TETRA TECH

DATE: **December 10, 2015**

TO: **Mr. Archie Lunsey**
Ohio EPA/DERR
Northwest District Office
Attn: VAP District Coordinator
347 N. Dunbridge Road
Bowling Green, Ohio 43402

And

Ohio EPA/DERR
Voluntary Action Program
Attn: VAP Supervisor
Lazarus Government Center
50 West Town Street, Suite 700
Columbus, OH 43215

FROM: **Mr. Lewis C. Rhodes, Jr., CP 201**
Operations Manager
Tetra Tech Inc.
250 West Court Street, Suite 200 W
Cincinnati, Ohio 45202

RE: **NFA Letter and Request for Covenant Not To Sue**
Former GM Mansfield/Ontario Stamping Plant
2525 Fourth Street
Ontario, Richland County, Ohio

Please find enclosed two (2) hardcopies and one (1) indexed compact disc copy of the above referenced report; one (1) original and one (1) indexed compact disc copy was sent to the Central District, sent via:

[ ] Priority U.S. Mail [ ] Certified Mail [X] Federal Express [ ] Courier [ ] Hand Delivery

For your: [X] Files [ ] Information [ ] Use [X] Approval
REMARKS:

Tetra Tech Inc.
250 West Court Street, Suite 200 W, Cincinnati, Ohio 45202
Tel 513-241-0149 Fax 513-564-0354 www.tetratech.com

No Further Action (NFA) Letter

and

Request for Covenant Not To Sue (CNS)

for

Former GM Mansfield/Ontario Stamping Plant

2525 WEST FOURTH STREET
ONTARIO, Richland County, OHIO 44305

NFA Letter Issued: ***Dec****ember 2015*

By Certified Professional *Lewis C. Rhodes, Jr. (CP #201),* on behalf of Racer Trust

**Note: This NFA Letter reflects changes to the Voluntary Action Program (VAP) rules (OAC 3745-300) effective August 1, 2014.

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I. Administrative Information

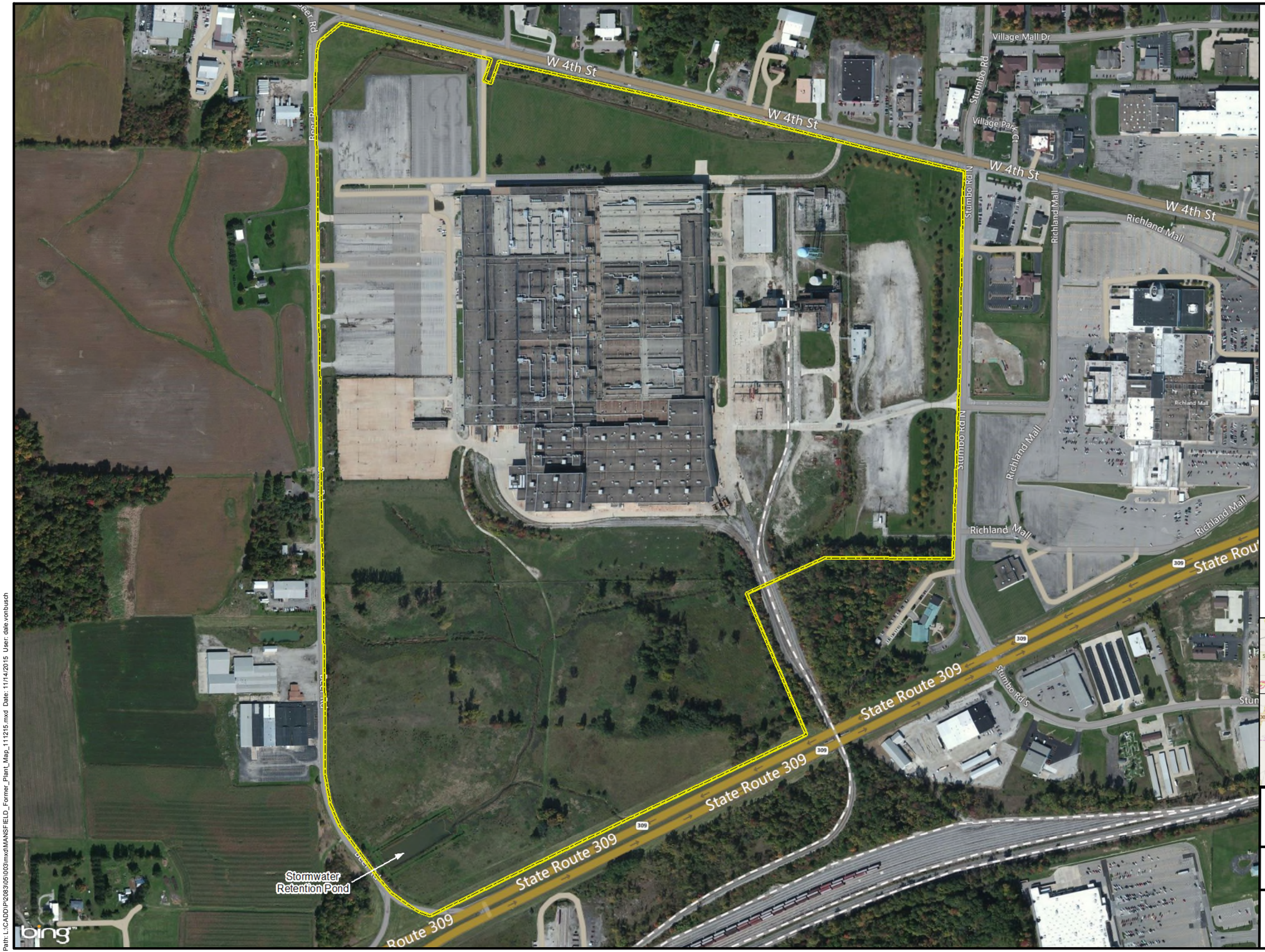
Information or Component of NFA Letter	Provide response below
1. Property Information	
1.a. Name of NFA Letter Property:	Former GM Mansfield/Ontario Stamping Plant
1.b. All alias Property names *(if any):*	GM Ontario Metal Center
1.c. Street address/location of the Property:	2525 WEST FOURTH STREET ONTARIO, Richland County, OHIO 44305
1.d. Total acreage on which the Voluntary Action is based:	266
1.e. Tax Parcel number(s)/Taxing District:	
1.f. County/Ohio EPA District:	Richland County/Ohio EPA NWDO
1.g. Publicly available aerial photograph of site with the NFA Property boundary identified.	**Attached at the end of Section I**
2. Payment Information and Fees	
2.a. Date NFA Letter fee paid:	
2.b. Amount of NFA Letter fee paid:	$12,500
2.c. Is the NFA fee waived because it is a Clean Ohio Revitalization Fund (CORF) project? **Note: Per ORC 3746.13(D) the NFA fee is waived for CORF projects only. Clean Ohio <u>Assistance</u> Fund projects must still pay the fee.**	☐ Yes X No
2.d. Fees paid	**Standard NFA Letter** ☐ NFA without environmental covenant ($15,700) ☐ NFA with environmental covenant ($18,200) **MOA Track NFA Letter** ☐ NFA without environmental covenant ($10,000) X NFA with environmental covenant ($12,500)

I. Administrative Information

2.e. NFA Letter review period: Does the NFA letter rely on a consolidated standards permit or remedial activities for which there is a required operation and maintenance agreement or an environmental covenant?	X **Yes (90 Day Review)** **Check all that apply:** ☐ Consolidated Standards Permit ☐ Operation and Maintenance Agreement X Environmental Covenant ☐ **No (30 Day Review)**	
3. Volunteer/Property Owner Information		
3.a. Name of Volunteer(s):	Revitalizing Auto Communities Environmental Response (Racer) Trust	
3.b. Is the Volunteer the owner of the Property?	☐ Yes X No	
3.c. Address of Volunteer(s):	500 Woodward Avenue Suite 2650 Detroit, MI 48226	
3.d. Contact information for Volunteer(s) and name of contact person(s):	Contact Person(s): Pamela Barnett Email address: pbarnett@racertrust.org Phone Number: (937) 751-8635	
3.e. Name of current property owner(s):	Brownfields Community Development Company (BCDC)	
3.f. Physical and e-mail addresses of current property owner(s):	1400 N.W. 107 Avenue Miami, Fla 33172 dadler@adlergroup.com	
3.g. Phone number for current property owner and name of contact person:	Phone Number: (305) 392-4050 Contact Person: David Adler	
4. Certified Professional (CP) Information		
4.a. Name, business address, e-mail address, and current phone number of CP who issued the NFA Letter:	Lewis C. Rhodes, Jr. (513) 333-3660 Carl.Rhodes@tetratech.com Tetra Tech Inc. 250 West Court Street, Suite 200W Cincinnati, Ohio 45202	
4.b. CP certification number and expiration date:	CP#: 201 Expiration date: April 19, 2016	
5. Certified Laboratory (CL) Information		
5.a. Name(s) of CL(s) used that provided certified data:	Test America Laboratories in North Canton and Dayton, Ohio Microbac's Ohio Valley Division located in Marietta, Ohio	
5.b. CL number(s):	CL0024 / CL0012	
6. Technical Assistance Information		
6.a. Was any prior Ohio EPA Technical Assistance (TA) received? If **YES**, provide all the information that is available to the right.	X Yes ☐ No	Type of TA Received: Document Review Name(s) of Ohio EPA personnel providing TA: Ghassan Tafla, Pete Sokoloski, Erin LeGalley TA Billing Number: 370002817006

I. Administrative Information

7. BUSTR-regulated Underground Storage Tank Systems (USTs)		
7.a. Were BUSTR-regulated USTs still requiring corrective action addressed as part of this voluntary action? **Note: Check the "No box" for USTs already addressed by a BUSTR no further action ("NFA") determination.**	☐ Yes X No	
7.b. If yes, what were the BUSTR classifications of the USTs? **Note: Attach BUSTR's NFA determination letter for each non-class C UST addressed by this NFA letter.**	☐ Class C USTs ☐ Non-class C USTs (must have other non-BUSTR VAP identified areas addressed as part this VAP NFA letter) BUSTR USTs release #:	
8. Remedy Support Documentation		
8.a. Is an Operation and Maintenance (O&M) Plan and proposed agreement included in the NFA Letter?	☐ Yes X No	
8.b. Is a Risk Mitigation Plan included in the NFA Letter?	☐ Yes X No	
8.c. Is a proposed environmental covenant (EC) included in the NFA Letter?	X Yes ☐ No	
9. Legislative Reporting Information (Optional)		
9.a. Describe any state/federal VAP/Brownfield financial assistance received in conjunction with this project:	☐ Yes X No	Describe:
9.b. Describe the intended land use or end user of the Property, if known:	Commercial/Industrial Development	
9.c. Number of jobs created as a result of the Voluntary Action.	Projected permanent commercial jobs: Unknown Actual permanent commercial jobs Unknown Projected permanent industrial jobs: Unknown Actual permanent industrial jobs: Unknown	



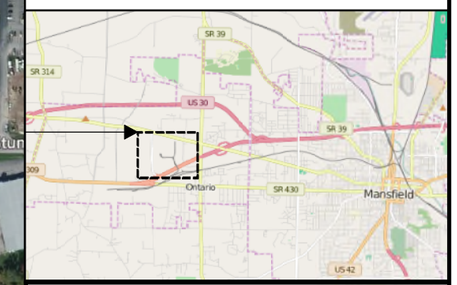
Legend

Property Line

N
W E
S

0 250 500
Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.



MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FORMER MANSFIELD
STAMPING PLANT

TETRA TECH

Path: L:\CADD\P2083\05\003\mxd\MANSFIELD_Former_Plant_Map_111215.mxd Date: 11/14/2015 User: dale.vonbusch

II. Certified Professional (CP) Affidavit

[A CP affidavit is required by OAC 3745-300-13 when issuing an NFA letter and when submitting the NFA letter to Ohio EPA with a request for a CNS under Ohio's Voluntary Action Program. ***The date the CP executes the affidavit for an NFA letter sets the NFA letter issuance date.*** *The same CP affidavit may be used for submitting the NFA letter. CPs may use this form to prepare the CP affidavit for both issuing and submitting an NFA letter addendum.* ***CP seal with correct expiration date should be stamped on CP's affidavit.****]*

State of OHIO)
) ss:
County of HAMILTON)

I, Lewis C. Rhodes, Jr, being first duly sworn according to law, state that, to the best of my knowledge, information and belief:

1. I am an adult over the age of eighteen years old and competent to testify herein.

2. I am a Certified Professional, No.201, in good standing under Ohio Revised Code (ORC) Chapter 3746 and Ohio Administrative Code (OAC) Chapter 3745-300, also known as Ohio's Voluntary Action Program.

3. I have prepared a No Further Action (NFA) Letter for property referred to as the Former GM Mansfield/Ontario Stamping Plant and located at 2525 West Fourth Street, Ontario, Richland County, Ohio (the "Property).

4. I prepared the NFA Letter at the request of Revitalizing Automotive Community Environmental Response (Racer) Trust, 500 Woodward Avenue, Suite 2650, Detroit, Michigan 48226. The Property is owned by Brownfields Community Development Company (BCDC), 1400 NW 107 Avenue, Miami, Florida 33172.

5. I have read the standards of conduct contained in OAC 3745-300-05, and met the standards while rendering professional services regarding the voluntary action at the Property.

6. The Property is eligible for the Voluntary Action Program pursuant to ORC 3746.02 and OAC 3745-300-02.

7. The voluntary action has been conducted and the NFA Letter has been issued in accordance with ORC Chapter 3746 and OAC Chapter 3745-300. As a result, I determined that the Property complies with the applicable standards contained in ORC Chapter 3746 and OAC Chapter 3745-300.

8. The voluntary action was conducted in compliance with all applicable local, state, and federal laws and regulations.

9. The NFA Letter and any other information, data, documents and reports submitted with the NFA Letter are true, accurate and complete.

Further affiant sayeth naught.

Signature of Affiant

Certified Professional's Current Seal here:

LEWIS C. RHODES, JR.
CERTIFIED PROFESSIONAL (CP201)
ORC Section 3746.04 (B) (5)
OAC Rule 3745-300-05
My Certification Expires: 04/19/2016

OHIO VOLUNTARY ACTION PROGRAM
LEWIS C. RHODES, JR. CP201
CERTIFIED PROFESSIONAL

Sworn to before me and subscribed in my presence this 30 day of December, 2015.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

Nancy K. Morris
Notary Public, State of Ohio
My Commission Expires 03-31-2019

III. Transmittal letter from CP to Volunteer

TETRA TECH

December 01, 2015

Pamela L. Barnett, PG
Cleanup Manager
RACER Trust
500 Woodward Avenue
Suite 2650
Detroit, MI 48226

RE: No Further Action Letter Issuance Notification Letter
Former GM Mansfield/Ontario Stamping Plant Property
2525 West Fourth Street, Ontario, Richland County, Ohio 44305

Dear Ms. Barnett:

Pursuant to the requirements of the Ohio Revised Code (ORC) 3746.11 and Ohio Administrative Code (OAC) 3745-300-13(F), in my role as Certified Professional (CP #201), I am providing you with a copy of a No Further Action (NFA) Letter that I issued for the Former GM Mansfield/Ontario Stamping Plant Property located at 2525 West Fourth Street, Ontario, Richland County, Ohio 44305 (the "Property"). The supporting documentation that I reviewed or developed and my findings are summarized in the NFA Letter.

On the basis of this information or my direct involvement in the voluntary action, I have determined that the Property meets the applicable standards under Ohio's Voluntary Action Program. This determination allows me to issue the NFA Letter

Please notify me in writing, as required by OAC 3745-300-13(G), if Racer Trust wishes me to submit the NFA Letter to the Director of the Ohio EPA (Director) with a request for a covenant not to sue (CNS) on its behalf. I have prepared a form for your use to meet this written notice to submit obligation (see attached). A CNS may be issued by the Director pursuant to ORC 3746.12 only if the original NFA Letter is submitted to the Director with a request for a Covenant Not to Sue by a Certified Professional on the Volunteer's behalf.

Regards,

Lewis C. Rhodes, Jr., PG, CP (#201)
Cincinnati Operations Manager

Tetra Tech Inc.
250 West Court Street, Suite 200 W, Cincinnati, Ohio 45202
Tel 513-241-0149 Fax 513-564-0354 www.tetratech.com

IV. Volunteer's Written Notice Regarding Submission of NFA Letter Form

Revitalizing Auto Communities
Environmental Response Trust

Volunteer's Written Notice Regarding Submission of NFA Letter Form

State of OHIO)

) ss:

County of FRANKLIN)

I, Pamela Barnett, being first duly sworn according to law, state that, to the best of my knowledge, information and belief:

1. I am authorized to submit this affidavit on behalf of Racer Trust (the "Volunteer").

2. A voluntary action is being conducted or completed at a property known as the Former GM Mansfield/Ontario Stamping Plant, and which is located at 2525 West Fourth Street, Ontario, Richland County, Ohio 44305, in Richland County.

3. The Volunteer has received a copy of a No Further Action Letter ("NFA Letter") for the property based on a voluntary action performed under Ohio Revised Code ("ORC") Chapter 3746 and Ohio Administrative Code ("OAC") Chapter 3745-300. The NFA letter was issued on December 10, 2015 by Lewis C. Rhodes, Jr., CP #201, who is a Certified Professional for the voluntary action.

4. The purpose of this affidavit is to direct the Certified Professional to either:

_X_ **Submit** the original NFA Letter to the director of the Ohio Environmental Protection Agency for consideration of a covenant not to sue, pursuant to ORC 3746.11(A) and OAC 3745-300-13(H)(1).

____ **Not submit** the original NFA Letter to the director of the Ohio Environmental Protection Agency for consideration of a covenant not to sue. (The Certified Professional should therefore send the original NFA letter to the Volunteer, pursuant to ORC 3746.11(A) and OAC 3745-300-13(H)(2)).

Further affiant sayeth naught.

Pamela Barnett

Signature of Affiant

Pamela Barnett

Typed Name and Title of Affiant

Sworn to me and subscribed in my presence this 3 day of December, 2015

NOTARY PUBLIC STATE OF OHIO

CHRISTOPHER LYNCH
Notary Public, State of Ohio
My Commission Expires
March 6, 2018

Notary Public

V. NFA Letter

Former GM Mansfield/Ontario Stamping Plant
2525 West Fourth Street, ONTARIO, Richland County, Ohio 44305

Prepared For:
Racer Trust, 500 Woodward Avenue, Suite 2650
Detroit, Michigan 48226

Prepared By:
Lewis C. Rhodes, Jr., PG, CP (#201), Tetra Tech, Inc.
250 West Court Street, Suite 200W, Cincinnati, Ohio 45202

A. Is the NFA Property eligible for participation under the Voluntary Action Program (VAP) pursuant to ORC 3746.02 and OAC 3745-300-02? _X_ Yes ___ No

B. Has a risk assessment been performed in accordance with OAC 3745-300-09? _X_ Yes ____ No

C. Identify the person(s) who performed work in support of the NFA Letter:

Name	Title	Company / Firm	Nature and Scope of Work Performed
Lewis C. Rhodes, Jr.	*Geologist/VAP CP*	*Tetra Tech, Inc.*	*Project Manager/VAP CP*
Victoria Farmer	*Environmental Sci.*	*Tetra Tech, Inc.*	*Boring/Well Install & Sampling*
Eric Morton	*Toxicologist*	*Tetra Tech, Inc.*	*Risk Assessment*
Kevin Losekamp	*Geologist*	*Tetra Tech, Inc.*	*Boring/Well Install & Sampling*
Tim Schnieber	*Environmental Sci.*	*Tetra Tech, Inc.*	*Boring/Well Install & Sampling*
Brandon Helm	*Environmental Sci.*	*Tetra Tech, Inc.*	*Boring/Well Install & Sampling*
Amber Bixler	*Toxicologist*	*Tetra Tech, Inc.*	*Risk Assessment*
David Homer	*Toxicologist*	*Tetra Tech, Inc.*	*Ecological Risk*
Dale Von Busch	*GIS Specialist*	*Tetra Tech, Inc.*	*GIS and CADD*
Ali Rodrian	*GIS Specialist*	*Tetra Tech, Inc.*	*GIS and CADD*
Joe Aborreno	*Graphic Artist*	*Tetra Tech, Inc.*	*Graphic Arts (cross sections)*
Guy Montfort	*QCC*	*Tetra Tech, Inc.*	*QA/QC*
Stan Lynn	*QCC*	*Tetra Tech, Inc.*	*QA/QC*

D. List of all data, records, and information relied upon for NFA Letter:

Tetra Tech, 2011 – Ohio EPA Site Specific Work Plan – Phase I PA
Tetra Tech, 2011 – Ohio EPA VAP Compliant Phase I PA
Tetra Tech, 2012 – Ohio EPA Site Specific Work Plan – Phase II PA
Tetra Tech, 2014 – Groundwater Modeling Report
Tetra Tech, 2015 – Ohio EPA VAP Compliant Phase II PA
Tetra Tech, 2015 – Ohio EPA VAP Property Specific Risk Assessment
Tetra Tech, 2015 – Ohio EPA VAP Remedial Action Plan
Tetra Tech, 2015 – Ohio EPA VAP Remediation Completion Report
Certified Laboratory Reports with Affidavits

E. Executive Summary

Property:
Former GM Mansfield/Ontario Stamping Plant
2525 Fourth Street, Ontario, Richland County, Ohio

Volunteer:
Revitalizing Auto Communities Environmental Response (Racer) Trust
500 Woodward Avenue, Suite 2650, Detroit, MI 48226

Owner:
Brownfields Community Development Company
1400 N.W. 107 Avenue
Miami, Florida 33172

NFA and Executive Summary Issued by:
Lewis C. Rhodes, Jr. CP 201
Tetra Tech, Inc.
250 West Court Street, Suite 200 W, Cincinnati, Ohio 45202
Phone: 513-241-0149 email: carl.rhodes@tetratech.com

This No Further Action (NFA) letter executive summary serves as both a summary and recording document to meet the requirements of Ohio Revised Code (ORC) 3746.14(A)(1) and Ohio Administrative Code (OAC) 3745-300-13(J) under Ohio's Voluntary Action Program (VAP). Copies of the NFA letter and request for Covenant Not to Sue (CNS) may be obtained by contacting the Ohio EPA – Division of Environmental Response and Revitalization, Central Office Records Management Officer. A legal description of the approximately 266 acre Property is included in the NFA letter.

SECTION 1.0 HISTORY

Section 1.1 Property History

General Motors Company constructed the main plant building, approximately 2.9 million square feet, in 1955 and began operating. The plant was built to produce automotive body components out of steel; the steel is "stamped" in various press machines. During the height of production at the plant, it contained 18 transfer presses, 21 major press lines with 134 conventional presses, 43 metal assembly lines, and 14 blanking presses. Presses were located in pits, with the hydraulic components below the machines. When production at the facility ceased in February 2010, several of the presses and various other machinery were removed and auctioned off.

During its operation from 1955 to 2010, the plant processed over 750 tons of steel per day; scrap metal from the presses was collected via a system of conveyors and sent to the Baler House where it was baled for off-site removal. In 2002, the baler operation was terminated when a loose scrap system was instituted. The powerhouse was also built in 1955 to supply power and compressed air to the plant, when operational it burned up to 100 tons of coal per day. The powerhouse included three coal-fired boilers, one steam

air compressor, and seven electric air compressors. Coal entered the powerhouse through the basement, and an elevator was used to transport it to the top floor of the building where it entered a bunker; the coal was then weighted out and transferred to the boilers. Ash residue from the boilers was vacuumed out and collected in an adjoining silo, where it was periodically emptied into a cinder truck. A 42,000 square foot area south of the powerhouse, including the current waste water treatment plant, was used to store the coal. The powerhouse was shut down in 2001 when gas-fired boilers were installed at the main plant.

Prior to General Motors purchasing the land in 1955, historical records and files reviewed indicate that the subject Property was farmland. The Chain of Title documentation obtained from the Richland County Recorder's Office is provided in the Phase I PA. The Property is not currently in use and was purchased by Brownfields Community Development Company (BCDC) in 2012. Following the acquisition, BCDC had the majority of the buildings demolished. The Property remains inactive, with no development activity initiated by BCDC.

Section 1.2 Surrounding Property History

The Subject Property is bounded by West 4th Street and businesses to the north (including The Bookery, Red Lobster, ABC Warehouse, and the United Auto Workers); Stumbo Road followed by Wellspring, First Merit Bank, Advantage Credit Union, and the Richland Mall to the east; the Ontario Police Department, followed by State Route 309 and a railyard to the south; and Beer Road followed by businesses (Burner Systems, Invensys, Universal Refrigeration, Yellow Trucking, and Shearer Equipment) and a residence/farmland to the west.

As identified in the Phase I Environmental Site Assessment (ESA) report (Tetra Tech 2011), documents provided by the Ohio EPA indicated a spill of petroleum originating from 815 North Beer Road (former Bender & Loudon Trucking, now Yellow Trucking, adjacent to the Property's western border). The 1990 Ohio EPA Pollution Incident Report contains correspondence between the GM plant manager and the Ohio EPA discussing the source of oil and grease detected in the storm water discharge during sampling on October 8 and 30, 1990. During that time period, no spills were reported on the Property and the floating baffle, brill skimmer, and underflow weir were all in place and operating properly in the storm water pond.

Two ditches flowing onto the Property (Beer Road and State Route 309 ditches) were inspected on November 13, 1990 to determine if surface water runoff from adjacent properties may have caused the contamination. A visible sheen was observed on the surface of the water in the ditch along Beer Road and a visual "trail" of the sheen led upstream to the former Bender & Louden Trucking Terminal (815 North Beer Road) where the contamination apparently originated. This facility was once a site of underground diesel storage tanks.

Absorbent socks were placed where the ditches along Beer Road and State Route 309 flow onto the Property but the sock along Beer Road had become tangled allowing contaminants (observed as visible oil sheen) to enter the Property, pass through a large portion of the storm water collection system, and exit the property through the permitted outfall.

Supporting evidence includes the Ohio EPA spill report and laboratory results for sediment samples SD-02 and SD-04 located in the drainage ditch adjacent to Beer Road and topographically down-gradient from the alleged spill location. These two sample locations yielded the highest concentrations of COCs relative to the other sediment sample locations on the property. Sample locations SD-02 and SD-04 demonstrate elevated COC concentrations and correlate to the locations cited in the Ohio EPA Incident Report. These two ditches connect to the Property storm water collection system and represent the apparent entry point for the COCs onto the property. This data supports the 1990 release at 815 Beer Road as the probable source of the COCs in Beer Road Ditch. No elevated COC concentrations were detected at sediment sample location SD-1, upstream of 815 Beer Road. As a result, the release has migrated onto the NFA property, through the storm water conveyance system, and off property through the former NPDES outfall.

SECTION 2.0 GENERAL DESCRIPTION OF PROPERTY

Section 2.1 Phase I Property Assessment and General Information

The NFA Property is located at 2525 West Fourth Street in Ontario, Richland County, Ohio. The VAP compliant Phase I property assessment was completed in January 2011 under contract to Ohio EPA in association with the Targeted Brownfield Assessment (TBA) Program. The current Property use is industrial. Future planned use is industrial/ commercial and surrounding land use is industrial/commercial/agricultural.

The Phase I ESA was updated with CP walk-overs conducted in December 2010, and May 2011 (first update). An additional update of the Phase I Property Assessment was completed on November 6, 2015, which is within 180 days prior to issuance of the NFA Letter.

The GM Stamping Plant was built in 1955 and 1956, with limited production beginning late 1956. A rail dock was added to the west side of the plant in 1964, and a 10 acre addition was added on the south side beginning in 1984. Eleven additional buildings were located on the site – the rack wash building, gas boiler house, coil steel rack building, baler house, press prep building, original switch house, new switch house, fire pump house, powerhouse, waste water treatment plant (WWTP), and the compressor building. A storm water retention pond is located at the southwestern corner of the property; five to six small ditches and creeks lead from the plant into the retention pond.

One federal public water supply (PWS) system and 57 state registered wells are located within one mile of the Subject Property. One well, reportedly located on the Subject Property underneath the water tower, was not located and apparently has been abandoned. The well was constructed in 1956 to a depth of 220 feet below ground

surface (bgs) in a shale aquifer. The well log indicates clay, gravel, and sandstone overlaying shale, and a static water level of 125 feet. Well logs for the surrounding area indicate depths ranging from 200 to 295 feet bgs. The federal PWS is a well field located between one-half and one mile east-southeast and is owned by the City of Ontario.

The general topographic gradient in the area is south; however, storm water at the Subject Property and from the surrounding area is routed towards the storm water retention pond on the southern portion of the site.

Natural subsurface materials in the Property vicinity include unconsolidated deposits of clay and silt with inter-bedded sands and gravels, deposited as glacial till and outwash. ODNR well logs indicate glacial till comprised of clay and inter-bedded sand and gravel horizons to depths of 70 to 120 feet bgs.

Groundwater beneath the Property is divided into two distinct zones: 1) the shallow unconsolidated glacial till unit; and, 2) the sandstones and shales of the deeper Cuyahoga Group bedrock aquifer. Regional groundwater flow in Richland County is to the South Southwest. Groundwater flow observed in the shallow unit at the site is to the southeast and to the southwest, away from a mounded area in the center of the site.

