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CONSULTANTS INC.

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2380 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

**No Further Action (NFA) Letter  
and  
Request for Covenant Not To Sue (CNS)  
for  
Grandview Crossing Property  
North of Dublin Road, East of Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County**



**NFA Letter Issued: August 27, 2019  
By Certified Professional Bruce A. Savage, CP265, on behalf of:**

**Volunteers:**

**Franklin County Board of Commissioners,  
810 Grandview, LLC, and  
Wagenbrenner Development, Inc.**

**\*\*Note: This NFA Letter template reflects changes to the Voluntary Action Program (VAP) rules (OAC 3745-300) effective May 26, 2016.**

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1. Legal Description
2. Proposed Environmental Covenant
3. O&M Plan, including site maps
4. Proposed O&M Agreement
5. Risk Mitigation Plan, including site maps

## I. Administrative Information

Information or Component of NFA Letter	Provide response below
<b>1. Property Information</b>	
1.a. Name of NFA Letter Property:	<b>Grandview Crossing Property</b>
1.b. All alias Property names (if any):	Includes the former J. Texas Howard Site / Former Dublin Road Landfill
1.c. Street address/location of the Property:	North of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County
1.d. Total acreage on which the Voluntary Action is based:	55.707-acres
1.e. Tax Parcel number(s)/Taxing District:	<u>City of Columbus Taxing District:</u> 010-129562  <u>Grandview Heights Taxing District:</u> 030-002559-00, 030-002595, 030-002564, and 030-003345
1.f. County/Ohio EPA District:	Franklin County, Central District Office (CDO)
1.g. Publicly available aerial photograph of site with the NFA Property boundary identified.	<b>Attach to Form</b>
<b>2. Payment Information and Fees</b>	
2.a. Date NFA Letter fee paid:	CORF Project
2.b. Amount of NFA Letter fee paid:	
2.c. Is the NFA fee waived because it is a Clean Ohio Revitalization Fund (CORF) project?  <b>Note: Per ORC 3746.13(D) the NFA fee is waived for CORF projects only. Clean Ohio Assistance Fund projects must still pay the fee.</b>	<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No
2.d. Fees paid	<b>Standard NFA Letter</b>  <input type="checkbox"/> NFA without environmental covenant (\$15,700) <input type="checkbox"/> NFA with environmental covenant (\$18,200)  <b>MOA Track NFA Letter</b>  <input type="checkbox"/> NFA without environmental covenant (\$10,000) <input type="checkbox"/> NFA with environmental covenant (\$12,500)
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?	<input checked="" type="checkbox"/> <b>Yes (90 Day Review)</b>  <b>Check all that apply:</b> <input type="checkbox"/> Consolidated Standards Permit <input checked="" type="checkbox"/> Operation and Maintenance Agreement <input checked="" type="checkbox"/> Environmental Covenant  <input type="checkbox"/> <b>No (30 Day Review)</b>
<b>3. Volunteer/Property Owner Information</b>	



## I. Administrative Information

<b>3.a. Name of Volunteer(s):</b>	Franklin County Board of Commissioners; 810 Grandview LLC; and Wagenbrenner Development, Inc.	
<b>3.b. Is the Volunteer the owner of the Property?</b>	<input checked="" type="checkbox"/> Yes, as to 810 Grandview LLC only <input type="checkbox"/> No	
<b>3.c. Address of Volunteer(s):</b>	810 Grandview LLC and Wagenbrenner Development, Inc., 842 N. Fourth St., Suite 200, Columbus, OH 43215  Franklin County Board of Commissioners, 150 South Front St., FSL Suite 10, Columbus, Ohio 43215	
<b>3.d. Contact information for Volunteer(s) and name of contact person(s):</b>	Contact Person(s): Eric Wagenbrenner, 810 Grandview LLC and Wagenbrenner Development, Inc. Email address: <a href="mailto:ewags@wagco.com">ewags@wagco.com</a> Phone Number: (614) 545-3664  Contact Person(s): James Schimmer, Franklin County Board of Commissioners Email address: <a href="mailto:JRSchimmer@franklincountyohio.gov">JRSchimmer@franklincountyohio.gov</a> Phone Number: (614) 525-5631	
<b>3.e. Name of current property owner(s):</b>	810 Grandview LLC	
<b>3.f. Physical and e-mail addresses of current property owner(s):</b>	842 North 4th Street, Suite 200, Columbus, Ohio 43215 Email address: <a href="mailto:ewags@wagco.com">ewags@wagco.com</a>	
<b>3.g. Phone number for current property owner and name of contact person:</b>	Phone Number: (614) 545-3664 Contact Person: Eric Wagenbrenner	
<b>4. Certified Professional (CP) Information</b>		
<b>4.a. Name, business address, e-mail address, and current phone number of CP who issued the NFA Letter:</b>	Bruce A. Savage Geotechnical Consultants, Inc. 720 Green Crest Dr. Westerville, OH 43081 <a href="mailto:bsavage@gci2000.com">bsavage@gci2000.com</a> (614) 895-1400	
<b>4.b. CP certification number and expiration date:</b>	CP#: <u>265</u> Expiration date: February 23, 2020	
<b>5. Certified Laboratory (CL) Information</b>		
<b>5.a. Name(s) of CL(s) used that provided certified data:</b>	Microbac Labs, Inc. (Marietta, OH), Environmental Science Corp. (ESC), and Pace National (Pace)	
<b>5.b. CL number(s):</b>	Microbac: CL0012; ESC: CL0069; and Pace: CL0069	
<b>6. Technical Assistance Information</b>		
<b>6.a. Was any prior Ohio EPA Technical Assistance (TA) received? If YES, provide all the information that is available to the right.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type of TA Received: Gas management, Urban Setting Designation, O&M Plan  Name(s) of Ohio EPA personnel providing TA: Timothy Christman, Fred Myers, Jason Reed, Audrey Rush, Deborah Strayton  TA Billing Number: N/A
<b>7. BUSTR-regulated Underground Storage Tank Systems (USTs)</b>		
<b>7.a. Were BUSTR-regulated USTs still requiring corrective action addressed as part of this voluntary action?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## I. Administrative Information

<p>7.b. If yes, what were the BUSTR classifications of the USTs?</p> <p><b>Note: Attach BUSTR's NFA determination letter for each non-class C UST addressed by this NFA letter.</b></p>	<p><input type="checkbox"/> Class C USTs</p> <p><input type="checkbox"/> Non-class C USTs (must have other non-BUSTR VAP identified areas addressed as part this VAP NFA letter)</p> <p>BUSTR USTs release #:</p>
<b>8. Remedy Support Documentation</b>	
8.a. Is an Operation and Maintenance (O&M) Plan and proposed agreement included in the NFA Letter?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.b. Is a Risk Mitigation Plan included in the NFA Letter?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.c. Is a proposed environmental covenant (EC) included in the NFA Letter?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.d. Were remedial activities, as defined by division C of section 3746-01 of the Revised Code, conducted as part of this voluntary action?	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No             </div> <div style="flex: 2; padding-left: 10px;"> <p>If yes, identify the date on which remedial activities began and describe the basis for this date, e.g. explain what remedial activities took place beginning on this date:</p> <p>Date remedy began: <u>9/22/2014</u></p> <p>Explanation:</p> <p><u>Grading for clay cap work.</u></p> </div> </div>
<b>9. Legislative Reporting Information (Optional)</b>	
9.a. Describe any state/federal VAP/Brownfield financial assistance received in conjunction with this project:	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No             </div> <div style="flex: 2; padding-left: 10px;"> <p>Describe:</p> <p>Clean Ohio Revitalization Fund Grant Control #13-005 ADMN</p> </div> </div>
9.b. Describe the intended land use or end user of the Property, if known:	Commercial and restricted residential
9.c. Number of jobs created as a result of the Voluntary Action.	<p>Projected permanent commercial jobs:</p> <p>Actual permanent commercial jobs</p> <p>Projected permanent industrial jobs:</p> <p>Actual permanent industrial jobs:</p>

## II. Certified Professional (CP) Affidavit

State of Ohio                                 )  
  )  
County of Franklin                         )       ss:

I, Bruce A. Savage, 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. 265, 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 Grandview Crossing Property and located at north of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County (the "Property.")
4. I prepared the NFA Letter at the request of Volunteers:

810 Grandview LLC, 842 N. Fourth St., Suite 200, Columbus, OH 43215;  
Wagenbrenner Development, Inc., 842 N. Fourth St., Suite 200, Columbus, OH 43215; and  
Franklin County Board of Commissioners, 150 South Front St., FSL Suite 10, Columbus, Ohio 43215.

The Property consists of parcels owned by 810 Grandview LLC, 842 N. Fourth St., Suite 200, Columbus, OH 43215.

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.

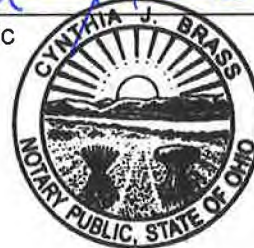
  
Signature of Affiant

Certified Professional's Current Seal here:

**Bruce A. Savage**  
Certified Professional (CP265)  
ORC Section 3746.04(B)(5)  
OAC Rule 3745-300-05  
My Certification Expires 2/23/2020

Sworn to before me and subscribed in my presence this 28 day of August, 2019.

  
Notary Public



**CYNTHIA J. BRASS**

**NOTARY PUBLIC  
STATE OF OHIO**

**My Commission Expires  
October 3, 2021**

### III. Transmittal letter from CP to Volunteer(s)

August 27, 2019

Eric Wagenbrenner  
810 Grandview, LLC  
842 N. Fourth St., Suite 200  
Columbus, OH 43215

**RE: No Further Action Letter Issuance Notification Letter  
Grandview Crossing Property  
North of Dublin Road, east of Grandview Avenue  
Columbus and Grandview Heights, OH, Franklin County**


Dear Mr. Wagenbrenner:

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#265) I am providing you with a copy of a No Further Action (NFA) Letter that I issued for the Grandview Crossing property located North of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Franklin County, Ohio (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 810 Grandview, LLC 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,



Bruce A. Savage, CP#265  
Geotechnical Consultants, Inc.



### III. Transmittal letter from CP to Volunteer(s)

August 27, 2019

Eric Wagenbrenner  
Wagenbrenner Development, Inc.  
842 N. Fourth St., Suite 200  
Columbus, OH 43215

**RE: No Further Action Letter Issuance Notification Letter  
Grandview Crossing Property  
North of Dublin Road, east of Grandview Avenue  
Columbus and Grandview Heights, OH, Franklin County**

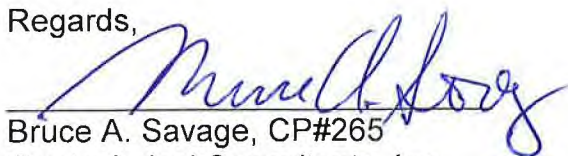
Dear Mr. Wagenbrenner:

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#265) I am providing you with a copy of a No Further Action (NFA) Letter that I issued for the Grandview Crossing property located North of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Franklin County, Ohio (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 Wagenbrenner Development, Inc. 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,

  
Bruce A. Savage, CP#265  
Geotechnical Consultants, Inc.

### III. Transmittal letter from CP to Volunteer(s)

August 27, 2019

James Schimmer  
Franklin County Board of Commissioners  
150 South Front St., FSL Suite 10  
Columbus, Ohio 43215

**RE: No Further Action Letter Issuance Notification Letter  
Grandview Crossing Property  
North of Dublin Road, east of Grandview Avenue  
Columbus and Grandview Heights, OH, Franklin County**


Dear Mr. Schimmer:

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#265) I am providing you with a copy of a No Further Action (NFA) Letter that I issued for the Grandview Crossing property located North of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Franklin County, Ohio (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 Franklin County Board of Commissioners 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,

  
Bruce A. Savage, CP#265  
Geotechnical Consultants, Inc.



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

***Note: Template for the Volunteer to provide written notice to the CP to Submit or Not Submit the No Further Action (NFA) Letter to Ohio EPA for a Covenant not to Sue (CNS).***

While the use of this template remains optional, certified professionals may offer the template letter for use by each volunteer to fulfill the written notification requirements under ORC 3746.11(A) and OAC 3745-300-13(F) to (H). This template is in affidavit form for consistency with ORC 3746.20(A). Each volunteer should provide a written notification.

State of Ohio )  
 ) ss:  
County of Franklin )

1. I am authorized to submit this affidavit on behalf of 810 Grandview LLC (the "Volunteer").
2. A voluntary action is being conducted or completed at a property known as Grandview Crossing Property, and which is located north of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Ohio, in Franklin 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 August 27, 2019 by Bruce A. Savage, who is a Certified Professional for the voluntary action.
4. The purpose of this affidavit is to direct the Certified Professional to either:


**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)).



Eric C. Wagenbrenner, Manager  
Typed Name and Title of Affiant

Sworn to me and subscribed in my presence this 28<sup>th</sup> day of August, 2019.  
Ohio EPA-VAP form for NFA Letter and CNS request – Effective April 1, 2018 Page 13

JOSEPH M. REIDY  
ATTORNEY AT LAW  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
SECTION 147.03 R. C.

  
Notary Public

- *A signed original of this written notice regarding submission of the NFA Letter affidavit should be delivered to the CP who issued the NFA letter. If the Volunteer directs the CP to submit the NFA Letter to Ohio EPA with a CNS request, the CP includes the original signature affidavit as part of the request for a CNS and retains a copy of the Volunteer's affidavit for the CP's records.*
- *A copy of this written notice regarding submission of the NFA Letter affidavit should be submitted to Ohio EPA-Central Office if the NFA letter will not be submitted with a request for a CNS, by electronic copy to records@epa.ohio.gov or by mailing to the following address:*

*Ohio EPA-Central Office  
DERR, Voluntary Action Program  
Attn: Administrative Supervisor  
Lazarus Government Center  
P.O. Box 1049  
Columbus, OH 43216-1049*



)

SS:

)

I, Eric Wagenbrenner, 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 Wagenbrenner Development, Inc. (the "Volunteer").
2. A voluntary action is being conducted or completed at a property known as Grandview Crossing Property, and which is located north of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Ohio, in Franklin 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 August 27, 2019 by Bruce A. Savage, 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.

