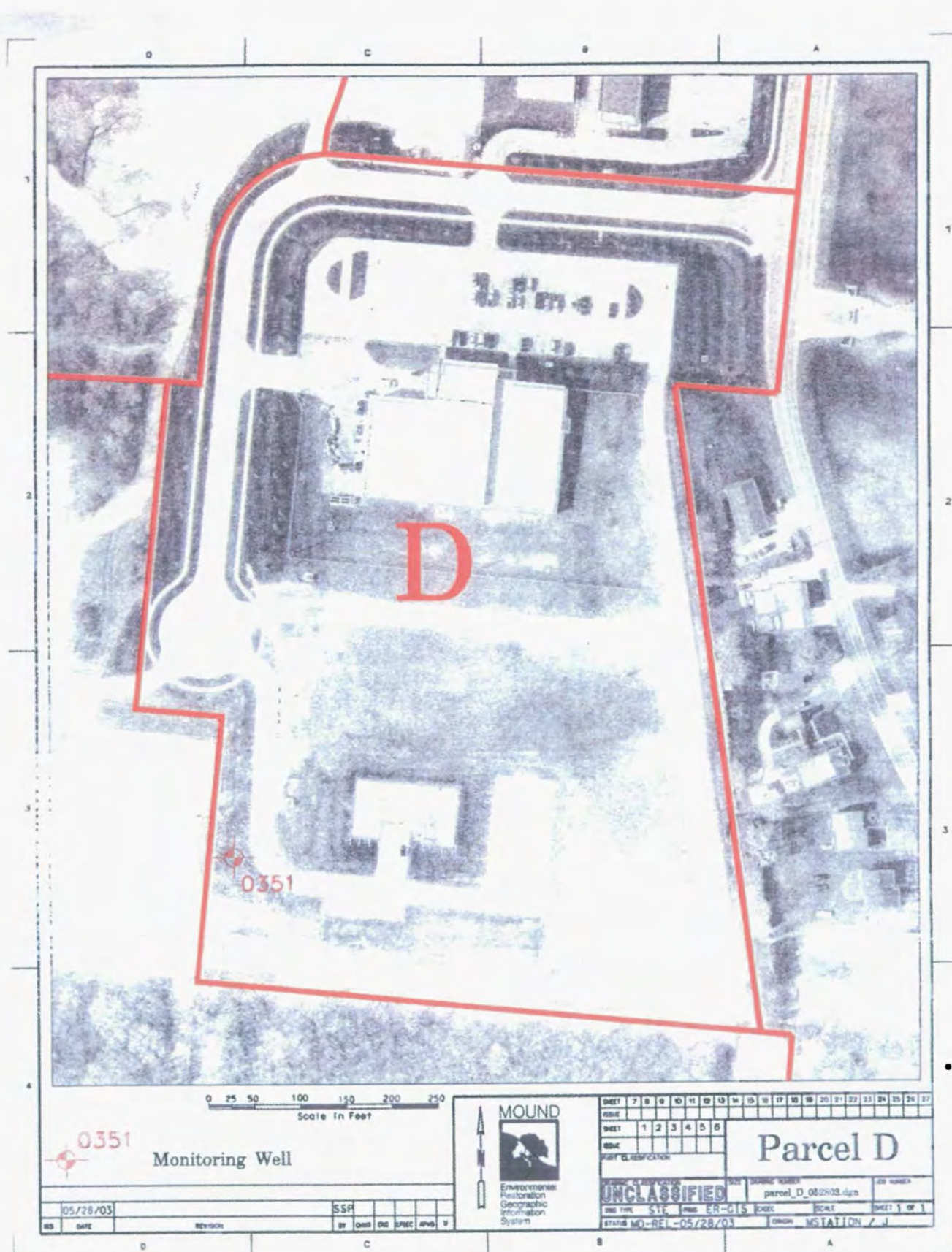


Figure 5. Digitized aerial photo of Parcel D taken March 2003.



Figure 6. Digitized aerial photo of Parcel H taken March 2003.



Figure 8. Digitized aerial photo of Parcel 3 taken March 2003.



**Figure 9. New electric, gas and phone lines installed near the Building 105 parking lot on Parcel D.
Excavation/installation of lines associated with DOE property to immediate north of Parcel D.**



Figure 10. Two piles of sand staged in the southeast corner of Parcel D.



Figure 11. Groundwater well #351 located in Parcel D. Building 100 in the background.