Twelve (12) identified areas (IAs) were identified as a result of the initial Phase I PA. The Phase I property assessment resulted in designation of the following 12 identified areas (IAs):

Identified Area	IA #	Description of Area/Source	COCs
Snow Staging/Rack Storage Area	1	Soil borings, soil boring water sampling, sediment sampling.	VOCs, PAHs, PCBs, RCRA metals, TPHs including GRO and DRO and ethylene glycol.
Former UST Farm	2	Soil borings, soil boring water sampling, monitoring well installation and sampling to confirm Ohio BUSTR NFA.	VOCs, PAHs, and TPH DRO/GRO.
Missing/ Misidentified USTs	3	Additional research, soil boring and monitoring well installation if warranted.	VOCs, TPH DRO/GRO
Former WWTP	4	Soil borings, soil boring water sampling, monitoring well installation and sampling.	VOCs, PAHs, PCBs, RCRA metals, and TPH GRO/DRO
Artificial Fill/Slope Area	5	Geophysical survey, soil borings, soil boring water sampling, test pits, monitoring well installation	VOCs, PAHs, PCBs, and RCRA metals

Coal Storage Area	6	Soil borings, soil boring water sampling, monitoring well installation and sampling.	PAHs, PCBs, RCRA metals, and TPH GRO/DRO
Original Switch House	7	Surface water sampling (standing water in basement) and wipe sampling.	Sampling in this area was limited to building material screening for the purposes of demolition. This IA was NOT carried into Phase II.
Stained sumps, stains and floor drains	8	Geophysical survey, borings as close as possible to "marriage station".	VOCs, PAHs, PCBs, RCRA Metals, TPH DRO/GRO
Existing WWTP	9	Closed system with no evidence of release. IA not investigated further.	No evidence of a release associated with this IA. No sampling was required. This IA was NOT carried to Phase II.
Hazardous Waste Storage Area	10	Soil borings, soil boring water sampling, monitoring well installation and sampling.	VOC, PAH, PCB, and RCRA metals
Asbestos Containing Building Materials	11	A review of historical ACBM data at Ohio EPA's request.	Sampling in this area was limited to building material screening for the purposes of demolition. This IA was NOT carried into Phase II.
Wood Block Flooring	12	Waste Characterization Screening at Ohio EPA's request.	Sampling in this area was limited to building material screening for the purposes of demolition. This IA was NOT carried into Phase II.

As a result of additional review and site observations the list of identified areas was revised. The IA originally identified as IA-1 was sub-divided into two IAs (IA-1a and IA-1b). Four of the original IAs were excluded as a result of either no evidence of a release or being ineligible for VAP (e.g. covered by another regulatory program). These include IA-7, IA-9, IA-11, and IA-12. Two IAs were added as a result of the Phase II PA. These include IA-13 in the southern terrace area and IA-14, an area originally designated as part of IA-9 that was separated to reflect its own distinct IA.

Identified Area	IA #	Description of Area/Source	COCs
South Field Lower Terrace Fill	13	Soil borings to investigate developer's report of a "solvent odor."	VOCs
Eastern Raw Material Storage Area	14	Soil borings to investigate the eastern raw material storage area.	VOCs, PAHs, PCBs, RCRA Metals, TPH DRO/GRO

Section 2.2 Proposed Land Use

The proposed uses of the NFA Property will be limited to commercial/industrial. BCDC, the current owner of the NFA property, has not provided information regarding future development.

Section 2.3 Asbestos Survey and Abatement

Tetra Tech compiled a review of historical ACBM information for the site to support abatement of the structures at the NFA Property at Ohio EPA's request. ACBMs were removed by a licensed asbestos abatement contractor and handled and disposed in accordance with applicable law. The Ohio EPA Technical Services Division of the Air Pollution Control provided oversite of the abatement activities.

Section 2.4 Approvals Obtained Prior to Issuance of NFA Letter

Section 2.4.1 Urban Setting Designation (USD)

No USDs were relied upon in evaluating the NFA Property.

Section 2.4.2 Off-Property Pathway Omission after Applying Diligent Efforts

A request to have off-property pathways omitted pursuant to OAC 3745-300-11(D) has not been requested with regard to the NFA Property.

Section 2.4.3 Variance or Case-by-Case Determination

No variance or case-by-case determination pursuant to OAC 3745-300-12 has been requested with regard to the NFA Property.

Section 2.5 Phase II Property Assessment

Soil:

The following table provides each complete exposure pathway for direct contact with soil, and the associated point of compliance; pursuant to OAC 3745-300-07.

Pathway	Suite of COCs for each pathway	Point of Compliance
Direct Contact with Soil from IA-4	PAHs	2-feet bgs (commercial/industrial); 10-feet bgs (construction/excavation)

Pre-remediation soil analytical results from the 0 – 2.5' and 2.5 - 5' bgs intervals of soil boring IA4-3 exceeded the revised 2014 VAP commercial/industrial direct contact standard for soil for the following analytes: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd) pyrene. In addition, the sample exceeded the Excavation/Construction Direct Contact for Soil Standard for benzo(a)pyrene.

Samples submitted from the remaining borings had results below the VAP standard. Results from the two subsequent soil sampling events in IA-4 intended to delineate the shallow soil exceedances and provide additional detail of the extent of contamination within IA-4. Results of the additional sampling are provided below.

Borings IA4-11 through IA4-30 were placed in December, 2011. Results indicated exceedances of the VAP commercial/industrial soil direct contact standards for the following analytes: benzo(a)anthracene (IA4-12, IA4-17, and IA4-18), benzo(a)pyrene (IA4-12, IA4-13, IA4-17, IA4-18, and IA4-30), benzo(b)fluoranthene (IA4-12 and IA4-17), and dibenz(a,h)anthracene (IA4-12, IA4-17, and IA4-18).

Borings IA4-31 through IA4-38 were placed in November, 2012. Results indicated exceedances of the VAP commercial/industrial soil direct contact standards for the following analytes: benzo(a)anthracene (IA4-31), benzo(a)pyrene (IA4-31 and IA4-37), dibenz(a,h)anthracene (IA4-31), and indeno(1,2,3-cd)pyrene (IA4-31). In addition, results for benzo(a)pyrene exceeded the construction/excavation direct contact for soil standard in IA4-31.

Ground water:

The following table provides each ground water zone, classification, complete exposure pathway, point of compliance, and response requirement, as applicable under OAC 3745-300-07 and 3745-300-10.

Groundwater zone (depth range)	Suite of COCs in ground water	Classification	Response requirement / Complete exposure pathway
Shallow unconsolidated zone. Surface to ~75 ft.		Class B	Meets UPUS at property boundary. Protected by deed restriction prohibiting the use of groundwater at the property.
Cuyahoga Group Sand and Shale Aquifer.	Weight of evidence indicates no COCs	(Meets UPUS)	Modeling indicates natural conditions continue protection of this zone to maintain UPUS.

Analytical data from the shallow zone groundwater samples indicate that samples from one groundwater well exceeded revised 2014 VAP UPUS for TCE, samples from six groundwater wells exceeded VAP UPUS for arsenic, and one groundwater sample exceeded the VAP standard for selenium. Analytes that exceeded the revised 2014 VAP Generic UPUS are as follows:

1. TCE exceeded the VAP UPUS in a groundwater sample submitted from monitoring well MW5-2S. The Ohio VAP Generic UPUS for TCE is 0.005 mg/L. Laboratory results for the sample collected at monitoring well location MW5-2S indicate a concentration of 0.011 mg/L and 0.0076 mg/L for samples collected in April 2011 and June 2011, respectively.

2. Arsenic exceeded the VAP UPUS in groundwater samples from the following monitoring wells: MW2-1, MW2-2, MW5-1, MW5-2S, MW5-2D and MW5-4. The Ohio VAP Generic UPUS for (inorganic) arsenic is 0.01 mg/L; concentrations exceeding the standard ranged from 0.0112 to 0.0465 mg/L. The arsenic concentration (0.012 mg/L) in the field duplicate of sample MW2-2 also exceeded the VAP UPUS; however, the concentration in the original sample did not. The VAP Generic UPUS for selenium (0.05 mg/L) was exceeded in the sample collected at MW10-1 with a concentration of 0.105 mg/L

Groundwater in the shallow zone at the Property has been determined to be “Class B”. Therefore, potable groundwater use (ingestion and dermal contact, as well as inhalation of volatiles released from potable groundwater use [e.g., showering] on site is considered incomplete; hence, there are no on-site receptors at or in the direction of groundwater flow (see 3745-300-07(F)(7)(d) and 3745-300-10(B)(2)(c)(i) and Ohio EPA [2009]). Groundwater modeling was conducted at the Property where COCs have been detected at concentrations exceeding their respective VAP UPUS values to the

boundaries of the Property. Groundwater modeling also was used to evaluate the potential impact to site-wide groundwater quality as a result of migration of COCs. The modeling results show that all modeled concentrations at the boundaries of the Property are less than their respective VAP UPUS.

Surface Water and Sediments:

Sediment and surface water samples were collected from the Property storm water drainage system, which was regulated under an active NPDES permit at the time. Surface water on the Property drains to the drainage network with minor exceptions to the east. The surface water in the drainage system at two of the proposed sediment sampling locations was too deep to allow for sampling, therefore, only 11 sediment samples were collected from the Property.

One of sediment samples (SD-13) was collected from a ditch adjacent to IA-4 that contained a minimal amount of water at the time and thus may not be perennial inundated, and was evaluated as a soil sample through comparison to Ohio VAP generic direct contact standards for commercial/industrial and construction/excavation scenarios as revised in August 2014. No exceedances of these standards were detected in this sample and thus, no COCs were identified at location SD-13.

The remaining 10 sediment samples, as well as the two surface water samples, collected during the Phase II PA were from perennially inundated segments of the Property storm water collection and conveyance system which was regulated under an active NPDES permit. In October 2015, the new owner of the property, BCDC, allowed the NPDES permit to expire.

Sediment samples were analyzed for VOCs (all locations), PAHs (all locations), RCRA metals (five locations), PCBs (three locations), TPH (one location), and ethylene glycol (eight locations). Two sediment samples, SD-02 and SD-04, collected in the drainage ditch outside the west fence and adjacent to Beer Road showed concentrations of benzo(a)pyrene of 10 mg/kg and 17 mg/kg, respectively, that are greater than the Ohio VAP Generic Soil Direct Contact Standard for commercial/industrial scenario of 5.8 mg/kg but less than the Ohio VAP Generic Soil Direct Contact Standard for Construction/Excavation scenario of 120 mg/kg.

As identified in the Phase I ESA report (Tetra Tech 2011), documents provided by the Ohio EPA indicated a spill of petroleum originating from 815 North Beer Road (adjacent to the Property's western border). The 1990 Ohio EPA Pollution Incident Report contains correspondence between the GM plant manager and the Ohio EPA discussing the source of oil and grease detected in the storm water discharge during sampling on October 8 and 30, 1990. During that time period, no spills were reported on the Property and the floating baffle, brill skimmer, and underflow weir were all in place and operating properly in the storm water pond. Two ditches flowing onto the Property (Beer Road and State Route 309 ditches) were inspected on November 13, 1990 to determine if surface water runoff from adjacent properties may have caused the contamination. A visible sheen was observed on the surface of the water in the ditch along Beer Road and a visual trial of the sheen led upstream to the former Bender & Louden Trucking Terminal (815 North Beer Road) where the contamination apparently originated. This facility was also once a site of underground diesel storage tanks. Absorbent socks were placed where the ditches along Beer Road and State Route 309 flow onto the Property but the sock along Beer Road had become tangled allowing contaminants (observed as visible

oil sheen) to enter the Property, pass through a portion of the drainage network, and exit the property through the permitted outfall.

The sediment samples SD-02 and SD-04 were located in the drainage ditch adjacent to Beer Road topographically down-gradient from the alleged spill location. Other than samples SD-02 and SD-04, there were no exceedances of applicable standards in the sediment samples. This data supports the 1990 release at 815 Beer Road as the probably source of the COCs in Beer Road Ditch. No elevated COC concentrations were detected at sediment sample location SD-01, upstream of 815 Beer Road. Sample locations SD-02 and SD-04 demonstrate elevated COC concentrations and correlate to the locations sited in the Ohio EPA Incident Report as the two ditches connected to the Property drainage network that were impacted by the release. Additionally, as discussed in below Section 3.1, the sediment exposure pathway to the human receptor population is considered incomplete due to both the fact that the sediment is inundated by surface water that can't produce a consistent supply of edible-sized fish as well as recreational activities such as wading, fishing, swimming, and boating are not expected to occur. The ecological risk was also evaluated and is further discussed below in Section 3.4.

Locations sampled for RCRA metals were then compared against the Ohio EPA Sediment Reference Values for the Erie-Ontario Lake Plain (EOLP). The sediment reference values are considerably lower than the VAP standards; as such, the EOLP reference value for silver (0.43 mg/kg) is lower than the laboratory method detection limit (LMDL) (0.91 – 1.5 mg/kg). Although samples for silver were found to be non-detect, the LMDL exceeded the EOLP sediment reference value, but remain well below the Ohio VAP sediment GDCS. No additional analytes were detected above their respective EOLP background sediment reference value. Two sediments samples, SD-07 and SD-08, and soil sample SD-13 were analyzed for PCBs and none were detected.

Pathways: Incomplete based on the pass through provision and qualitative risk demonstration.

Point of Compliance: Former NPDES permitted storm water retention pond outfall (property line).

Soil Gas / Indoor Air:

Tetra Tech modeled potential indoor air concentrations of the COCs detected in both (1) soil and (2) groundwater using U.S. EPA's Johnson and Ettinger (J&E) model and also employed a comparison of estimated indoor air concentrations from groundwater using EPA'S GW-ADV-FEB04 and VISL spreadsheet models.

Tetra Tech conducted J&E Modeling to evaluate the potential for risk associated with the soil gas to indoor air pathway. Based on the first J&E model run on soil using default Property parameters, the only significant risks and hazards were associated with naphthalene at boring IA4-3. The VI risk for naphthalene at this location was calculated at 5.3E-05 and the hazard index was 1.5. In both cases, the exceedances were relatively low. Based on data from surrounding borings, the presence of naphthalene at IA4-3 appears to be relatively localized. However, based on the modeled results indicating a slight potential exceedance of acceptable risk levels for a future structure built on this

location at the Property, naphthalene is a COC with regard to the VI pathway. Tetra Tech returned to the Property to collect site-specific data for use as J&E model inputs in accordance with Ohio VAP Guidance. Site-specific values were determined following ASTM requirements for the following parameters: soil bulk density, total porosity, water-filled porosity, and fraction organic carbon. Tetra Tech used the same analytical data from three borings installed at the Property (IA4-31, IA4-34, and IA4-36).

The naphthalene risks and hazards associated with boring IA4-3 were recalculated based on J&E modeling conducted using the average parameter values collected from IA4-31, IA4-34, and IA4-36 (site specific values). The VI risk for naphthalene at boring IA4-3 was reduced to 8.8E¬06 and the hazard index was reduced to 0.24. The revised risk is less than 1E-05, the Ohio EPA Industrial Target Risk (TR) and the revised hazard index is less than 1. Summing the revised naphthalene risk and hazard for boring IA4-3 with the remaining default-based (and, therefore, more conservative) risks and hazards for the remaining analytes resulted in a revised total risk of 8.9E-06 (less than the Ohio EPA Industrial TR) and a revised total hazard of 0.36 (less than 1). Therefore, upon incorporating site-specific geologic/hydrogeologic information into the J&E modeling, Tetra Tech determined that the soil and groundwater contamination at the Property is not associated with any significant VI risks or hazards.

The results of the VI modeling indicated no significant risks (>1E-05 Ohio EPA Industrial TR) or hazards (>1) for any individual of the contaminants detected in the groundwater samples with one exception. The total HI for construction/excavation workers in IA-5 was calculated as 2, which exceeds the target hazard of 1. This total HI is driven by potential exposure to TCE in trench air. However, TCE was detected in only 1 of 4 monitoring wells at IA-5. The HI for TCE (1.6) based on the maximum detected concentration of TCE from monitoring well MW5-2S (11 µg/L) was reduced to 1.1 (and the total HI reduced from 1.6 to 1.2) when the TCE concentration (7.7 µg/L) measured in a second sample collected two months later from MW5-2S is used. The revised total HI of 1.2 reduces to 1 at one significant figure. Therefore, the hazard for construction/excavation workers at IA-5 is judged to be only marginally significant and may be insignificant.

Section 2.6 Background Evaluation and Findings

Locations sampled for RCRA metals were compared against the Ohio EPA Sediment Reference Values for the Erie-Ontario Lake Plain (EOLP). The sediment reference values are considerably lower than the VAP standards; as such, the EOLP reference value for silver (0.43 mg/kg) is lower than the laboratory method detection limit (LMDL) (0.91 – 1.5 mg/kg). Although samples for silver were found to be non-detect, the LMDL exceeded the EOLP sediment reference value, but remains well below the Ohio VAP sediment GNS. No additional analytes were detected above their respective EOLP background sediment reference value.

SECTION 3.0 SUMMARY OF DATA COLLECTION AND EVALUATIONS

Section 3.1 Summary of Receptors and Pathways On and Off Property

Tetra Tech completed a property-specific risk assessment (PSRA) to support the no further action (NFA) letter with a request for a covenant not to sue (CNS) from Ohio EPA sought by Racer. To this end, the specific purposes of the risk assessment are to (1) assess and characterize potential human health and ecological exposures and risks, (2) determine whether identified risks exceed target levels, and (3) for target levels that are exceeded, assess the need for and extent of remedial actions, including determination of chemical- and medium-specific remedial objectives. The property-specific risk assessment was conducted in accordance with the procedures specified in Ohio Administrative Code (OAC) 3745-300-09.

Receptor / Pathway	On or off property	Current or reasonably anticipated?
Commercial/Industrial & Construction/Excavation Direct Contact Soil Pathway (IA-4)	On property	Reasonably anticipated (pre-remediation)

Pre-remediation soil samples yielding GNS exceedances (C/I) were identified in the 0 to 2 foot bgs sample interval in IA-4. Additional samples collected from IA-4 in the 2 to 4 foot and deeper intervals indicated decreasing concentrations of COCs, with none of the COCs exceeding the applicable revised Ohio VAP Direct Contact Soil Standard in those intervals. This data indicates that the impacted soil was limited to shallow, near surface horizons of less than 5 feet bgs in this area. This is consistent with the fact that the sample location was in close proximity to the coal storage and Power House areas, both potential sources of PAH compounds.

Tetra Tech recommended corrective action in association with the soil in the 0 to 5 feet bgs horizon in IA-4 to meet the Commercial/Industrial Direct Contact to Soil Standards. Due to the limited area and shallow depth, the best alternative for corrective action was excavation of impacted material to a depth of 5 feet bgs followed by confirmatory sampling and placement of clean back fill material.

As identified in the Phase I ESA report (Tetra Tech 2011), documents provided by the Ohio EPA indicated a spill of petroleum originating from 815 North Beer Road (adjacent to the Property's western border). The 1990 Ohio EPA Pollution Incident Report contains correspondence between the GM plant manager and the Ohio EPA discussing the source of oil and grease detected in the storm water discharge during sampling on October 8 and 30, 1990. During that time period, no spills were reported on the Property and the floating baffle, brill skimmer, and underflow weir were all in place and operating properly in the storm water pond. Two ditches flowing onto the Property (Beer Road and

State Route 309 ditches) were inspected on November 13, 1990 to determine if surface water runoff from adjacent properties may have caused the contamination. A visible sheen was observed on the surface of the water in the ditch along Beer Road and a visual trial of the sheen led upstream to the former Bender & Louden Trucking Terminal (815 North Beer Road) where the contamination apparently originated. This facility was also once a site of underground diesel storage tanks. Absorbent socks were placed where the ditches along Beer Road and State Route 309 flow onto the Property but the sock along Beer Road had become tangled allowing contaminants (observed as visible oil sheen) to enter the Property, pass through a portion of the drainage network, and exit the property through the permitted outfall.

The sediment samples SD-02 and SD-04 were located in the drainage ditch adjacent to Beer Road topographically down-gradient from the alleged spill location. Other than samples SD-02 and SD-04, there were no exceedances of applicable standards in the sediment samples. This data supports the 1990 release at 815 Beer Road as the probably source of the COCs in Beer Road Ditch. No elevated COC concentrations were detected at sediment sample location SD-1, upstream of 815 Beer Road. Sample locations SD-02 and SD-04 demonstrate elevated COC concentrations and correlate to the locations sited in the Ohio EPA Incident Report as the two ditches connected to the Property drainage network that were impacted by the release.

Sources on the NFA Property are not contributing to the exceedance of applicable standards and the Volunteer has not caused or contributed to the up-gradient contamination. Additionally, OAC 3745-300-09(F)(1) states an exposure pathway to humans is considered to exist if the surface water which contains the sediments produces or can produce a consistent supply of edible-sized fish and chemicals of concern that are persistent, bioaccumulative and toxic are present in the sediment or the surface water or if the surface water which contains the sediments is reasonably anticipated to support recreational activities such as wading, fishing, swimming, and boating. None of these scenarios are applicable to sediment onsite, and therefore, the direct contact exposure pathway is considered incomplete. Section 3.4 below discusses the ecological risk assessment associated with Property sediments.

Section 3.2 Models used

Model	Pathway Evaluated
BIOSCREEN Version 1.4	Simulate migration of arsenic in groundwater
BIOCHLOR Version 2.2	Simulate migration of TCE in groundwater
U.S. EPA's Johnson and Ettinger (J&E) model	Modeled potential indoor air concentrations of the COCs detected in both (1) soil and (2) groundwater
EPA's Vapor Intrusion Screening Level (VISL) Calculator	Used to provide a second set of comparative indoor air EPCs, risks, and hazards based on the potential

	migration of volatile contaminants from groundwater to indoor air.
Virginia Department of Environmental Quality (VDEQ) combination of a vadose zone model to estimate volatilization of gaseous COCs from groundwater into a trench and a box model to estimate dispersion of the COCs from the air inside the trench into aboveground air (VDEQ 2014)	VDEQ requires the use of two separate models: 1) For situations where the depth to groundwater is greater than 15 feet bgs (this applies to IAs 2, 4, 10, and 14 which are located in the Upper Terrace at the NFA Property; and, 2) For situations where the depth to groundwater is less than or equal to 15 feet (this applies to IA-5 which is located in the Lower Terrace at the Subject Property where the depth to groundwater is about 12 feet bgs).

The model code BIOSCREEN Version 1.4 (EPA 1996) is based on the Domenico analytical solution for the advective-dispersive solute transport equation (Domenico 1987), and it has the ability to simulate advection, dispersion, and retardation due to sorption or degradation (decay). BIOSCREEN includes different model types, including solute transport without decay. Therefore, the application of this model code to simulate the migration of arsenic in groundwater is appropriate.

The BIOCHLOR model code (Aziz and others 2002) uses an analytical advective-dispersive transport module with sequential first-order decay to simulate the in situ biotransformation of chlorinated ethenes in a single zone or multiple reaction zones. Both BIOSCREEN and BIOCHLOR are EPA-approved screening level models that are routinely used by various regulatory agencies and are in the public domain.

Groundwater and Soil-to-Indoor Air EPCs were estimated from both groundwater and soil using EPA's Johnson and Ettinger models specifically EPA's GW-ADV-Feb04.xls and SL-ADV-Feb04.xls spreadsheets (EPA 2004a, 2004b). The model-specific indoor air concentrations were used as the indoor air EPCs for medium-specific (groundwater and soil) indoor air exposure scenarios for each IA. IA-specific groundwater- and soil-based indoor air concentrations were obtained from the "Intercalcs" page of the modeling results. For groundwater, the indoor air concentration is the "Infinite source building concentration". For soil, the indoor air concentration is the "Final finite source building concentration"; the soil-based indoor air concentration is identified as finite because a lower depth of contamination was identified at each IA. To the maximum extent possible, input parameter values required by the spreadsheet were based on site-specific conditions.

EPA's Vapor Intrusion Screening Level (VISL) Calculator (EPA 2014c) was used to provide a second set of comparative indoor air EPCs, risks, and hazards based on the potential migration of volatile contaminants from groundwater to indoor air. (EPA's VISL Calculator does not address the soil to indoor air migration pathway). Inputs to EPA's VISL Calculator are more limited than the Johnson and Ettinger model-based spreadsheets.

The chemical-specific VFs relate concentrations of volatile chemicals in groundwater accumulated in a construction trench to airborne concentrations that may be inhaled by

construction/excavation workers. COC-specific VFs and construction trench air EPCs were calculated for this scenario based on Virginia Department of Environmental Quality (VDEQ) guidance, which provides a combination of a vadose zone model to estimate volatilization of gaseous COCs from groundwater into a trench and a box model to estimate dispersion of the COCs from the air inside the trench into aboveground air (VDEQ 2014). VDEQ recommends the use of two separate models – the first model is for situations where the depth to groundwater is greater than 15 feet bgs (this applies to IAs 2, 4, 10, and 14 which are located in the Upper Terrace at the Subject Property where the depth to groundwater is about 25 feet bgs) and the second model is used for situations where the depth to groundwater is less than or equal to 15 feet (this applies to IA-5 which is located in the Lower Terrace at the Subject Property where the depth to groundwater is about 12 feet bgs).

Section 3.3 Human Health Risk Assessment

To satisfy the requirements of 3745-300-07, Tetra Tech completed a PSRA. The risk assessment was completed in accordance with Ohio EPA VAP property-specific risk assessment procedures (OAC 3745-300-09). A property-specific risk assessment is also required at the Property to evaluate the indoor air pathway in portions of the Property that overlie or are located adjacent to groundwater containing VOCs at concentrations greater than Vapor Intrusion Screening Levels (VISL), a pathway for which there are no generic standards (OAC 3745-300-09(A)(3)(a)).

These results of the on-property Human Health Risk Assessment are summarized below:

- Risks and hazards associated with the IA-2, IA-10, and IA-14 are less or equal to receptor-specific target cumulative risks and hazards. Therefore, remediation at these IAs is not required.

- Risks and hazards associated with IA-5 are less than or equal to receptor-specific target cumulative risks and hazards with one exception. The total HI for construction/excavation workers was calculated as 2, which exceeds the target hazard of 1. This total HI is driven by potential exposure to trichloroethene in trench air. However, trichloroethene was detected in only 1 of 4 monitoring wells at IA-5. The HI for trichloroethene (1.6) based on the maximum detected concentration of trichloroethene from monitoring well MW5-2S (11 µg/L) was reduced to 1.1 (and the total HI reduced from 1.6 to 1.2) when the trichloroethene concentration (7.7 µg/L) measured in a second sample collected two months later from MW5-2S is used. The revised total HI of 1.2 reduces to 1 at one significant figure.

- Pre-remediation risks and hazards at IA-4 exceed the target cumulative risk/hazard for commercial/industrial workers and for construction/excavation workers. These risks and hazards are driven by potential exposure to carcinogenic PAHs in soil. Excavation of PAH-contaminated soils at IA-4 will be required.

The risk assessment also addressed the requirement to evaluate the cumulative cancer risk to off-property receptors under an industrial site remedy (OAC 3745-300-9(B)(1)(b)(i). Potential off-property human health risks related to COC exposures from the Subject Property are less than a target cumulative risk of 1E-05 and a target cumulative hazard of 1 (OAC 3745-300-09 (B)(1)(b)(ii)) based on (1) insubstantial exposures (inhalation of particulates and vapors from on-property soils) and (2) measured and modeled groundwater concentrations at the Subject Property boundaries less than 1E-05.

Section 3.4 Ecological Risk Assessment

In addition to evaluating potential human exposures to contaminants present in soil and groundwater at NFA Property IAs, the scope of the PSRA also included an evaluation of potential off-property ecological exposures. Potential ecological exposures to potentially to off-property chemical concentrations were represented by a single off-property sediment sample (SD12-LAN-0411) collected in the Beer Road Ditch beyond the Property's former NPDES-permitted discharge point. The total HI associated with the sediment is 19.

In all, 24 constituents were detected of which seven had a concentration that resulted in an HQ greater than 1, indicating potential for ecological effects. Constituents identified as COCs (and their maximum HQs) include:

- Acetone (1.7)
- Acenaphthene (2.2)
- Benzo(a)anthracene (1.7)
- Benzo(a)pyrene (1.1)
- Chrysene (1.5)
- Fluoranthene (1.4)
- Pyrene (2.3)

For COCs compared to reference values developed by MacDonald, Ingersoll, and Berger (2000), the threshold effect concentration (TEC) was used. However, all of the COC concentrations were less than their respective probable effect concentrations (PEC). The individual HQs and total HI are expected to be driven by off-property sources rather than the subject Property for the following reasons: (1) no releases of hazardous substances or petroleum products have been reported to the on-property drainage system and (2) viable off-property sources of PAHs are readily apparent and include the 1990 release of petroleum to the Beer Road ditch, and the NFA Property storm water system.

As identified in the Phase I ESA report (Tetra Tech 2011), documents provided by the Ohio EPA indicated a spill of diesel fuel originating from 815 North Beer Road (adjacent

to the Subject Property's western border). The spill report pertains to an excess of oil and grease first observed in the permitted storm water effluent. Analytical results of discharge water sampled for oil and grease in October 1990 indicated an exceedance of acceptable levels. Ohio EPA and General Motors personnel investigated the source of the petroleum and discovered the probable source was a diesel fuel release at Bender & Loudon Freight at 815 Beer Road. Subsequent to the spill, petroleum was observed entering the drainage network at the subject property, and ultimately making its way through the storm water pond to the Beer Road Ditch. Absorbent socks were put into place where two drainage ditches flow onto the Subject Property; however, the socks reportedly became tangled allowing the spill to flow onto the Subject Property and into the storm retention pond and beyond.

The Phase II PA and PSRA initially relied on a National Pollutant Discharge Elimination System (NPDES) permit in accordance with OAC 3745-300-08(G)(2)(b) to address COCs in sediment within the drainage system. However, the NPDES permit is no longer active. As a result, the CP was required to evaluate the complete pathway to ecological receptors in accordance with OAC 3745-30007(F)(1). The CP developed the following qualitative demonstration based on previous discussions with Ohio EPA NWDO.