Signature of Affiant

Eric C. Wagenbrenner, Secretary/Treasurer  
Typed Name and Title of Affiant

Sworn to me and subscribed in my presence this 28th day of August, 2019.

JOSEPH M. REIDY  
ATTORNEY AT LAW  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
SECTION 147.03 R. C.

  
Notary Public

- *A signed original of this written notice regarding submission of the NFA Letter affidavit should be delivered to the CP who issued the NFA letter. If the Volunteer directs the CP to submit the NFA Letter to Ohio EPA with a CNS request, the CP includes the original signature affidavit as part of the request for a CNS and retains a copy of the Volunteer's affidavit for the CP's records.*
- *A copy of this written notice regarding submission of the NFA Letter affidavit should be submitted to Ohio EPA-Central Office if the NFA letter will not be submitted with a request for a CNS, by electronic copy to records@epa.ohio.gov or by mailing to the following address:*

*Ohio EPA-Central Office  
DERR, Voluntary Action Program  
Attn: Administrative Supervisor  
Lazarus Government Center  
P.O. Box 1049  
Columbus, OH 43216-1049*



State of Ohio )  
 ) ss:  
County of Franklin )

I, James Schimmer, 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 Franklin County Board of Commissioners (the "Volunteer").
2. A voluntary action is being conducted or completed at a property known as Grandview Crossing Property, and which is located north of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Ohio, in Franklin 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 August 27, 2019 by Bruce A. Savage, 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.

Signature of Affiant 8.29.19

DIRECTOR FRANKLIN CAMP EDP

Typed Name and Title of Affiant

Sworn to me and subscribed in my presence this 29<sup>th</sup> day of August, 2019.

*Jamie A. Edwards*  
Notary Public



JAMIE A. EDWARDS  
Notary Public, State of Ohio  
My Commission Expires 05-13-2023

- ***A signed original of this written notice regarding submission of the NFA Letter affidavit should be delivered to the CP who issued the NFA letter. If the Volunteer directs the CP to submit the NFA Letter to Ohio EPA with a CNS request, the CP includes the original signature affidavit as part of the request for a CNS and retains a copy of the Volunteer's affidavit for the CP's records.***
- ***A copy of this written notice regarding submission of the NFA Letter affidavit should be submitted to Ohio EPA-Central Office if the NFA letter will not be submitted with a request for a CNS, by electronic copy to records@epa.ohio.gov or by mailing to the following address:***

***Ohio EPA-Central Office  
DERR, Voluntary Action Program  
Attn: Administrative Supervisor  
Lazarus Government Center  
P.O. Box 1049  
Columbus, OH 43216-1049***



## **V. NFA Letter**

**Grandview Crossing Property  
North of Dublin Road, East of Grandview Avenue  
Columbus and Grandview Heights, Franklin County, Ohio**

### **Volunteers Names and Addresses:**

**Franklin County Board of Commissioners  
150 South Front St., FSL Suite 10  
Columbus, Ohio 43215**

**810 Grandview, LLC  
842 N. Fourth St., Suite 200, Columbus, OH 43215**

**Wagenbrenner Development, Inc.  
842 N. Fourth St., Suite 200, Columbus, OH 43215**

### **Certified Professional Name and contact information:**

**Bruce A. Savage  
Geotechnical Consultants, Inc.  
720 Green Crest Dr.  
Westerville, OH 43081  
Tel. (614) 895-1400**

---

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?  
  Yes  X  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
Bruce Savage	Certified Professional	Geotechnical Consultants, Inc. (GCI)	Site Inspections, Phase I Property Assessment report, soil gas sampling, indoor air sampling, Phase II Property Assessment report, Remediation Report, Risk Mitigation Plan, Operation and Maintenance Plan, NFA
Michael Lacher	Sr. Geologist	GCI	Site Inspection, Boring and monitoring well installation, soil, ground water and soil gas sampling
Matthew Kaminski	Project Scientist	GCI	Ground water sampling
Andrew Shipley	Project Scientist	GCI	Soil, ground water and soil gas sampling
Tanya Nell	Project Scientist	GCI	Soil, ground water and soil gas sampling
James Keesey	Project Scientist	GCI	Soil, ground water and soil gas sampling
Jeffrey Paetz	Geologist	GCI	Ground water and soil gas sampling

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

- VAP Phase I Property Assessment (PA) report dated January, 2012, Geotechnical Consultants, Inc., Former Dublin Road Landfill Property, Dublin Road and Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County.
- VAP Phase II PA report dated January, 2012, Geotechnical Consultants, Inc., Former Dublin Road Landfill Property, Dublin Road and Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County.
- Approval of the Urban Setting Designation Request for the Grandview Crossing Property, Columbus, Franklin County dated December 4, 2013, Ohio Environmental Protection Agency.

- Report of Phase I Environmental Site Assessment dated April 29, 2016, Geotechnical Consultants, Inc., A1 Plumbing Property, 1000 Dublin Rd., Grandview Heights, Franklin County, Ohio.
- Report of Phase I Environmental Site Assessment dated April 29, 2016, Geotechnical Consultants, Inc., Three Vacant Parcels Property, 1070 Dublin Rd., Grandview Heights, Franklin County, Ohio.
- Report of Phase I Environmental Site Assessment dated May 2, 2016, Geotechnical Consultants, Inc., Office Building Property, 1024 Dublin Rd., Grandview Heights, Franklin County, Ohio.
- Report of Phase I Environmental Site Assessment dated May 2, 2016, Geotechnical Consultants, Inc., Fry Engineering Property, 1014 Dublin Rd., Grandview Heights, Franklin County, Ohio.
- Draft Voluntary Action Program (VAP) Phase I Property Assessment Report dated July, 2017, Geotechnical Consultants, Inc., Norfolk Southern Railway Company Property [10.14± acres], East of Grandview Avenue, Columbus and Grandview Heights, Franklin County, Ohio.
- Phase II Environmental Site Assessment Report dated July 25, 2017, Geotechnical Consultants, Inc., Norfolk Southern Property [10.14± acres], East of Grandview Avenue, Columbus, Franklin County, Ohio.
- Voluntary Action Program (VAP) Phase I Property Assessment report dated September 13, 2018, Geotechnical Consultants, Inc., Norfolk Southern Railway Company Property [3.4± Acres], North of Franklin County Engineer, Dublin Road, Columbus, Franklin County, Ohio.
- Phase II Environmental Site Assessment Report dated November 13, 2018, Geotechnical Consultants, Inc., 3.4± Acre Norfolk Southern Property, East of Grandview Avenue, Columbus, Franklin County, Ohio.
- Report of Phase I Environmental Site Assessment dated January 30, 2019, Geotechnical Consultants, Inc., Grandview Crossing Property Comprising 56.64 Acres, Dublin Road and Grandview Avenue, Columbus and Grandview Heights, Franklin County, Ohio.
- VAP Phase II PA report dated July, 2019, Geotechnical Consultants, Inc., Grandview Crossing Property, North of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County. This document includes certified laboratory reports and affidavits relied upon by the certified professional.
- Grandview Crossing / Former Dublin Road Landfill – Issuance of Director’s Authorization Orders Under OAC 3745-27-13, and Request to Record Environmental Covenant dated May 31, 2019, Ohio Environmental Protection Agency
- Grandview Crossing Rule 13 Environmental Covenant Recorded 2019-06-17, Grandview Crossing Development / Former Dublin Road Landfill, 984 Dublin Road, Columbus, Franklin County, Ohio.

- Operation and Maintenance Plan dated July, 2019, Geotechnical Consultants, Inc., Grandview Crossing Property, Dublin Road and Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County.
- Risk Mitigation Plan dated July, 2019, Geotechnical Consultants, Inc., Grandview Crossing Property, Dublin Road and Grandview Avenue, Columbus and Grandview Heights, Ohio, Franklin County.

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## **EXECUTIVE SUMMARY FOR FILING**

**Property: Grandview Crossing Property**

**Alias Property Names: J. Texas Howard Site, or Former Dublin Road Landfill**

**North of Dublin Road, east of Grandview Avenue, Columbus and Grandview Heights, Franklin County, Ohio**

**Volunteers:**

**810 Grandview, LLC, 842 N. Fourth St., Suite 200, Columbus, OH 43215,  
Wagenbrenner Development, Inc., 842 N. Fourth St., Suite 200, Columbus, OH 43215, and  
Franklin County Board of Commissioners, 150 South Front St., FSL Suite 10, Columbus,  
Ohio 43215**

**Owner:**

**810 Grandview, LLC**

**NFA Letter and Executive Summary Issued by:**

**Bruce A. Savage, VAP Certified Professional, CP No. 265, Geotechnical Consultants, Inc.,  
720 Green Crest Dr., Westerville, OH 43081, (614) 895-1400**

The following is an executive summary of a No Further Action (NFA) letter for the above mentioned property. This executive summary serves as the 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 at (614) 644-2924. A legal description of the approximately 55.707-acre property is included in the NFA letter.

### **Historical Uses of the Property**

The Property consists primarily of the approximately 36-acre Former Dublin Road Landfill site (a.k.a. the J. Texas Howard site), approximately 13.5 acres of former railroad property, and approximately 6.2 acres of former commercial lots. The former railroad property is located north of the former Dublin Road Landfill part of the Property. The former commercial lots are located along Dublin Road and included the following:

The former Pullins Paving commercial building at 980 Dublin Rd. that was demolished in 2018;

The former A-1 Plumbing commercial building at 1000 Dublin Rd. that was demolished in 2018;

The vacant former Fry Contracting office building remaining at 1014 Dublin Rd.;

A former residence building converted to an office at 1024 Dublin Rd. that was demolished in 2019;

The former Arlene's Cuisine commercial building at 1026 Dublin Rd. that was demolished in 2019; and

A former office building at 1030 Dublin Rd. that was demolished in 2019.

The southwestern part of the Property formerly contained a hotel at 1070 Dublin Rd. that was demolished in approximately 2008.

## Areas of Known or Suspected Contamination

Number of areas on this property that have known or suspected contamination: four (4) VAP identified areas (IAs).

IA-1 consisted of the Former Dublin Road Landfill area of the Property. Chemicals of concern (COCs) consisted of Metals, Polychlorinated Biphenyls (PCB), Semi-Volatile Organic Compounds (SVOC), Volatile Organic Compounds (VOC), Hydrogen Sulfide (H<sub>2</sub>S) gas, and asbestos containing demolition debris in landfill waste. Media investigated were soil, ground water and soil gas.

IA-2 consisted of the former gasoline filling station located at the former Pullins Paving site on the southeastern corner of the Property. COCs consisted of Polynuclear Aromatic Hydrocarbons (PAH) and VOC. Media investigated were soil, ground water and soil gas.

IA-3 consisted of the on-Property area located north of an off-Property former gas station formerly located at 1006 Dublin Rd., and the former A-1 Plumbing site at 1000 Dublin Rd. that was a former gas station. COCs consisted of PAH and VOC. Media investigated were soil, ground water and soil gas.

IA-4 consisted of former railroad property located north of IA#1 in the northern portion of the Property. COCs consisted of metals, PAH and VOC. Media investigated were soil, ground water and soil gas.

Are there any impacts to the property from another source?

- ☒ No, all contamination on or emanating from this property originated from this property
- ☐ Yes, contamination from an off-property source has impacted this property

Are there any known impacts from this property to surrounding properties or waterways?

- ☐ No, contamination has not migrated off-property
- ☒ Yes – Provide a brief explanation:

COCs in soil gas have the potential for vapor intrusion to adjacent structures. However, a combination of soil gas testing, indoor air testing, and installation of engineering controls demonstrated that the Property meets applicable standards for the vapor intrusion pathway.

## Remedies Implemented to Ensure Property is Safe for Reuse

☒ Asbestos abatement – Explain: The remaining building on the Property at 1014 Dublin Rd. is vacant and has been investigated for regulated asbestos containing materials (RACM). RACM in the building will be properly removed prior to demolition. All regulated ACM was abated prior to demolition of other buildings formerly on-Property. ACM in waste material below the property is covered by soil meeting VAP standards.

☒ Property use restrictions – Explain: Activity and use limitations in the proposed environmental covenant include commercial/industrial and restricted residential land uses, a restriction against use of ground water for potable (i.e. drinking, bathing, cooking) purposes, limitation on building occupancy, and implementation of engineering controls. The activity and use limitations in the proposed environmental covenant apply to the entire Property.

☒ Remedies subject to ongoing operation and maintenance (O&M), for example, under an O&M Plan – Explain: Engineering controls installed prior to the NFA Letter are gravel-filled landfill gas interceptor trenches installed along the west, south and east boundaries of the Property to effectively prevent migration of landfill gas to off-Property structures. Future development on the Property will include direct contact soil engineering controls such as building foundations/floor slabs, pavements, and clean soil cover in green spaces where needed to meet applicable direct contact standards. Future occupied buildings will have vapor mitigation engineering controls (VMEC) installed under floor slabs. Confirmation sampling will be performed for analysis to demonstrate the effectiveness of the VMEC and approval by Ohio EPA will be required prior to building occupancy. The engineering control areas and the monitoring activities will be subject to the O&M Plan. Landfill gas also will be managed in accordance with OAC

3745-27-13 and OAC 3745-300-11 for the property, through implementation of an approved landfill gas management plan, and an environmental covenant established under OAC 3745-27-13.

☒ Risk mitigation measures for construction or excavation activities – Explain: The reason for the risk mitigation measures included in the Risk Mitigation Plan (RMP) is to protect future construction and excavation workers from COCs present in soil and waste materials below the soil cover in IA-1 and IA-4.

☒ Other remedial activities – Explain: A minimum 2-foot soil cover meeting VAP commercial/industrial direct contact standards was placed over COCs present in soil and waste materials below the soil cover in IA-1, IA-2, and IA-3. A minimum 2-foot soil cover meeting VAP residential direct contact standards was placed over COCs in soil in IA-4.