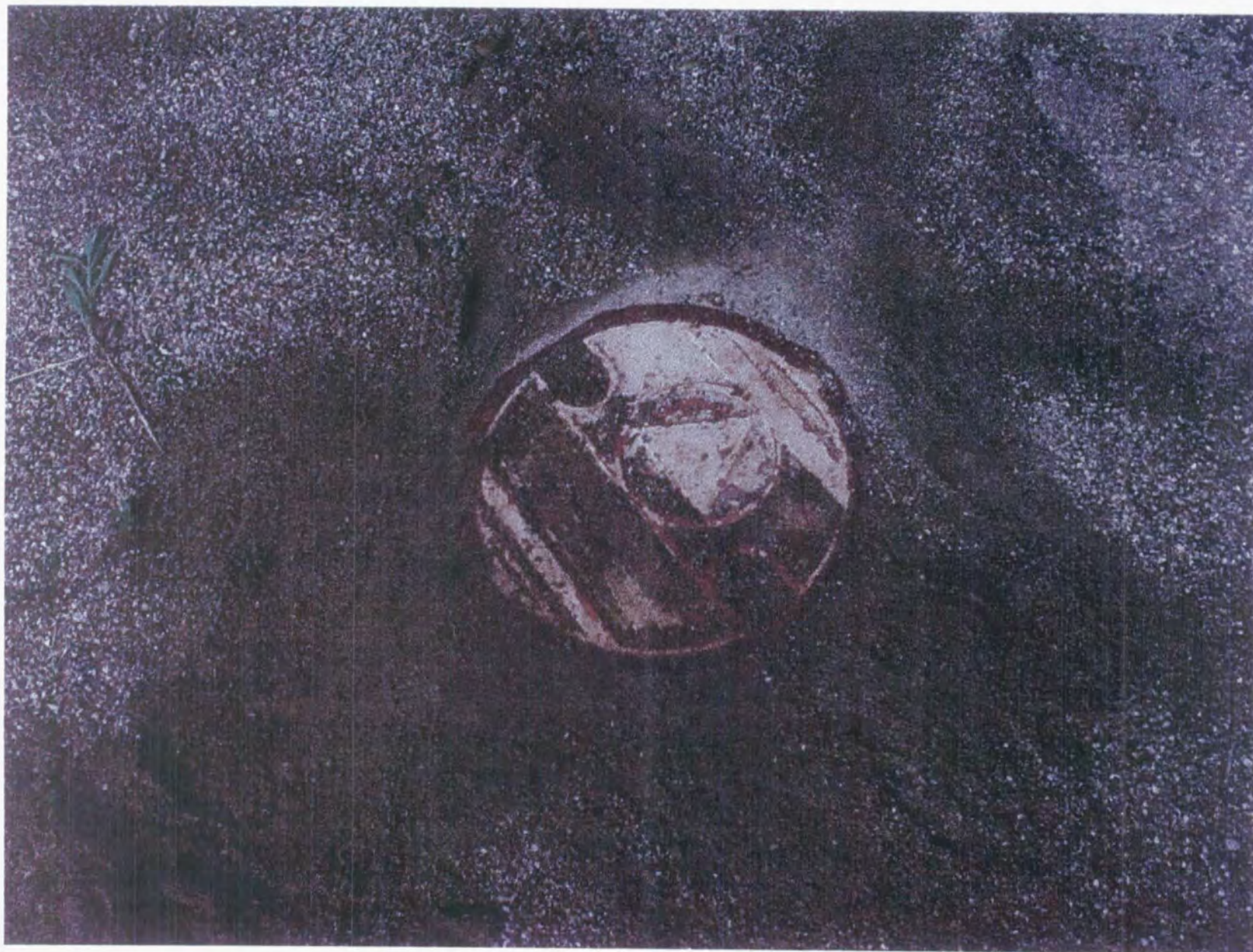


Figure 12. Groundwater (flush-mount) well #332 in the northeast corner of Parcel H.



Figure 13. View from southeast corner of Parcel H, showing DOE and OEPA air monitoring stations. GH Building (located in Parcel 3) at top of hill.



Figure 14. MMCIC soil staging area located in Parcel 4, facing southwest. Coal-fired power plant in the background.



Figure 15. Groundwater well #158 located in the southwest corner of Parcel 4, near the intersection of Old State Route 25 and Benner Road.



Figure 16. Groundwater well #354 located near the northern boundary of Parcel 4. Stormwater retention pond, near Vanguard Boulevard entrance off Old State Route 25, visible in background.