In accordance with OAC 3745-300-09 (E)(2), the Volunteer may conduct a qualitative demonstration asserting that the chemicals of concern on or from the Subject Property are not, and will not become harmful to important ecological resources on and off the Property. Further, the toxicity must be demonstrated to be minimal based on the concentrations of chemicals of concern, the land use, the habitat quality and the areal extent of the habitat. In the specific case of the former GM Stamping Mansfield Property, the Volunteer and Racer Trust, asserts that sediment concentrations in excess of the screening threshold or the Threshold Effects Concentrations (TECs) do not pose a significant risk to ecological resources, due to the combination of the above listed parameters.

In accordance with applicable provisions of OAC 3745-300-07, Racer Trust collected sediment samples as part of the Phase II Property Assessment. As part of this qualitative demonstration, Racer Trust is relying upon several lines of evidence. First, concentrations of chemicals of concern (COCs) do not result in a failure to meet the surface water quality standards for the Outside Mixing Zone Average.

Second, while sediment concentrations in excess of the TECs have been detected on the Subject Property, analytical results for samples collected as part of the Phase II Property Assessment demonstrate that sediment concentrations exceeding the TECs are migrating onto the property as well. As a result, the issue of demonstrating that contamination emanates solely from the Subject Property becomes complicated by potential contribution from off-property sources of contamination. As identified in the Phase I ESA report (Tetra Tech 2011), documents provided by the Ohio EPA indicate a spill of petroleum originating from 815 North Beer Road (adjacent to the Property's western border). The 1990 Ohio EPA Pollution Incident Report contains correspondence between the GM plant manager and the Ohio EPA discussing the source of oil and grease detected in the storm water discharge during sampling on October 8 and 30, 1990. During that time period, no spills were reported on the Property

and the floating baffle, brill skimmer, and underflow weir were all in place and operating properly in the storm water pond.

Two ditches flowing onto the Property (Beer Road and State Route 309 ditches) were inspected on November 13, 1990 to determine if surface water runoff from adjacent properties may have caused the contamination. A visible sheen was observed on the surface of the water in the ditch along Beer Road and a visual “trail” of the sheen led upstream to the former Bender & Louden Trucking Terminal (815 North Beer Road) where the contamination apparently originated. This facility was once a site of underground diesel storage tanks. Absorbent socks were placed where the ditches along Beer Road and State Route 309 flow onto the Property but the sock along Beer Road had become tangled allowing contaminants (observed as visible oil sheen) to enter the Property, pass through a large portion of the storm water collection system, and exit the Property through the permitted outfall.

Supporting evidence includes the Ohio EPA spill report and laboratory results for sediment samples SD-02 and SD-04 located in the drainage ditch adjacent to Beer Road and topographically down-gradient from the alleged spill location. These two sample locations yielded the highest concentrations of COCs relative to the other sediment sample locations on the Property. Sample locations SD-02 and SD-04 demonstrate elevated COC concentrations and correlate to the locations cited in the Ohio EPA Pollution Incident Report. These two ditches connect to the Property storm water collection system and represent the apparent entry point for the COCs onto the Property. This data supports the 1990 release at 815 Beer Road as the probable source of the COCs in Beer Road Ditch. No elevated COC concentrations were detected at sediment sample location SD-1, upstream of 815 Beer Road. Background information regarding the release, including the Ohio EPA Pollution Incident Report and an analysis of COC detections in sediment samples at the Property are included as Appendix L to the Phase II Property Assessment report.

Third, concentrations of sediment migrating off the Subject Property are lower than on-property sediments associated with the pass through provision locations and the Beer Road spill. COCs and sediments migrating onto the Property in these areas are elevated relative to other sediment sampling locations on the Property. Elevated SVOC concentrations in sediment were detected at sample locations SD-02 and SD-04, that correlate to the Beer Road incident report. The lower concentrations detected in the up-gradient SD-01 and in samples from other areas not impacted by the off-site release lend further support.

Fourth, protected ecological communities, populations or individual organisms, were not identified on the Subject Property. The habitat quality on the Property is considered to be poor because surface water and sediment occur in ditches constructed as part of a treatment works formerly under an NPDES permit. The “ditches” in question are not natural features, rather they were excavated into the lower terrace area to direct storm water flow collected from roof tops and parking lots to the storm water retention pond. The system incorporates paved subsurface conveyances from the northern, production portion of the facility that discharge to these man made, un-lined ditches in the south. The features are not paved in the southern, lower terrace portion of the Property. In

addition, Racer Trust plans, as part of the NFA Letter, to limit the Property to commercial and/or industrial land use, as those terms are defined in OAC 3745-300-08(C)(2)-Land Use and Activity Categories.

In summary, Racer Trust concludes that the presence of sediments exceeding the TECs do not constitute a need for a quantitative property-specific ecological risk assessment and that a qualitative property-specific ecological risk assessment is the appropriate mechanism under the circumstances. Racer Trust has adequately demonstrated, via the above referenced lines of evidence that sediment contamination on the Subject Property will not result in harm to the ecological resources.

Section 3.5 Protection of Ground Water Demonstration

The process for determining whether a property meets the provision for protection of groundwater meeting VAP Generic UPUS is described in OAC 3745-300-07(F)(2). OAC 3745-300-07(F)(3) describes the process for demonstrating how continued compliance with the provisions for protecting groundwater meeting VAP Generic UPUS will be maintained. The UPUS determination is applied to two water bearing units at the Property: 1) the shallow glacial till unit; and, 2) the deep bedrock aquifer within the Cuyahoga Group.

Groundwater encountered in the glacial till beneath the Property has been classified as "Class B." Laboratory results indicated that the Generic UPUS for Commercial/Industrial Workers and for Excavation/Construction Workers have been exceeded in three IAs at the Property. In accordance with VAP, Tetra Tech conducted a second groundwater sampling event to confirm the detected exceedances. Laboratory results from the second round of sampling confirmed the VAP Generic UPUS exceedances in IA-2, IA-5, and IA-10. Because the groundwater is considered "Class B", there is no completed ingestion pathway to potential receptors. No receptors to direct contact exposure were identified. As a result, protection of the shallow glacial till unit is not required under VAP.

Implementation of institutional controls or engineering controls to prevent human exposure on the Property is required to address the impacted "Class B" groundwater at the Property. The ingestion pathway for on-site receptors is a complete pathway. Institutional control, in the form of groundwater use deed restrictions will be required to meet standards for on-site receptors. No additional remedial activities are required to achieve compliance with applicable standards. The absence of a complete pathway will ensure protection of humans on the Property from exposures to COCs in groundwater. Exposures to COCs in groundwater not related to potable use (non-consumptive uses and exposures resulting from inadvertent contact with contaminated groundwater) were evaluated in the PSRA. The following potentially complete pathways were identified in association with commercial/industrial worker exposure at the Property. The following represent the completed groundwater pathways identified for the Property:

- Inhalation of VOCs from groundwater in a construction trench (construction/ excavation workers only). (Note: the depth to groundwater at the Property is ≥ 12

feet bgs. Since the POC for construction/excavation activities is 10 feet bgs, excavations are not expected to intersect the water table, therefore, groundwater is not expected to enter construction/excavation trenches directly. While there is potential for "leakage" from the confined layer in situations where an excavating operation overlies the confined unit, it is not expected that the excavation would be inundated and the volume of groundwater entering an excavation would be limited. Consequently, direct contact exposures to groundwater for the construction/excavation scenario [ingestion and dermal contact] will not occur).

- Inhalation of indoor air (commercial/industrial workers only). It should be noted that because groundwater encountered in the glacial till unit at the Property is classified as "Class B", potable groundwater use (ingestion and dermal contact, as well as inhalation of volatiles released from potable groundwater use) onsite is not considered complete. Therefore, the only potential exposure to groundwater by commercial/industrial workers that was evaluated in the property-specific risk assessment is inhalation of indoor air impacted via the vapor intrusion pathway.

- The PSRA concluded that risks associated with non-consumptive use of site groundwater are less than receptor-specific target cumulative risks and hazards. Groundwater modeling was conducted from monitoring wells (MW2-1, MW2-2, MW5-2S/D, MW5-4, and MW10-1) at the Property where COCs have been detected at concentrations exceeding their respective VAP UPUS values to the boundaries of the Property. The modeling results show that all modeled concentrations at the boundaries of the Property are less than their respective VAP UPUS.

Data generated during this investigation indicate that the shallow glacial till zones are not hydraulically connected. The absence of hydraulic communication between wells monitoring saturated horizons within the glacial till unit is exemplified by water level comparison and confined conditions observed in the monitoring well MW5-2 cluster. One shallow and one deep well were installed in this area to evaluate the potential for the two shallow horizons to be in communication. During pump testing at these locations, the groundwater elevations were monitored in the adjacent well for potential impact. Neither of the wells showed a response to pumping in the adjacent well. In addition, it is noted that under static conditions, the deeper horizon in this area exhibits a water level elevation that is higher than that of shallow horizon above it indicating a confined unit under artesian conditions. While there is potential for "leakage" from the confined layer in situations where an excavating operation overlies the confined unit, it is not expected that the excavation would be inundated and the volume of groundwater entering an excavation would be limited. Therefore, direct exposures (ingestion and dermal contact) will be negligible.

Protection of groundwater encountered in the deeper sand and shale bedrock aquifer beneath the Property is demonstrated through weight of evidence. The weight of evidence will demonstrate continuing compliance with POGWMUPUS in accordance with OAC 3745-300-07 (F) (3). The ODNR well log for the on-site production well screened in the Cuyahoga Group, deep soil borings installed during this investigation,

and ODNR information regarding additional deep wells in the area indicated that it is reasonable to assume that COCs from sources or source areas in soil and in the upper saturated horizons encountered on the Property will not migrate to the Cuyahoga Group bedrock at concentrations in excess of VAP Generic UPUS now or in the future. It is reasonable to assume the groundwater in the bedrock water unit will not exceed unrestricted potable use standards based on a weight of evidence determination in accordance with 3745-300-07 (F) (3). The weight of evidence to support this assumption includes the following:

- Hydraulic testing in the shallow clayey sand and gravel lenses encountered within the clay-rich till indicates that vertical hydraulic conductivity values are negligible, suggesting downward migration of COCs is unlikely. Vertical hydraulic conductivity (K) at the Property, based on water level measurements in MW5-2-D during pumping at MW5-2¬S, suggests there is no interconnection of the two saturated horizons in the glacial overburden. This is also indicative of vertical K values so low they are beyond the capabilities of technology available to measure them. The material represents a groundwater barrier, greatly reducing the potential for downward migration of COCs into the deeper bedrock unit.
- The ODNR well log for the former on-site production well indicates that the glacial overburden at the property extends to 72 feet bgs. This is consistent with the deep boring installed by Tetra Tech in this investigation which met refusal at 76 feet bgs.
- Logs for deep borings (IA-4-4) installed at the Property also indicate in excess of 76 feet of silty clay till atop sandstone and shale bedrock. Over 25 feet of clay till exists between the base of the lowest saturated horizon encountered in the unconsolidated glacial till at the Property and the depth at which bedrock is encountered at the Property. The vertical hydraulic conductivity measured in the glacial till is negligible and there was no evidence of vertical fractures or structural features that could serve as a conduit for vertical migration into the deeper unit.
- Vertical migration of residual contaminants associated with shallow sand lenses is unlikely because the underlying low-permeable tills would favor attenuation of contaminant concentrations by means of sorption, dispersion, and diffusion.
- Based on information collected during this investigation, the only potential pathway remaining that could permit vertical migration of contaminants from shallow saturated horizons to the bedrock of the Cuyahoga Group is the former production well at the Property. After a comprehensive historical document review, as well as an extensive and thorough search of the area in which the well was reportedly located, attempts to locate the feature were unsuccessful. Tetra Tech and its drilling subcontractor accurately determined the longitude and latitude reported on the original well log and investigated the area thoroughly. It is assumed that the production well was abandoned and covered at the surface after the property converted to city supplied water. Should this well be located in the future, confirmation of abandonment in accordance with Ohio DNR requirements will be necessary.

The thickness of the glacial till material and lower permeability units documented within the upper Cuyahoga Group at the Property; the likelihood of contaminant attenuation; and the proper abandonment of the production well at the property represent acceptable protection for the Cuyahoga Group aquifer beneath the Property providing weight of evidence satisfying the requirements of OAC 3745-300-07(F)(3).

SECTION 4.0 SUMMARY OF REMEDIAL ACTIVITIES IMPLEMENTED AND HOW THE ACTIVITIES COMPLY WITH APPLICABLE STANDARDS

Section 4.1 Summary Table

Identified Area	Media	Chemical of Concern (COC)	Representative Concentration of COCs in Identified Area Prior to Remedial Action (mg/kg)		Applicable Standard(s) [1] (mg/kg)		Representative Concentration of COCs in Identified Area Post Remedial Action [2] (mg/kg)
			All Data [3]	Exceedance Data [4]	C/E	C/I	Confirmatory Sampling Data [5]
IA-4 Former Coal Storage Area	Soil	benzo(a)anthracene	45.77	210	1200	58	0.219
	Soil	benzo(a)pyrene	38.14	112.3	120	5.8	0.167
	Soil	benzo(b)fluoranthene	47.14	245.8	1200	58	0.212
	Soil	dibenz(a,h)anthracene	7.858	28.49	120	5.8	0.054
	Soil	indeno(1,2,3-cd) pyrene	20.43	103.4	1200	58	0.125

[1] Method used for deriving applicable standard is the VAP Direct Contact Generic Numerical Standards
[2] Method of achieving compliance with applicable standards was soil removal via an excavation
[3] Representative concentrations (derived through calculating a 95% UCL) for all detections across IA-4
[4] Representative concentrations (derived through calculating a 95% UCL) for samples only containing exceedances of applicable standards within IA-4
[5] Representative concentrations (derived through calculating a 95% UCL) for all excavation confirmation sample detections post remedial action

C/E = Construction/Excavation Direct Contact Standard
C/I = Commercial/Industrial Direct Contact Standard

Representative concentrations were calculated for benzo(a)anthracene, enzo(a)pyrene, and benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene concentrations within IA-4. Representative concentrations were derived by calculating a 95% UCL for each COC using all of the soil data above laboratory detection limits. A 95% UCL was also calculated for each COC using only concentrations that exceeded applicable standards and for each COC using only concentrations detected in the remedial excavation confirmation samples. ProUCL version 5.0 was used for data analysis. Due to the different size of each COC's data population, ProUCL determined which 95% UCL best represented the data set. Tetra Tech used the recommended 95% UCL for the representative concentration of each COC. The representative concentrations and applicable standards are presented in the Summary Table above.

Section 4.2 Summary of Remedial Activities

Corrective action measures were required in order to meet VAP generic direct contact standards in IA-4. Due to the limited area and shallow depth, an excavation of impacted material occurred followed by placement of clean back fill material. Analytical results from Phase II PA activities indicated that the excavation to a depth of five feet bgs effectively removed soils exceeding VAP GDCS in IA-4.

Remedial activities began on October 23, 2015 with the global positioning system (GPS) locating and marking of the proposed excavation area. Upon completion, Tetra Tech subcontractor, GeoSearches, completed a ground penetrating radar (GPR) scan on October 26, 2015 of the proposed excavation area in search of potential underground utilities within the excavation limits. In addition to the GeoSearches GPR scan, Tetra Tech contacted the Ohio Utilities Protection Service (OUPS) for the marking of public utilities at a minimum of 48 hours prior to the start of excavation activities. Upon completion of the utility searches, no utility lines or potential hazards were discovered within the excavation limits.

Excavation and backfilling activities were completed by Tetra Tech subcontractor, Chase Environmental Group (Chase) under direct supervision of Tetra Tech personnel. Chase mobilized to the Property on October 27, 2015 and excavation work began the following day. A total of 2,546.24 tons of PAH impacted soils were removed from the Property and properly disposed of as non-hazardous waste at the Rumpke of Northern Ohio facility located in Shiloh, Ohio. The completed excavation measured approximately 100 ft. by 75 ft. by 5 ft. deep. Prior to backfilling, Tetra Tech collected a total of 20 confirmation samples from the open excavation pit. Fifteen of the confirmation samples were collected from the bottom of the excavation (approximately 5 ft. bgs) and the remaining five samples were collected from the sidewalls (approximately 2.5 ft. bgs) of the excavation. Tetra Tech also collected one composite sample of the backfill material. All collected samples were sent to Test America Labs (VAP certification #CL0024) in North Canton, Ohio for laboratory analysis of PAHs.

As per Ohio EPA TGC VA30007.14.020, incoming back fill material is determined clean either through a focused Phase I assessment of the borrowed fill or through a targeted Phase II sampling assessment of the fill material. A clean fill certification and questionnaire from the borrowed fill material source was obtained and laboratory analysis

was completed for the composite collected of the fill material. Upon receiving the sample analytical results and the subsequent validation of samples meeting acceptable standards, Chase backfilled the open excavation pit with clean fill and completed backfilling activities on November 10, 2015.

Type of Remedy	Applies to IA	COCs addressed	Pathway(s) addressed
Soil excavation	IA-4	PAHs	Direct contact, leaching, and vapor intrusion

Remediation activities were completed at the Property within IA-4 in order to achieve compliance with VAP direct contact soil standards for the commercial/industrial and construction/excavation scenarios as well as applicable vapor intrusion multiple chemical adjustments and pathway summations in accordance with OAC 3745-300-08.

Laboratory analytical results indicate minor detections of multiple PAH compounds within bottom and sidewall confirmation samples. All detected concentrations, though, were less than applicable VAP commercial/industrial and construction/excavation direct contact standards. The composite sample of the incoming fill material also contained minor detections of PAH compounds but were also less than applicable VAP commercial/industrial and construction/excavation direct contact standards. No collected samples contained concentrations exceeding VAP direct contact standards. Upon completion of excavation activities, twenty-two soil borings (IA-4-3, IA-4-11 through IA-4-20, IA-4-28 through IA-4-38) which were advanced during Tetra Tech's Phase II PA were removed to a depth of 5 ft. bgs. Soil samples shallower than 5 ft. bgs collected from those twenty soil borings have been removed from the Property's data population.

SECTION 5.0 ENGINEERING CONTROLS / O&M PLAN AND AGREEMENT

The selected remedy included removal of soil to below the point of compliance. COC concentrations were reduced to levels below GNS. Engineering controls were not required to achieve compliance with GNS. No O&M Plan or Agreement is required.

SECTION 6.0 RISK MITIGATION MEASURES / RISK MITIGATION PLAN (RMP)

The selected remedy included removal of soil to below the point of compliance. COC concentrations were reduced to levels below GNS. As a result, risk mitigation and associated planning are not required.

SECTION 7.0 ACTIVITY AND USE LIMITATIONS / ENVIRONMENTAL COVENANT

Racer Trust applies future use limitations to restrict certain activities at their sites. Future use limitations selected for this site include a property use restriction limiting property use to commercial/industrial, a groundwater use restriction prohibiting the extraction and/or use of groundwater from beneath the property, and a building occupancy limitation requiring assessment and mitigation of potential VI at the site. These activity and use limitations when established will limit the property to commercial/industrial land uses and prohibit ground water use. Further, an activity and use limitation requiring the owner to address potential vapor intrusion associated with future structures has been included.

F. Figures

Figure 1 – Site Location
Figure 2a – Identified Areas
Figure 2b – Site Topographic Map
Figure 3a – Soil and Sediment Sampling Locations Northeast
Figure 3b – Soil and Sediment Sampling Locations South Central
Figure 3c – Soil and Sediment Sampling Locations West
Figure 3d – Soil, Sediment & Surface Water Sampling Locations South Field Lower Terrace
Figure 3e – IA-4 Boring Locations
Figure 3f – IA-13 Boring Locations
Figure 3g – Monitoring Well Locations
Figure 4 – Locations of Geologic Lines of Section
Figure 5 – Cross-Section A – A′
Figure 6 – Cross-Section B – B′
Figure 7 – Piezometric Surface Map
Figure 8 – GNS Exceedances in Soil
Figure 9 – GNS Exceedances in Groundwater
Figure 10 – GNS Exceedances in Sediment
Figure 11 – Conceptual Site Model
Figure 12 – IA-4 Corrective Action Area 0 to 5 Feet

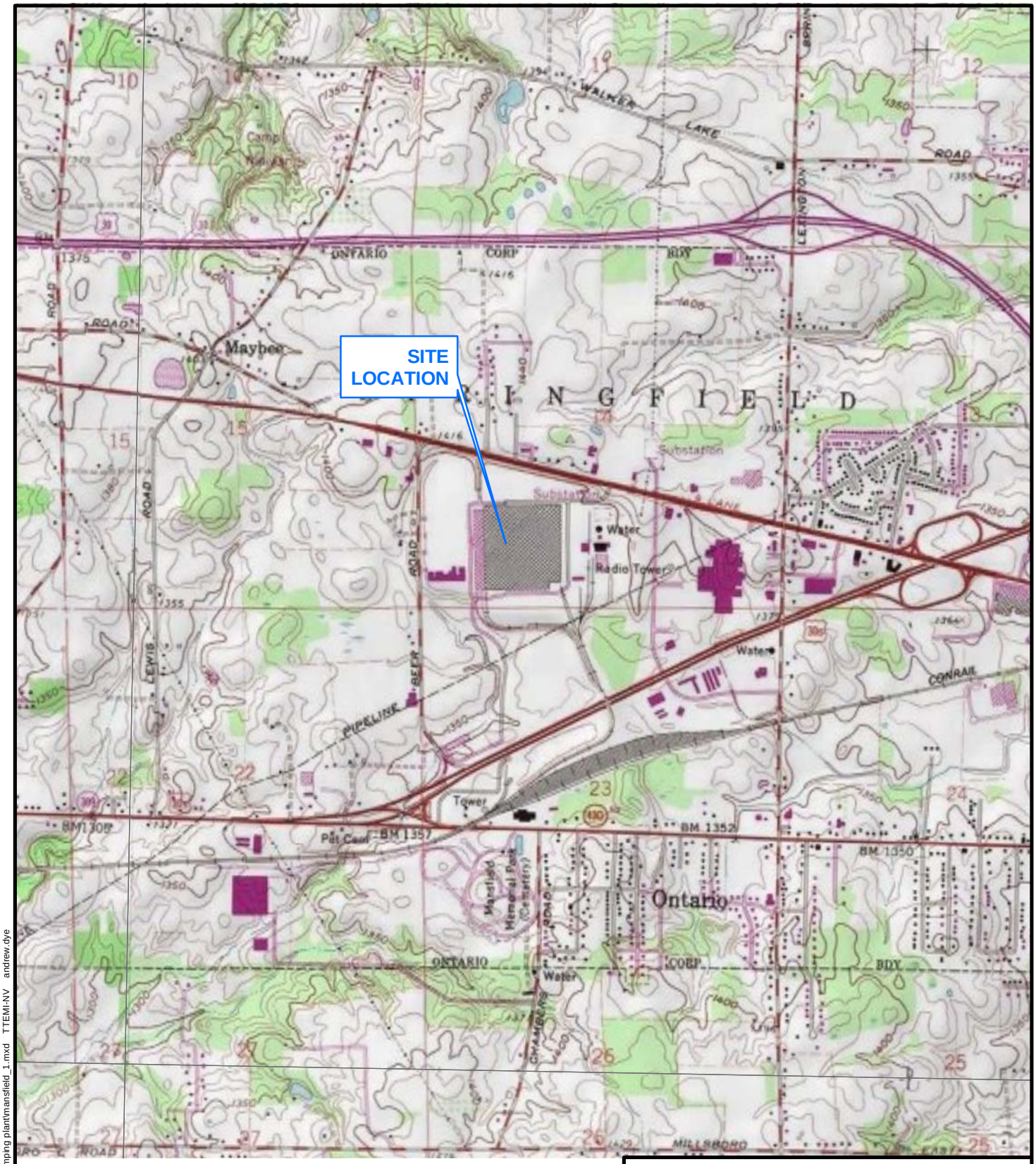
G. Tables

1. Summary of exposure point concentrations in soil for current and reasonably anticipated pathways – post-remedy

H. Attachments

1. Legal description
2. Proposed Environmental Covenant

F. Figures



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0 1,000 2,000 Feet

SOURCE: MODIFIED FROM USGS, MANSFIELD NORTH, OHIO QUADRANGLE DATED,1983.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 1
SITE LOCATION MAP

TETRA TECH

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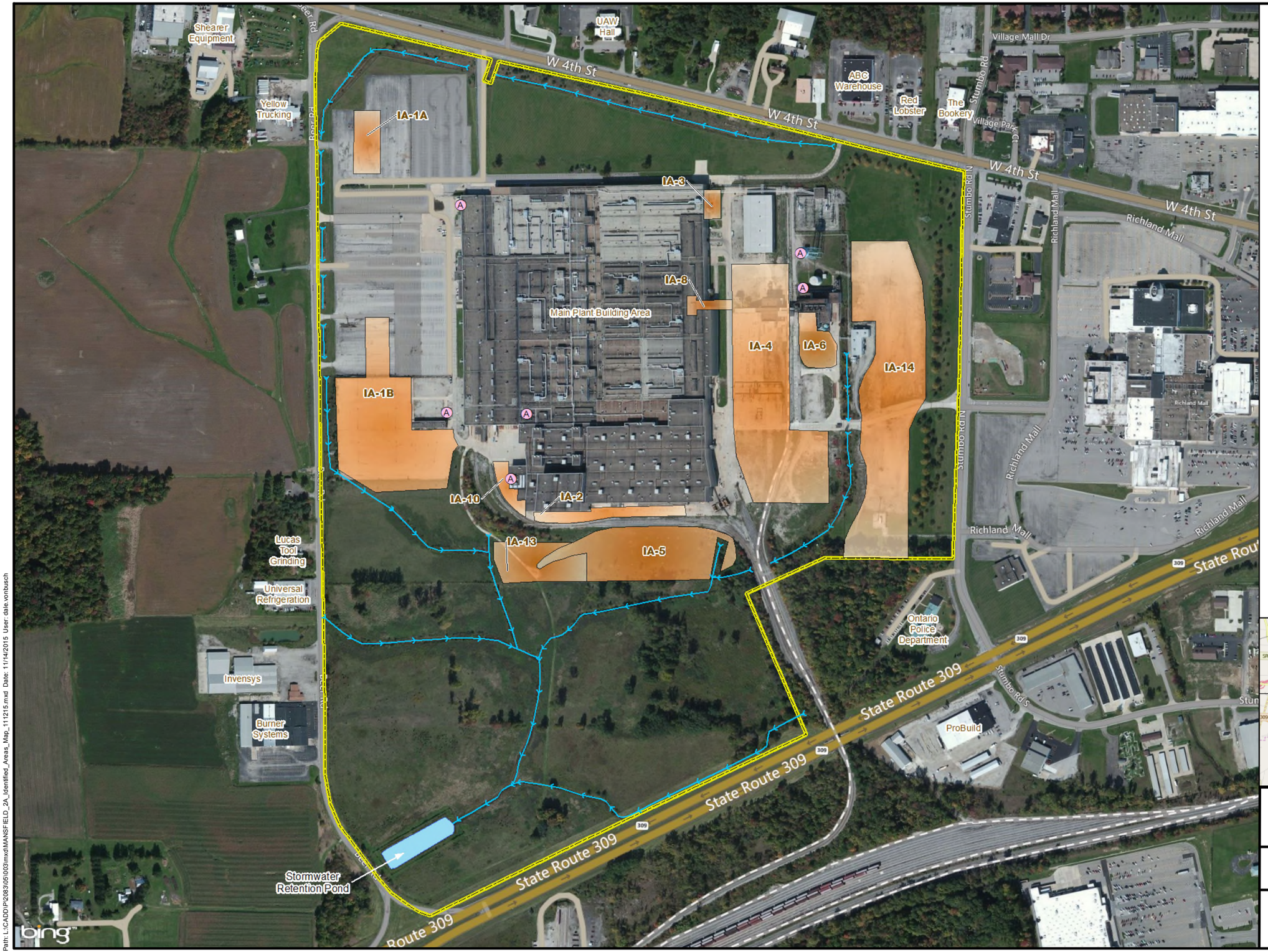

Legend

- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary
- Stormwater Retention Pond

Area Number	Area Name
IA-1A	Snow Staging Area
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

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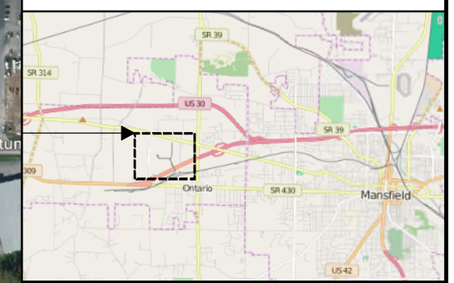
Feet

Notes
IA-11 and IA-12 were excluded.
IA-12 is not displayed since it is found throughout the building.

Map Source:
Bing Maps Aerial Imagery, 2010-2012.



MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 2A
IDENTIFIED AREAS MAP

TETRA TECH

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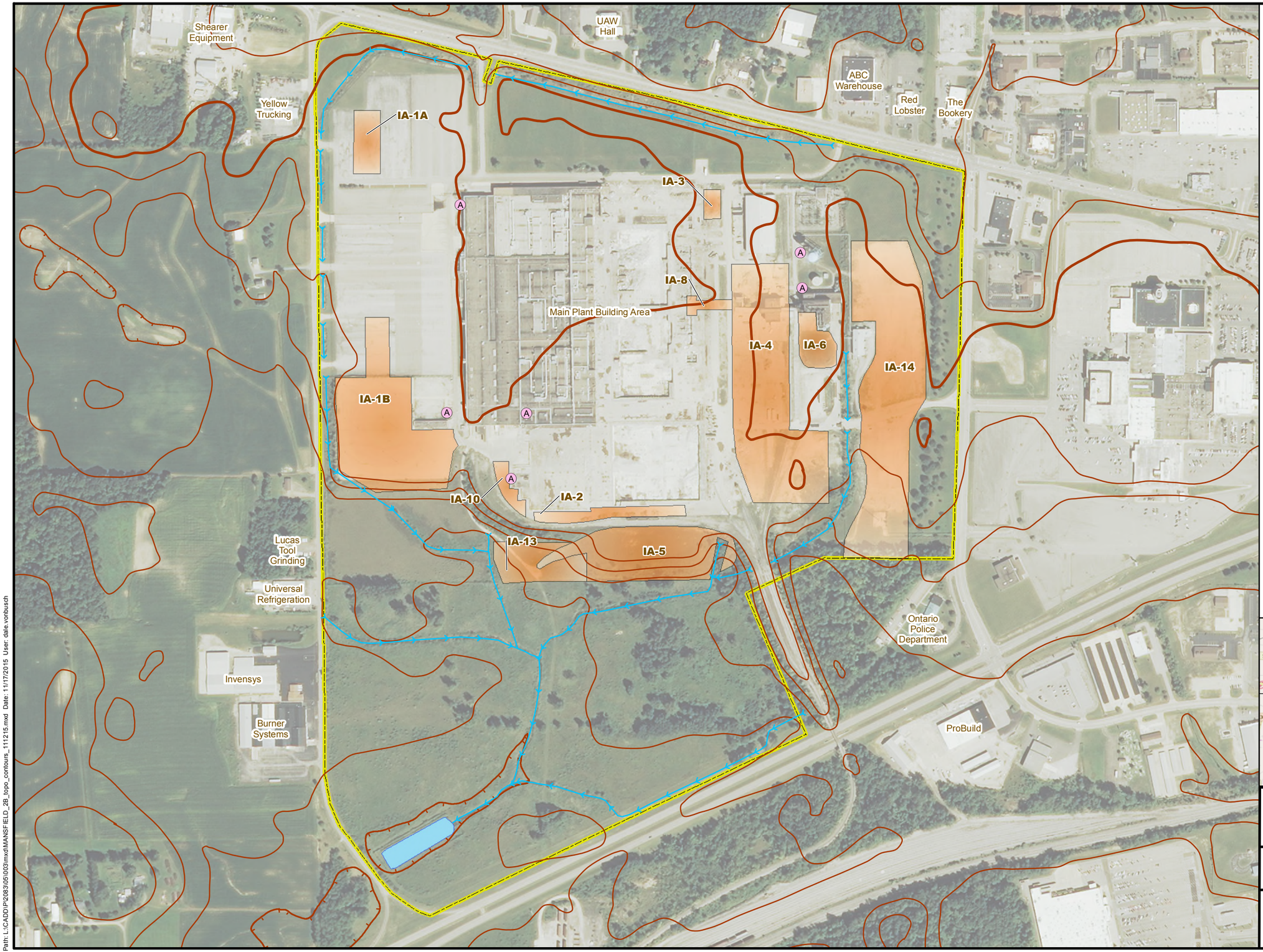

Legend

- Aboveground Storage Tank
- Stormwater Pathway

Topographic Contours

- Approximate Index Line
- Approximate Depression Index Line
- Approximate Intermediate Line
- Approximate Depression Intermediate Line
- Identified Areas
- Approximate Site Boundary
- Stormwater Retention Pond

Area Number	Area Name
IA-1A	Snow Staging Area
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

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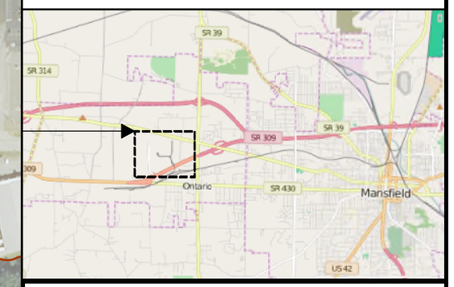
Map Source:
Bing Maps Aerial Imagery, 2010-2012.
USGS 7.5 minute Topographic Quadranlges.



MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 2B
TOPOGRAPHIC CONTOUR MAP

TETRA TECH

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Legend

- Soil Sample
- Sediment Sample
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

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Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3A
IAs AND SAMPLING LOCATIONS - NORTHEAST

TETRA TECH

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Legend

- Soil Sample
- Sediment Sample
- Landfill Soil Sample
- Test Pit
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area

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Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3B
IAs AND SAMPLING LOCATIONS - S. CENTRAL

TETRA TECH

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Legend

- Soil Sample
- Sediment Sample
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-1A	Snow Staging Area
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area

N
W E
S

0 125 250
Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3C
IAs AND SAMPLING LOCATIONS - WEST

TETRA TECH

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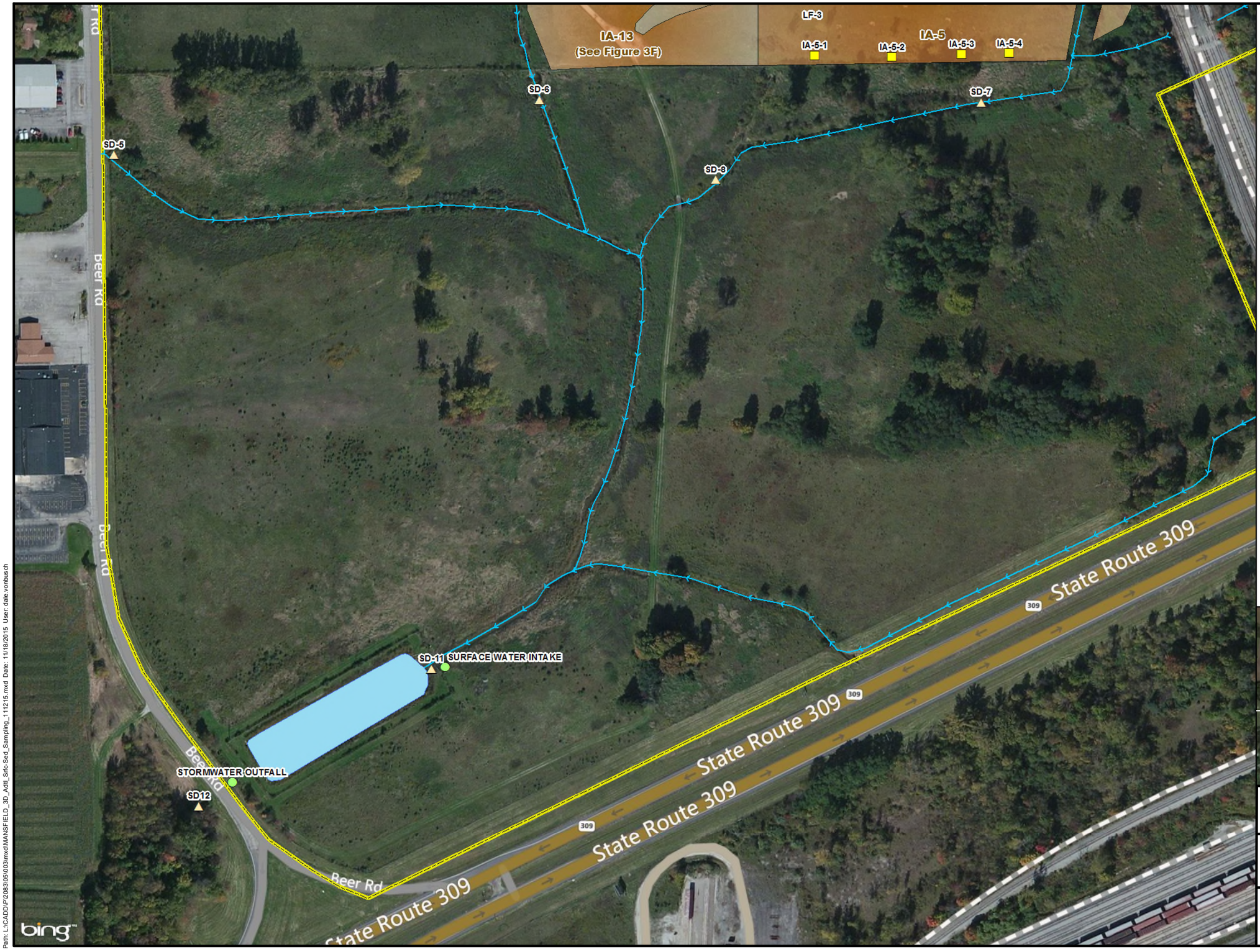

Legend

- Soil Sample
- Sediment Sample
- Surface Water Intake Sample
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary
- Stormwater Retention Pond

Area Number	Area Name
IA-5	Soil Pile/Slope Fill Area
IA-13	South Field Lower Terrace Fill Area

N
W E
S

0 100 200
Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3D
SOIL, SEDIMENT & SURFACE
WATER SAMPLING LOCATIONS
SOUTH FIELD - LOWER TERRACE

TETRA TECH

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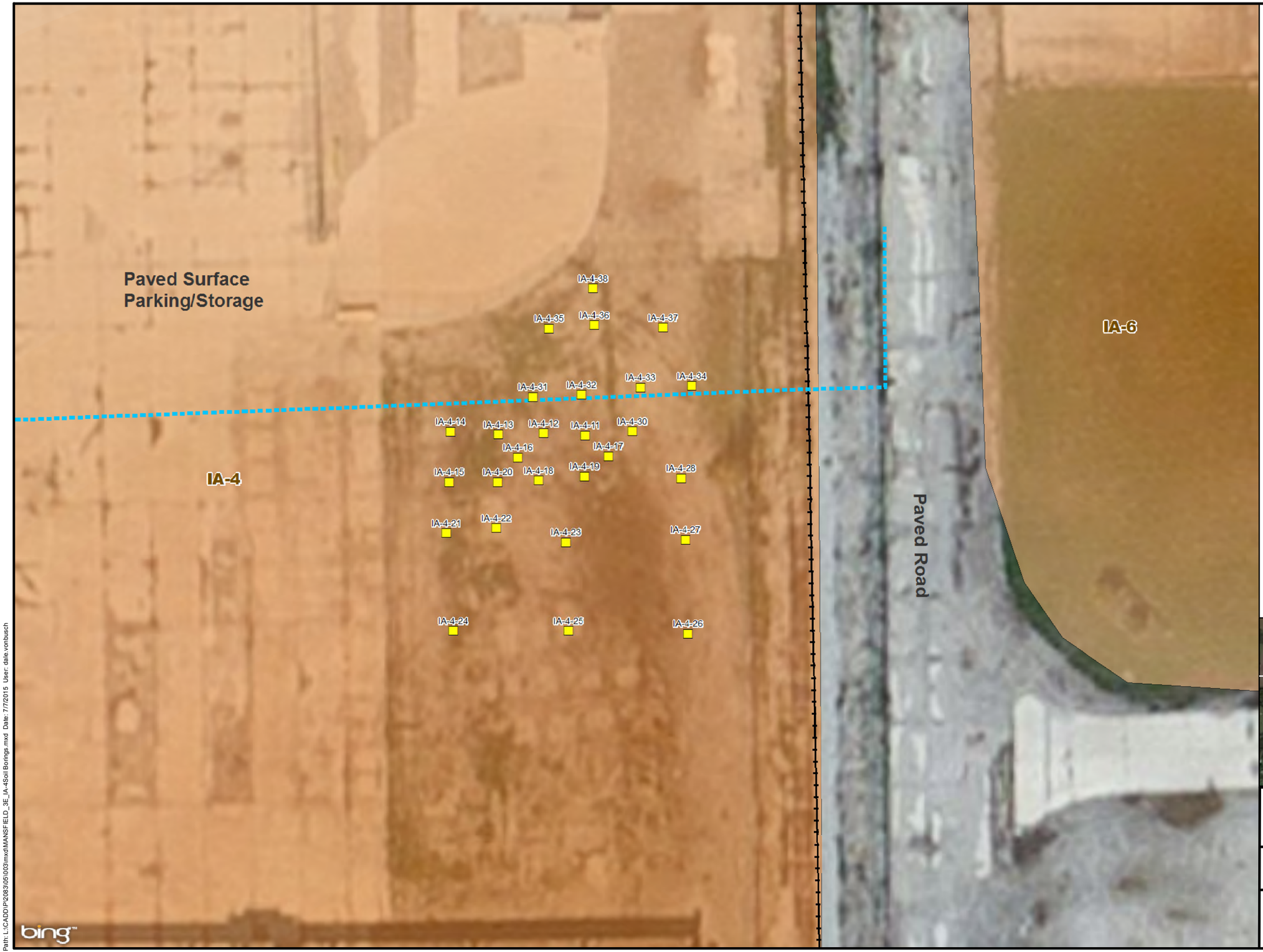


Legend

- IA-4 Boring Location
- Railroad
- Water Line
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-4	Former WWTP
IA-6	Coal/Raw Material Storage Area

N
W E
S

0 15 30
Feet

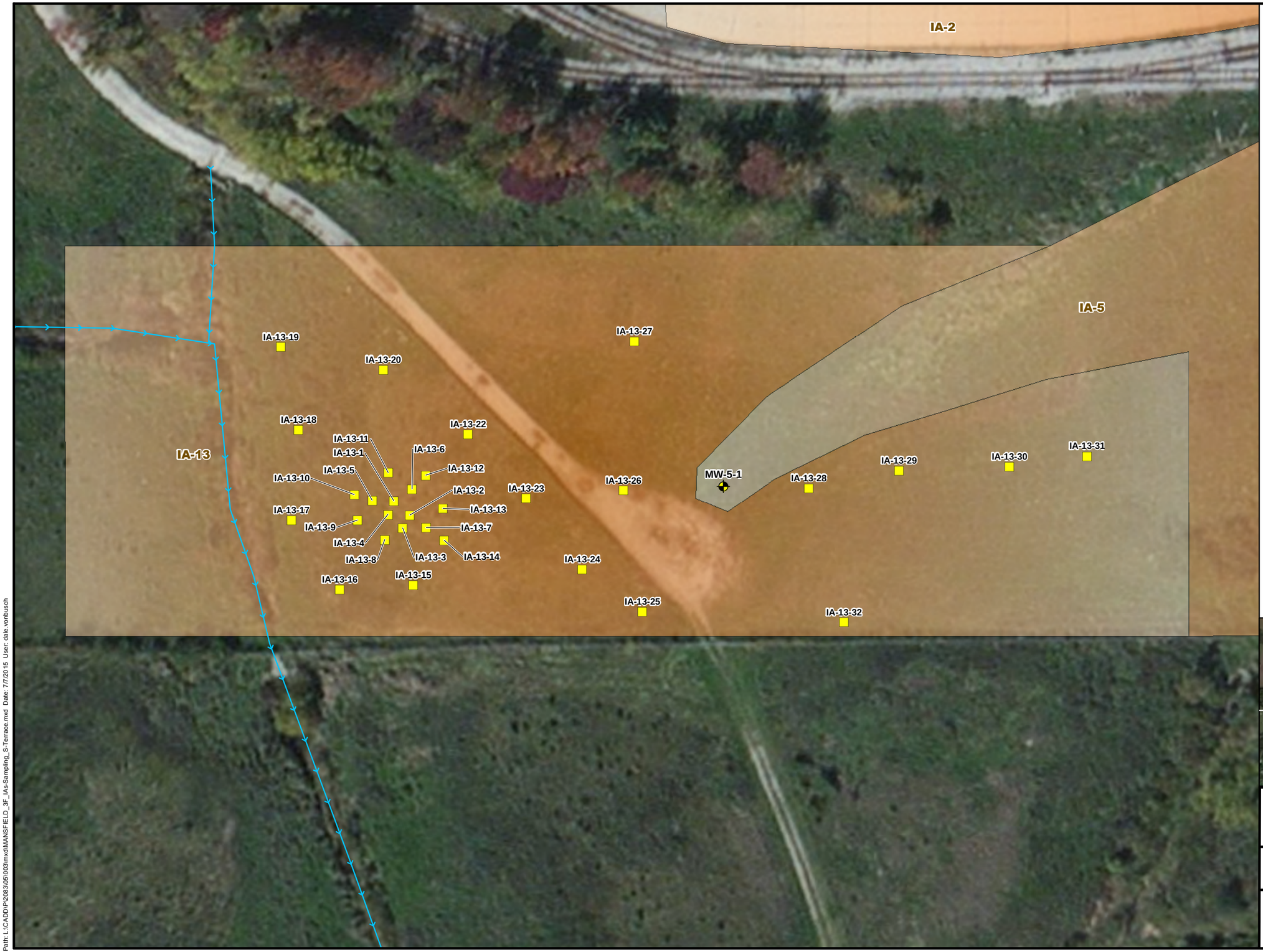
Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3E
IA-4 BORING LOCATIONS

TETRA TECH

Path: L:\CAD\DP\2083\05\003\mxd\MANSFIELD_3E_IA-4Soil Borings.mxd Date: 7/7/2015 User: dale.vonbusch



Legend

- Monitoring Well Location
- Soil Sample
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-5	Soil Pile/Slope Fill Area
IA-13	South Field Lower Terrace Fill Area

N
W E
S

0 25 50
Feet

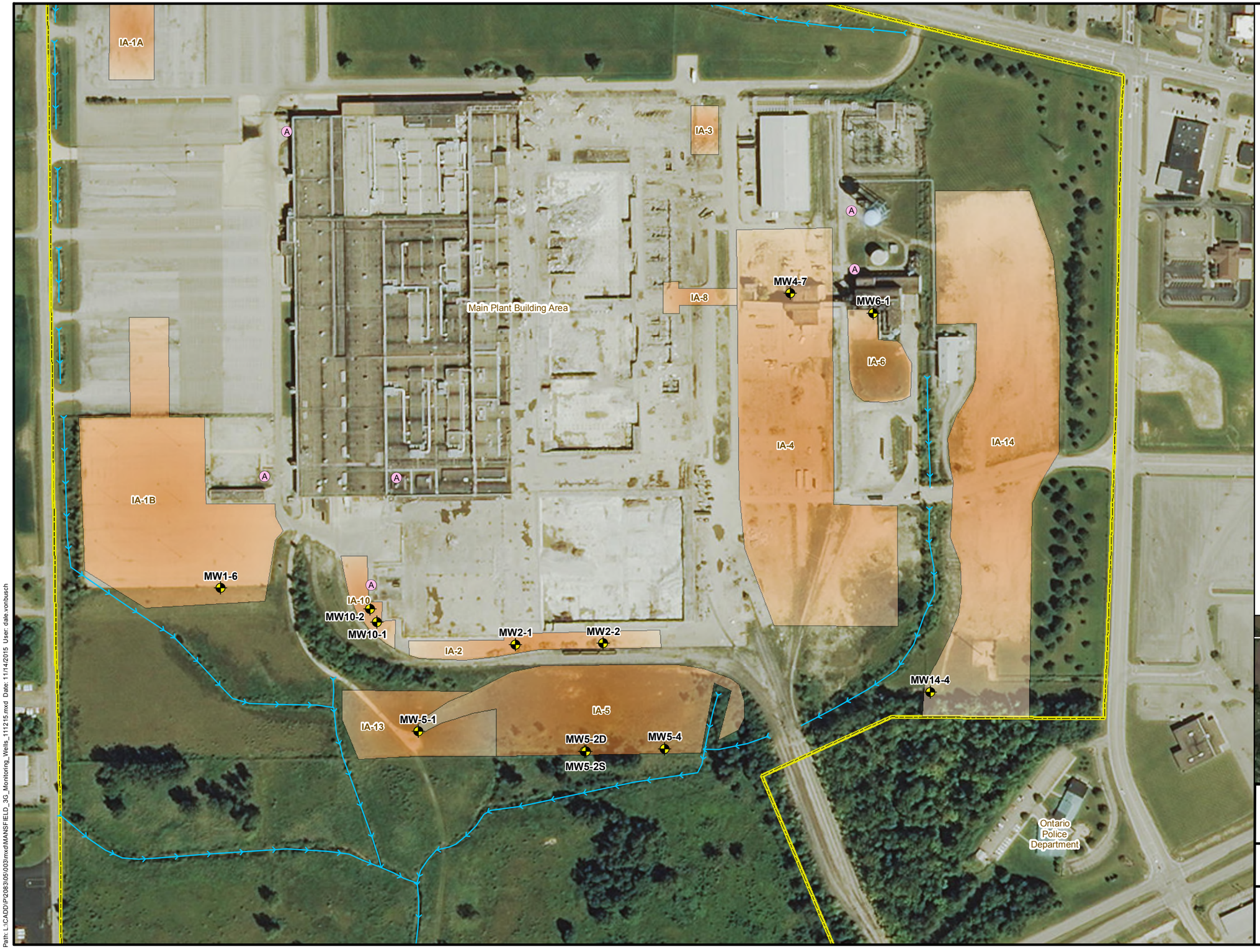
Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3F
IAs AND SAMPLING LOCATIONS - S. TERRACE

TETRA TECH

Path: L:\CADD\P2083\05\003\mxd\MANSFIELD_3F_IAs-Sampling_S-Terrace.mxd Date: 7/7/2015 User: dale.vonbusch



Legend

- Monitoring Well Location
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-1A	Snow Staging Area
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

N
W E
S

0 150 300
Feet

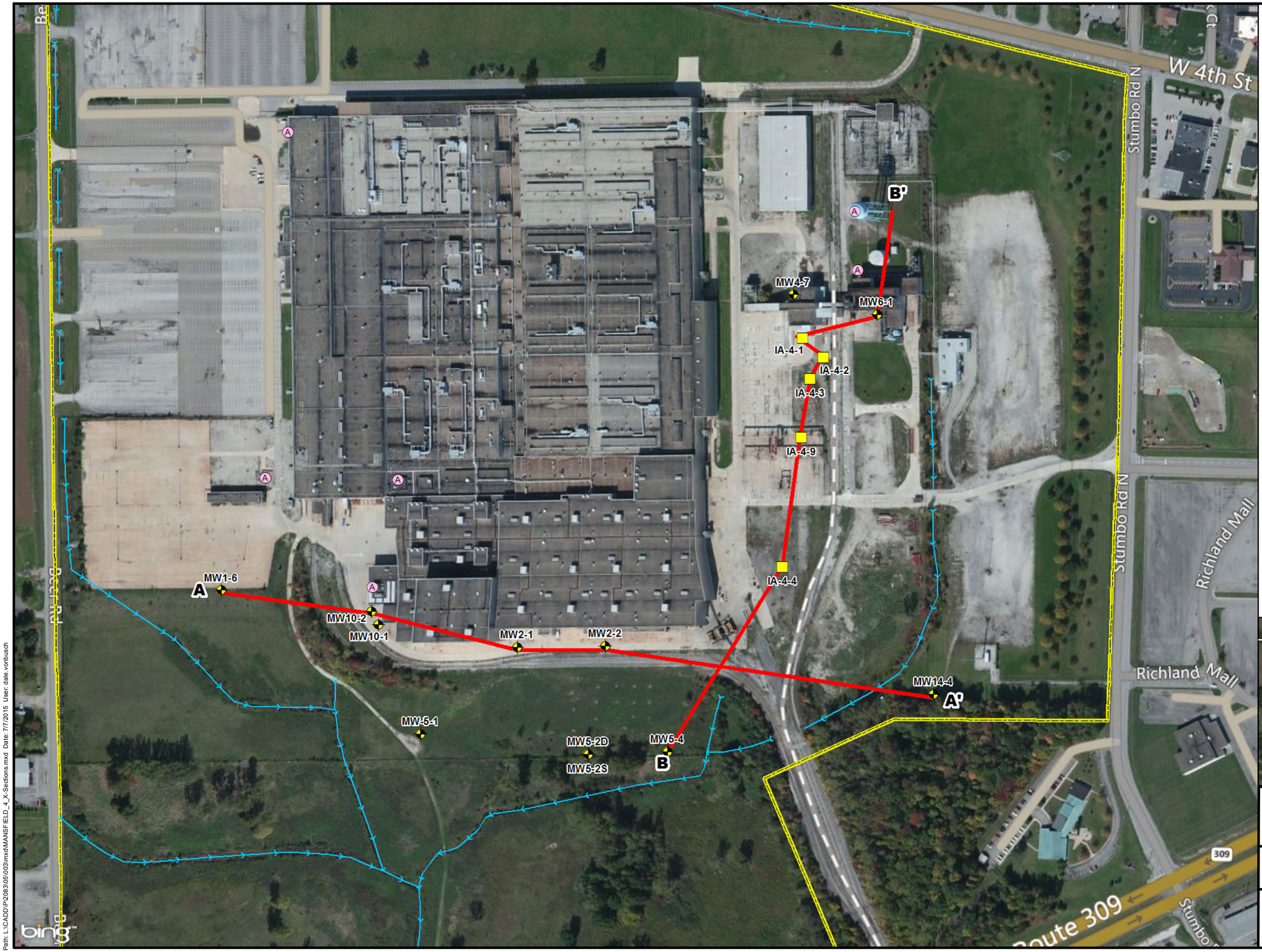
Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 3G
MONITORING WELL LOCATIONS

TETRA TECH

Path: L:\CADD\P2083\05\003\mxd\MANSFIELD_3G_Monitoring_Wells_111215.mxd Date: 11/14/2015 User: dale.vonbusch



Legend

- Monitoring Well Location
- Soil Boring
- Aboveground Storage Tank
- Line of Section
- Stormwater Collection System
- Approximate Site Boundary

N
W E
S

0 150 300
Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

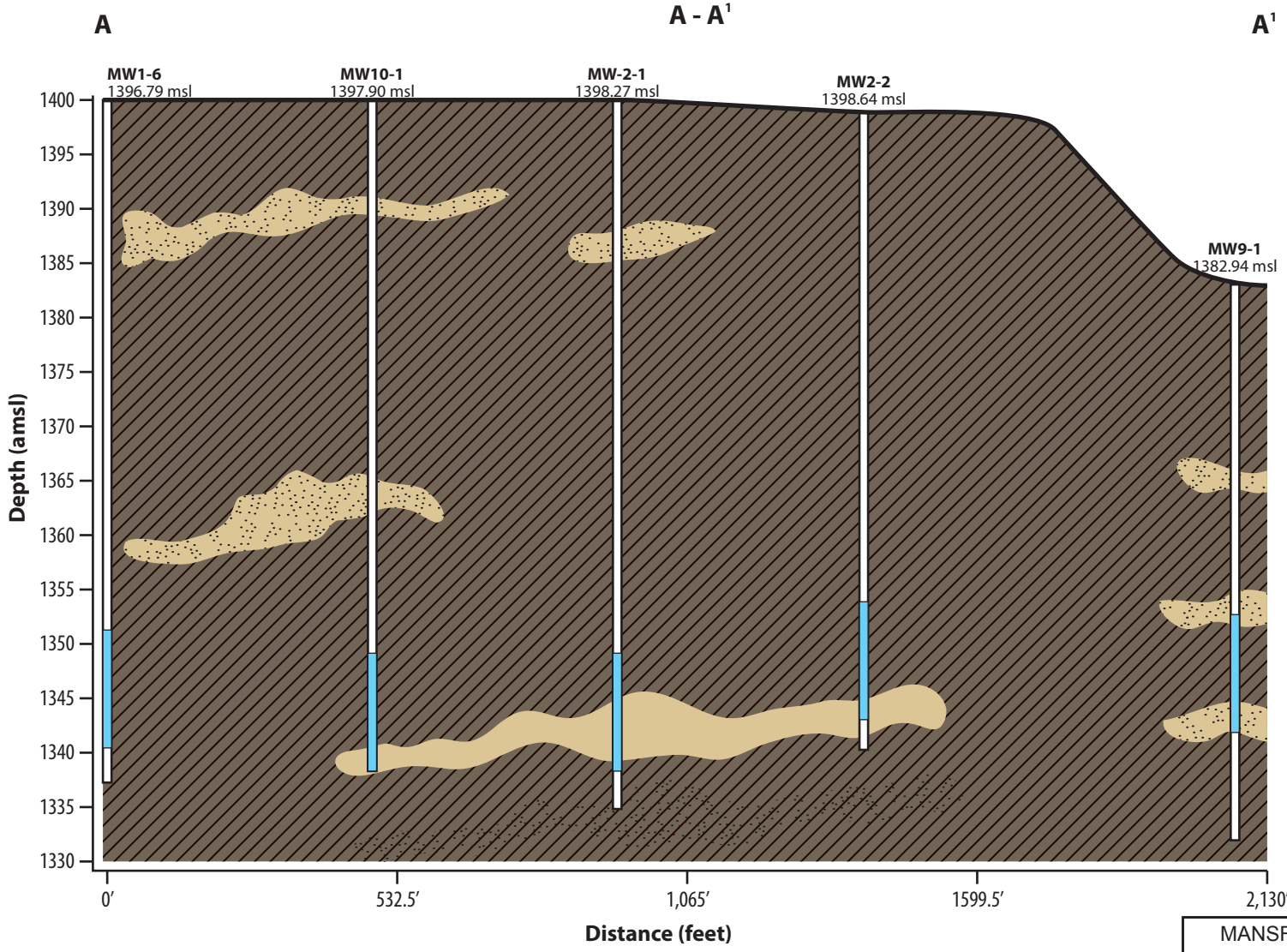
MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 4
GEOLOGIC LINES OF SECTION

TETRA TECH

Path: L:\CADD\P2083\05\003\mxd\MANSFIELD_4_X-Sections.mxd Date: 7/7/2015 User: dale.vonbusch