### **Contamination Remaining on the Property**

The following contamination remains on the property but has been determined to meet applicable standards for the safe reuse of the property for its intended land use:

☒ Soil – Explain: Soils at 0-2 feet in IA-1 through IA-3 include areas exceeding VAP direct contact standards for residential use, and future restricted residential land use areas located in these areas will include direct contact engineering controls described in the previous section. Soil and waste materials below the soil cover on the Property will be managed in accordance with the RMP described in the previous section.

☒ Soil gas – Explain: Soil gas on the Property exceeds screening criteria for vapor intrusion into buildings for commercial and residential land uses. The environmental covenant has building occupancy restrictions to protect on-Property building occupants. The O&M Plan addresses the engineering controls and monitoring to ensure protection of on-Property and off-Property building occupants.

☒ Ground water – Explain: Extraction of ground water for potable use is prohibited because ground water on the Property exceeds standards for potable use.

### **The Property Assessment and Cleanup Supports the Following Allowable Land Uses**

☒ Restricted residential use – Explain: apartments and condominiums are allowable on the property in accordance with the proposed environmental covenant

☒ Commercial use that does allow use with a high degree of exposure to children, such as a day care or school

☒ Industrial use

☒ Multiple land uses – Explain: The Property may be used for multiple land uses in accordance with the proposed environmental covenant.



## **E. Executive Summary (Continued)**

### **Detailed Executive Summary – Not for Filing with Deed Records**

#### **SECTION 1.0 HISTORY**

##### **Section 1.1 Property History**

The five (5) real estate parcels comprising the Property are currently owned by 810 Grandview LLC. These are the Franklin County Auditor Parcel ID numbers for the Property:

- 010-129562, 39.609 acres;
- 030-002559, 14.268 acres,
- 030-002595, 1.403 acres,
- 030-002564, 0.394 acre, and
- 030-003345, 0.033 acre.

The Property includes the former Dublin Road Landfill (a.k.a. the former J. Texas Howard site), which is 36± acres located within parts of Parcel ID 010-129562 and 030-002559. The southeastern corner of the Property, part of Parcel ID 010-129562, includes the former Pullins Paving site at 980 Dublin Rd., which was previously a gasoline filling station. The southwestern portion of the Property, part of Parcel ID 030-002559, includes the former Travelodge motel site at 1070 Dublin Rd. at the corner with Grandview Avenue.

The north portion of the Property, part of Parcel IDs 010-129562 and 030-002559, and all of Parcel ID 030-003345, consists of 13.5± acres of former railroad property (previously owned by Norfolk Southern / Pennsylvania Lines LLC).

The southern portion of the Property also includes Parcel ID 030-002564, containing the former A-1 Plumbing site at 1000 Dublin Rd., which also was a former gasoline filling station; and Parcel ID 030-002595 containing the former Fry Contracting office structure that remains at 1014 Dublin Rd., a vacant lot on Dublin Road, a former house/office site at 1024 Dublin Rd., the former Arlene's Cuisine site at 1026 Dublin Rd., and a former two-story office building at 1030 Dublin Rd.

The Phase I PA indicated the NFA Property area originally was part of farms until the 1920s. Quarrying of sand and gravel deposits at the NFA Property and surrounding area began in the 1920s. The quarried part of the Property was used by Greenville Gravel Corporation, which later became American Aggregates, for a sand and gravel quarrying operation during the 1920s and 1930s. Mr. Thomas L. Kaplin purchased the quarried part of the Property in 1948. The quarried area was subsequently used as a garbage dump for nearby communities, including the City of Columbus, until about 1960. The J. Texas Howard Organization began operating the landfill in the late 1950s.

The former railroad area in the northern part of the Property formerly contained a number of railroad tracks from the early 1900s until the tracks were removed during the 1980s. The railroad land and the smaller parcels along Dublin Road were historically not part of the American Aggregates quarry / former landfill.

A variety of wastes were accepted in the landfill part of the Property, including construction fill, demolition debris, metal parts, tires, drums and industrial waste. City of Columbus Service Director Warren Cremean closed the landfill in 1967. A *Columbus Dispatch* article dated February 5, 1967, stated that the landfill was closed because of complaints by local residents and the City's determination that the landfill was "unsatisfactory." It is uncertain how much and what types of industrial waste were accepted by the J. Texas Howard Organization. However, a specific notification by Borden Chemical submitted to the U.S. Environmental Protection Agency (EPA) in 1981 indicated that wastes generated from processing at their Columbus Coated Fabrics Division typically consisted of organics, inorganics, heavy metals, pigments, paint sludges and solvents. The following specific chemical compounds were listed in the 1987 Toxic Release Summary for Columbus Coated Fabrics:

- ♦ Antimony compounds

- ◆ Barium compounds
- ◆ Butyl benzyl phthalate
- ◆ Cadmium compounds
- ◆ Chromium compounds
- ◆ Di(2-ethylhexyl) phthalate
- ◆ Lead compounds
- ◆ Methyl Ethyl Ketone
- ◆ Methyl Isobutyl Ketone
- ◆ Toluene

According to the EPA notification, these wastes were disposed to the J. Texas Howard Organization site (984 Dublin Road) between the years of 1961 and 1966.

The former Travelodge motel was demolished in 2008. The former Pullins Paving and A-1 Plumbing buildings were demolished in 2018. The former house/office, Arlene's Cuisine, and two-story office building were demolished in 2019.

During 2012-2016 remedial activities the landfill area was cleared of vegetation, and soils were imported to fill low areas and result in placement of a minimum 2-foot clean soil cover over waste materials. The Property contains no buildings except for the vacant, one-story former Fry Contracting office remaining at 1014 Dublin Rd. That building will be demolished and the owner / Volunteer 810 Grandview LLC is not allowing occupancy of the building prior to demolition. Therefore there currently are no building occupants at the Property requiring mitigation for a vapor intrusion pathway.

### **Section 1.2 Surrounding Property History**

The north boundary of the Property abuts an approximately 80-foot wide existing railroad property containing railroad tracks and no buildings. Commercial buildings along Goodale Blvd. are located off-property to the north of the railroad tracks. Adjoining the northwest corner of the Property is an off-property commercial structure at 840-844 Grandview Ave. that was constructed in 1987± on former railroad property.

To the south are Dublin Road, commercial properties along Dublin Road, and the Scioto River. These current commercial properties historically contained commercial and residential structures.

To the west are Grandview Avenue, and a commercial building at 810-828 Grandview Ave. built in 2010± and containing a day care center and a nail salon. That site historically contained a restaurant that was demolished before the new building was constructed.

To the east is additional railroad property, and the facilities and offices of the Franklin County Engineer, which historically was also part of the former sand and gravel quarry based on historical aerial photography and mapping.

## **SECTION 2.0 GENERAL DESCRIPTION OF PROPERTY**

### **Section 2.1 Phase I Property Assessment and General Information**

GCI performed a Phase I Property Assessment of the Former Dublin Road Landfill portion of the Property and issued a Phase I PA report in January, 2012. GCI performed Phase I assessments of the remaining portions of the Property from April, 2016 to January, 2019. A Phase I amendment for the entire Property was provided in the May, 2019 Phase II PA report.

Review of existing hydrogeologic information via the Phase I assessments identified the regional ground water flow is from the west-northwest to the east-southeast, and depth to bedrock is approximately 40 feet below ground surface (bgs). Ground water in monitoring wells installed on the Property is found at a depth range of approximately 23-27 feet bgs with one saturated zone. The ground water saturated zone occurs within sand and gravel underlain by limestone bedrock, which are not separated by a confining layer.

The Phase I PA resulted in designation of four identified areas (IAs):

Identified Area	Description of Area/Source	COCs
<b>IA-1 – Former Landfill Area</b>	IA-1 incorporates the Former Dublin Road Landfill area on the Property.	Metals, Polychlorinated biphenyls (PCBs), Semi volatile organic compounds (SVOCs), Volatile organic compounds (VOCs), Asbestos containing debris, and Hydrogen sulfide (H <sub>2</sub> S) gas
<b>IA-2 – Former Gas Station Southeast</b>	IA-2 is the former gas station site located in the southeast corner of the Property at 980 Dublin Rd. and on-Property areas adjacent to the former gas station site. The gas station parcel was sold to Sun Oil Co. in 1959 and used as a gas station as of 1960.	Polynuclear aromatic hydrocarbons (PAH) and VOCs
<b>IA-3 – Former Gas Stations South</b>	IA-3 is an on-Property area west of IA-2 that adjoins off-property Franklin County Auditor parcel ID 030-002590 at 1006 Dublin Rd., south of the subject Property. The 1006 Dublin Rd. parcel was sold to Indiana Gasoline Co. in 1962 and likely was used as a gas station. IA-3 also includes the former A-1 Plumbing site that was a former gas station.	PAH and VOCs.
<b>IA-4 – Former Railroad Property</b>	IA-4 is the on-Property former railroad property area north of IA-1.	Metals, PAH, and VOCs.

## Section 2.2 Proposed Land Use

The proposed future use of the NFA Property is for development of slab on grade commercial, restricted residential, parking facilities, and a storm water management structure in the northeastern part of the Property (the eastern end of IA-4).

## Section 2.3 Asbestos Survey and Abatement

The Property contained former commercial structures at 980, 1000, 1024, 1026, and 1030 Dublin Rd. Hina Environmental Solutions, LLC conducted building inspections for regulated asbestos containing materials (RACM) in/on the buildings in April-May, 2016. RACM at these buildings was properly removed prior to their demolition. Any RACM in the remaining building at 1014 Dublin Rd. will be properly removed prior to its demolition for development.

## Section 2.4 Approvals Obtained Prior to Issuance of NFA Letter

### Section 2.4.1 Urban Setting Designation (USD)

The Grandview Crossing USD was approved by the director on December 4, 2013. The USD property encompasses 29.89-acres within the central and east portions of the Property. Ground water discharges at the eastern and southeastern boundary of the Property within the USD area. The USD addressed concentrations of COCs in ground water that exceeded applicable standards prior to the USD issuance. The certified professional confirmed that the USD threshold criteria are met as of the date of the NFA letter.

### Section 2.4.2 Off-Property Pathway Omission after Applying Diligent Efforts

Not applicable.

### Section 2.4.3 Variance or Case-by-Case Determination

Not applicable.

### Section 2.5 Phase II Property Assessment

#### Soil:

Pathway	Suite of COCs for each pathway	Point of Compliance
Direct contact to future commercial / industrial and restricted residential receptors	VOC, SVOC, metals, PCBs	2-feet bgs
Direct contact to construction and excavation workers	VOC, SVOC, metals, PCBs, Asbestos	10-feet bgs

The following provides a summary of investigation results including the COCs evaluated and their concentrations, including number and depths of samples collected and concentrations.

The current stratigraphy beginning at ground surface on the NFA Property includes fill soils meeting VAP commercial/industrial (C/I) direct contact standards imported and placed as cover placed during 2012-2016 over IA-1 and the northern portions of IA-2 and IA-3; existing fill soils meeting VAP C/I direct contact standards over the remainder of IA-2 and IA-3; and imported fill soils meeting VAP direct contact standards for residential land use at 0-2 feet in IA-4. The fills in IA-1 through IA-4 generally consist of brown to gray clayey silts with sand and gravel ranging in thickness from a minimum of 4 feet bgs to approximately 15 feet bgs.

Soil and waste in the former landfill area underlying the soil cover extends to approximately 30 feet bgs (elevations approximately 700-705 feet), and is underlain by sand and gravel / soil. Fills are also present over the former Travelodge motel area occupying the western end portion of the NFA Property, west of IA-1. The fill on the former Travelodge motel area consists of lean clay soil mixed with sand and gravel with traces of brick, coal and cinders, overlying natural glacial till, sands and gravels. USDA Soil Survey records identify soil underlying parcel #030-002595 located south of IA-1 along Dublin Road on the NFA Property as Urban land-Genesee complex (Uw), described as consisting of silt loam overlying stratified sandy loam to silt loam, formed in fine-loamy alluvium.

Native in-situ soils underlying waste in IA-1 and underlying the fills in the remainder of the Property are lean clays, sands and gravels overlying limestone bedrock.

In 2007, GCI collected four soil samples for VAP certified laboratory (CL) analysis on the former Travelodge motel area in the western end of the Property, west of IA-1. These samples were collected at depth intervals between 0 and 4 feet (samples GP-1 and GP-2), 4-8 feet (GP-3) and 16-18 feet bgs (GP-4), and were analyzed for metals, PAH and VOC. VAP CL results confirmed no concentrations of the COCs exceeding the VAP generic direct contact soil standards (GDCSS) for commercial/industrial (C/I) land use, except for PAHs in sample GP-1. Due to the age of the sampling, GCI collected three 0-2 feet depth confirmatory soil samples GP-1A, 1B and 1C around the former GP-1 sample location for VAP CL analysis of PAHs in August 2016. This sampling and analysis confirmed that representative concentrations of PAHs within the 0-2 foot point of compliance (POC) at these sampling locations did not exceed the VAP C/I GDCSS.

In 2011, as part of the initial Phase II PA of the Former Dublin Road Landfill part of the Property and prior to remediation activities at the Property, GCI collected 105 samples at depths ranging from 0-22 feet bgs (depths prior to soil cover placement) in test pits excavated to assess soil/waste in IA-1 through IA-3, for VAP CL analysis of COCs in soil/waste. The 2011 CL analyses confirmed that COCs concentrations in soil/waste within IA-1 on the NFA Property exceeded the VAP GDCSS for residential and C/I land uses,

and for construction and excavation (CE) worker receptors. Asbestos containing material (ACM) demolition debris was also identified within the landfill area. The VAP CL results for the 2011 test samples confirmed no exceedances of the VAP residential, C/I and CE GDCSS by PAH and VOC within IA-2 or IA-3, thereby confirming the former gas stations had not impacted Property soils above applicable standards.