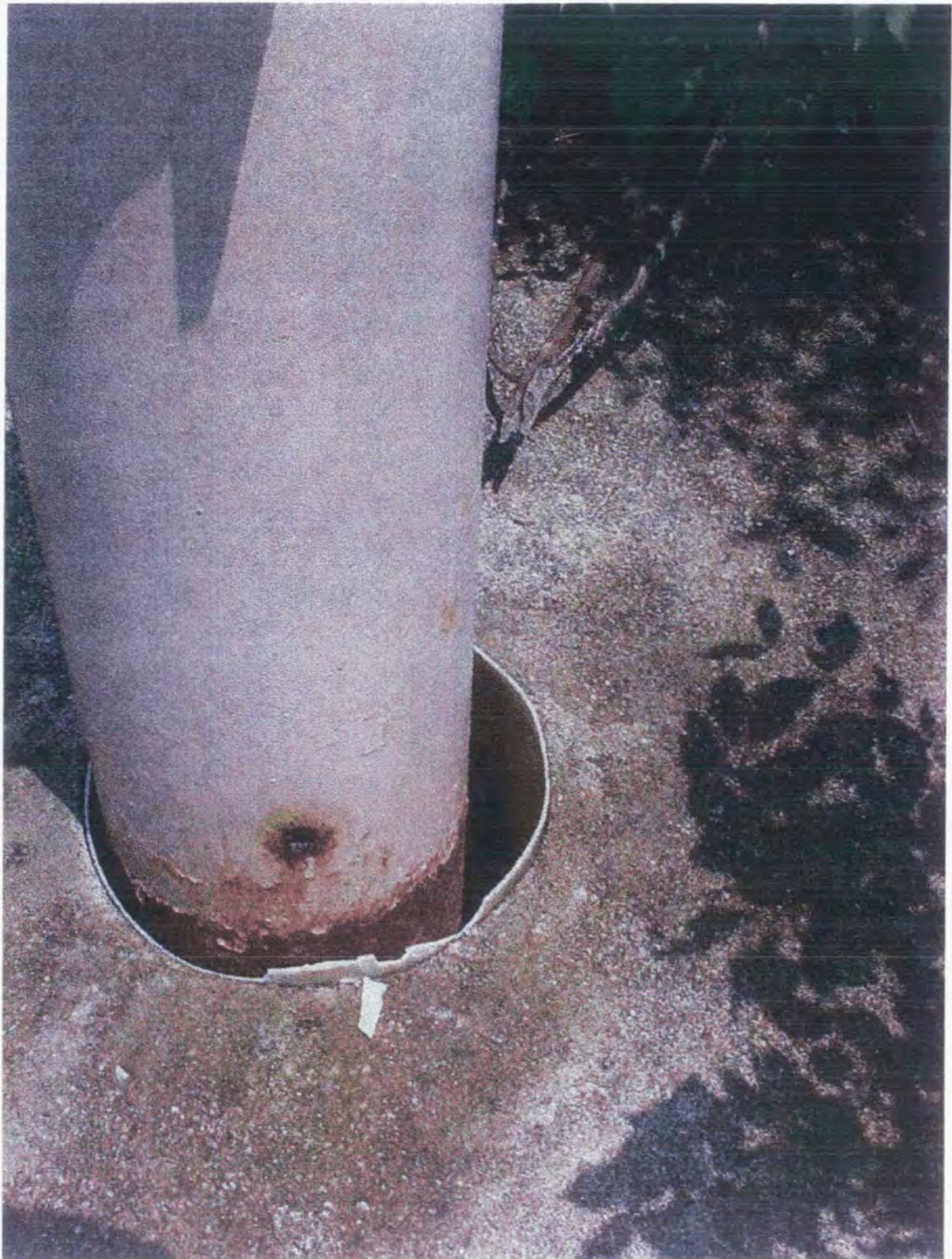


Figure 17. Plastic well collar around groundwater well #354, on Parcel 4.



Figure 18. Groundwater well #444 located near the northern boundary of Parcel 4.



Figure 19. DOE air monitoring station and USGS marker located at southeastern corner of Parcel 4, near Benner Rd.



Figure 20. View of Parcel 3, from OSE Building on DOE property. Parcel includes three parking lots, GH Building (center) and GP-1 Building (right).



Figure 21. View from eastern boundary of Parcel 3, showing the parking lot and GH Building. OSE Building (located on DOE property, in future Parcel 6) is in the background.



Figure 22. View of the GH Building parking lot. GH Building in the background (Parcel 3).



Figure 23. View from roof of GH Building, looking southeast across the parking lot in Parcel 3. DOE property (future Parcel 7) and Indian Mound (municipal park) in background.



Figure 24. View of Parcel 3, showing GP-1 Building. DOE property (future Parcel 6) just behind GP-1 Building. Indian Mound (municipal park) in background.