GENERALIZED CROSS SECTION
A - A¹

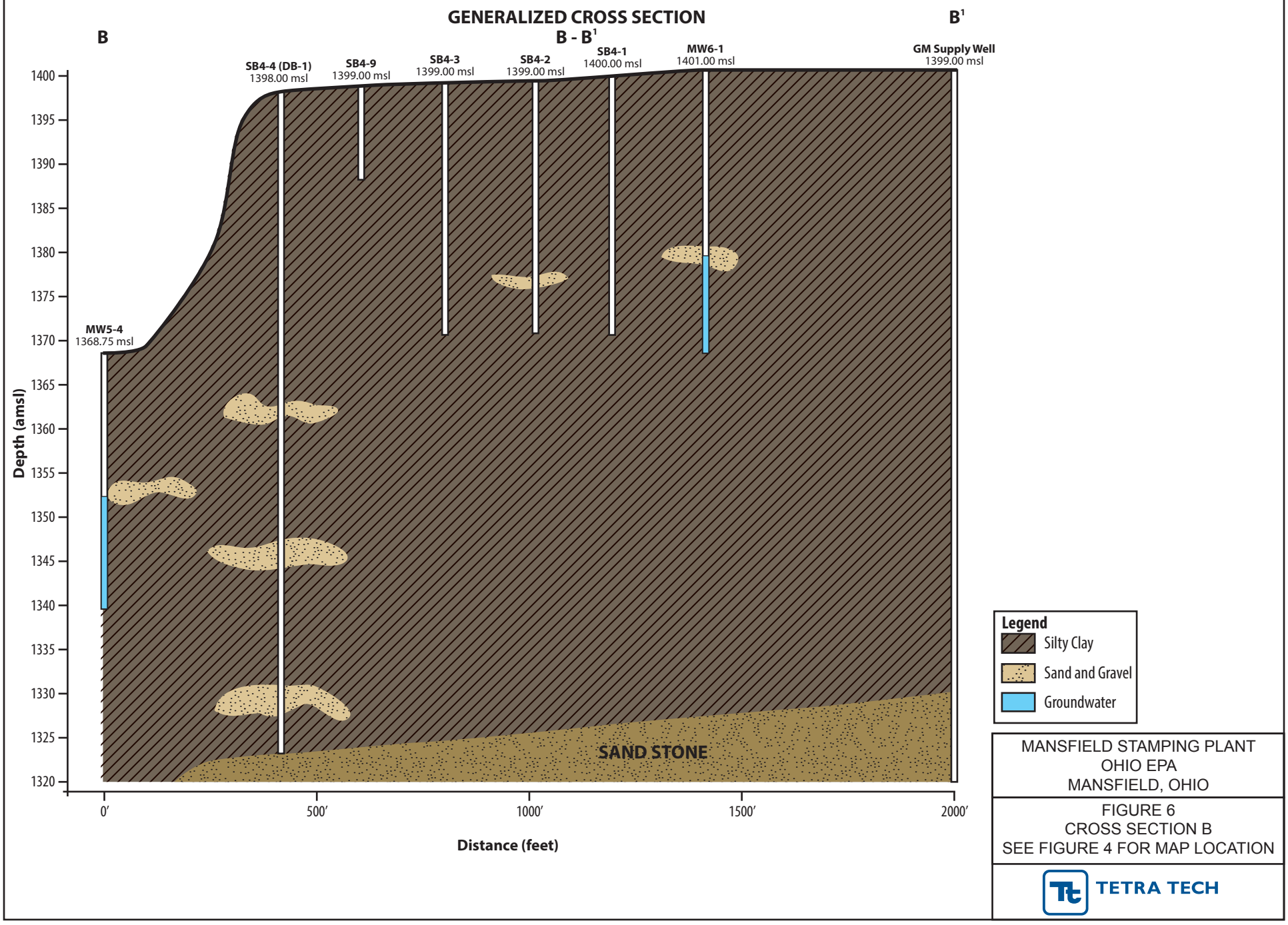


Legend
- Silty Clay
- Sand and Gravel
- Groundwater

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 5
CROSS SECTION A
SEE FIGURE 4 FOR MAP LOCATION

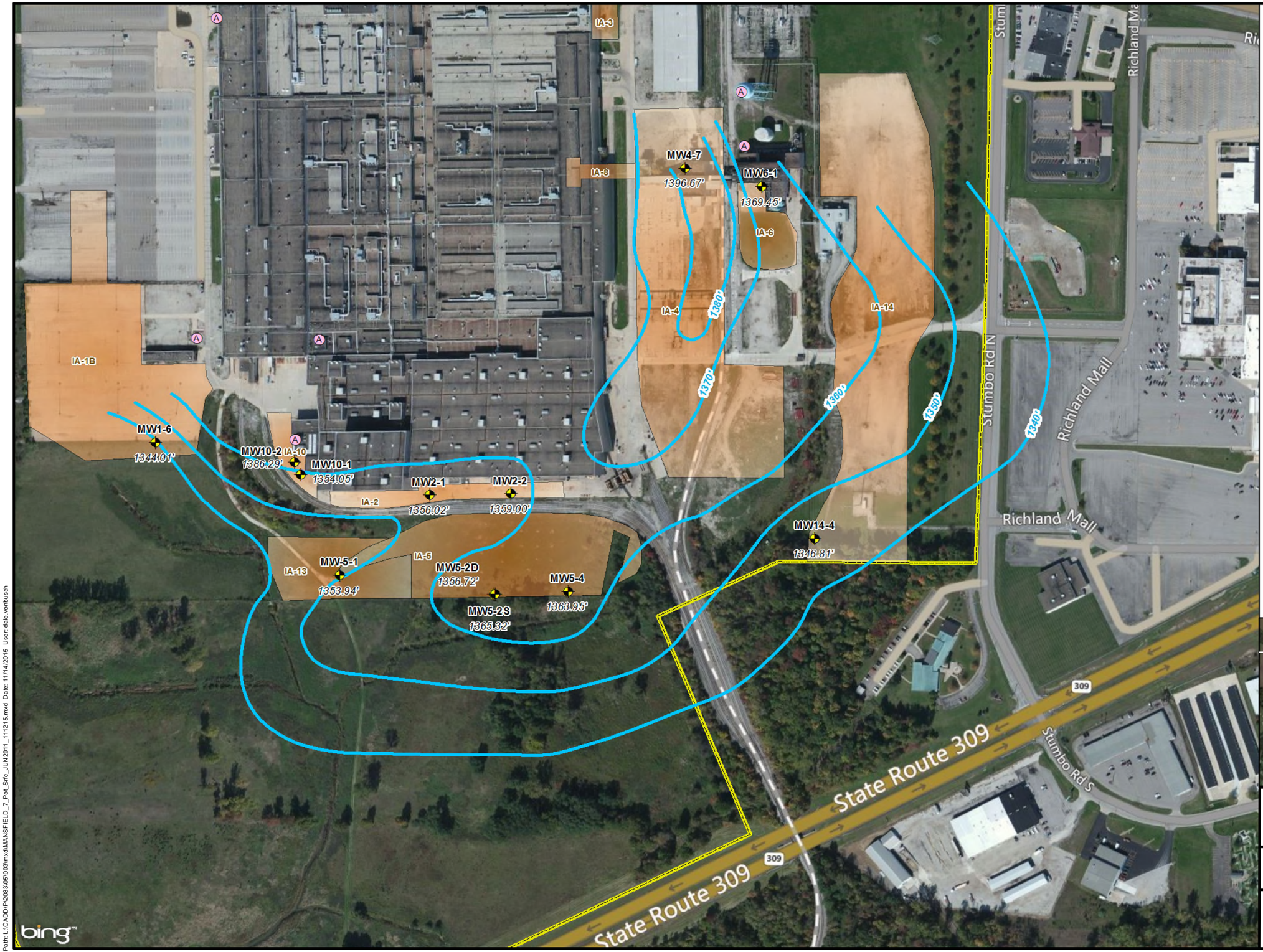
TETRA TECH



MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 6
CROSS SECTION B
SEE FIGURE 4 FOR MAP LOCATION

TETRA TECH



Legend

- Monitoring Well Location
- Aboveground Storage Tank
- Potentiometric Contour
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

N
W E
S

0 150 300
Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 7
PIEZOMETRIC MAP - 6/1/11

TETRA TECH

Path: L:\CADD\P2083\05\003\mxd\MANSFIELD_7_Pot_Srfc_JUN2011_111215.mxd Date: 11/14/2015 User: dale.vonbusch

IA-4-31 (0-2')	
Benzo(a)anthracene	200
Benzo(a)pyrene	160
Dibenz(a,h)anthracene	15
Indeno[1,2,3-cd]pyrene	72

IA-4-12 (0-2')	
Benzo(a)anthracene	121.0
Benzo(a)pyrene	93.2
Benzo(b)fluoranthene	100.0
Dibenz(a,h)anthracene	20.9
Indeno(1,2,3-cd)pyrene	59.4

IA-4-37 (0-2')	
Benzo(a)pyrene	7.8

IA-4-30 (0-2')	
Benzo(a)pyrene	31.7

IA-4-13 (0-2')	
Benzo(a)pyrene	6.43
IA-4-13 (2'-4')	
Benzo(a)pyrene	6.89

IA-4-17 (0-2')	
Benzo(a)anthracene	108
Benzo(a)pyrene	87.1
Benzo(b)fluoranthene	89.2
Dibenz(a,h)anthracene	19.0

IA-4-18 (0-2')	
Benzo(a)anthracene	62.1
Benzo(a)pyrene	46.7
Dibenz(a,h)anthracene	7.98

IA-4-3 (2.5'-5')	
Benzo(a)anthracene	230
Benzo(a)pyrene	190
Benzo(b)fluoranthene	210
Dibenz(a,h)anthracene	34
Indeno[1,2,3-cd]pyrene	93

Paved Surfac
Parking/Storage

Paved Road

IA-4-1, IA-4-2, IA-4-11, IA-4-14, IA-4-15, IA-4-16, IA-4-19, IA-4-20, IA-4-21, IA-4-22, IA-4-23, IA-4-24, IA-4-25, IA-4-26, IA-4-27, IA-4-28, IA-4-32, IA-4-33, IA-4-34, IA-4-35, IA-4-36, IA-4-38, IA-6-3, IA-6-4, IA-6-5, IA-6-7

Legend

IA-4 Soil Boring

- PAH Exceeds Generic Numerical Standard
- PAH Below Generic Numerical Standard
- Railroad
- Water Line
- Road/Paved Edge
- Corrective Action/Removal Area to 5 feet below ground surface
- Approximate Site Boundary

N
W E
S

0 15 30
Feet

Notes:
VAP - Ohio Voluntary Action Program
Results provided in milligrams per kilogram (mg/kg)

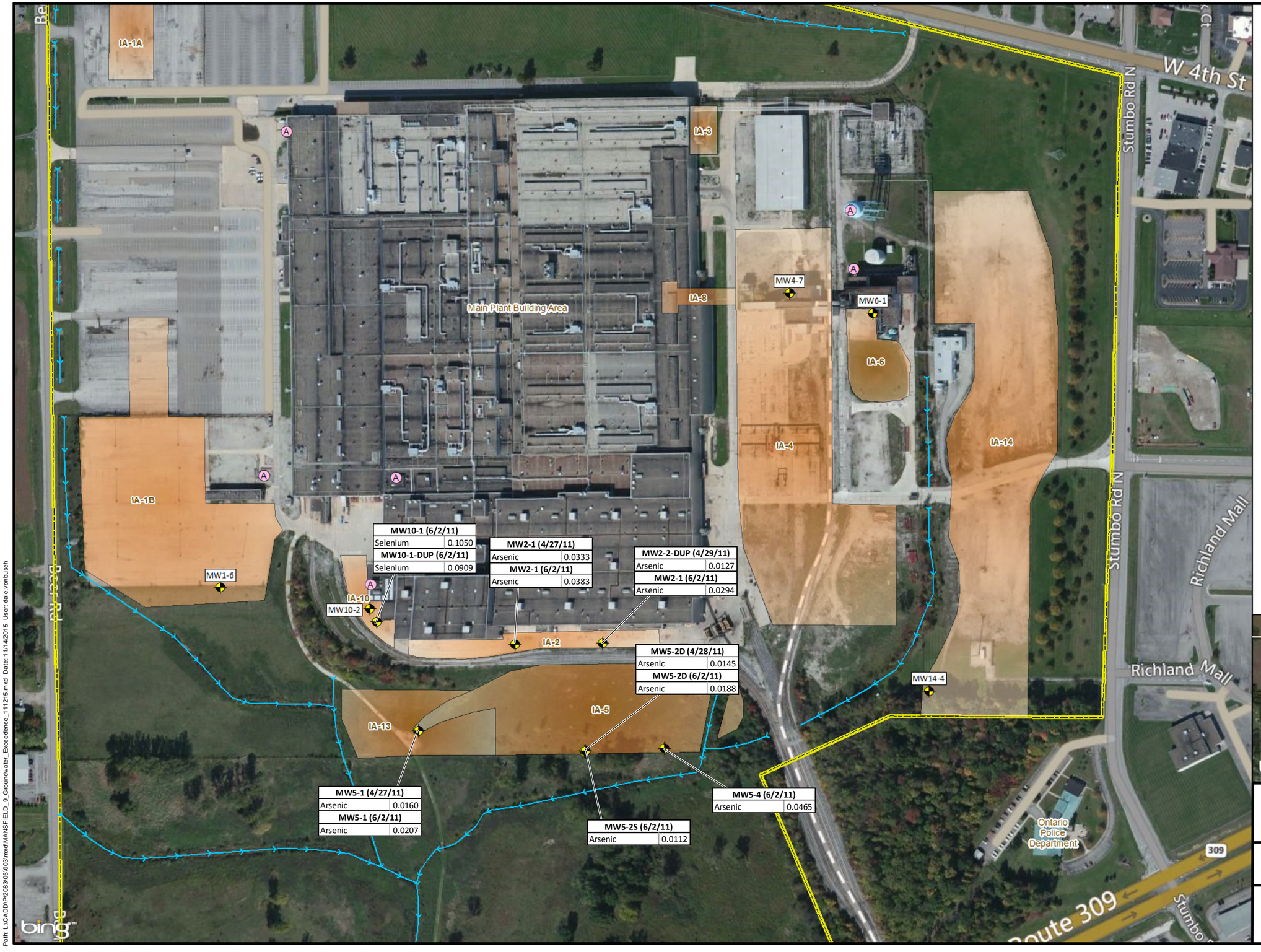
Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 8
SOIL EXCEEDENCES OF OHIO
VAP STANDARDS

TETRA TECH

Path: L:\CAD\DP\2083\05\003\mxd\MANSFIELD_x_Soil_Exceedence.mxd Date: 7/7/2015 User: dale.vonbusch



Legend

- Monitoring Well Location
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary

Area Number	Area Name
IA-1A	Snow Staging Area
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

N
W E
S

0 150 300
Feet

Notes:
VAP - Ohio Voluntary Action Program
Results provided in milligrams per liter (mg/L)

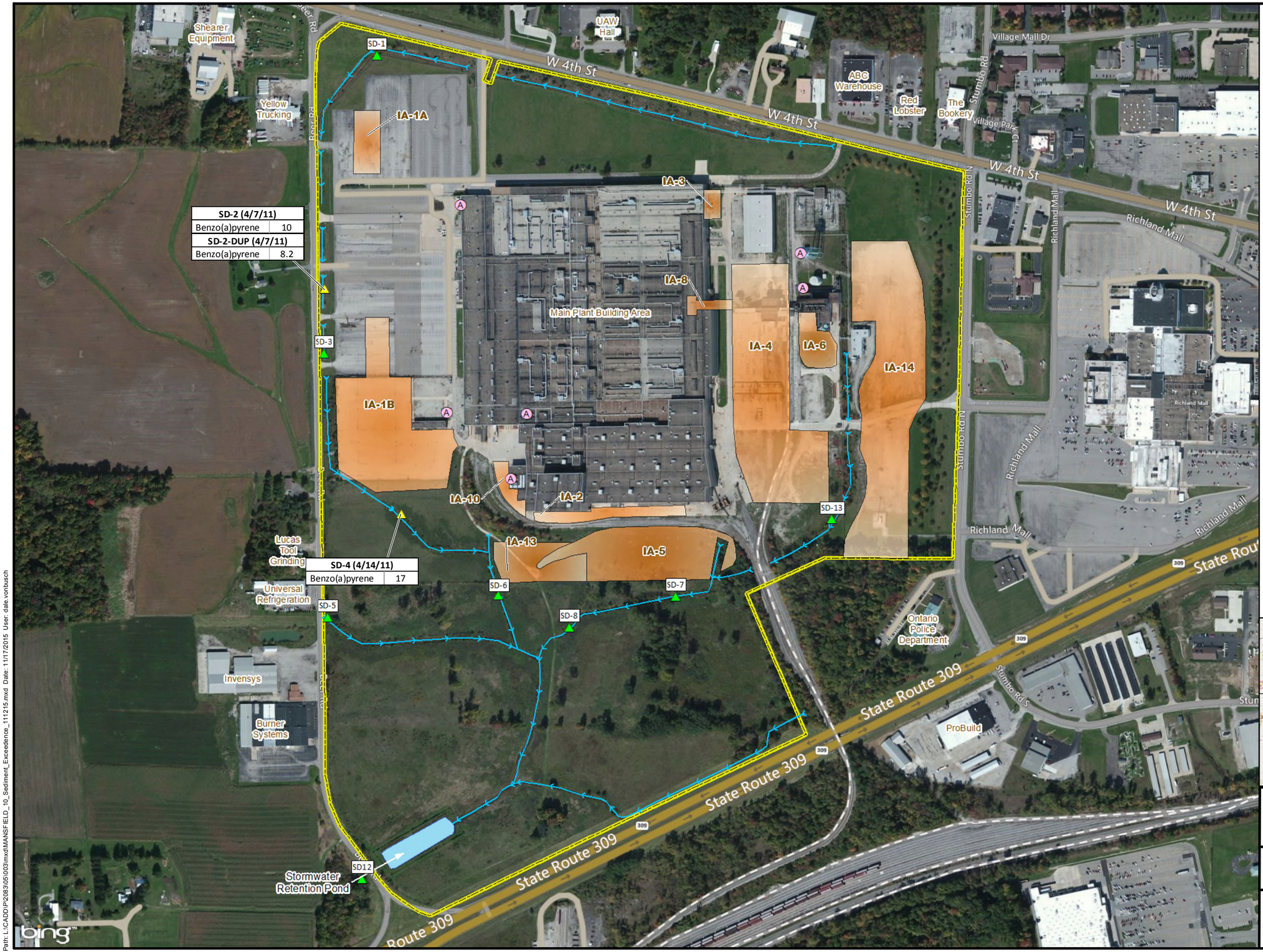
Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 9
GROUNDWATER EXCEEDENCES OF OHIO VAP STANDARDS

TETRA TECH

Path: L:\CAD\DP\2083\05\003\mxd\MANSFIELD_9_Groundwater_Exceedence_111215.mxd Date: 11/14/2015 User: dale.vonbusch



Legend

Sediment Sample Location

- PAH Exceeds Threshold
- PAH Below Threshold
- Aboveground Storage Tank
- Stormwater Collection System
- Identified Areas
- Approximate Site Boundary
- Stormwater Retention Pond

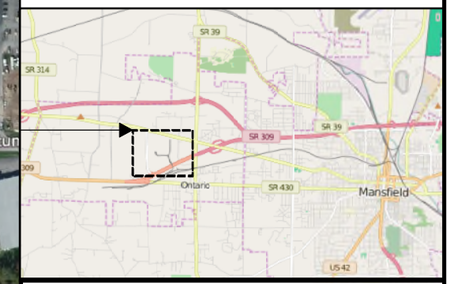
Area Number	Area Name
IA-1A	Snow Staging Area
IA-1B	Southern Snow Staging/Rack Storage
IA-2	Former UST Farm
IA-3	Missing/Misidentified UST
IA-4	Former WWTP
IA-5	Soil Pile/Slope Fill Area
IA-6	Coal/Raw Material Storage Area
IA-8	Stained Flooring/Sumps/Floor Drains
IA-10	Hazardous Waste Storage Area
IA-13	South Field Lower Terrace Fill Area
IA-14	Eastern Storage Yard

N W E S

0 250 500
Feet

Notes:
VAP - Ohio Voluntary Action Program
Results provided in milligrams per kilogram (mg/kg)

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

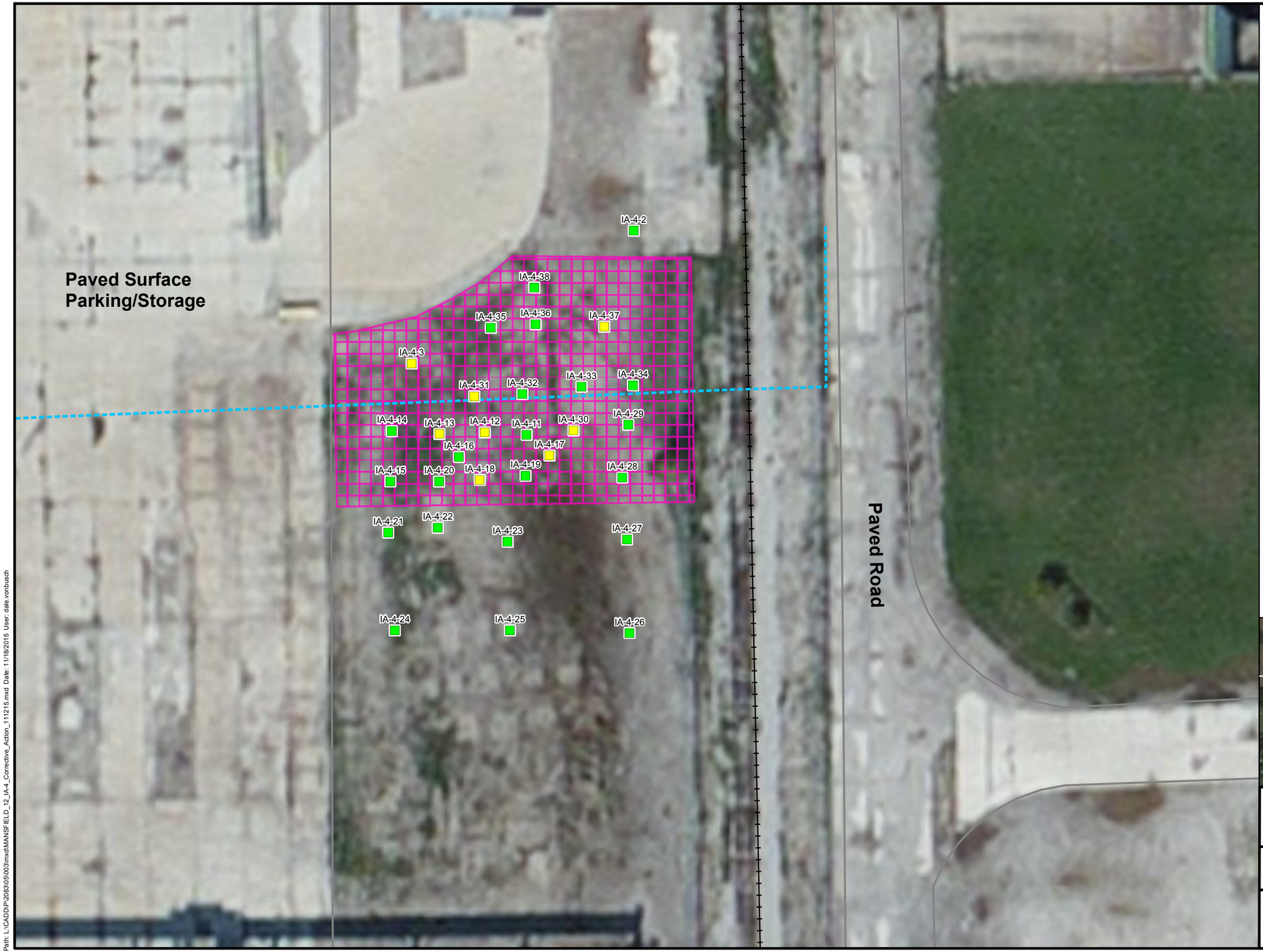


MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 10
SEDIMENT EXCEEDENCES OF OHIO VAP STANDARDS

TETRA TECH

Path: L:\CADD\P\2083\05\003\mxd\MANSFIELD_10_SedimentExceedence_111215.mxd Date: 11/17/2015 User: dale.vonbusch



Legend

IA-4 Soil Boring

- PAH Exceeds Generic Numerical Standard
- PAH Below Generic Numerical Standard
- Railroad
- Water Line
- Road/Paved Edge
- Corrective Action/Removal Area to 5 feet below ground surface
- Approximate Site Boundary

N
W E
S

0 15 30
Feet

Map Source:
Bing Maps Aerial Imagery, 2010-2012.

MANSFIELD STAMPING PLANT
OHIO EPA
MANSFIELD, OHIO

FIGURE 12
IA-4 CORRECTIVE ACTION AREA
0 TO 5 FEET

TETRA TECH

Path: L:\CAD\DP\2083\05\003\mxd\MANSFIELD_12_IA-4_Corrective_Action_111215.mxd Date: 11/18/2015 User: dale.vonbusch

G. Tables

Table 1
Summary of Exposure Point Concentrations in Soil for Current and Reasonably Anticipated Pathways – Post-Remedy

COC	Single Chemical Applicable Standard (mg/kg)		Identified Area 4 Exposure Point Concentration Post Remedial Activities (mg/kg)	
	Commercial/Industrial	Construction/Excavation	Commercial/Industrial Land Use	Construction/Excavation Activities
Acetone	110,000	110,000	0.112	0.17
Benzene	140	1,200	0.0003	0.0003
2-Butanone	28,000	28,000	0.0249	0.036
Carbon disulfide	740	740	0.00397	0.0076
1,1-Dichloroethane	420	1,700	0.012	0.012
1,2-Dichloroethane	56	480	0.00068	0.00068
Ethylbenzene	480	480	0.013	0.013
Methylene chloride	3,300	3,300	0.00815	0.0093
4-Methyl-2-pentanone	3,400	3,400	0.0059	0.0059
Toluene	820	820	0.019	0.019
Xylenes (total)	260	260	0.016	0.016
Acenaphthene	90,000	780,000	1.2	1.2
Acenaphthylene +	90,000	780,000	0.0472	0.0571
Anthracene	450,000	1,000,000	2.26	2.7
Benzo(a)anthracene	58	1,200	8.16	8.41
Benzo(b)fluoranthene	58	1,200	7.29	8.2
Benzo(k)fluoranthene	580	12,000	2.23	4.89
Benzo(g,h,i)perylene +	45,000	390,000	3.06	4.1
Benzo(a)pyrene	5.8	120	1.85	1.85
Chrysene	5,800	120,000	8.23	8.51
Dibenzo(a,h)anthracene	5.8	120	1.23	1.6
Fluoranthene	60,000	160,000	19.7	19.7
Fluorene	60,000	520,000	0.459	1.12
Indeno(1,2,3-cd)pyrene	58	1,200	3.38	3.68
Isopropylbenzene	270	270	0.0082	0.0082
1-Methylnaphthalene	1,500	31,000	0.21	0.232
2-Methylnaphthalene	6,000	5,200	0.261	0.261
Naphthalene	450	560	0.185	0.186
Phenanthrene +	450,000	1,000,000	13.7	14
Pyrene	45,000	390,000	15.4	15.4
Aroclor 1260	20	440	0.04	0.04
C20-C34 **	5,000	5,000	1200	1200
C10-C20 **	2,000	2,000	85.5	120
Arsenic	77	690	22.74	43.1
Barium +	680,000	320,000	102	139
Cadmium	2,600	1,000	0.5	0.5
Chromium *	210	1,200	13.4	14
Lead	800	400	23.9	33.9
Mercury	3.1	3.1	0.042	0.044
Selenium	20,000	11,000	0.57	0.57

Notes:

COC = Chemical of Concern

mg/kg = miligram per kilogram

Exposure Point Concentrations were evaluated relative to the Ohio VAP Generic Numerical Direct Contact Standards unless otherwise noted

+ Chemical standards not listed in OAC 3745-300-08 were taken from the CIDARS Database, August 1, 2014

** Total Petroleum Hydrocarbons were evaluated relative to the BUSTR soil saturation limits as per Ohio EPA TGC VA30008.14.001

* Chromium (total) analytical results were evaluated relative to the more conservative chromium (VI) direct contact standards

H. Attachments

Attachment One

Legal Description and Survey

VOL 403 PAGE 536

OHIO WARRANTY DEED No. 31. #71758 The W. H. Anderson Company, Publishers, Cincinnati, Ohio.

Know All Men by These Presents:

That Albert H. Beer and Florence E. Beer, husband and wife

in consideration of One Hundred Dollars and other valuable consideration

to them *paid by* General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan

~~whose mailing address is~~

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan, its successors

~~his~~ *and assigns forever,*

the following described Real Estate,

Situated in the Township of Springfield, County of Richland, State of Ohio and known as part of the Southwest Quarter of Section 14, Township 21, Range 19 and described as follows: Beginning on the south line of said Quarter Section at a point 250.5 feet west from the southeast corner thereof; thence north, parallel with the east line of said Quarter Section, 1896 feet to the old center line of Mansfield-Crestline Road (U.S. 30N); thence northwesterly, along said center line, to the west line of said Quarter Section; thence south to the southwest corner of said Quarter Section; thence east to the place of beginning, containing 122.9 acres, more or less, but subject to all legal highways.

Transferred: July 8, 1955 MLH;bp
Received: July 8, 1955 at 3:52 PM
Recorded: July 11, 1955
Recorder's fee $2.10 D. D. Orewiler
Recorder

and all the Estate, Title and Interest of the said grantors

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said grantee

its successors
~~xhxirx~~ and assigns forever.