Following placement of cover soils over IA-1 and the northern portions of IA-2 and IA-3 on the Property, in January 2016 GCI installed 43 soil borings in IA-1, IA-2 and IA-3 on the Property to confirm the soil cover thickness over waste in IA-1, and to concentrations of the COCs within the 0-2 foot POC in IA-1 through IA-3 on the Property. The soil borings were installed to a depth of 5 feet bgs and indicated a soil cover thickness at a minimum of 4 feet over waste. Following additional soil cover placement over areas needing additional fill for the proposed development, and a new elevation survey of the soil cover by a professional surveyor, during August, 2016 GCI collected 15 additional soil samples at 0-2 feet bgs (sample IDs CB-1A, CB-4A, CB-11A, CB-12A, CB-19A, CB-20A, CB-28A, CB-29A, CB-30A, CB-32A, CB-33A, CB-37A, CB-44, CB-45 and CB-47) depth to further assess the 0-2 foot POC in IA-1 through IA-3 at the Property. The samples with the "A" designation were collected at the previous corresponding sample number locations (i.e. sample 1A was collected at previous sample location 1), at which between 1 foot and 2 feet of additional fill soil had been placed over the previous locations after the initial sample was collected.

Also during August 2016 soil samples were collected in the former Pullins Paving site (IA-2) and the former A-1 Plumbing site (IA-3). The VAP certified laboratory results confirmed that the representative concentrations of COCs in soil in the 0-2 foot POC in IA-1 through IA-3 included no exceedances of the VAP GDCSS for C/I land uses. The imported soils placed as the POC soil cover through 2016 originated from soil excavation work at a number of off-Property locations and imported to the Property by others. Also, based upon import soil source data reviewed by the certified professional, and periodic inspections of the soil imports on the Property by the certified professional, no sources of suspected ACM were used, and no suspect ACM was observed, in the soil cover. GCI also performed multiple chemical adjustment (MCA) calculations for C/I land use to evaluate the effects of the presence of multiple COCs in soil at 0-2 feet in each of IA-1, IA-2, and IA-3. The MCA was performed by summing the ratios of the representative concentrations of each COC by the lower value of its corresponding cancer and non-cancer endpoint GDCSS for C/I land use. The sum of the C/I MCA ratios in each of IA-1 through IA-3 do not exceed unity in the soil cover; therefore, the representative concentrations of COCs in soil within the 0-2 foot POC in IA-1 through IA-3 met the applicable C/I GDCSS summed for multiple chemicals. The certified laboratory results confirmed that the representative concentrations of the COCs in soil at 0-2 foot POC in IA-1 through IA-3 are also below the VAP GDCSS for CE activities.

Concentrations of individual COCs in soil within the 0-2 foot POC in IA-1 through IA-3 did not exceed the VAP single-chemical GDCSS for residential land use. However, the residential MCA calculations for COCs in 0-2 foot soils in IA-1 through IA-3 exceeded the VAP MCA goal of unity.

In 2019, the IA-4 area was filled with imported soil to raise the ground elevation up to meet the remainder of the Property. The imported soil placed at 0-2 feet in IA-4 met the VAP residential GDCSS.

The proposed environmental covenant includes future commercial and restricted residential land use areas on the Property. The proposed environmental covenant requires installing direct contact engineering controls in the restricted residential land use areas over surface soils exceeding VAP residential direct contact standards on the Property. Direct contact engineering controls are to consist of building foundations / floor slabs, pavements, or clean soil cover meeting VAP standards in green space areas.

Concentrations of COCs exceeding the VAP GDCSS for CE worker receptors, and asbestos, are present in soil or waste materials below the soil cover on the Property. Therefore, a risk mitigation plan (RMP) will be implemented to provide risk mitigation measures for future construction and excavation worker receptors working below the soil cover on the Property.

With respect to data quality objectives for soil samples, there were three (3) compounds in soil sample analyzed by the VAP CLs for which the CL reporting limits were above the respective VAP GDCSS. However, the information obtained and provided in the Phase II PA demonstrated that it is reasonable to

conclude the detection limits elevated above the GDCSS are unlikely to represent an actual exceedance of the GDCSS.

**Ground water:**

The following lists 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.

<b>Ground water zone (depth range)</b>	<b>Suite of COCs in ground water</b>	<b>Classification</b>	<b>Response requirement / Complete exposure pathway</b>
Single ground water zone present at depths between approximately 23 feet and 27 feet bgs (sand and gravel overlying limestone bedrock with no confining layer between)	VOC, SVOC, metals (PCBs were not detected in the ground water)	Critical Resource with USD	Potable Use Pathway: Applicable response requirements for Critical Resource ground water with a USD include those listed in OAC 3745-33-10(E)(2)
Single ground water zone present at depths between approximately 23 feet and 27 feet bgs (sand and gravel overlying limestone bedrock with no confining layer between)	VOC, SVOC, metals (PCBs were not detected in the ground water)	Critical Resource with USD	Ground water to surface water pathway: Response requirements of OAC 3745-300-10(E)(3)(a)(ii) related to surface water discharge at point of discharge

Ground water elevations measured by GCI during July, August, September and December, 2015 and March, 2016 confirmed the ground water flow direction is from the west/northwest to east/southeast underlying the Property, with ground water elevations during that period varying from approximately 715-717 feet at the west side of the Property and falling to approximately 710-712 feet at the east side.

Prior to remediation on the NFA Property, GCI sampled ground water monitoring wells on the Property in December 2011 and January 2012. After substantial completion of on-Property remedies for landfill gas migration and the soil cover over IA-1 through IA-3, GCI sampled ground water in 2015-2016. These included wells installed by GCI and wells previously installed by others (prior to 2011) on the Property.

GCI's pre-remedy sampling in December, 2011 – January, 2012 included 19 ground water monitoring wells. Certified laboratory analysis indicated concentrations of arsenic exceeded the VAP GUPUS of 10 ug/L in multiple wells on the Property, and barium exceed its GUPUS of 2,000 ug/L in two wells (MW-9 and MW-14).

An urban setting designation (USD) was approved in December 2013 by the Ohio EPA Director, which applies to 29.89 acres in the central and eastern portions of the Property, where ground water discharges from the Property.

With respect to applicable aquatic life standards for ground water discharging to surface water in the Scioto River, the Ohio EPA Technical Report EAS/2012-12-12: "Biological and Water Quality Study of the Middle Scioto River and Select Tributaries, 2010" (November 21, 2012) and Table 2 therein confirm that the Scioto River is in full attainment status for aquatic life use between Fifth Avenue and Town Street in Franklin County. The Property is located between the Fifth Avenue and Town Street study locations on the Scioto River course; therefore, the Ohio EPA study cited above demonstrates that ground water discharging from the Property is in compliance with applicable standards for the ecological pathway in surface water.

Ground water sampling during 2015-2016 confirmed no exceedances of the VAP GUPUS, or applicable VAP surface water criteria of OAC 3745-300-08(G)(2)(a), in the ground water discharging from the Property.

Applicable response requirements for ground water are those identified in OAC 3745-300-10(E)(2) and (3)(a)(ii). The ground water response for the Property is to implement an institutional control to reliably prevent human exposure on the Property to ground water with concentrations of COCs in excess of the VAP unrestricted potable use standards. A ground water use restriction will be implemented within the proposed environmental covenant (EC) for the Property.

Based on the more than approximately 20 feet depth to the ground water underlying the Property, direct contact with ground water by future construction and excavation workers is not reasonably anticipated to occur on or off the Property. Therefore, the direct contact with ground water pathway by future CE receptors is not complete, and risk mitigation measures are not necessary for the direct contact ground water pathway for CE receptors on the Property.

Based on ground water emanating from the Property meeting GUPUS, ground water emanating from the Property beyond the USD boundary or ½ mile from the Property boundary is not reasonably anticipated to exceed GUPUS. Therefore, notification requirements per OAC 3745-300-10(E)(4), and ongoing requirements after issuance of a Covenant Not to Sue per OAC 3745-300-10(E)(5) for Critical Resource ground water do not apply to the Property.

With respect to data quality objectives for ground water samples, there were multiple compounds in ground water samples analyzed by the VAP CLs for which the CL reporting limits were above the respective VAP standards. However, the information obtained and provided in the Phase II PA demonstrated that is it reasonable to conclude the detection limits elevated above the standards were either unlikely to represent an actual exceedance of the standards, or elevated detection limits were not present in post-remedy samples.

#### **Surface Water and Sediments:**

**Pathways:** Ground water to surface water migration

**Point of Compliance:** Scioto River

There are no surface waters or sediments on the Property. The Scioto River is located approximately 100-feet south of the Property at its nearest point, across Dublin Road. The City of Columbus surface water intake for the Dublin Road water treatment plant is approximately 1,000 feet southeast of the Property in the Scioto River. Ground water emanating from the Property is reasonably likely to discharge to surface water at some point in the Scioto River. However, based on analysis of ground water as noted previously the ground water discharging from the Property to surface water pathway is eliminated. On this basis, effects on surface water or sediment in the Scioto River from ground water discharging to surface water are not reasonably anticipated.

#### **Soil Gas / Indoor Air:**

**Pathways:** Volatilization of COCs from soil, waste, or ground water to indoor air.

**Point of Compliance:** Indoor air

Suite of COCs assessed	Type of samples
VOCs and H2S	External soil gas, and indoor air at 828 Grandview Ave. day care

In December 2011 as part of the initial Phase II PA, the on-Property vapor intrusion to indoor air pathway from VOC in environmental media underlying the Property was assessed through installation and sampling



soil gas in 20 sampling points biased to areas within the landfill mass of the Property. The soil gas sampling points consisted of temporary sampling screens installed to an approximate depth of 5.5 feet bgs with a screen length of 6 inches. Comparison of the 2011 soil gas sampling results with current Vapor Intrusion Screening Level (VISL) calculator values indicated concentrations of several COCs including benzene, chloroform, ethyl benzene, TCE, vinyl chloride, 1,2,3-trimethylbenzene, and 1,3,5-trimethylbenzene in multiple sampling points exceeded applicable VAP standards for the vapor intrusion to indoor air pathway for residential and C/I land uses.

Landfill gas including hydrogen sulfide (H<sub>2</sub>S) was also evaluated at 26 sampling points during December, 2011 as part of the initial Phase I PA at the subject Property. Landfill gas measurements were collected using the RKI Instruments Eagle 2 meter zeroed between sample points. Measurements of H<sub>2</sub>S up to 42 parts per million (ppm), equivalent to 63,000 µg/M<sup>3</sup>, were detected within the landfill mass in 2011. The VISL screening levels for H<sub>2</sub>S in soil gas are 70 µg/M<sup>3</sup> for residential use and 293 µg/M<sup>3</sup> for C/I use. Landfill gas will be managed in accordance with OAC 3745-27-13 and OAC 3745-300-11 for the property, through implementation of the approved landfill gas management plan, and the environmental covenant established under OAC 3745-27-13.

The on-Property vapor intrusion to indoor air pathway by volatile COCs and landfill gas for future structures on the Property (commercial or residential) will be addressed through a building occupancy restriction contained within the proposed environmental covenant (EC). In accordance with the proposed EC, future on-property land use will be limited to restricted residential (e.g. apartments or condominiums) and/or C/I uses, and a vapor mitigation system engineering control (VMSEC) will be required to be installed as part of any future on-Property development of buildings prior to building occupancy. The VMSEC will be subject to a VAP Operation and Maintenance (O&M) Plan and O&M Agreement, which will include making a demonstration of the effectiveness of the VMSEC, and approval from Ohio EPA, prior to building occupancy. On-Property potential vapor inhalation exposures by future construction and excavation workers on the Property will be managed through risk mitigation measures undertaken in the VAP RMP. The proposed EC and RMP are attached to the NFA Letter.

As noted previously, as part of the redevelopment of the Property, clean fill soil was imported to place over the former landfill (IA-1) on the Property. Deep dynamic compaction (DDC) was also employed to consolidate the subgrade on the Property. Imported soil was initially stockpiled in the eastern portion of the Property beginning in 2012. The DDC activity occurred during 2014-2015. To evaluate off-Property landfill gas migration in connection with these earthwork activities, in January-February, 2014 GCI installed landfill gas screening points PGW-1D/1S through PGW-10 adjacent to off-Property structures along the south and east sides of the Property. Points PGW-1 through -4 and PGW-7 through -9 were set as paired, co-located points designated "D" for deep and "S" for shallow, with sampling screens set at depths of 5.5-6 feet and 11.5-12 feet bgs, respectively. PGW-5, -6 and -10, at the east Property boundary with the Franklin County Engineer office, were set at a single screening depth of 5.5-6 feet, due to lower ground surface elevations at that boundary. In February-March, 2014 GCI collected soil gas samples in these points for CL analysis of VOCs, and began screening the points for landfill gas. The initial CL analyses of VOCs in these sampling points were below the VAP applicable standards for residential and C/I land uses, and methane gas screening readings were below screening action levels in accordance with OAC 3745-27-13. H<sub>2</sub>S was detected at 12.2 ppm, above VISL screening levels, in one sampling point, PGW-1D, during the February-March, 2014 screenings.

GCI installed PGW-11 through PGW-15 on July 30, 2015 for landfill gas screening along the western side of the Property. These points were set with sampling screens at depths of 3-30 feet bgs to screen the full depth of solid waste in the former landfill. GCI continued to screen landfill gas in the points at time intervals ranging from approximately 2-days to 2-weeks through September 1, 2015. Elevated methane and H<sub>2</sub>S screening readings were encountered in sampling points along the south side of the Property during summer 2015, evidently due to effects of the DDC and soil cover placement.

In response to elevated landfill gas readings along the south side of the Property, from September 3-9, 2015 landfill gas interceptor trench engineering controls were installed along the southern boundary of the Property adjacent to the rear (north) of on-Property and off-Property structures along Dublin Road. The engineering controls were installed in the vadose zone by excavating an approximately 4-feet wide and 15-

feet deep trench and backfilling with #2 size stone from the bottom up to the ground surface. The engineering control was installed to prevent the potentially complete exposure pathway to adjacent off-Property receptors from landfill gas. Wastes excavated for trench installations were removed from the Property for proper disposal at an approved location.