And the said grantors

for themselves and their heirs, executors and administrators, do hereby Covenant with the said grantee, its successors

~~xhxirx~~ and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; except taxes and assessments for the first half of the year 1955 (known as the December, 1955 installment) and thereafter; except easements to Logan Natural Gas and Fuel Company and recorded at Lease Volume 4, Pages 391 and 392; except easement to The Marion Reserve Power Company and recorded at Deed Volume 240, Page 123; ~~except easements to Logan Natural Gas and recorded at Deed Volume 403, Page 328~~

VOL 403 PAGE 539

OHIO WARRANTY DEED No. 31. #71759 The W. H. Anderson Company, Publishers, Cincinnati, Ohio.

Know All Men by These Presents:

That

Tamson M. Craig, unmarried
Hazel M. Craig, unmarried
Ruth F. Craig, unmarried
Edna F. Craig, unmarried

in consideration of One Hundred Dollars and other valuable consideration

to them *paid by* General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan

~~whose address is~~

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan, its successors

~~heirs~~ *and assigns forever,*

the following described Real Estate,

Situated in the Township of Springfield, County of Richland, State of Ohio:

Parcel 1.

Being part of the Southeast Quarter of Section 14, Township 21, Range 19 and described as follows: Beginning at the southwest corner of said Quarter Section; thence east, along the south line of said Quarter Section, 47.92 rods; thence north, parallel with the west line of said Quarter Section, to the north line thereof; thence west 47.92 rods to the northwest corner of said Quarter Section; thence south to the place of beginning, containing 47 acres, more or less, but subject to all legal highways. Excepting therefrom that portion lying north of the old center line of Mansfield-Crestline Road (U.S. 30N).

Parcel 2.

Being part of the Southwest Quarter of Section 14, Township 21, Range 19 and described as follows: Beginning at the southeast corner of said Quarter Section; thence west, along the south line of said Quarter Section, 14.3 rods; thence north, parallel with the east line of said Quarter Section, 113.36 rods to the southerly line of old Mansfield-Crestline Road (U.S. 30N); thence easterly, along said southerly line, 14.61 rods to the east line of said Quarter Section; thence south 110.36 rods to the place of beginning, containing 10 acres, more or less, but subject to all legal highways.

Parcel 3.

Being part of the Northeast Quarter of Section 23, Township 21, Range 19 and described as follows: Beginning at the northwest corner of said Quarter; thence south, along the west line of said Quarter, 25 rods; thence east, parallel with the north line of said Quarter, 47.5 rods; thence north, parallel with the west line of said Quarter, 25 rods; thence west, along the north line of said Quarter, 47.5 rods to the place of beginning, containing 7.5 acres, more or less, but subject to all legal highways.

VOL 403 PAGE 540

Transferred: July 8, 1955 NLW; bp.
Received: July 8, 1955 at 3:53 PM
Recorded: July 11, 1955
Recorder's fee $ 2.10 D. D. Orewiler
Recorder

and all the Estate, Title and Interest of the said grantors

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said grantee

its successors
~~heirs~~ and assigns forever.

And the said grantors

for themselves and their heirs, executors and administrators, do hereby Covenant with the said grantee

its successors
~~heirs~~ and assigns,

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; ~~except taxes and assessments~~ except taxes and assessments for the first half of the year 1955 (known as the December, 1955 installment) and thereafter; except easement to The Ohio Public Service Company recorded at Deed Volume 215, Page 306; except easement to The Marion Reserve Power Company recorded at Deed Volume 240, Page 88; except easement to Sinclair Refining Company recorded at Deed Volume 286, Page 55; except easements to Ohio Edison Company recorded at Deed Volume 344, Page 160 and Deed Volume 352, Page 25.

VOL 403 PAGE 541

at Deed Volume 344, Page 160 and Deed Volume 352, Page 25.

VOL. 403 PAGE 541

In Witness Whereof, *The said* grantors

who hereby release all their *right and expectancy of Dower in the said premises, ha ve hereunto set* their *hands* this 8th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five.

Signed and acknowledged in presence of—

Thomas J. McDermott
Bernice Neal

Tamson M. Craig
Tamson M. Craig

Hazel M. Craig
Hazel M. Craig

Ruth F. Craig
Ruth F. Craig

Edna F. Craig
Edna F. Craig

State of Ohio **County of** Richland **ss.**

Be it Remembered, That on the 8th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five *before me, the subscriber, a* notary public *in and for said county, personally came*

Tamson M. Craig, Hazel M. Craig, Ruth F. Craig, and Edna F. Craig

the grantor s in the foregoing Deed, and acknowledged the signing thereof to be their *voluntary act and deed.*

In Testimony Whereof, *I have hereunto subscribed my name and affixed my* official *seal on the day and year last aforesaid.*

Thomas J. McDermott
Notary public

(1) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 313.29)

VOL 403 PAGE 555

QUITCLAIM DEED

Know all Men by these Presents

That,

Jack Matuck and Goldie Matuck, his wife

, the Grantor(s),

for the consideration of One Dollar and other valuable considerations paid by General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan , the Grantee(s), the receipt of which is hereby acknowleged, do(es) GIVE, GRANT, REMISE, RELEASE and FOREVER QUITCLAIM unto the said Grantee(s), its/successors heirs and assigns, the following described premises, situated in the Township of Springfield , County of Richland and State of Ohio.

Known as the north half of the Northwest Quarter of Section 23, Township 21, Range 19, containing 80 acres, more or less, but subject to all legal highways.

The intention of this deed is to release all of our right, title and interest that we hold as lessees of Lee Gages, Jessie Ruth Harland, Vivian Gages, Eleanor Gages Rinehart, Vera Gages Light (also known as Vera Gages), Margaret Gages Bogantz (also known as Margaret Gages) and Paul Gages, Jr.

VOL 403 PAGE 556

TO HAVE AND TO HOLD the said premises, with appurtenances thereto, unto the said Grantee(s), its/~~successors~~ ~~heirs~~ and assigns forever, so that neither the said Grantor(s) nor their heirs, nor any other person claiming title through or under them, shall or will hereafter claim or demand any right to title to said premises, or any part thereof; but they and every one of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, this deed is executed by the said Grantor(s), this day of July, in the year of our Lord one thousand nine hundred and fifty-five.

Signed and acknowledged in presence of

Wanna Crawford
Edwina L. Matuck

Jack Matuck
Jack Matuck

Goldie Matuck
Goldie Matuck

STATE OF OHIO, Richland County, ss. } Before me, a Notary Public in and for said County, personally appeared the above named Jack Matuck and Goldie Matuck

who acknowledged that they did sign the foregoing instrument, and that the same is their voluntary act and deed.

In testimony whereof, I hereunto set my hand and official seal, at Mansfield, Ohio, this 8th day of July A. D. 1955.

S. Kraus.
Notary Public

STATE OF County, ss. } Before me, a in and for said County, personally appeared the above named

who acknowledged that did sign the foregoing instrument, and that the same is voluntary act and deed.

In testimony whereof, I hereunto set my hand and official seal, at this day of A. D. 19

71779

Quitclaim Deed

Jack Matuck
Goldie Matuck

TO

General Motors Corporation, etc.

Received for Record July 7 1955 at 9 o'clock A.M.
Recorded July 11 1955 in Richland County Records
Volume 403 Page 555-556
L. J. Crawford County Recorder
Recorder's Fee 1.50

McDermott & Associates
LAWYERS
Walpark Building
MANSFIELD, OHIO

VOL 403 PAGE 557

OHIO WARRANTY DEED No. 21. #71780 The W. H. Anderson Company, Publishers, Cincinnati, Ohio.

Know All Men by These Presents:

That Lee Gages and Ruth E. Gages, his wife; Jessie Ruth Harland (also known as Jessie Ruth Harlan) and Samuel Harlan, her husband; Vivian Gages, now Vivian Gages Martin, and E. Max Martin, her husband; Eleanor Gages Rinehart and Oliver Rinehart, her husband; Vera Gages Light (also known as Vera Gages) and Kenneth D. Light, her husband; Margaret Gages Bogantz (also known as Margaret Gages) and George Bogantz, her husband; Paul Gages, Jr. and Vivian Gages, his wife; Leone Gages, unmarried; Lee Gages as Executor and Trustee under the will of Paul Gages, deceased

in consideration of One Hundred Dollars and other valuable consideration

to them *paid by* General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan

~~who~~

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan, its successors

~~heirs~~ *and assigns forever,*

the following described Real Estate,

Situated in the Township of Springfield, County of Richland, State of Ohio and known as the north half of the Northwest Quarter of Section 23, Township 21, Range 19, containing 80 acres, more or less, but subject to all legal highways.

RECEIVED FOR RECORD
July 9 1955
At 11:02 O'clock A. M
Recorded July 11 1955
IN RICHLAND COUNTY RECORDS
Volume 403 Page 557-558-559
D.D. Crawford
Richland County Recorder

2.10

and all the Estate, Title and Interest of the said grantors

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said grantee

its successors
~~xxxxx~~ and assigns forever.

And the said grantors

for themselves and their heirs, executors and administrators, do hereby Covenant with the said grantee, its successors

~~heirs~~ and assigns,

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; except taxes and assessments for the first half of the year 1955 (known as the December, 1955 installment) and thereafter; except easement to Sinclair Refining Company (assigned to Sinclair Pipe Line Company) and recorded at Deed Volume 266, Page 53

VOL 403 PAGE 559

In Witness Whereof, *The said* grantors

who hereby release all their right and expectancy of Dower in the said premises, ha ve hereunto set their hand s this 8th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five.

Signed and acknowledged in presence of—

Bernice Wolf

Bernita Alfabar

Margaret Gages Bogantz

Lee Gages

Leone Gages

Jessie Ruth Harland

Ruth E. Gages

Vivian Gages Martin

E. Max Martin

Samuel Harlan

Eleanor Gages Rinehart

Oliver Rinehart

Vera Gages Light

Kenneth D. Light

George Bogantz

Paul Gages Jr.

Margaret Gages Bogantz

Lee Gages

as Executor and Trustee aforesaid

State of Ohio **County of** Richland **SS.**

Be it Remembered, That on the 9th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five *before me, the subscriber, a* notary public *in and for said county, personally came* Lee Gages, Ruth E. Gages, Jessie Ruth Harland (also known as Jessie Ruth Harlan), Samuel Harlan, Vivian Gages, now Vivian Gages Martin, E. Max Martin, Eleanor Gages Rinehart, Oliver Rinehart, Vera Gages Light (also known as Vera Gages), Kenneth D. Light, Margaret Gages Bogantz (also known as Margaret Gages), George Bogantz, Paul Gages, Jr., Vivian Gages, Leone Gages, and Lee Gages as Executor and Trustee under the will of Paul Gages, deceased *the grantor s in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.*

In Testimony Whereof, *I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.*

Bernice Wolf Bernice Wolf

Notary public

Transferred: .....

Received: .....

Recorded: .....

Recorder's fee $..... D. D. Granville
Recorder

111 Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. §31.28)

Prepared: Aug. 16, 1957 VOL 442 PAGE 439
Norman L. Wolfe, Co. Aud.
10¢ by

#95964

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ERIE LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, duly authorized to do business in the State of Ohio, and having its principal office at Crawford County Trust Company Building, Meadville, Pennsylvania, GRANTOR, claiming title through Deed in Volume 404, Page 127, Volume 404, Page 129 and in Volume 404, Page 131 Richland County, Ohio, Records, in consideration of the sum of One Hundred Dollars ($100.00) and other good and valuable consideration, to it paid by GENERAL MOTORS CORPORATION, a Delaware corporation, duly authorized to do business in the State of Ohio and having a principal place of business at 3044 West Grand Boulevard, Detroit 2, Michigan, GRANTEE, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said GENERAL MOTORS CORPORATION, GRANTEE, its successors and assigns Forever, the following described Real Estate:

All that parcel of land located in the Township of Springfield, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 23, Township 21, Range 19, and more particularly described as follows:

BEGINNING at a point on the West line of said Quarter Section, said point being 1330.13 feet, South 1 degree, 50 minutes, 06 seconds East of the Northwest corner of said Quarter Section;

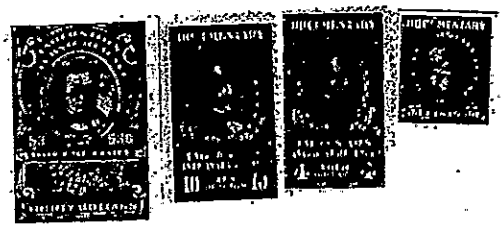
Thence North 89 degrees, 00 minutes, 44 seconds East, 2501.68 feet to the North Right-of-Way line of the Mansfield By-Pass, U.S. Route 30;

Thence South 62 degrees 37 minutes 24 seconds West and along said Right-of-Way line, 2772.35 feet to the West line of Section 23;

Thence North 1 degree, 50 minutes, 06 seconds West along said West line of

NW¼ Sec 23-Twp 21-R19-35.38a

VOL 442 PAGE 441



Revenue Stamps
Affixed $444.95

fifty-seven (1957).

Signed and Acknowledged in the Presence of Us:

ERIE LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA

ERIE LAND IMPROVEMENT COMPANY OF PENNSYLVANIA

D. Halter

By W. T. Pierson
Vice President

L. E. Baker

Attest: R. H. Hann
Secretary

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

BE IT REMEMBERED, That on this 14th day of August, in the year of our Lord one thousand nine hundred and fifty-seven (1957), before me, the subscriber, a Notary Public in and for said County and State, personally appeared W. T. PIERSON, Vice President, and R.H.HANN, Secretary, of ERIE LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA, the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors; and on behalf of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed

my name and affixed my Notarial Seal, on the day and year last aforesaid.

Notary Public, Cuyahoga County, Ohio.

My Commission Expires : VANSTAN LFF NOTARY PUBLIC My Commission Expires Sept. 2, 19[illegible]

This Instrument Prepared by:
F. D. Halter
Attorney-At-Law
Cleveland, Ohio

95964

RECEIVED FOR RECORD
Aug. 16, 1957
At 10:15A.M. o'clock
Recorded Aug. 19, 1957
IN RICHLAND COUNTY RECORDS
Volume 442, Page 439-440-441-442
D.D. Crawford
Richland County Recorder
2.80

Mail to —
Nancy M Hogan
General Counsel
General Motors Corp
50 W Broad Street Blvd
Room 2 [illegible]

6Dic | VICINITY MAP

6Dii | NORTH ARROW & SCALE

5Ciii | SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(A) FENCE ENCROACHMENT ON THE EASTERLY PROPERTY LINE OF NO MORE THAN 0.5'.
(B) ALONG N'LY PROPERTY LINE (ELY SIDE) – 2 UTILITY RISERS OUT OF EASEMENT
(C) UTILITY POLE NEAR EAST PROPERTY LINE – ENCROACHES 2.3' INTO PROPERTY.

3 | FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 39139C0140E), WHICH BEARS AN EFFECTIVE DATE OF 04/04/2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

5Ciii | SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(D) UTILITY POLE NEAR EAST PROPERTY LINE, AT GATE TO GRAVEL DRIVE – ENCROACHES 2.7' INTO PROPERTY; GUY WIRE ANCHOR TO SAID UTILITY POLE ENCROACHES 9.2' INTO PROPERTY.
(E) GATE AT SELLY PROPERTY LINE (AT TRAIN TRACKS) ENCROACHES ON ADJOINING PROPERTY 21.5' SOUTHERLY.
(F) TR NEAR N'LY BOUNDARY, APPROXIMATELY 465' (SCALED) FROM NORTH EDGE OF STUMBO RD – ENCROACHES 0.5' INTO PROPERTY.
(G) ALONG WEST BOUNDARY – RIP-RAP ENCROACHES RIGHT-OF-WAY BY 5.0'+/-; TELEPHONE MANHOLE NEAR TR IS OUT OF THE EASEMENT BY 73.9' S'LY.
(H) ALONG WEST BOUNDARY – CONCRETE END SECTIONS TO STORM DRAINAGE ENCROACH INTO RIGHT-OF-WAY BY 2.1' TO 13.7' AS SHOWN.

6Dii | LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET
CONC	CONCRETE SURFACE
NP	NO PARKING
PPS	PAID PARKING SPACE
CO	CLEAN OUT
EP	ELECTRIC PANEL
RSP	RAILROAD SIGNAL POLE
DIC	DROP INLET CEMENT CONNECTION
SPA	SIGNAL PROCESS LID
UC	UTILITY CABINET
GTM	GATE MOTOR
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PS	TELEPHONE RISER
NO. OF PARKING SPACES	

TRANSFORMER	
GUARDRAIL	
WELL	
CHAIN LINK FENCE	
MANHOLE	
SANITARY MANHOLE	
STORM MANHOLE	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
OR	OFFICIAL RECORDS
	FOUND MONUMENT
	SET 5/48" X 30" IRON ROD CAPPED "ASM"
	WATER VALVE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	BOLLARD
	OVERHEAD UTILITY LINE
	FENCE

6Di | LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET
CONC	CONCRETE SURFACE
NP	NO PARKING
PPS	PAID PARKING SPACE
CO	CLEAN OUT
EP	ELECTRIC PANEL
RSP	RAILROAD SIGNAL POLE
DIC	DROP INLET CEMENT CONNECTION
SPA	SIGNAL PROCESS LID
UC	UTILITY CABINET
GTM	GATE MOTOR
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PS	TELEPHONE RISER
NO. OF PARKING SPACES	

TRANSFORMER	
GUARDRAIL	
WELL	
CHAIN LINK FENCE	
MANHOLE	
SANITARY MANHOLE	
STORM MANHOLE	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
OR	OFFICIAL RECORDS
	FOUND MONUMENT
	SET 5/48" X 30" IRON ROD CAPPED "ASM"
	WATER VALVE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	BOLLARD
	OVERHEAD UTILITY LINE
	FENCE

22 | ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	GI	INDUSTRY
MINIMUM LOT AREA (SQ.FT.)	NONE	11,545,666
MINIMUM FRONTAGE	–	12,742'
MINIMUM LOT WIDTH	NONE	19%
MAX BUILDING HEIGHT	NONE	34.7'
MINIMUM SETBACKS		
FRONT	50'	234.3'
SIDE	20'	–
REAR	50'	–
PARKING REQUIREMENTS	1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS 1 FOR EACH 1,000 SQ.FT. OF GROSS FLOOR AREA.	

ZONING INFORMATION SHOWN HEREON WAS NOT PROVIDED BY INSURED. INFORMATION WAS OBTAINED BY ASM, INC. CONTACT: VILLAGE OF ONTARIO PLANNING & ZONING DEPARTMENT DATE CONTACTED: 11/29/11 NOTES: GI: GENERAL INDUSTRIAL WWW.CMANAGREENE.COM

6Dvi | ALTA/ACSM LAND TITLE SURVEY

2

OF

2525 WEST 4TH STREET

MANSFIELD OHIO

6Bx | TITLE INFORMATION

THE FOLLOWING TITLE INFORMATION WAS HEREON ARE FROM:
TITLE SOURCE, INC. – ORDER (COMMITMENT) NO. 56563996 WITH AN EFFECTIVE DATE OF AUGUST 16, 2012 AT 8:00 AM.

6Bi | TITLE DESCRIPTION

TAX ID NUMBER(S): 038-60-152-02-000, 038-60-152-03-000, 038-60-152-04-000, 038-60-152-05-000, 038-60-152-06-000.

LAND SITUATED IN THE TOWNSHIP OF SPRINGFIELD IN THE COUNTY OF RICHLAND IN THE STATE OF OHIO, AND KNOWN AS BEING IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 19 WEST, CONGRESS LANDS, AND BEING THAT DESCRIBED AS THE GENERAL WARRANTY DEED FROM THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TO CORPORATION FOR PROPERTY IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 11093158, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2010 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION BETWEEN THE NORTH LINE OF SECTION 23, TOWNSHIP 21, RANGE 19 AND THE CENTERLINE OF BEER ROAD (TOWNSHIP HIGHWAY NO. 160); THENCE RUN SOUTH 01 DEGREES 09 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 412.13 FEET TO A FOUND 5/8 INCH IRON ROD WITH NO IDENTIFYING CAP MARKING THE POINT OF INTERSECTION BETWEEN THE WEST LINE OF LAND NOW OR FORMERLY OWNED BY THE VILLAGE OF ONTARIO AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN VOLUME 848, PAGES 463 THROUGH 465, INCLUSIVE, OF THE PUBLIC RECORDS OF RICHLAND COUNTY, OHIO; THENCE RUN SOUTH 88 DEGREES 54 MINUTES 10 SECONDS WEST ALONG SAID POINT SITUATED SOUTH 00 DEGREES 46 MINUTES 51 SECONDS EAST 410.86 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 23; THENCE CONTINUE ALONG AFORESAID NORTHERLY BOUNDARY LINE OF LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 442, PAGES 436 THROUGH 438 INCLUSIVE, SOUTH 88 DEGREES 54 MINUTES 38 SECONDS EAST ALONG THE SAID ERIE TRACT OF LAND; THENCE RUN SOUTH 21 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 832.27 FEET A SET 5/8 INCH IRON ROD WITH ASM CAP ON SAID RIGHT OF WAY LINE OF SOUTH 62 DEGREES 37 MINUTES 24 SECONDS WEST 2143.59 TO A SET 5/8 INCH IRON ROD WITH ASM CAP MARKING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1392.39 FEET; THENCE RUN ALONG SAID CURVE AN ARC OF SAID CURVE 271.29 FEET THROUGH A CENTRAL ANGLE OF 43 DEGREES 09 MINUTES 32 SECONDS AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 04 MINUTES 53 SECONDS WEST 264.92 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP MARKING A POINT OF TANGENCY ON SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING SIX COURSES: THENCE NORTH 39 DEGREES 30 MINUTES 21 SECONDS WEST 287.30 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 290.56 FEET TO A POINT MARKED BY A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE NORTH 01 DEGREES 46 MINUTES 19 SECONDS EAST A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 37 MINUTES 10 SECONDS WEST 287.30 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 290.56 FEET TO A POINT MARKED BY A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE NORTH 01 DEGREES 46 MINUTES 19 SECONDS EAST 135.70 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE RUN NORTH 02 DEGREES 46 MINUTES 41 SECONDS EAST 2118.05 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP AT THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1392.39 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 135.75 FEET TO A POINT MARKED BY A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE RUN NORTH 35 DEGREES 11 MINUTES 36 SECONDS EAST A DISTANCE OF 1641.12 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE RUN NORTH 54 DEGREES 48 MINUTES 24 SECONDS WEST 40.00 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP AT THE POINT OF INTERSECTION OF THE WEST 4TH STREET CRESTLINE MANSFIELD ROAD (STATE ROUTE 30); THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: THENCE SOUTH 79 DEGREES 08 MINUTES 08 SECONDS EAST 400.00 FEET A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE SOUTH 79 DEGREES 08 MINUTES 08 SECONDS EAST 1748.29 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP AT THE POINT OF A TRACT FOR STORM DRAINAGE; THENCE RUN ALONG THE BOUNDARIES OF SAID DRAINAGE TRACT THE FOLLOWING THREE COURSES: THENCE SOUTH 25 DEGREES WEST 67.47 FEET A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE SOUTH 65 DEGREES EAST 20.00 FEET A SET 5/8 INCH IRON ROD WITH ASM CAP; THENCE NORTH 25 DEGREES EAST 72.51 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF WEST 4TH STREET; THENCE RUN ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: THENCE SOUTH 79 DEGREES 08 MINUTES 08 SECONDS EAST 1748.29 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP AT THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5737.5 FEET; A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 54 SECONDS AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 52 MINUTES 06 SECONDS EAST 263.12 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 263.12 FEET TO A SET 5/8 INCH IRON ROD WITH ASM CAP ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STUMBO ROAD; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: THENCE SOUTH 01 DEGREES 09 MINUTES 52 SECONDS WEST 2.51 FEET TO THE IRON ROD WITH ASM CAP; THENCE SOUTH 01 DEGREES 09 MINUTES 52 SECONDS WEST 1645.27 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 265.052 ACRES MORE OR LESS, OF WHICH 27.234 ACRES MORE OR LESS LIES IN THE SOUTHWEST QUARTER OF SECTION 14, 6.581 ACRES MORE OR LESS LIES IN THE NORTHEAST QUARTER OF SECTION 23, 104.973 ACRES MORE OR LESS LIES IN THE NORTHWEST QUARTER OF SECTION 23, 126.264 ACRES MORE OR LESS LIES IN THE NORTHEAST QUARTER OF SECTION 23, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND RECORDS IN THEIR RESPECTIVE UTILITY OFFICES.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED DECEMBER 06, 2011 AND IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE 4733-37. BASIS OF BEARINGS IS THE NORTHERLY LINE OF THE VILLAGE OF ONTARIO TRACT, AS SOUTH 88 DEGREES 54 MINUTES 10 SECONDS WEST, AS PER DEED VOLUME 848, PAGE 463 THROUGH 465 AND IS FOR ANGULAR PURPOSES ONLY.

SHEET 1 OF 5

5Ciii | SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(D) UTILITY POLE NEAR EAST PROPERTY LINE, AT GATE TO GRAVEL DRIVE – ENCROACHES 2.7' INTO PROPERTY; GUY WIRE ANCHOR TO SAID UTILITY POLE ENCROACHES 9.2' INTO PROPERTY.
(E) GATE AT SELLY PROPERTY LINE (AT TRAIN TRACKS) ENCROACHES ON ADJOINING PROPERTY 21.5' SOUTHERLY.
(F) TR NEAR N'LY BOUNDARY, APPROXIMATELY 465' (SCALED) FROM NORTH EDGE OF STUMBO RD – ENCROACHES 0.5' INTO PROPERTY.
(G) ALONG WEST BOUNDARY – RIP-RAP ENCROACHES RIGHT-OF-WAY BY 5.0'+/-; TELEPHONE MANHOLE NEAR TR IS OUT OF THE EASEMENT BY 73.9' S'LY.
(H) ALONG WEST BOUNDARY – CONCRETE END SECTIONS TO STORM DRAINAGE ENCROACH INTO RIGHT-OF-WAY BY 2.1' TO 13.7' AS SHOWN.

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT
3	"TABLE A" FLOOD INFORMATION	6Bx	TITLE INFORMATION
4	"TABLE A" LAND AREA	6Bi	TITLE DESCRIPTION
5Biii	ACCESS TO PROPERTY	6Biv	BEARING BASIS
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Bv	NORTH ARROW & SCALE
5Ei	CEMETERY NOTE	6Bvi	LEGEND & ABBREVIATIONS
6Bii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi	SURVEYOR'S CERTIFICATE

6Bvii	"TABLE A" BUILDING AREA	7Bi	"TABLE A" BUILDING HEIGHT
7Ci	"TABLE A" BUILDING HEIGHT	8	SURVEYOR'S NOTES
8	SURVEYOR'S NOTES	9	"TABLE A" PARKING SPACES
9	"TABLE A" PARKING SPACES	13	"TABLE A" ADJOINING OWNERS
13	"TABLE A" ADJOINING OWNERS	14	"TABLE A" INTERSECTING STREET
14	"TABLE A" INTERSECTING STREET	16	"TABLE A" EARTH MOVING NOTE
16	"TABLE A" EARTH MOVING NOTE	18	"TABLE A" DUMP, SUMP OR LANDFILL NOTE
18	"TABLE A" DUMP, SUMP OR LANDFILL NOTE	22	"TABLE A" ZONING INFORMATION

5Ei | SCHEDULE "B" ITEMS

(13) – RIGHT OF WAY TO THE LOGAN NATURAL GAS AND FUEL COMPANY FILED FOR RECORD APRIL 26, 1906, IN LEASE VOLUME 4, PAGE 392 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER OIL, GAS AND TELEPHONE LINES)

(14) – RIGHT OF WAY TO THE LOGAN NATURAL GAS AND FUEL COMPANY FILED FOR RECORD APRIL 26, 1906, IN LEASE VOLUME 4, PAGE 392 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER OIL, GAS AND TELEPHONE LINES)

(15) – OIL AND GAS LEASE BY AND BETWEEN NANCY WERT AND B.N. WERT (LESSOR) AND THE LOGAN NATURAL GAS AND FUEL COMPANY (LESSEE), FILED FOR RECORD AUGUST 19, 1912 IN LEASE VOLUME 9, PAGE 222 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE)

(16) – OIL AND GAS LEASE BY AND BETWEEN SIMON BEER, SR. (LESSOR) AND C.N. SIMPSON (LESSEE), FILED FOR RECORD MAY 18, 1905, IN LEASE VOLUME 3, PAGE 365 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE)

(17) – OIL AND GAS LEASE BY AND BETWEEN NANCY WERT AND BRADEN N. WERT (LESSOR) AND A.H. HESEY & CO. (LESSEE), FILED FOR RECORD MARCH 9, 1910, IN LEASE VOLUME 5, PAGE 500 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE)

(18) – EASEMENT TO THE OHIO POWER COMPANY, FILED FOR RECORD APRIL 16, 1920, IN LEASE VOLUME 11, PAGE 407 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER ELECTRIC, TELEGRAPH AND TELEPHONE LINES)

(19) – EASEMENT TO THE OHIO POWER COMPANY, FILED FOR RECORD APRIL 16, 1920, IN LEASE VOLUME 11, PAGE 407 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER ELECTRIC, TELEGRAPH AND TELEPHONE LINES)

(20) – RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, RECORD CONDITIONS AND STIPULATIONS CONTAINED IN THE DEED RECORDED JANUARY 9, 1946, IN DEED VOLUME 285, PAGE 57, OF THE RICHLAND COUNTY RECORDS.