On September 4, 2015, new screening points PGW-16, PGW-17 and PGW-18 were installed with screens at 5-25 feet bgs, near the western boundary of the Property to evaluate landfill gas adjacent to the off-Property commercial building at 828 Grandview Ave. located west of the Property. On September 8-9, 2015, new screening points PGW-19 through PGW-23 were installed in IA-4, to evaluate landfill gas adjacent to off-Property Goodale Boulevard commercial structures located north of the northern boundary of the Property. The ground surface in IA-4 is approximately 10-20 feet in elevation than the remainder of the Property. Due to the lower ground surface elevations in IA-4, the PGW-19 through PGW-23 locations encountered ground water at approximately 10-19 feet bgs; therefore, PGW-19 through PGW-23 were screened at depths ranging from 3-10 feet to 3-20 feet.

On September 17, 2015, replacement landfill gas screening points PGW-2R, PGW-4R, PGW-7R, PGW-8R and PGW-9R were installed as replacements for older screening points, and new screening point PGW-24 was installed, along the south boundary of the Property. These points were installed with screens set at 5-30 feet bgs.

Following these activities, methane gas screening readings in the perimeter screening points remained below screening action levels in accordance with OAC 3745-27-13, with the exception of PGW-15 at the southwest side of the Property. Screening readings in PGW-15 between January 5 and May 2, 2016 indicated methane exceeding the screening action level. Therefore, a landfill gas interceptor trench was installed along the western perimeter of IA-1 May 5-6, 2016, to prevent the potentially complete exposure pathway to adjacent off-Property receptors from landfill gas.

Methane gas was detected in point PGW-10 at the eastern side of the Property above the screening level in July, 2016; therefore, a gas interceptor trench was installed in July, 2016 along the Property boundary at PGW-10, to prevent the potentially complete exposure pathway to adjacent off-Property receptors from landfill gas.

Points PGW-25, PGW-26 and PGW-27 were installed with screens at 5-25 feet bgs on the southwestern part of the Property along Dublin Road on August 31, 2016.

The H<sub>2</sub>S screening readings in the Property perimeter sampling locations remained at non-detect (0.0 ppm) after the installation of the interceptor trench engineering controls, thereby indicating H<sub>2</sub>S is not migrating off-Property.

Off-Property potential vapor intrusion to indoor air from VOCs via vapor migration was re-assessed through soil gas sampling and VAP CL analyses in April 2016 and August-September 2016 at the south and east perimeter of the Property, and in April-May 2016 and August 2016 at the north and west perimeters of the Property. Additionally, during August, 2016 additional soil gas sampling points VS-1 and VS-2 were installed and sampled at the former A-1 Plumbing site on the southern portion of the Property, and points SV-1B, SV-2B and SV-3B were installed and sampled at the former Pullins Paving in the southeast portion of the Property. Sampling in all of these points during April and August 2016 identified no VOCs concentrations in soil gas exceeding applicable standards, with the exception of chloroform in sampling point PGW-10 from August, 2016 sampling. However, point PGW-10 is located more than 100 feet from the nearest occupied structure on the adjoining Franklin County Engineer's site. Moreover, sampling points PGW-5, PGW-6, as well as sampling points SV-1B, SV-2B and SV-3B, are located closer than PGW-10 to occupied structures on the adjoining Franklin County Engineer's site, and these samples contained no VOCs exceeding the C/I GIAS, individually or in combination, in samples collected during 2014-2016.

On the western side of the Property, soil gas samples were collected on April 13, 2016 in sampling points PGW-11 through PGW-15. The concentrations of VOCs in these samples were below the VAP applicable standards, except for trichloroethene (TCE) which was detected at 1,390 ug/M<sup>3</sup> in sampling point PGW-13, in excess of the C/I applicable standard of 293 ug/M<sup>3</sup> and the residential standard of 70 ug/M<sup>3</sup>. Sampling

point PGW-13 is located approximately 200 feet south of the off-property commercial building located at 844 Grandview Ave., and approximately 225 feet northeast of the off-Property commercial building containing Little Dreamers Big Believers day care center at 828 Grandview Ave. to the southwest of the Property. However, the April 13, 2016 soil gas samples in PGW-11 and PGW-12 located closer than PGW-13 (i.e. less than 100 feet east of) to the off-Property commercial building at 844 Grandview Ave. were below C/I standards, and soil gas samples in PGW-14 and PGW-15 located closer than PGW-13 (i.e. approximately 100-140 feet east of) to the off-Property day care building were below residential standards.

However, in response to April 13, 2016 soil gas sample TCE concentration in PGW-13, on April 26, 2016 GCI sampled soil gas in PGW-16 through PGW-18, which are located closer than PGW-13, 14 and 15 (i.e. approximately 70-90 feet east of) to the off-Property building containing the day care. The concentration of TCE in the April 26, 2016 sample from PGW-16 exceeded the residential standard. Concentrations of VOCs in PGW-17 and PGW-18 were below the VAP residential standards.

In response to the April 13 and 26, 2016 soil gas sample TCE concentrations in PGW-13 and PGW-16, on May 2-3, 2016 GCI screened air, and collected a 24-hour indoor air sample for VAP CL analysis of VOCs inside the day care center as sample ID 828-1. There were no screening readings of methane or H<sub>2</sub>S in the indoor air, and no TCE or its decomposition byproducts in the indoor air sample analyzed by the CL, and the detected VOCs were well below VAP residential indoor air standards.

Also in response to April, 2016 soil gas sample concentrations in PGW-13 and PGW-16, on May 2, 2016 three shallow soil gas sampling points were installed at a depth of 5.5 feet bgs, to evaluate shallow soil gas concentrations in closer proximity to receptors in the off-Property commercial building containing the day care center. These were designated as PGW-16S through PGW-18S, and are immediately west of deep sampling points PGW-16 through PGW-18 along the western boundary of the Property. Soil gas samples were collected May 3, 2016 in PGW-16S through PGW-18S and concentrations of VOCs were below the residential standards.

As stated previously, on May 5, 2016 a landfill gas interceptor trench was installed along the western boundary of IA-1 on-Property. The trench was installed east of sampling points PGW-12 through PGW-18. Following trench installation, on May 23, 2016 soil gas samples were collected in PGW-12 through PGW-18, PGW-16S and PGW-18S. A soil gas sample could not be collected in PGW-17S due to water infiltration into the sampling point. Concentrations of VOCs in PGW-12 through PGW-18 were below applicable standards, except TCE in PGW-13 again exceeded the residential and C/I applicable standards, and chloroform in PGW-16 exceeded the residential applicable standard of 37 µg/M<sup>3</sup>. However, there were no detections of TCE, and other VOCs were below residential standards, in the soil gas samples from PGW-16S and PGW-18S nearer to receptors in the off-Property day care center. Also, VOCs were below the applicable C/I standards in the soil gas samples from PGW-11 and PGW-12 nearer to the receptors in the off-Property commercial building to the northwest.

Post-remedy screening readings in sampling points installed around the property perimeter confirmed that all post-remedy H<sub>2</sub>S readings at the property perimeter were non-detect at 0.0 parts per million (ppm).

The landfill gas interceptor trench engineering controls installed along the eastern, southern and western boundary of the Property adjacent to off-Property structures are used to prevent the potentially complete exposure pathway to adjacent off-Property receptors from landfill gas and VOCs. These engineering controls are a permanent remedy that will be maintained in accordance with an O&M Plan and O&M Agreement. The proposed O&M Plan and O&M Agreement for the engineering controls are attached to the NFA Letter. Additionally, landfill gas will be managed in accordance with OAC 3745-27-13 and OAC 3745-300-11 for the Property, through implementation of the approved landfill gas management plan, and the environmental covenant established under OAC 3745-27-13.

On April 16, 2019, 810 Grandview LLC submitted an *Addendum to OAC 3745-27-13 Request* to Ohio EPA. The purpose of the addendum was to provide an updated Landfill Gas Management Plan and survey for the application pursuant to OAC 3745-27-13(F) for activities associated with the remediation and redevelopment of the solid waste facility at the 55.707-acre Grandview Crossing Property, which surrounds the former landfill. The application submitted the updated Landfill Gas Management Plan for the Property.

On May 31, 2019, Ohio EPA issued Director's Authorization Orders for the Grandview Crossing Property, which authorizes construction and development at the Property in accordance with OAC 3745-300-13 (Rule 13). Ohio EPA approved the Environmental Covenant for the Grandview Crossing Development / Former Dublin Road Landfill, pursuant to OAC 3745-27-13, and the Environmental Covenant was filed with the Franklin County Recorder's office June 17, 2019.

There have been no exceedances of the VAP applicable standards for landfill gas or VOCs for vapor migration to indoor air in the sampling points located in IA-4. On this basis, a gas migration remedy was not necessary to meet applicable standards for the north boundary of the Property.

With respect to data quality objectives for soil gas samples analyzed by the CL, there were multiple compounds in soil gas samples analyzed by the VAP CLs for which the CL reporting limits were above the respective VAP standards. However, the information obtained and provided in the Phase II PA demonstrated that it is reasonable to conclude the detection limits elevated above the standards are either unlikely to represent an actual exceedance of the standards, or elevated detection limits were not present in post-remedy samples.

## Section 2.6 Background Evaluation and Findings

There were no Property-specific background determinations made for the property in this Phase II PA. Due to the former landfill use, railroad use, and other developed uses of the property, and the significantly developed, disturbed land, urban character of the surrounding properties, there were no on-property or nearby properties suitable for a background soil determination. Therefore, the Franklin County background soil arsenic value of 20.7 mg/kg determined by Ohio EPA has been used for comparison to on-property soil arsenic values for potential future restricted residential land uses.

## SECTION 3.0 SUMMARY OF DATA COLLECTION AND EVALUATIONS

### Section 3.1 Summary of Receptors and Pathways On and Off Property

Receptor / Pathway	On or off property	Current or reasonably anticipated?
Construction-excavation worker exposure / soil direct contact	On property	Current and reasonably anticipated
Future Commercial-Industrial or restricted residential receptors / Soil direct contact	On property	Reasonably anticipated
Residential and Commercial-Industrial / vapor intrusion	On-Property and off-Property	Currently off-Property, and reasonably anticipated on-Property

### Section 3.2 Models used

Model	Pathway Evaluated
Vapor intrusion screening level (VISL) calculator	Vapor intrusion via ground water and soil gas

The purpose of the VISL calculator is to assess whether concentrations of COCs in ground water and soil vapor meet or exceed applicable standards for vapor intrusion.

### Section 3.3 Human Health Risk Assessment

Applicable standards for complete exposure pathways for the Property were the generic standards in OAC 3745-300-08 and background arsenic in soil. Therefore, a property-specific risk assessment was not necessary.

### Section 3.4 Ecological Risk Assessment

There were no surface water or sediments that may have been, or are currently, affected by source areas on the Property.

### Section 3.5 Protection of Ground Water Demonstration

Contamination in the ground water zone by COCs is attributable to an on-property source. The provisions for the protection of ground water meeting UPUS (POGWMUPUS) do not apply to the ground water zone underlying the Property because concentrations of COCs exceeded UPUS.

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

### Section 4.1 Representative COC concentrations before active remedy completed to achieve applicable standards

Identified Area / Exposure Unit	Media	Representative Concentration of COCs in Identified Area <u>prior</u> to remediation by media Soil: mg/kg Ground water: ug/L Indoor air: ug/m <sup>3</sup>		Applicable Standard(s)	Method Used for Deriving Applicable Standard	Method of Achieving Compliance with Applicable Standards or Remedy
IA-1	Soil at 0-2 feet	Cobalt	13.8	47 R	Generic Standards;  Residential Multiple Chemical Adjustment: Exceeds 1	Direct contact engineering controls will be installed in future restricted residential land use areas. Land use limitations in EC, O&M Plan and Agreement
		Benz(a)anthracene	9.38	12 R		
		Benzo(a)pyrene	1.22	1.24 R		
		Benzo(b)fluoranthene	8.9	12 R		
		Dibenz(ah)anthracene	0.2	1.2 R		
		Indeno(123cd)pyrene	4.48	12 R		

Identified Area / Exposure Unit	Media	Representative Concentration of COCs in Identified Area prior to remediation by media		Applicable Standard(s)	Method Used for Deriving Applicable Standard	Method of Achieving Compliance with Applicable Standards or Remedy
		Soil: mg/kg	Ground water: ug/L Indoor air: ug/m <sup>3</sup>			
IA-1 below soil cover	Soil and waste material	Antimony	549	63 R	Generic standards, and Franklin County background value for arsenic in soil	Soil cover; Direct contact engineering controls will be installed in future restricted residential land use areas. Land use limitations in EC, O&M Plan and Agreement, and RMP
		Arsenic	63	20.7 R		
		Cadmium	431	140 R		
		Cobalt	115	47 R		
		Lead	11,400	400 CE; 400 R		
		Mercury	14.2	3.1		
		Nickel	13,100	3,100 R		
		PCBs	156	75 CE; 2.2 R		
		124-Trimethylbenzene	1,860	220 CE; 160 R		
		135-Trimethylbenzene	713	180		
		Naphthalene	972	560 CE; 90 R		
		Xylene	497	260		
		N-Butylbenzene	954	110		
		Cumene	182	160		
		Benz(a)anthracene	5,030	1,200 CE; 12 R		
		Benzo(a)pyrene	4,680	120 CE; 1.24 R		
		Benzo(b)fluoranthene	4,110	1,200 CE; 12 R		
		Benzo(k)fluoranthene	3,920	120 R		
		Dibenz(ah)anthracene	480	120 CE; 1.2 R		
		Indeno(123-cd)pyrene	1,470	1,200 CE; 12 R		
	Ground water	Arsenic	37.5	10	Generic standard	Use limitation in EC, and USD
	Soil gas	Benzene	3,190	524 C/I; 120 R	VISL	Building occupancy limitations in EC; Vapor mitigation engineering controls will be installed for on-Property buildings; Interceptor trench engineering controls, O&M Plan and Agreement
		Ethylbenzene	24,300	1,635 C/I; 374 R		
		Chloroform	2,140	177 C/I; 41 R		
		H2S	63,000	293 C/I; 70 R		
		135-Trimethylbenzene	2,900	8,667 C/I; 2,100 R		
		124-Trimethylbenzene	3,340	1,033 C/I; 243 R		
		Xylenes	78,000	14,667 C/I; 3,333 R		
		Vinyl Chloride	511	933 C/I; 53 R		
		Trichloroethene	166	293 C/I; 70 R		
		1,4-Dichlorobenzene	216	367 C.I; 73 R		

Identified Area / Exposure Unit	Media	Representative Concentration of COCs in Identified Area prior to remediation by media Soil: mg/kg Ground water: ug/L Indoor air: ug/m <sup>3</sup>		Applicable Standard(s)	Method Used for Deriving Applicable Standard	Method of Achieving Compliance with Applicable Standards or Remedy
IA-2	Soil at 0-2 feet	Cobalt	14	47 R	Generic Standards;  Residential Multiple Chemical Adjustment: Exceeds 1	Direct contact engineering controls will be installed in future restricted residential land use areas. Land use limitations in EC, O&M Plan and Agreement
		Benz(a)anthracene	2.64	12 R		
		Benzo(a)pyrene	1.01	1.24 R		
		Benzo(b)fluoranthene	2.9	12 R		
	Ground Water	Arsenic	18.4	10	Generic Standard	Use limitation in EC, and USD
IA-3	Soil at 0-2 feet	Cobalt	12.2	47 R	Generic Standards;  Residential Multiple Chemical Adjustment: Exceeds 1	Direct contact engineering controls will be installed in future restricted residential land use areas. Land use limitations in EC, O&M Plan and Agreement
		Benz(a)anthracene	1.37	12 R		
		Benzo(a)pyrene	1.04	1.24 R		
		Benzo(b)fluoranthene	1.26	12 R		
	Ground water	Arsenic	50	10	Generic standards	Use limitation in EC, and USD
		Barium	2,870	2,000		
IA-4	Soil below 2 foot POC	Arsenic	30	20.7 R	Generic standards, and Franklin County background value for arsenic in soil	Soil cover; Direct contact engineering controls will be installed in future restricted residential land use areas. Land use limitations in EC, O&M Plan and Agreement, and RMP
		Lead	6,100	400 CE; 400 R		
		Benz(a)anthracene	31.7	12 R		
		Benzo(a)pyrene	37.7	1.24 R		
		Benzo(b)fluoranthene	77.8	12 R		
		Dibenz(ah)anthracene	9.34	1.2 R		
		Indeno(123cd)pyrene	20.5	12 R		

**Notes:**

Table includes only those COCs that exceed applicable standards prior to remedial activities.

C/I: commercial/industrial; CE: construction and excavation; R: residential

EC: environmental covenant / USD: urban setting designation / OMP: operation and maintenance plan /

OMA: operation and maintenance agreement / RMP: risk mitigation plan



Representative concentrations listed in table above are pre-remediation maximum concentrations found in the respective affected media.

#### Section 4.2 Summary of all remedies used to demonstrate compliance with applicable standards

Soils and wastes containing concentrations of the COCs exceeding direct contact standards were covered by a soil cover meeting C/I and CE direct contact standards within the 0-2 foot POC. Limitation of land uses to restricted residential and/or C/I, limitation on ground water extraction and use, limitation on building occupancy, and installation of engineering controls for direct contact soil and vapor intrusion mitigation (the VMSEC), will be implemented through an EC. A building occupancy limitation remedy in the EC addresses the vapor intrusion to indoor air pathway on Property. An approved USD was used to eliminate the potable use pathway to ground water off-property. Risk mitigation measures were developed under an RMP to address direct contact with COCs by workers during construction/excavation activities. Landfill gas interceptor trenches installed as an engineering control along south boundary of the Property adjacent to off-property structures to prevent a potentially complete exposure pathway to adjacent receptors from landfill gas. Engineering controls will be maintained in accordance with a VAP O&M Plan and O&M Agreement, which will include making a demonstration of the effectiveness of the VMSEC, and approval from Ohio EPA, prior to building occupancy.

Type of Remedy	IA or EU applies to	COCs addressed	Pathway(s) addressed
Commercial/industrial or restricted residential land use restrictions in a proposed environmental covenant	Property wide	Metals, VOCs, SVOCs, PCBs, asbestos	Direct contact soil
Soil cover installed 2012-2016 meeting VAP direct contact standards for C/I land use at 0-2 foot POC, over soil and waste material exceeding VAP standards	IA-1	Metals, VOCs, SVOCs, PCBs, asbestos	Direct contact soil
Soil cover installed 2019 meeting VAP direct contact standards for residential land use at 0-2 foot POC, over soil exceeding VAP standards	IA-4	Arsenic, Lead and PAH	Direct contact soil
Landfill gas interceptor trench engineering controls installed 2015-2016, maintained through O&M Agreement and O&M Plan	IA-1	Volatile COCs and landfill gas	Off-property vapor intrusion to indoor air
Risk mitigation measures in RMP	Soil and waste below soil cover in IA-1, and soil below soil cover in IA-4	Metals, VOCs, SVOCs, PCBs, asbestos, H <sub>2</sub> S	Direct contact, potential vapor inhalation by construction / excavation workers
Prohibited use of ground water in a proposed environmental covenant	Property wide	Metals, VOCs, SVOCs	On property potable and non-potable use of ground water
Approved urban setting designation	Off-Property	Metals	Potable use ground water



Direct contact engineering controls required to be installed in restricted residential land use areas in proposed environmental covenant, maintained through O&M Agreement and O&M Plan	Property wide	Metals, SVOCs	Direct contact with soil
Vapor mitigation system engineering control (VMSEC) required to be installed for all occupied structures in proposed environmental covenant, maintained through O&M Agreement and O&M Plan, including pre-occupancy sampling and analysis to demonstrate effectiveness of VMSEC and Ohio EPA approval prior to building occupancy	Property-wide	VOC, H2S	On-property vapor intrusion to indoor air

## **SECTION 5.0 ENGINEERING CONTROLS / OPERATION AND MAINTENANCE PLAN AND AGREEMENT**

The engineering control installed at the Property consists of the landfill gas interceptor trenches installed along the south, east and west boundaries of the Property to prevent a potentially complete exposure pathway to adjacent receptors from landfill gas.

In accordance with the proposed environmental covenant, direct contact engineering controls will be installed for all future restricted residential land use areas Property-wide. Also in accordance with the proposed environmental covenant, a vapor mitigation system engineering control (VMSEC) will be installed for future buildings at the Property.

The associated O&M Plan and O&M Agreement require on-going inspections and maintenance of the engineering controls, and annual reporting to the Ohio EPA. In accordance with the O&M Plan, pre-occupancy sampling and analysis will be required to demonstrate the effectiveness of the VMSEC, and written approval from Ohio EPA will be required, prior to building occupancy.

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

The remedy includes risk mitigation measures to protect workers during construction and excavation activities that affect soil and waste below the soil cover in IA-1 and IA-4. A risk mitigation plan (RMP), for oversight by land owners and their contractors, describes the risk mitigation measures and includes terms for the owner's required annual reporting to Ohio EPA.

## **SECTION 7.0 ACTIVITY AND USE LIMITATIONS / ENVIRONMENTAL COVENANT**

The remedy includes activity and use limitations (also known as use restrictions) described in an environmental covenant (EC). The limitations when established will limit the property to commercial, industrial or restricted residential land uses, prohibits potable ground water uses, limits future building occupancy relative to vapor intrusion, and includes engineering control implementation.

## V. NFA Letter (continued)

### F. Figures

1. Property location map (*USGS topo map*)
2. Property boundary survey plat, as determined by a professional surveyor
3. Site maps – showing property boundary, buildings, roads, utilities, surface waters, geologic cross-section locations and other site features, as applicable
4. Geologic cross-sections, including water level and saturated zone thickness on cross-section
5. Ground water flow maps, including water level measurements on map
6. Identified area/exposure unit map
7. Sample location maps, including Identified Areas and Exposure Units
8. Conceptual site model figure
9. Site map – showing location of remedial activities performed
10. Survey plats – showing location of engineering controls, activity and use limitations, and risk mitigation measures, as determined by a professional surveyor

### G. Tables

1. Summary of exposure point concentrations in soil for current and reasonably anticipated pathways – post-remedy
2. Summary of exposure point concentrations in ground water for current and reasonably anticipated pathways – post-remedy
3. Summary of exposure point concentrations for current and reasonably anticipated indoor air pathways – post-remedy

### H. Attachments

1. Legal Description
2. Proposed Environmental Covenant
3. O&M Plan, including site maps
4. Proposed O&M Agreement
5. Risk Mitigation Plan, including site maps

**Note:**

- 1 *In accordance with ORC 317.112 and 317.114, documents to be recorded in official county records must have 1.0-inch margins on the left, right, and bottom of the document and 1.5-inch margin on the top, and use nothing smaller than a 10-pt. font. Documents must be letter size (8.5 x 11).*



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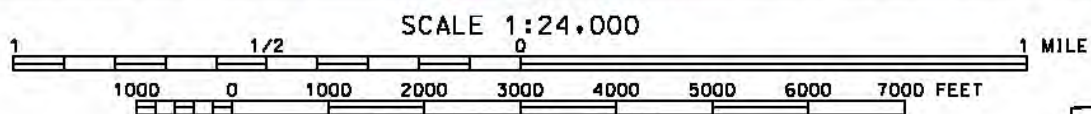
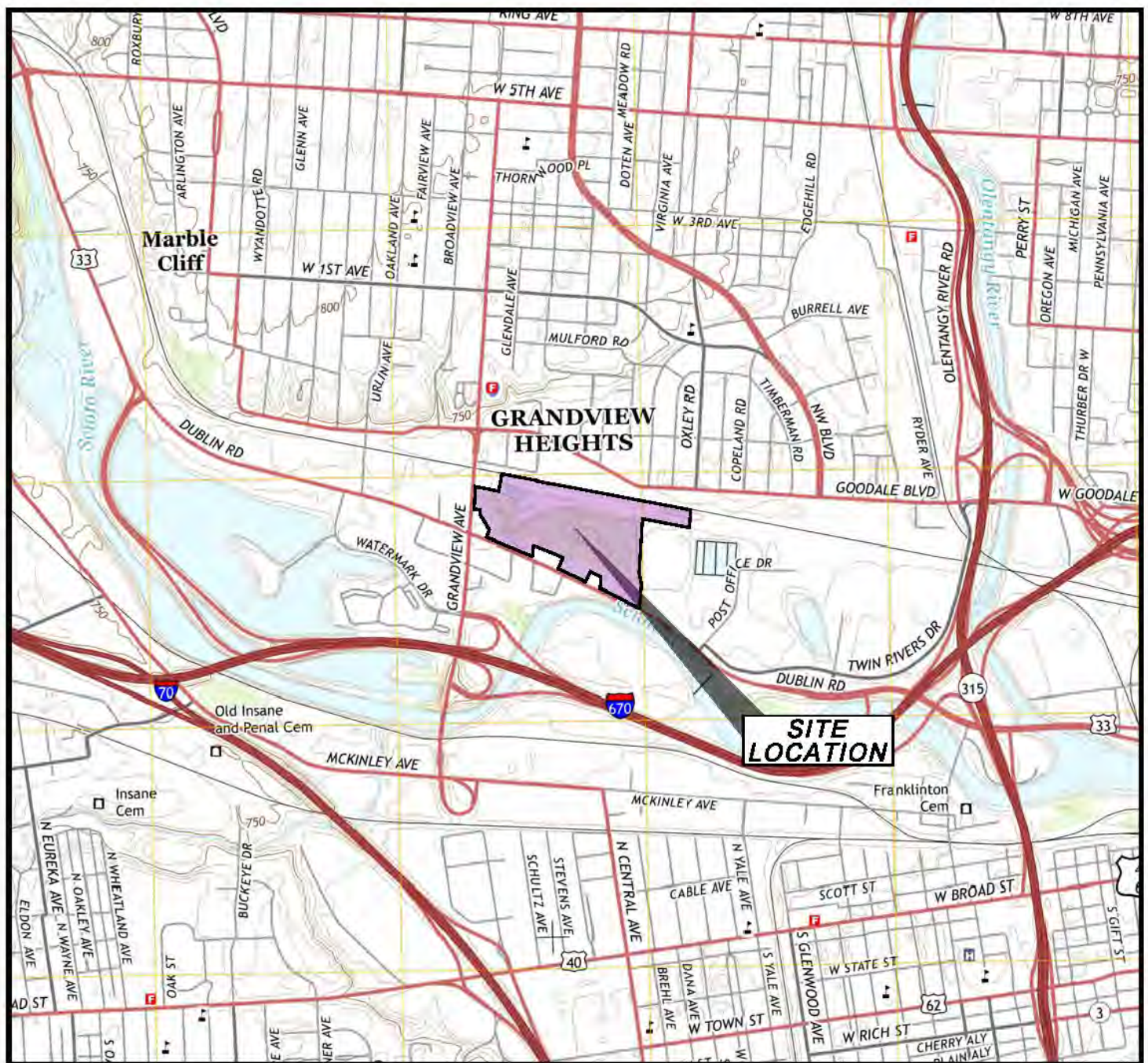


**FIGURES**



FIGURE 1 - Site Location Map

GCI Project #16504



CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETTIC VERTICAL DATUM OF 1988

GEOGRAPHIC COORDINATE-  
 LATITUDE: N. 39° 58' 22.42"  
 LONGITUDE: W. 83° 02' 26.64"  
 HORIZONTAL DATUM: NAD83

USGS 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 QUADRANGLE:

SOUTHWEST COLUMBUS, OHIO 2013



Grandview Crossing Property  
 Dublin Road at Grandview Avenue  
 Columbus and Grandview Heights, Ohio  
 Franklin County