(21) – OIL AND GAS LEASE BY AND BETWEEN NANCY WERT AND BRADEN WERT (LESSOR) AND THE LOGAN NATURAL GAS & FUEL COMPANY (LESSEE), FILED FOR RECORD AUGUST 19, 1912 IN LEASE VOLUME 9, PAGE 136 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE)

(22) – OIL AND GAS LEASE BY AND BETWEEN SIMON BEER AND KATHARINA BEER (LESSOR) AND WESLEY SHEARER (LESSEE), FILED FOR RECORD AUGUST 24, 1905, IN LEASE VOLUME 3, PAGE 354 OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE)

(23) – EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD JULY 24, 1930, IN DEED VOLUME 196, PAGE 373 OF THE RICHLAND COUNTY RECORDS. (EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES. UNABLE TO PLOT MENTIONED PLANS NOT PROVIDED)

(24) – EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY, FILED FOR RECORD SEPTEMBER 2, 1936, IN DEED VOLUME 215, PAGE 306, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER 30" N'LY FOR TRANSMISSIONS LINES)

(25) – EASEMENT TO THE MARION RESERVE POWER COMPANY, FILED FOR RECORD SEPTEMBER 11, 1941, IN DEED VOLUME 240, PAGE 98 OF THE RICHLAND COUNTY RECORDS. (EASEMENT FOR ONE POLE AND GUY, UNABLE TO PLOT SPECIFIC LOCATIONS OF MENTIONED POLE AND GUY UNKNOWN)

(26) – EASEMENT TO THE MARION RESERVE POWER COMPANY, FILED FOR RECORD JANUARY 9, 1946, IN DEED VOLUME 266, PAGE 53, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER PETROLEUM, GAS AND WATER PIPELINES AND OTHER UTILITY LINES OR APPURTENANCES)

(27) – RIGHT-OF-WAY TO SINCLAIR REFINING COMPANY, FILED FOR RECORD JANUARY 9, 1946, IN DEED VOLUME 266, PAGE 53, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER PETROLEUM, GAS AND WATER PIPELINES AND OTHER UTILITY LINES OR APPURTENANCES)

(28) – RIGHT-OF-WAY TO SINCLAIR REFINING COMPANY, FILED FOR RECORD JANUARY 9, 1946, IN DEED VOLUME 266, PAGE 55, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER PETROLEUM, GAS AND WATER PIPELINES AND OTHER UTILITY LINES OR APPURTENANCES)

(29) – RIGHT-OF-WAY TO SINCLAIR REFINING COMPANY, FILED FOR RECORD JANUARY 9, 1946, IN DEED VOLUME 266, PAGE 57, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER PETROLEUM, GAS AND WATER PIPELINES AND OTHER UTILITY LINES OR APPURTENANCES)

(30) – EASEMENT TO OHIO EDISON COMPANY, FILED FOR RECORD SEPTEMBER 28, 1951, IN DEED VOLUME 347, PAGE 309, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER ELECTRIC LINES)

(31) – EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD NOVEMBER 28, 1951, IN DEED VOLUME 347, PAGE 309, OF THE RICHLAND COUNTY RECORDS. (UNABLE TO PLOT, NEED COPY OF SURVEY NUMBER NOT IN BOOK 17, PAGE 109) APPEARS TO BE ADDITIONAL WORKING AREA ON THE NORTHEAST QUADRANT OF INTERSECTION OF US 30 AND STUMBO ROAD.)

(32) – EASEMENT TO OHIO EDISON COMPANY, FILED FOR RECORD APRIL 2, 1952, IN DEED VOLUME 352, PAGE 25, OF THE RICHLAND COUNTY RECORDS. (BLANKET IN NATURE OVER ELECTRIC LINES)

(33) – APPROPRIATION OF AN EASEMENT FOR HIGHWAY PURPOSES BY THE STATE OF OHIO, FILED FOR RECORD APRIL 4, 1953 RECORDED IN DEED VOLUME 367, PAGE 428, OF THE RICHLAND COUNTY RECORDS. (UNABLE TO PLOT – LOCATION OF STATIONING UNKNOWN)

(34) – AGREEMENT BY AND BETWEEN ERIE RAILROAD COMPANY AND ERIE LAND AND IMPROVEMENT COMPANY FOR RIGHT OF WAY ACROSS LANDS IN MANSFIELD, OHIO, FILED FOR RECORD MAY 21, 1956 IN DEED VOLUME 421, PAGE 144, OF THE RICHLAND COUNTY RECORDS. (EASEMENT FOR WATER LINE. UNABLE TO DETERMINE LOCATION OF WATER LINE FROM DOCUMENT PROVIDED)

(35) – EASEMENT FOR SANITARY SEWER LINE TO THE COUNTY OF RICHLAND, FILED FOR RECORD IN VOLUME 1330, PAGE 1 OF THE RICHLAND COUNTY RECORDS. (APPROXIMATE LOCATION SHOWN)

6B | RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR

5Ei | SCHEDULE "B" ITEMS – CONTINUED

(36) – EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD JANUARY 29, 1957, IN DEED VOLUME 433, PAGE 517, OF THE RICHLAND COUNTY RECORDS. (UNABLE TO PLOT – LOCATION OF STATIONING UNKNOWN)

(37) – RIGHT-OF-WAY TO SINCLAIR PIPELINE COMPANY, FILED FOR RECORD SEPTEMBER 15, 1958, IN DEED VOLUME 458, PAGE 457 OF THE RICHLAND COUNTY RECORDS. (SHOWN)

(38) – VACATION OF BEER ROAD AND GAGE ROAD, FOR WHICH A FINAL HEARING WAS HELD ON JULY 20, 1960, APPEARING IN COMMISSIONER'S VOLUME 1, PAGE 1, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c)(1), 8, 9, 10(a), 10(b), 11(a), 13, 14, 16, 17, 18, 19 AND 20. THE FIELD WORK WAS COMPLETED ON 12/06/11. DATE OF PLAT OR MAP: 12/08/11. (DOCUMENT NOT PROVIDED) (UNABLE TO PLOT)

(39) – 16.5' TELEPHONE EASEMENT PER VOLUME 276, PAGE 481 (SHOWN)

(40) – MEMORANDUM OF LEASE, BOOK 1352, PAGE 436; (NOTHING TO PLOT)

(41) – MEMORANDUM OF LEASE, BOOK 890, PAGE 646; (NOTHING TO PLOT)

(42) – CABLE EASEMENT FROM RACER PROPERTIES, LLC TO UNITED TELEPHONE COMPANY OF OHIO, FILED FOR RECORD JUNE 21, 2012 IN OR BOOK 2142, PAGE 398, OF THE RICHLAND COUNTY RECORDS. (SHOWN)

(43) – EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD DECEMBER 16, 1993, IN OFFICIAL RECORD VOLUME 276, PAGE 481, OF THE RICHLAND COUNTY RECORDS. (AS SHOWN)

5Ei | SCHEDULE "B" ITEMS – CONTINUED

(36) – EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD JANUARY 29, 1957, IN DEED VOLUME 433, PAGE 517, OF THE RICHLAND COUNTY RECORDS. (UNABLE TO PLOT – LOCATION OF STATIONING UNKNOWN)

(37) – RIGHT-OF-WAY TO SINCLAIR PIPELINE COMPANY, FILED FOR RECORD SEPTEMBER 15, 1958, IN DEED VOLUME 458, PAGE 457 OF THE RICHLAND COUNTY RECORDS. (SHOWN)

(38) – VACATION OF BEER ROAD AND GAGE ROAD, FOR WHICH A FINAL HEARING WAS HELD ON JULY 20, 1960, APPEARING IN COMMISSIONER'S VOLUME 1, PAGE 1, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c)(1), 8, 9, 10(a), 10(b), 11(a), 13, 14, 16, 17, 18, 19 AND 20. THE FIELD WORK WAS COMPLETED ON 12/06/11. DATE OF PLAT OR MAP: 12/08/11. (DOCUMENT NOT PROVIDED) (UNABLE TO PLOT)

(39) – 16.5' TELEPHONE EASEMENT PER VOLUME 276, PAGE 481 (SHOWN)

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(43) – EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, FILED FOR RECORD DECEMBER 16, 1993, IN OFFICIAL RECORD VOLUME 276, PAGE 481, OF THE RICHLAND COUNTY RECORDS. (AS SHOWN)

7 | SURVEYOR'S CERTIFICATE

TO: TITLE SOURCE, INC. ;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c)(1), 8, 9, 10(a), 10(b), 11(a), 13, 14, 16, 17, 18, 19 AND 20. THE FIELD WORK WAS COMPLETED ON 12/06/11. DATE OF PLAT OR MAP: 12/08/11.

REGISTERED SURVEYOR: STEVEN J. HYDE
PROFESSIONAL LAND SURVEYOR NO.: P-7529
DATE
PROJECT NO.: 1112803

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE: (407) 426-7979
FAX: (407) 426-9741

6Bvii | CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS

5Biii | ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BEER ROAD, WEST 4TH STREET AND STUMBO ROAD, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 | EARTH MOVING NOTE

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 | DUMP, SUMP OR LANDFILL NOTE

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bviii | BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY PROPERTY LINE, BEING S89°54'10"E PER TITLE DESCRIPTION

5F | CEMETERY NOTE

NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 | PARKING SPACES

SEE PARKING NOTE REGULAR=2550 HANDICAP=35

PARKING NOTE:

PARKING STRIPES ARE VERY FADED OR NOT EXISTENT. PARKING STRIPES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD LOCATION, AERIAL PHOTO AND PROVIDED SITE PLAN.

DATE	REVISIONS
1/5/2012	REVISED
2/27/2012	BOUNDARY REVISED
3/07/2012	COUNTY COMMENTS
10/15/12	PER UPDATED TITLE POLICY;

SCALE: 1" = 180'
DRAWN BY: UB
APPROVED BY: DH PT(10/15/12)
DRAWING FILE NAME: 1112803-25W 4TH ST, MANSFIELD, OH.DWG

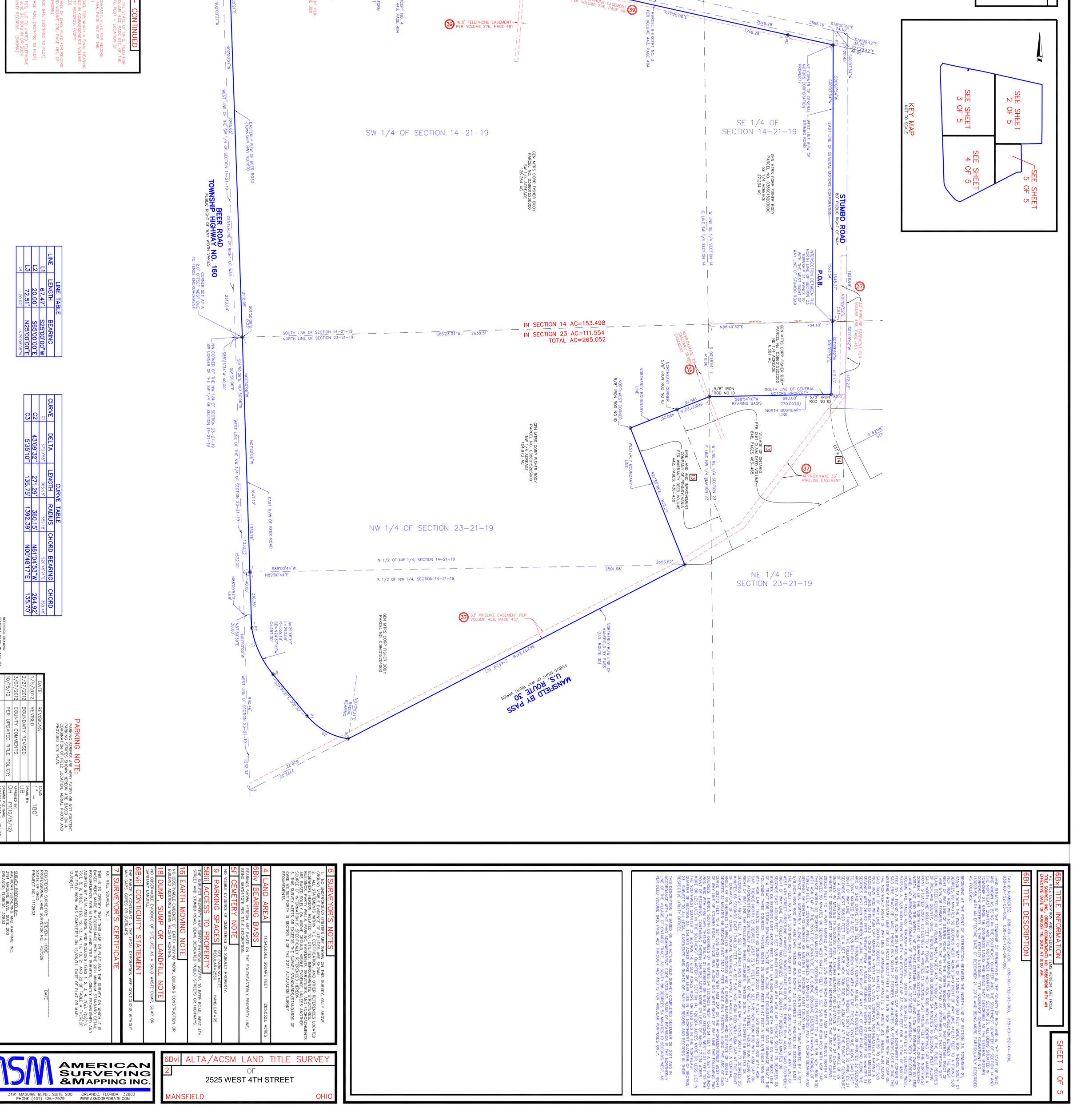
REFERENCE DRAWING: 1112803-25W 4TH ST, MANSFIELD, OH.DWG

LINE TABLE

LINE	LENGTH	BEARING
L1	67.47'	S25°00'00"W
L2	20.00'	S65°00'00"E
L3	72.51'	N25°00'00"E
L4	20.62'	N79°08'08"W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	37°29'58"	365.98'	559.18'	S20°45'21"E	359.48'
C2	43°09'32"	271.29'	360.15'	N61°04'53"W	264.92'
C3	5°35'10"	135.75'	1392.39'	N00°48'17"E	135.70'


WEST 4TH STREET
CRESTLINE–MANSFIELD ROAD
U.S. ROUTE 30 NORTH
PUBLIC RIGHT OF WAY WIDTH VARIES
LESS LEGAL RIGHT OF WAY
CENTERLINE OF RIGHT OF WAY
SOUTH RIGHT OF WAY LINE
SOUTHERLY R/W LINE OF WEST 4th STREET (STATE ROUTE 30)
16.5' CABLE EASEMENT PER OR BOOK 2142, PAGE 398
16.5' TELEPHONE EASEMEN

6Di NORTH ARROW & SCALE

1" = 60'
GRAPHIC SCALE
0 30 60 120

WEST 4TH STREET
CRESTLINE-MANSFIELD ROAD
U.S. ROUTE 30 NORTH
PUBLIC RIGHT OF WAY WIDTH VARIES

ASPHALT ROADWAY
S77°25'06"E
16.5' TELEPHONE EASEMENT PER VOLUME 276, PAGE 481
39
6'CLF
82.0'
42.9' TYP.
50' BUILDING SETBACK
ACCESS
12"RCP
HEADWALL
GATE
1748.29'
15"CMP
6"UC
Δ=01°15'46"
L=263.12'
R=5737.5.78'
CB=S77°32'58"E
C=263.12'
370.0'
CONCRETE PAVEMENT
24.1'
14.0'X14.1' GAS METER BUILDING
GUARDRAIL
WALL
ELECTRIC CONDUIT
54.5'
98.0'
22.0'
149.7'
COVERED
7b ONE STORY SWITCH HOUSE AREA=2,156 SQ.FT.
7b ONE STORY SWITCH HOUSE AREA=2,970 SQ.FT.
WINGWALL
GRAVEL AREA
CONCRETE CURB
FENCE
FDC W/GR
CO
7b ONE STORY PRESS PERP BUILDING AREA=45,221 SQ.FT.
302.1'
644.2'
SUBSTATION
OHU
ELECTRIC TOWER
907.34'
OVERHEAD UTILITY LINES WITH METAL SUPPORTS
20.0'X20.0' FIRE PUMP HOUSE
WATER TOWER
17.6'X22.2' WATER STORAGE BOILER HOUSE
TANK
COOLING TOWERS CATWALK
38.5'
26.9'
FUEL TANK
STANKS TYPICAL
161.0'
82.7'
ONE STORY POWER HOUSE AREA=21,633 SQ.FT.
7b
55.7'
103.9' STAIRS
LOADING DOCK WALL
TRENCH DRAIN
97.1'
97.7'
SCRAP CONVEYOR
CONVEYOR
20.0'X21.2' AERATION BLOWER BUILDING
STORAGE TANKS
19.6'
10.0'
26.0'
9.9'
14.7'X21.7' AERATION BLOWER BUILDING
GRAVEL AREA
A/C
88.7'
44.1'
7b ONE STORY COMPRESSOR BUILDING HEIGHT=26.0' AREA=9,295 SQ.FT.
32.5'
141.2'
55.1'
OVERHANG
EQUIPMENT BUILDING
OVERHEAD COMPRESSED AIR PIPES
468.0'
1563.54'
S00°07'54"W
STUMBO ROAD
80' PUBLIC RIGHT OF WAY
ASPHALT ROADWAY
ASPHALT PAVEMENT
30' BUILDING SETBACK
6'CLF
ACCESS
12"CMP
2.3'
C
CONCRETE PAVEMENT
GATE
RSP
GTM
45°RCP
19.5'X9.7' ONE STORY GUARD HOUSE AREA=189 SQ.FT.
1020.42'
S88°54'45"W
784.07'
S01°09'52"W
412.13'
RAILROAD SPURS (TYPICAL)
RIPRAP
SCALE
SCALE READOUT
GRAVEL ROAD
CELL TOWER
UTILITY BUILDING
GRAVEL
DITCH
CONCRETE CURB
FDC
PIV
RSP
A/C
WALL
FENCE
DRAIN
CONCRETE PAVEMENT
GRAVEL AREA
42.4'
367.6'
42.5'
420.0'
108.1'
30.5'
79.8'
120.9'
200.2'
61.0'
22.8'
5.2'
17.7'
436.60'
SEE SHEET 3 OF 5
SEE SHEET 4 OF 5
SEE SHEET 5 OF 5
7c ONE STORY BUILDING HEIGHT=34.7' AREA=2,075,853 SQ.FT.
50' BUILDING SETBACK
20' BUILDING SETBACK
TEMPORARY SANITARY SAMPLING STATION
S68°21'22"W
480.00'
690.00'
S88°54'10"W
0.7' NORTH
0.8' NORTH 9.8' WEST
SIGNAL LIGHT
APPROXIMATE 20' SANITARY SEWER EASEMENT
20.0'
21.5'
7.5'
6.2'
E
D

DATE	REVISIONS
1/5/2012	REVISED
2/21/2012	BOUNDARY REVISED
3/07/2012	COUNTY COMMENTS
10/15/12	PER UPDATED TITLE POLICY;

SCALE: 1" = 60'
DRAWN BY: DH
APPROVED BY: UB
DRAWING FILE NAME: PT(10/15/12)
REFERENCE DRAWING: T:\PROJECTS\2525 W 4TH ST, MANSFIELD, OH\.DWG

ASM AMERICAN SURVEYING & MAPPING INC.
1030 N. ORLANDO AVE, SUITE B WINTER PARK, FLORIDA 32789
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

6Dvi ALTA/ACSM LAND TITLE SURVEY
2 OF
2525 WEST 4TH STREET
MANSFIELD OHIO

SHEET 2 OF 5

6Dii NORTH ARROW & SCALE

1" = 60'
GRAPHIC SCALE
0 30 60 120

WEST 4TH STREET
CRESTLINE-MANSFIELD ROAD
U.S. ROUTE 30 NORTH
PUBLIC RIGHT OF WAY WIDTH VARIES

ASPHALT ROADWAY

S77°25'06"E 400.00'

16.5' WIDE CABLE EASEMENT PER OR BOOK 2142, PAGE 398

50' BUILDING SETBACK

S79°08'08"E 487.91'

GUARDRAIL

ACCESS

S79°08'08"E 491.81'

TELEPHONE MANHOLE

16.5' TELEPHONE EASEMENT PER VOLUME 276, PAGE 481

N35°11'36"E 140.82'

C3

N02°00'21"W 2118.05'

20' BUILDING SETBACK

ASPHALT PAVEMENT

CONCRETE PAVEMENT

CONCRETE CURB

GATE

6'CLF

TR

RIPRAP

GUARDRAIL

HEADWALL

30"CP

42"CP

48"CP

ACCESS

8.0'X9.8' ONE STORY GUARD HOUSE AREA=78 SQ.FT.

7b

ONE STORY BUILDING HEIGHT=34.7' AREA=2,075,653 SQ.FT.

7a 7h

ONE STORY RACK WASH BUILDING HEIGHT=21.8' AREA=5,792 SQ.FT.

7c

FLAGPOLE

OVERHANG

ENTRANCE

1127.2'

765.01'

149.2'

338.6'

666.5'

479.46'

479.34'

174.2'

174.3'

103.3'

GRAVEL AREA

STORAGE AREA CONCRETE PAVEMENT

COVERED

LIFTS

STAIRS

LOADING DOCK

SPILL CONTAINMENT AREA

GAS BOILER HOUSE

RAMP

GUARDRAIL

0.5' CONCRETE CURB

FENCE IS 0.5' WEST

10'CLF

SEE SHEET 2 OF 5

SEE SHEET 4 OF 5

SHEET 3 OF 5

REFERENCE DRAWING:
TITLE: ALTA/ACSM LAND TITLE SURVEY
2525 W 4TH ST.
MANSFIELD, OH. DWG

	DATE	REVISIONS
	1/5/2012	REVISED
	2/27/2012	BOUNDARY REVISED
	3/07/2012	COUNTY COMMENTS
	10/15/12	PER UPDATED TITLE POLICY;

SCALE: 1" = 60'
DRAWN BY: UB
APPROVED BY: DH PT(10/15/12)
DRAWING FILE NAME:
TITLE: ALTA/ACSM LAND TITLE SURVEY
2525 W 4TH ST.
MANSFIELD, OH. DWG

AMERICAN SURVEYING & MAPPING INC.
1030 N. ORLANDO AVE, SUITE B WINTER PARK, FLORIDA 32789
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

6Dvi ALTA/ACSM LAND TITLE SURVEY
2 OF
2525 WEST 4TH STREET
MANSFIELD OHIO

TOWNSHIP HIGHWAY NO. 160
BEER ROAD
PUBLIC RIGHT OF WAY WIDTH VARIES

6Dio NORTH ARROW & SCALE

1" = 60' GRAPHIC SCALE 0 30 60 120

SEE SHEET 3 OF 5

SEE SHEET 2 OF 5

SEE SHEET 5 OF 5

STORAGE AREA CONCRETE PAVEMENT

STORAGE AREA CONCRETE PAVEMENT

0.5' CONCRETE CURB

ASPHALT ROADWAY

FENCE IS 0.5' WEST

ETBACK

20' BUILDING SETBACK

FENCE IS 1.2' EAST

N0°15'01"W 1330.76'

1647.12'

316.36'

CONCRETE PAVEMENT

RSP

RSP

GUARDRAIL

117.6'

STAIRS

COVERED LOADING DOCK

GUARDRAIL

89.6'

LOADING DOCK

STAIRS

122.4'

SPILL CONTAINMENT AREA

89.1'

STAIRS

COVERED LOADING DOCK

FDC

oMW

UA

UA

UA

CO

119.9'

GUARDRAIL

FDC

GUARDRAIL

82.9'

oCO

0.9'

239.9'

39.5'

119.8'

23.9'

43.2'

24.0'

98.7'

22.9'

61.0'

5.2'

200

oFDC

CONCRETE PAVEMENT

GUARDRAIL

GUARDRAIL

CONCRETE PAVEMENT

WINGWALL

WINGWALL

DITCH

DITCH

DIRT ROADWAY

RAILROAD SPURS (TYPICAL)

GATE

DITCH

DITCH

DITCH

DITCH

DITCH

DITCH

DITCH

DITCH

DITCH

NW 1/4 OF SECTION 23-21-19

N 1/2 OF NW 1/4, SECTION 14-21-19

S 1/2 OF NW 1/4, SECTION 14-21-19

50' BUILDING SETBACK

ASPHALT ROADWAY

LAGOON

TOWNSHIP BEER ROAD
PUBLIC RIGHT OF WAY WIDTH VARIES
HIGHWAY NO. 160

N39°30'21"W 39.2'

308.20'

HEADWALL

Δ=29°46'19"
L=290.56'
R=559.18'
CB=N24°37'10"W
C=287.30'

Δ=43°09'32"
L=271.29'
R=360.15'
CB=N61°04'53"W
C=264.92'

ASPHALT ROADWAY

PUBLIC RIGHT OF WAY WIDTH VARIES
MANSFIELD BY PASS
U.S. ROUTE 30

S62°37'24"W
2143.63'(D)
2143.59'(C)

50' BUILDING SETBACK

37' PIPELINE EASEMENT PER VOLUME 458, PAGE 457

57

0.5'E

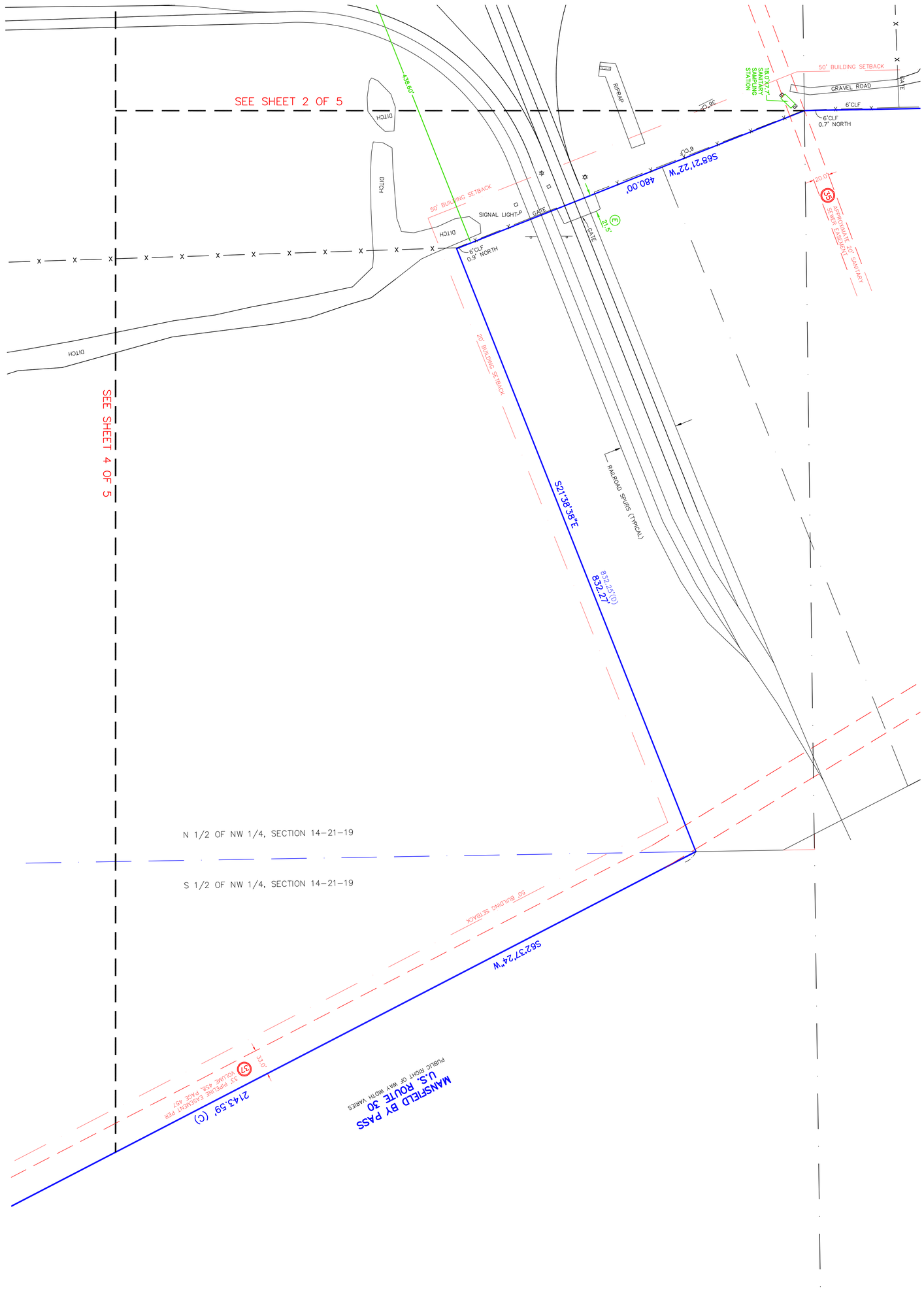
DATE	REVISIONS
1/5/2012	REVISED
2/27/2012	BOUNDARY REVISED
3/07/2012	COUNTY COMMENTS
10/15/12	PER UPDATED TITLE POLICY;

SCALE: 1" = 60'
DRAWN BY: UB
APPROVED BY: DH PT(10/15/12)
DRAWING FILE NAME: T:\2009\09-0253\W 4TH ST. MANSFIELD, OH.DWG

REFERENCE DRAWING: T:\2009\09-0253\W 4TH ST. MANSFIELD, OH.DWG

AMERICAN SURVEYING & MAPPING INC.
1030 N. ORLANDO AVE, SUITE B WINTER PARK, FLORIDA 32789
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

6Dvi ALTA/ACSM LAND TITLE SURVEY
2 OF
2525 WEST 4TH STREET
MANSFIELD OHIO



6Di GRAPHIC SCALE 0 30 60 120 1" = 60'

6Di NORTH ARROW & SCALE

REFERENCE DRAWING:
T:\2012\12-0001 2525 W 4TH ST, MANSFIELD, OH\DWG\

DATE	REVISIONS
1/5/2012	REVISED
2/27/2012	BOUNDARY REVISED
3/07/2012	COUNTY COMMENTS
10/15/12	PER UPDATED TITLE POLICY;

SCALE: 1" = 60'
DRAWN BY: UB
APPROVED BY: DH PT(10/15/12)
DRAWING FILE NAME: T:\2012\12-0001 2525 W 4TH ST, MANSFIELD, OH\ DWG

AMERICAN SURVEYING &MAPPING INC.
1030 N. ORLANDO AVE, SUITE B WINTER PARK, FLORIDA 32789
PHONE (407) 426-7979 WWW.ASMCORPORATE.COM

6Dvi ALTA/ACSM LAND TITLE SURVEY
2 OF
2525 WEST 4TH STREET
MANSFIELD OHIO

Attachment Two

Draft Environmental Covenant

Drafted 11/11/2015

To be recorded with Deed Records - ORC § 317.08

ENVIRONMENTAL COVENANT

This Environmental Covenant is entered into by Revitalizing Auto Communities Environmental Response (Racer) Trust, an independent trust ("Volunteer") and the Ohio Environmental Protection Agency ("Ohio EPA") pursuant to Ohio Revised Code ("ORC") §§ 5301.80 to 5301.92 for the purpose of subjecting the Property described in section 2 herein ("Property") to the activity and use limitations set forth herein.