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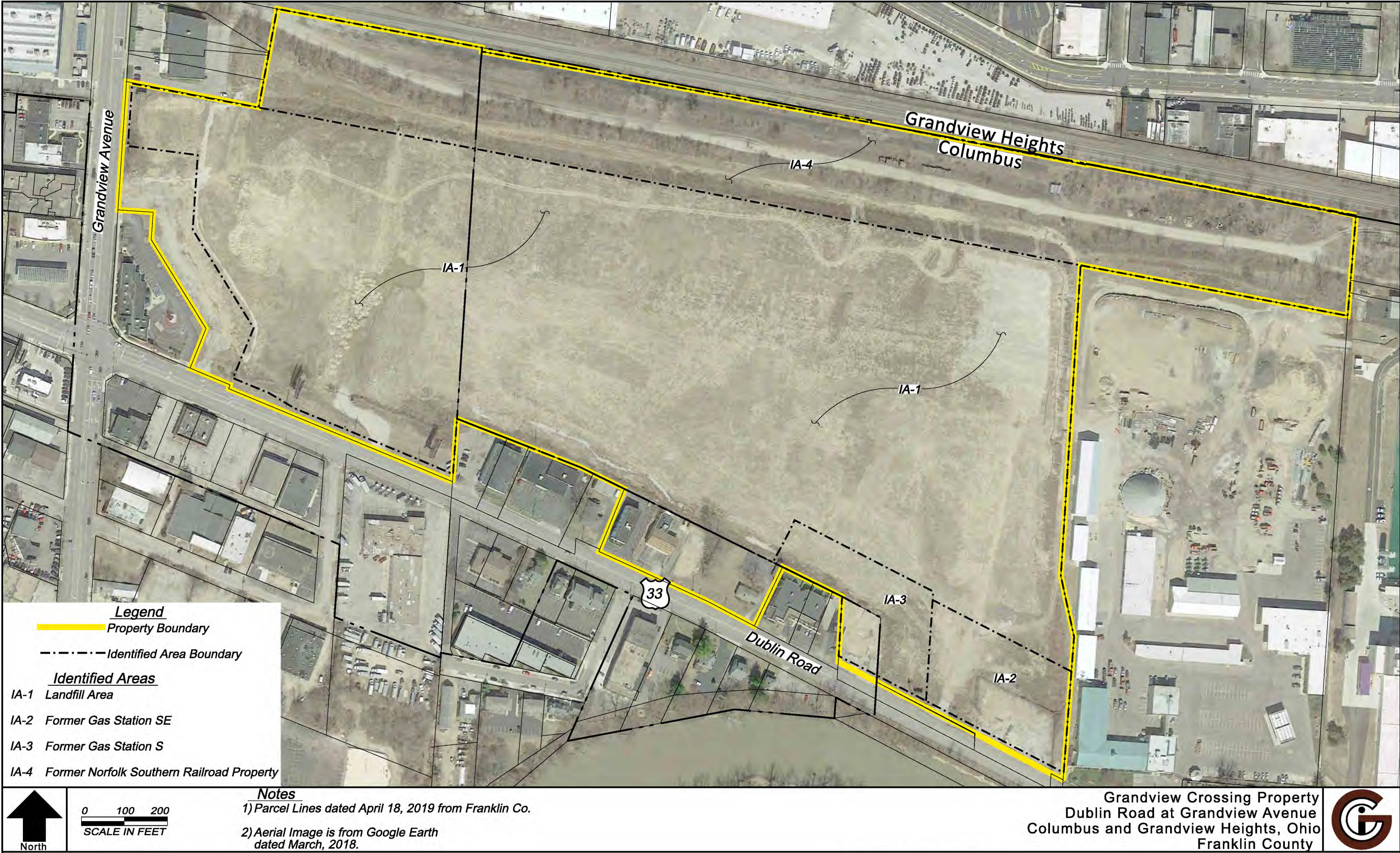
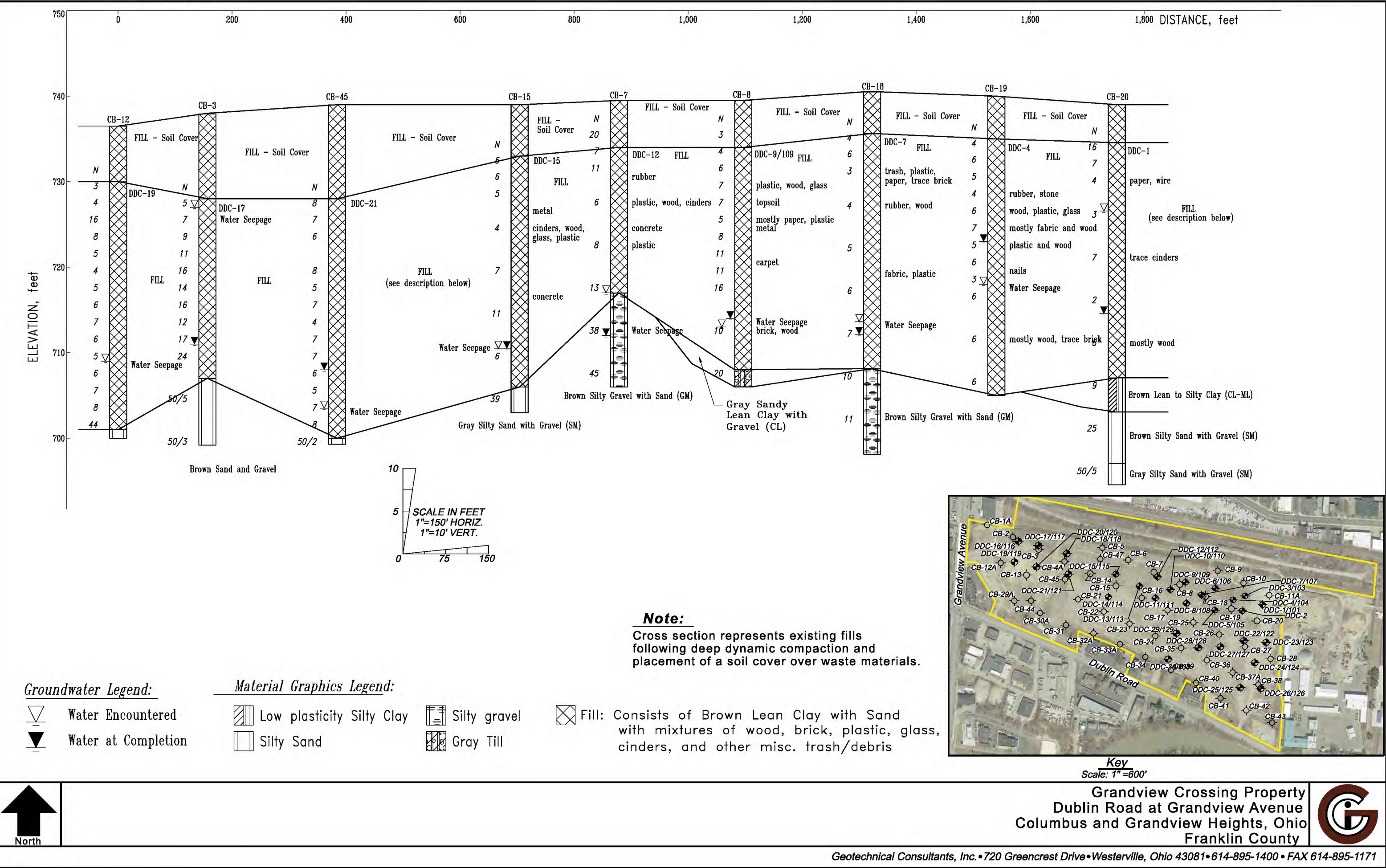
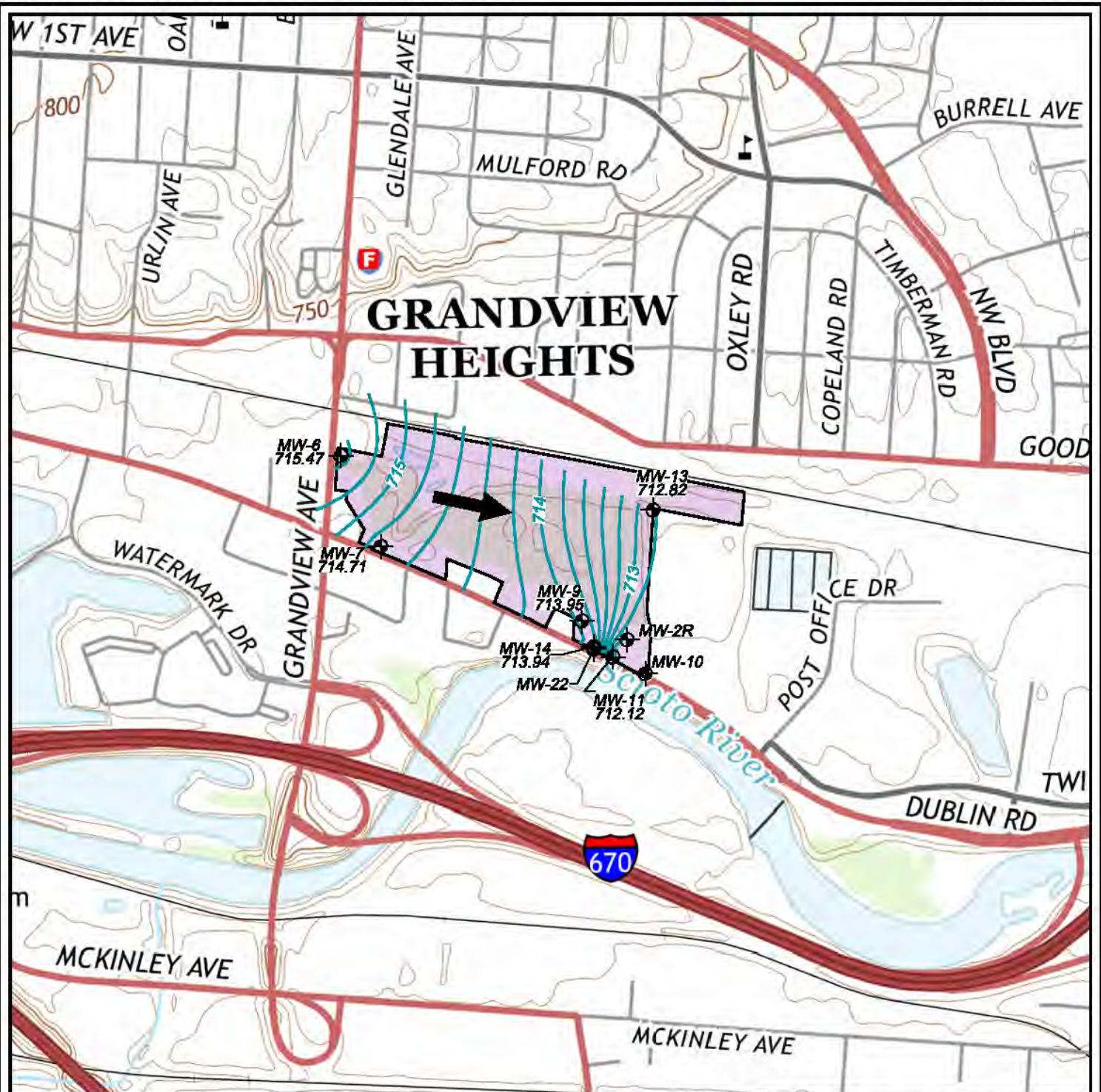




FIGURE 4 - Geologic Cross Section







Base map is US Topo 2013, Southwest Columbus, Ohio

**Legend**

Monitoring Well

713 Ground Water Contour measured July 31, 2015

Direction of Ground Water Flow



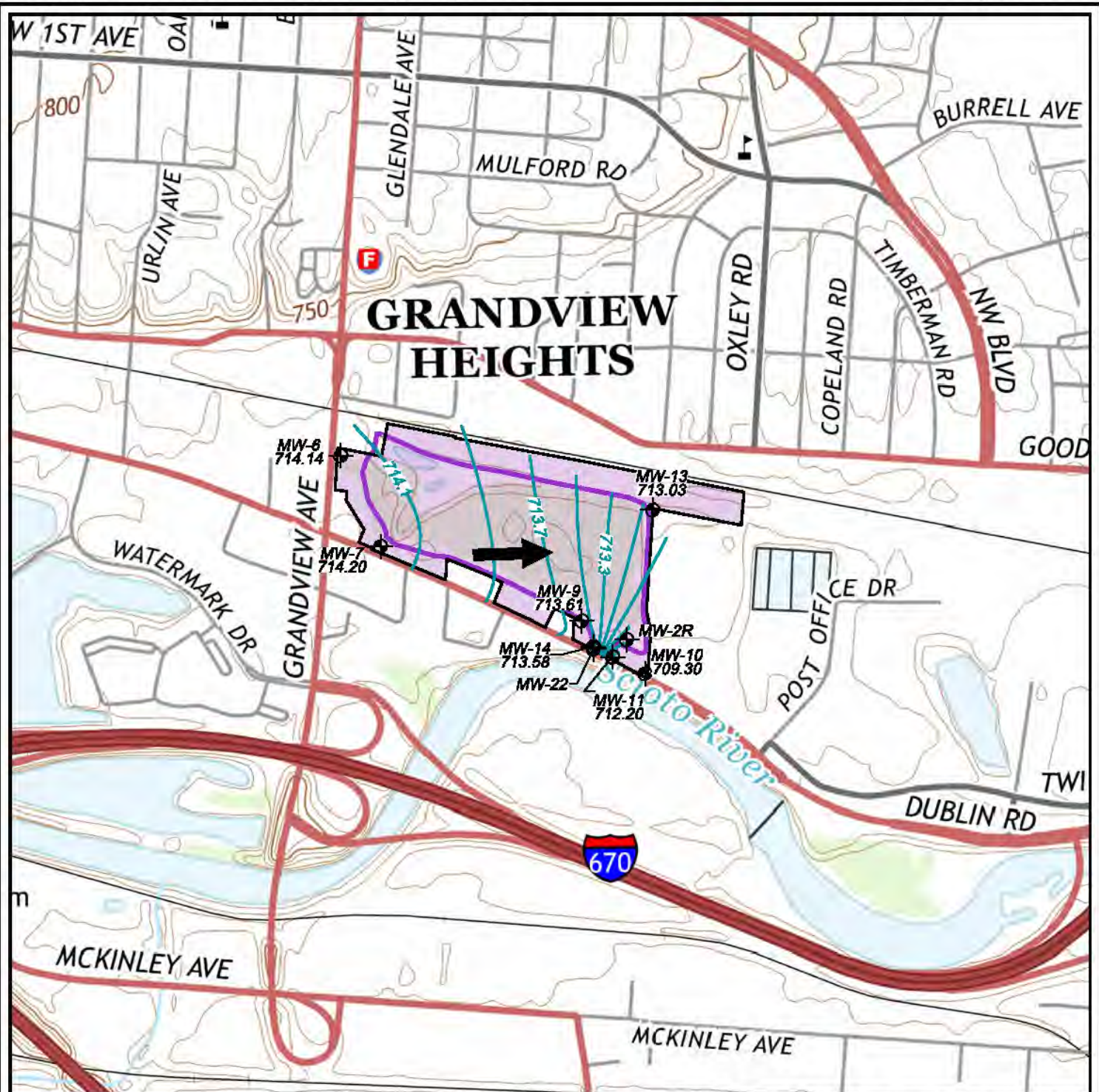
0 500 1000  
Scale in Feet

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County



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Base map is US Topo 2013, Southwest Columbus, Ohio