WHEREAS, the Volunteer has undertaken a voluntary action with respect to the Property under Ohio's Voluntary Action Program ("VAP"), pursuant to ORC Chapter 3746 and Ohio Administrative Code ("OAC") Chapter 3745-300.

WHEREAS, the owner of the Property is the Brownfields Community Development Company. The volunteer is not the owner of the Property.

WHEREAS, the voluntary action remedy for the Property includes the activity and use limitations set forth in this Environmental Covenant. Certified Professional Lewis C. Rhodes, Jr. (CP #201) issued a no further action letter ("NFA Letter") for the Property on December 1, 2015 and submitted the NFA Letter to Ohio EPA ("No.15NFA"), with a request for a covenant not to sue.

WHEREAS, the activity and use limitations support the issuance of the NFA Letter and a covenant not to sue for the Property; the limitations protect against exposure to the hazardous substances and petroleum in soil and groundwater on or underlying the Property.

WHEREAS, the NFA Letter's executive summary contains an overview of the voluntary action. The executive summary may be reviewed as an exhibit to the covenant not to sue issued for the Property, recorded in the deed records for the Property in the Richland County Recorder's Office. The covenant not to sue and the NFA Letter (No. 15NFA) may also be reviewed by contacting the Records Management Officer for the Division of Environmental Response and Revitalization, at Ohio EPA's Central Office, 50 West Town Street, Columbus, OH 43216, (614) 644-2924, or at Ohio EPA's Northwest District Office at 397 Dunbridge Road, Bowling Green, Ohio 43402, (419) 352-8461; or by contacting the Certified Professional at: Tetra Tech, Inc., 250 West Court Street, Suite 200 W, Cincinnati, Ohio 452202, (513) 241-0149; or by contacting the Volunteer at 500 Woodward Avenue, Suite 2650, Detroit, Michigan, 48226, (937) 751-8635.

Now therefore, the Volunteer and Ohio EPA agree to the following:

1. Environmental Covenant. This instrument is an environmental covenant developed and executed pursuant to ORC §§ 5301.80 to 5301.92.

2. Property. This Environmental Covenant concerns an approximately 266 acre tract of real property, which includes parcels: all owned by the Brownfields Community Development Company, located at 2525 West Fourth Street., Ontario, Richland County, Ohio, and more particularly described in Attachment 1 attached hereto and hereby incorporated by reference herein ("Property").

3. Owner. This Property is owned by the Brownfield Community Development Corporation ("Owner"), which is located at 1400 N. W. 107 Avenue, Miami, Florida 33172.

4. Holder. Pursuant to ORC § 5301.81, the holder of this Environmental Covenant ("Holder") is the Volunteer listed above.

5. Activity and Use Limitations. As part of the voluntary action remedy described in the NFA Letter, Owner hereby imposes and agrees to comply with the following activity and use limitations:

> ***Limitation on the Extraction or Use of Ground Water.*** No person shall extract or use ground water at or underlying the Property for any purpose, potable or otherwise, except for investigation or remediation thereof or in conjunction with construction or excavation activities or maintenance of subsurface utilities. Ground water extracted pursuant to the aforementioned exceptions may not be discharged to the ground surface, surface water bodies or any storm or sanitary sewer without characterization that indicates it is acceptable to do so, and/or the express written authorization of the entity that will receive the extracted ground water.

Limitation for Commercial and/or Industrial Land Uses. The Property is hereby limited to commercial or industrial land use only, as defined in OAC 3745-300-08(C)(2)(c)(ii) and (C)(2)(c)(iii) (effective March 1, 2009).

OAC 3745-300-08(C)(2)(c)(ii) defines *commercial land use* as "land use with potential exposure of adult workers during a business day and potential exposures of adults and children who are customers, patrons, or visitors to commercial facilities during the business day. Commercial land use has potential exposure of adults to dermal contact with soil, inhalation of vapors and particles from soil and ingestion of soil. Examples of commercial land uses include, but are not limited to warehouses; retail gasoline stations; retail establishments; professional offices; hospitals and clinics; religious institutions; hotels; motels; and parking facilities."

OAC 3745-300-08(C)(2)(c)(iii) defines *industrial land use* as "land use with potential exposure of adult workers during a business day and potential exposures of adults and children who are visitors to industrial facilities during the business day. Industrial land use has potential exposure of adults to dermal contact with soil, inhalation of vapors and particles from soil and ingestion of soil. Examples of industrial land uses include, but are not limited to: lumberyards; power plants; manufacturing facilities such as metalworking shops, plating shops, blast furnaces, coke plants, oil refineries, brick factories, plants and plastics plants; assembly plants; non-public airport areas; limited access highways; railroad switching yards; and marine port facilities."

Limitation on Building Occupancy — Obligation to Conduct Additional Remedy or Demonstration. Prior to human occupancy of any building constructed on the Property, either (1) a remedy that eliminates indoor air vapor intrusion exposure to hazardous substances or petroleum in soil or ground water in excess of applicable standards shall be installed, operated and maintained as an engineering control under an operation and maintenance agreement as necessary, in accordance with a covenant not to sue issued by the Director of Environmental Protection pursuant to ORC Section 3746.12; or (2) a demonstration shall be made to Ohio EPA, attested to by a certified professional, as defined by ORC Chapter 3746, that the Property complies with the applicable standards for the vapor intrusion to indoor air exposure pathway without further

implementation of remedial activity and documented in accordance with ORC 3746 and the rules adopted thereunder.

6. Running with the Land. This Environmental Covenant shall be binding upon the Owner, during the time that the Owner owns the Property or any portion thereof, and upon all assigns and successors in interest, including any Transferee, and shall run with the land, pursuant to ORC § 5301.85, subject to amendment or termination as set forth herein. The term "Transferee", as used in this Environmental Covenant, shall mean any future owner of any interest in the Property or any portion thereof, including, but not limited to, owners of an interest in fee simple, mortgagees, easement holders, and/or lessees.

7. Compliance Enforcement. Compliance with this Environmental Covenant may be enforced pursuant to ORC § 5301.91 or other applicable law. Failure to timely enforce compliance with this Environmental Covenant or the activity and use limitations contained herein by any party shall not bar subsequent enforcement by such party and shall not be deemed a waiver of the party's right to take action to enforce against any non-compliance. Nothing in this Environmental Covenant shall restrict the Director of Ohio EPA from exercising any authority under applicable law. Pursuant to ORC § 3746.05, if the Property or any portion thereof is put to a use that does not comply with this Environmental Covenant, the covenant not to sue issued for the Property by the Director of Ohio EPA under ORC § 3746.12 is void on and after the date of the commencement of the noncompliant use.

8. Rights of Access. Owner hereby grants to the Volunteer and Ohio EPA's authorized representatives the right of access to the Property for implementation or enforcement of this Environmental Covenant and shall require such access as a condition of any transfer of the Property or any portion thereof.

9. Compliance Reporting. Owner or Transferee, if applicable, shall, upon request by Ohio EPA, submit to Ohio EPA and any Holders other than Owner, written documentation verifying that the activity and use limitations set forth herein remain in place and are being complied with.

10. Notice upon Conveyance. Each instrument hereafter conveying any interest in the Property or any portion thereof shall contain a notice of the activity and use limitations set forth in this Environmental Covenant, and provide the recorded location of this Environmental Covenant. The notice shall be substantially in the following form:

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT, RECORDED IN THE DEED OR OFFICIAL RECORDS OF THE JACKSON COUNTY RECORDER ON 2013, IN [DOCUMENT , or BOOK, PAGE]. THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS:

Limitation on the Extraction or Use of Ground Water.

Limitation for Commercial and/or Industrial Land Uses.

Limitation on Building Occupancy — Obligation to Conduct Additional Remedy or Demonstration.

Owner or Transferee, if applicable, shall notify Ohio EPA within ten (10) days after each conveyance of an interest in the Property or any portion thereof, except for leases entered into by Owner with tenants in the normal course of business. 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.

11. Representations and Warranties. Owner hereby represents and warrants to the other signatories hereto:

A. that the Owner is the sole owner of the Property;

B. that the Owner holds fee simple title to the Property and that the Owner conducted a current title search that shows that the Property is not subject to any interests or encumbrances that conflict with the activity and use limitations set forth in this Environmental Covenant;

C. that the Owner has the power and authority to enter into this Environmental Covenant, to grant the rights and interests herein provided and to carry out all obligations hereunder;

D. that this Environmental Covenant will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which Owner is a party or by which Owner may be bound or affected;

E. that the Owner has identified all other persons that own an interest in or hold an encumbrance on the Property, and, if applicable, notified such persons of the Owner's intention to enter into this Environmental Covenant.

12. Amendment or Termination. This Environmental Covenant may be amended or terminated by consent of all of the following: the Owner, or a Transferee, if applicable; other Holders, if any; and the Director of the Ohio EPA, pursuant to ORC §§ 5301.82 and

5301.90 and other applicable law. The term, "Amendment", as used in this Environmental Covenant, shall mean any changes to the Environmental Covenant, including the activity and use limitations set forth herein, or the elimination of one or more activity and use limitations so long as there is at least one limitation remaining. The term, "Termination", as used in this Environmental Covenant, shall mean the elimination of all activity and use limitations set forth herein and all other obligations under this Environmental Covenant.

This Environmental Covenant may be amended or terminated only by a written instrument duly executed by the Director of Ohio EPA and by the Owner or Transferee, if applicable, and other Holders or their assignees, if any, of the Property or any portion thereof, as applicable. Within thirty (30) days of signature by all requisite parties on any amendment or termination of this Environmental Covenant, the Owner or Transferee, if applicable, shall file such instrument for recording with the Richland County Recorder's Office, and shall provide a file- and date-stamped copy of the recorded instrument to Ohio EPA and other Holders or their assignees, if any.

13. Severability. If any provision of this Environmental Covenant is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

14. Governing Law. This Environmental Covenant shall be governed by and interpreted in accordance with the laws of the State of Ohio.

15. Recordation. Within thirty (30) days after the date of the final required signature upon this Environmental Covenant, Owner shall file this Environmental Covenant for recording, in the same manner as a deed to the Property, with the Jackson County Recorder's Office.

16. Effective Date. The effective date of this Environmental Covenant shall be the date upon which the fully executed Environmental Covenant has been recorded as a deed record for the Property with the Richland County Recorder's Office.

17. Distribution of Environmental Covenant. The Owner shall distribute a file-and date-stamped copy of the recorded Environmental Covenant to the Ohio EPA and Garrett Well, LLC.

18. Notice. Unless otherwise notified in writing by any party hereto or Ohio EPA, any document or communication required by this Environmental Covenant shall be submitted to:

As to Ohio EPA:

Division of Environmental Response and Revitalization

Ohio EPA — Central Office
50 West Town Street
P.O. Box 1049
Columbus, OH 43216-1049
Attn: DERR Compliance Officer, Former Frick Gallagher Property (13NFA _____)
Electronic filings: recordsAepa.state.oh.us

and

Ohio EPA Northwest District Office
Division of Environmental Response and Revitalization
347 Dunbrige Road, Bowling Green, Ohio 43402
Attn: Project Coordinator for Former GM Mansfield/Ontario Stamping Plant Property (13NFA _____)

As to Volunteer:

RACER Trust
500 Woodward Avenue, Suite 2650

Detroit, Michigan 48226 Attn: Pam Barnett

[Balance of the page intentionally left blank.]

The undersigned represents and certifies that the undersigned is authorized to execute this Environmental Covenant.

IT IS SO AGREED:

Racer Trust

By: _____ Date: _____

Print Name

_____

Title

_____

State of Ohio

ss:

County of Richland

Before me, a notary public, in and for said county and state, personally appeared _____, a duly authorized representative of Garrett Well LLC, who acknowledged to me the execution of the foregoing instrument on behalf of the company.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this _____ day of _____ , 2013.

Notary Public

_____

OHIO ENVIRONMENTAL PROTECTION AGENCY

Craig W. Butler, Director

_____

State of Ohio

s s :

County of Franklin

Before me, a notary public, in and for Franklin County, Ohio, personally appeared Craig W. Butler, the Director of Ohio EPA, who acknowledged to me that he did execute the foregoing instrument on behalf of Ohio EPA.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal this _____ day of _____ , 2013.

Notary Public

_____

This instrument was prepared by:

Attachment 1 — Legal Description

VOL 403 PAGE 536

OHIO WARRANTY DEED No. 31. #71758 The W. H. Anderson Company, Publishers, Cincinnati, Ohio.

Know All Men by These Presents:

That Albert H. Beer and Florence E. Beer, husband and wife

in consideration of One Hundred Dollars and other valuable consideration

to them *paid by* General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan

~~whose mailing address is~~

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan, its successors

~~his~~ *and assigns forever,*

the following described Real Estate,

Situated in the Township of Springfield, County of Richland, State of Ohio and known as part of the Southwest Quarter of Section 14, Township 21, Range 19 and described as follows: Beginning on the south line of said Quarter Section at a point 250.5 feet west from the southeast corner thereof; thence north, parallel with the east line of said Quarter Section, 1896 feet to the old center line of Mansfield-Crestline Road (U.S. 30N); thence northwesterly, along said center line, to the west line of said Quarter Section; thence south to the southwest corner of said Quarter Section; thence east to the place of beginning, containing 122.9 acres, more or less, but subject to all legal highways.

Transferred: July 8, 1955 MLH;bp
Received: July 8, 1955 at 3:52 PM
Recorded: July 11, 1955
Recorder's fee $2.10 D. D. Orewiler
Recorder

and all the Estate, Title and Interest of the said grantors

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said grantee

its successors
~~xhxirx~~ and assigns forever.

And the said grantors

for themselves and their heirs, executors and administrators, do hereby Covenant with the said grantee, its successors

~~xhxirx~~ and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; except taxes and assessments for the first half of the year 1955 (known as the December, 1955 installment) and thereafter; except easements to Logan Natural Gas and Fuel Company and recorded at Lease Volume 4, Pages 391 and 392; except easement to The Marion Reserve Power Company and recorded at Deed Volume 240, Page 123; ~~except easements to Logan Natural Gas and recorded at Deed Volume 403, Page 328~~

VOL 403 PAGE 539

OHIO WARRANTY DEED No. 31. #71759 The W. H. Anderson Company, Publishers, Cincinnati, Ohio.

Know All Men by These Presents:

That

Tamson M. Craig, unmarried
Hazel M. Craig, unmarried
Ruth F. Craig, unmarried
Edna F. Craig, unmarried

in consideration of One Hundred Dollars and other valuable consideration

to them *paid by* General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan

~~whose address is~~

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan, its successors

~~heirs~~ *and assigns forever,*

the following described Real Estate,

Situated in the Township of Springfield, County of Richland, State of Ohio:

Parcel 1.

Being part of the Southeast Quarter of Section 14, Township 21, Range 19 and described as follows: Beginning at the southwest corner of said Quarter Section; thence east, along the south line of said Quarter Section, 47.92 rods; thence north, parallel with the west line of said Quarter Section, to the north line thereof; thence west 47.92 rods to the northwest corner of said Quarter Section; thence south to the place of beginning, containing 47 acres, more or less, but subject to all legal highways. Excepting therefrom that portion lying north of the old center line of Mansfield-Crestline Road (U.S. 30N).

Parcel 2.

Being part of the Southwest Quarter of Section 14, Township 21, Range 19 and described as follows: Beginning at the southeast corner of said Quarter Section; thence west, along the south line of said Quarter Section, 14.3 rods; thence north, parallel with the east line of said Quarter Section, 113.36 rods to the southerly line of old Mansfield-Crestline Road (U.S. 30N); thence easterly, along said southerly line, 14.61 rods to the east line of said Quarter Section; thence south 110.36 rods to the place of beginning, containing 10 acres, more or less, but subject to all legal highways.

Parcel 3.

Being part of the Northeast Quarter of Section 23, Township 21, Range 19 and described as follows: Beginning at the northwest corner of said Quarter; thence south, along the west line of said Quarter, 25 rods; thence east, parallel with the north line of said Quarter, 47.5 rods; thence north, parallel with the west line of said Quarter, 25 rods; thence west, along the north line of said Quarter, 47.5 rods to the place of beginning, containing 7.5 acres, more or less, but subject to all legal highways.

VOL 403 PAGE 540

Transferred: July 8, 1955 NLW; bp.
Received: July 8, 1955 at 3:53 PM
Recorded: July 11, 1955
Recorder's fee $ 2.10 D. D. Orewiler
Recorder

and all the Estate, Title and Interest of the said grantors

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said grantee

its successors
~~heirs~~ and assigns forever.

And the said grantors

for themselves and their heirs, executors and administrators, do hereby Covenant with the said grantee

its successors
~~heirs~~ and assigns,

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; ~~except taxes and assessments~~ except taxes and assessments for the first half of the year 1955 (known as the December, 1955 installment) and thereafter; except easement to The Ohio Public Service Company recorded at Deed Volume 215, Page 306; except easement to The Marion Reserve Power Company recorded at Deed Volume 240, Page 88; except easement to Sinclair Refining Company recorded at Deed Volume 286, Page 55; except easements to Ohio Edison Company recorded at Deed Volume 344, Page 160 and Deed Volume 352, Page 25.

VOL 403 PAGE 541

at Deed Volume 344, Page 160 and Deed Volume 352, Page 25.

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In Witness Whereof, *The said* grantors

who hereby release all their *right and expectancy of Dower in the said premises, ha ve hereunto set* their *hands* this 8th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five.

Signed and acknowledged in presence of—

Thomas J. McDermott
Bernice Neal

Tamson M. Craig
Tamson M. Craig

Hazel M. Craig
Hazel M. Craig

Ruth F. Craig
Ruth F. Craig

Edna F. Craig
Edna F. Craig

State of Ohio **County of** Richland **ss.**

Be it Remembered, That on the 8th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five *before me, the subscriber, a* notary public *in and for said county, personally came*

Tamson M. Craig, Hazel M. Craig, Ruth F. Craig, and Edna F. Craig

the grantor s in the foregoing Deed, and acknowledged the signing thereof to be their *voluntary act and deed.*

In Testimony Whereof, *I have hereunto subscribed my name and affixed my* official *seal on the day and year last aforesaid.*

Thomas J. McDermott
Notary public

(1) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 313.29)

VOL 403 PAGE 555

QUITCLAIM DEED

Know all Men by these Presents

That,

Jack Matuck and Goldie Matuck, his wife

, the Grantor(s),

for the consideration of One Dollar and other valuable considerations paid by General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan , the Grantee(s), the receipt of which is hereby acknowleged, do(es) GIVE, GRANT, REMISE, RELEASE and FOREVER QUITCLAIM unto the said Grantee(s), its/successors heirs and assigns, the following described premises, situated in the Township of Springfield , County of Richland and State of Ohio.

Known as the north half of the Northwest Quarter of Section 23, Township 21, Range 19, containing 80 acres, more or less, but subject to all legal highways.

The intention of this deed is to release all of our right, title and interest that we hold as lessees of Lee Gages, Jessie Ruth Harland, Vivian Gages, Eleanor Gages Rinehart, Vera Gages Light (also known as Vera Gages), Margaret Gages Bogantz (also known as Margaret Gages) and Paul Gages, Jr.

VOL 403 PAGE 556

TO HAVE AND TO HOLD the said premises, with appurtenances thereto, unto the said Grantee(s), its/~~successors~~ ~~heirs~~ and assigns forever, so that neither the said Grantor(s) nor their heirs, nor any other person claiming title through or under them, shall or will hereafter claim or demand any right to title to said premises, or any part thereof; but they and every one of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, this deed is executed by the said Grantor(s), this day of July, in the year of our Lord one thousand nine hundred and fifty-five.

Signed and acknowledged in presence of

Wanna Crawford
Edwina L. Matuck

Jack Matuck
Jack Matuck

Goldie Matuck
Goldie Matuck

STATE OF OHIO, Richland County, ss. } Before me, a Notary Public in and for said County, personally appeared the above named Jack Matuck and Goldie Matuck

who acknowledged that they did sign the foregoing instrument, and that the same is their voluntary act and deed.

In testimony whereof, I hereunto set my hand and official seal, at Mansfield, Ohio, this 8th day of July A. D. 1955.

S. Kraus.
Notary Public

STATE OF County, ss. } Before me, a in and for said County, personally appeared the above named

who acknowledged that did sign the foregoing instrument, and that the same is voluntary act and deed.

In testimony whereof, I hereunto set my hand and official seal, at this day of A. D. 19

71779

Quitclaim Deed

Jack Matuck
Goldie Matuck

TO

General Motors Corporation, etc.

Received for Record July 7 1955 at 9 o'clock A.M.
Recorded July 11 1955
in Richland County Records
Volume 403 Page 555-556
A. J. Crawford County Recorder
Recorder's Fee 1.50

McDermott & Associates
LAWYERS
Walpark Building
MANSFIELD, OHIO

VOL 403 PAGE 557

OHIO WARRANTY DEED No. 21. #71780 The W. H. Anderson Company, Publishers, Cincinnati, Ohio.

Know All Men by These Presents:

That Lee Gages and Ruth E. Gages, his wife; Jessie Ruth Harland (also known as Jessie Ruth Harlan) and Samuel Harlan, her husband; Vivian Gages, now Vivian Gages Martin, and E. Max Martin, her husband; Eleanor Gages Rinehart and Oliver Rinehart, her husband; Vera Gages Light (also known as Vera Gages) and Kenneth D. Light, her husband; Margaret Gages Bogantz (also known as Margaret Gages) and George Bogantz, her husband; Paul Gages, Jr. and Vivian Gages, his wife; Leone Gages, unmarried; Lee Gages as Executor and Trustee under the will of Paul Gages, deceased

in consideration of One Hundred Dollars and other valuable consideration

to them *paid by* General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan

~~who~~

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said General Motors Corporation, a Delaware corporation duly authorized to do business in the State of Ohio, having a principal office at 3044 West Grand Boulevard, Detroit 2, Michigan, its successors

~~heirs~~ *and assigns forever,*

the following described Real Estate,

Situated in the Township of Springfield, County of Richland, State of Ohio and known as the north half of the Northwest Quarter of Section 23, Township 21, Range 19, containing 80 acres, more or less, but subject to all legal highways.

RECEIVED FOR RECORD
July 9 1955
At 11:02 O'clock A. M
Recorded July 11 1955
IN RICHLAND COUNTY RECORDS
Volume 403 Page 557-558-559
D.D. Crawford
Richland County Recorder

2.10

and all the Estate, Title and Interest of the said grantors

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said grantee

its successors
~~xxxxx~~ and assigns forever.

And the said grantors

for themselves and their heirs, executors and administrators, do hereby Covenant with the said grantee, its successors

~~heirs~~ and assigns,

that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever; except taxes and assessments for the first half of the year 1955 (known as the December, 1955 installment) and thereafter; except easement to Sinclair Refining Company (assigned to Sinclair Pipe Line Company) and recorded at Deed Volume 266, Page 53

VOL 403 PAGE 559

In Witness Whereof, *The said* grantors

who hereby release all their right and expectancy of Dower in the said premises, ha ve hereunto set their hand s this 8th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five.

Signed and acknowledged in presence of—

Bernice Wolf

Bernita Alfabar

Margaret Gages Bogantz

Lee Gages

Leone Gages

Jessie Ruth Harland

Ruth E. Gages

Vivian Gages Martin

E. Max Martin

Samuel Harlan

Eleanor Gages Rinehart

Oliver Rinehart

Vera Gages Light

Kenneth D. Light

George Bogantz

Paul Gages Jr.

Margaret Gages Bogantz

Lee Gages

as Executor and Trustee aforesaid

State of Ohio **County of** Richland **SS.**

Be it Remembered, That on the 9th *day of* July *in the year of our Lord one thousand nine hundred* fifty-five *before me, the subscriber, a* notary public *in and for said county, personally came* Lee Gages, Ruth E. Gages, Jessie Ruth Harland (also known as Jessie Ruth Harlan), Samuel Harlan, Vivian Gages, now Vivian Gages Martin, E. Max Martin, Eleanor Gages Rinehart, Oliver Rinehart, Vera Gages Light (also known as Vera Gages), Kenneth D. Light, Margaret Gages Bogantz (also known as Margaret Gages), George Bogantz, Paul Gages, Jr., Vivian Gages, Leone Gages, and Lee Gages as Executor and Trustee under the will of Paul Gages, deceased *the grantor s in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.*

In Testimony Whereof, *I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.*

Bernice Wolf Bernice Wolf

Notary public

Transferred: .....

Received: .....

Recorded: .....

Recorder's fee $..... D. D. Granville
Recorder

111 Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. §31.28)

Prepared: Aug. 16, 1957 VOL 442 PAGE 439
Norman L. Wolfe, Co. Aud.
10¢ by

#95964

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ERIE LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, duly authorized to do business in the State of Ohio, and having its principal office at Crawford County Trust Company Building, Meadville, Pennsylvania, GRANTOR, claiming title through Deed in Volume 404, Page 127, Volume 404, Page 129 and in Volume 404, Page 131 Richland County, Ohio, Records, in consideration of the sum of One Hundred Dollars ($100.00) and other good and valuable consideration, to it paid by GENERAL MOTORS CORPORATION, a Delaware corporation, duly authorized to do business in the State of Ohio and having a principal place of business at 3044 West Grand Boulevard, Detroit 2, Michigan, GRANTEE, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said GENERAL MOTORS CORPORATION, GRANTEE, its successors and assigns Forever, the following described Real Estate:

All that parcel of land located in the Township of Springfield, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 23, Township 21, Range 19, and more particularly described as follows:

BEGINNING at a point on the West line of said Quarter Section, said point being 1330.13 feet, South 1 degree, 50 minutes, 06 seconds East of the Northwest corner of said Quarter Section;

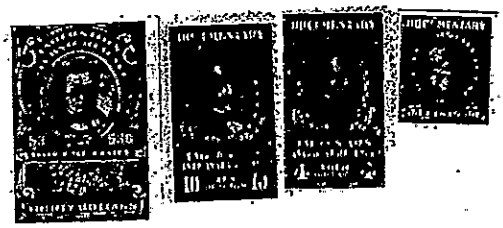
Thence North 89 degrees, 00 minutes, 44 seconds East, 2501.68 feet to the North Right-of-Way line of the Mansfield By-Pass, U.S. Route 30;

Thence South 62 degrees 37 minutes 24 seconds West and along said Right-of-Way line, 2772.35 feet to the West line of Section 23;

Thence North 1 degree, 50 minutes, 06 seconds West along said West line of

NW¼ Sec 23-Twp 21-R19-35.38a

VOL 442 PAGE 441



Revenue Stamps
Affixed $444.95

fifty-seven (1957).

Signed and Acknowledged in the Presence of Us:

ERIE LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA

ERIE LAND IMPROVEMENT COMPANY OF PENNSYLVANIA

D. Halter

By W. T. Pierson
Vice President

L. E. Baker

Attest: R. H. Hann
Secretary

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

BE IT REMEMBERED, That on this 14th day of August, in the year of our Lord one thousand nine hundred and fifty-seven (1957), before me, the subscriber, a Notary Public in and for said County and State, personally appeared W. T. PIERSON, Vice President, and R.H.HANN, Secretary, of ERIE LAND AND IMPROVEMENT COMPANY OF PENNSYLVANIA, the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors; and on behalf of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed

my name and affixed my Notarial Seal, on the day and year last aforesaid.

Notary Public, Cuyahoga County, Ohio.

My Commission Expires : VANSTAN LFF NOTARY PUBLIC My Commission Expires Sept. 2, 19[illegible]

This Instrument Prepared by:
F. D. Halter
Attorney-At-Law
Cleveland, Ohio

95964

RECEIVED FOR RECORD
Aug. 16, 1957
At 10:15A.M. o'clock
Recorded Aug. 19, 1957
IN RICHLAND COUNTY RECORDS
Volume 442, Page 439-440-441-442
D.D. Crawford
Richland County Recorder
2.80

Mail to —
Nancy M Hogan
General Counsel
General Motors Corp
30 E 42nd Street Bldg
Detroit 2 Mich