**Legend**

Monitoring Well

713 Ground Water Contour measured August 21, 2015

Direction of Ground Water Flow



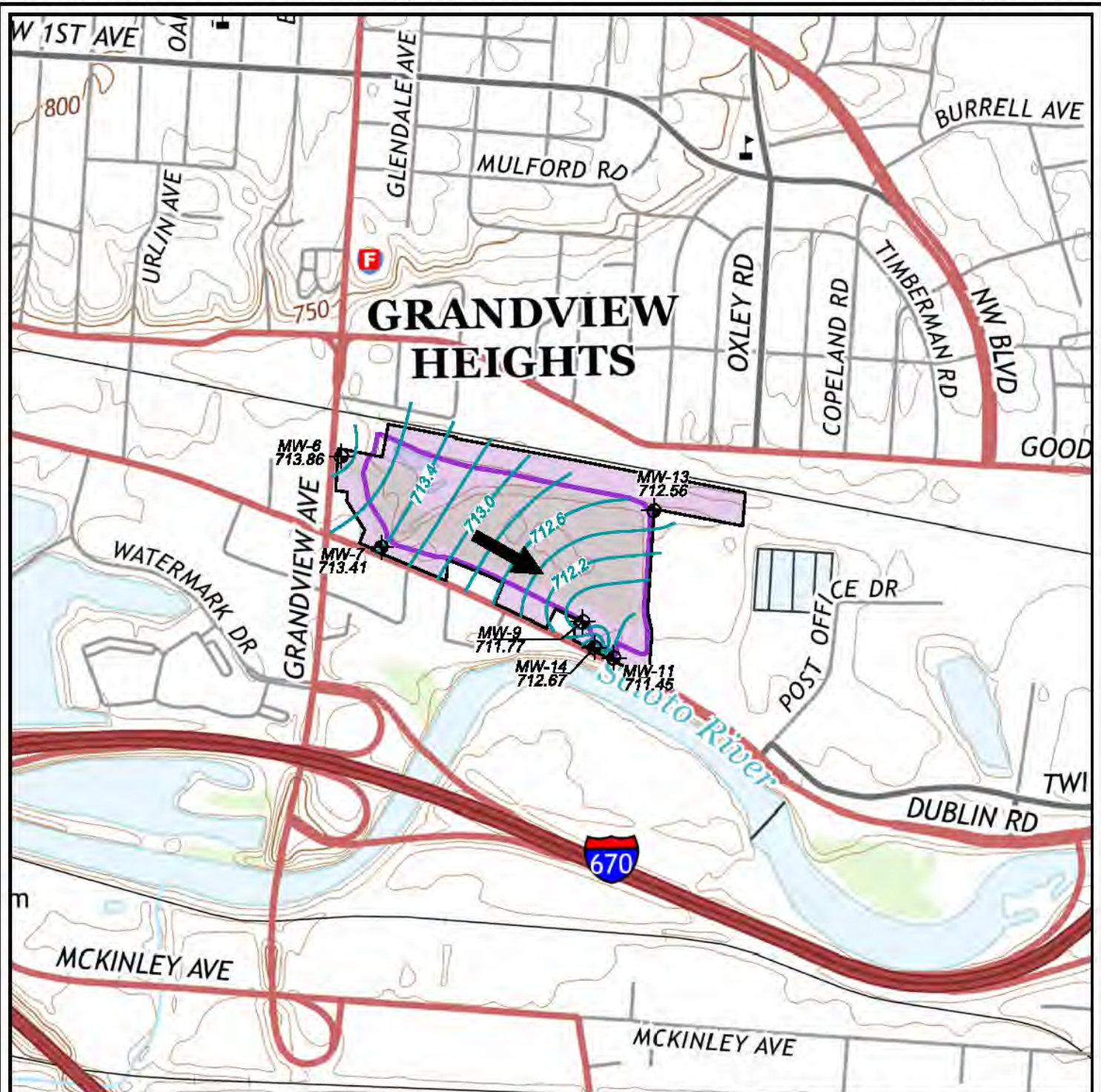
0 500 1000  
Scale in Feet

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County



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Base map is US Topo 2013, Southwest Columbus, Ohio

### Legend



Monitoring Well



Ground Water Contour  
measured September 24, 2015



Direction of Ground Water Flow



North

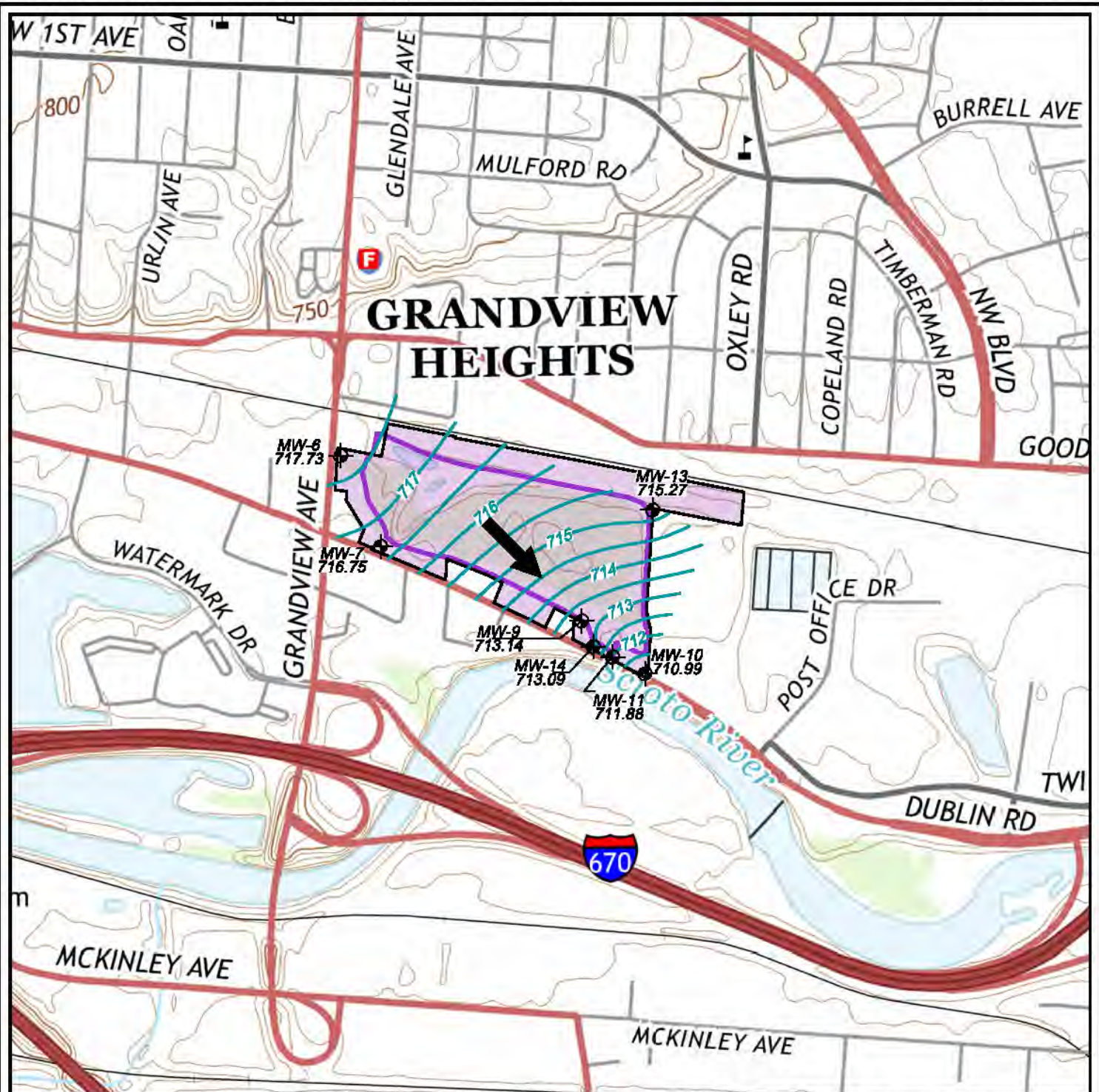
0 500 1000  
Scale in Feet

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County



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Base map is US Topo 2013, Southwest Columbus, Ohio

**Legend**

Monitoring Well

Ground Water Contour  
measured December, 2015

Direction of Ground Water Flow



North

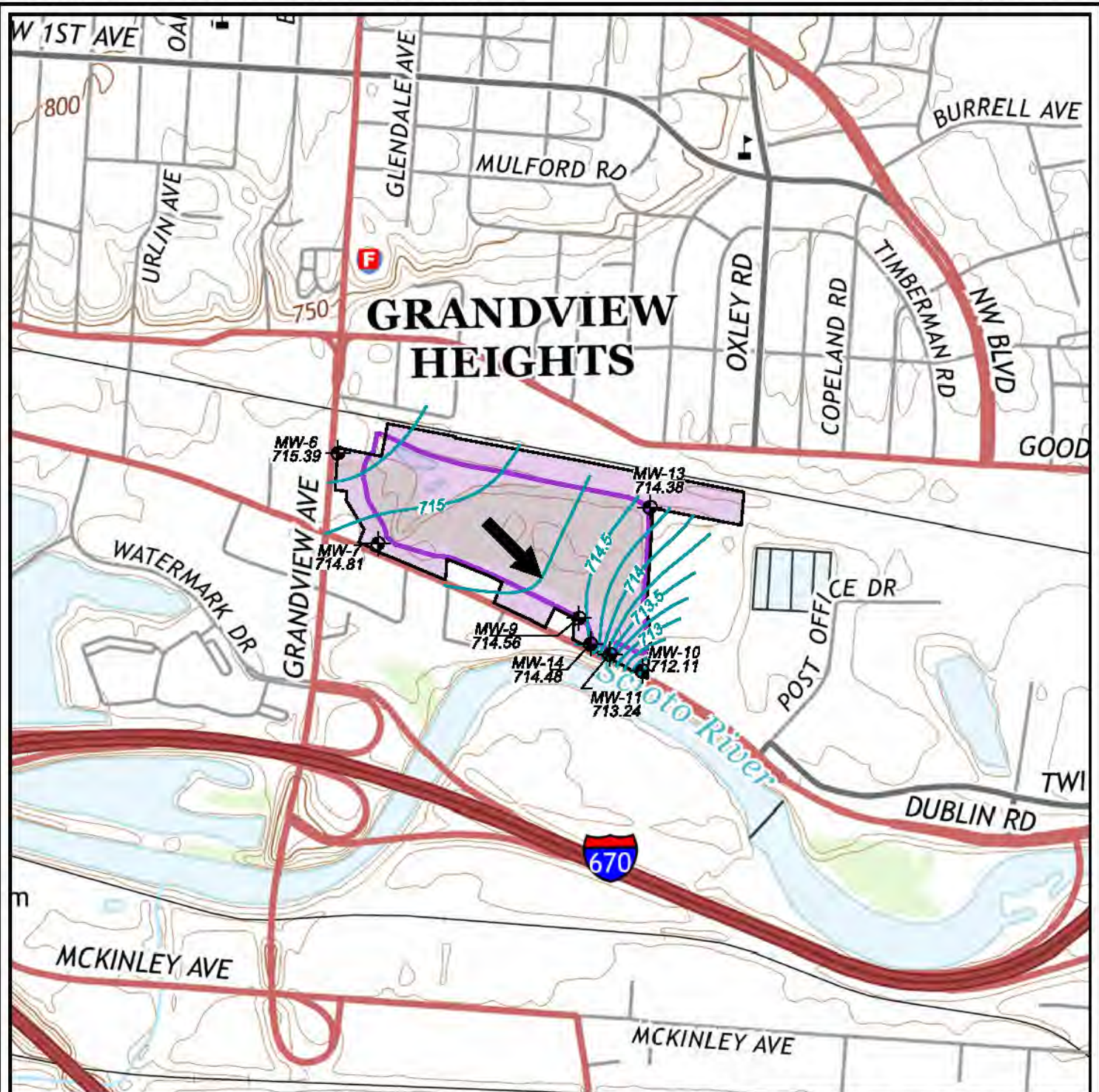
0 500 1000  
Scale in Feet

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County



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Base map is US Topo 2013, Southwest Columbus, Ohio

**Legend**

Monitoring Well

Ground Water Contour  
measured March 3, 2016

Direction of Ground Water Flow



North

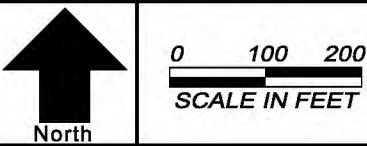
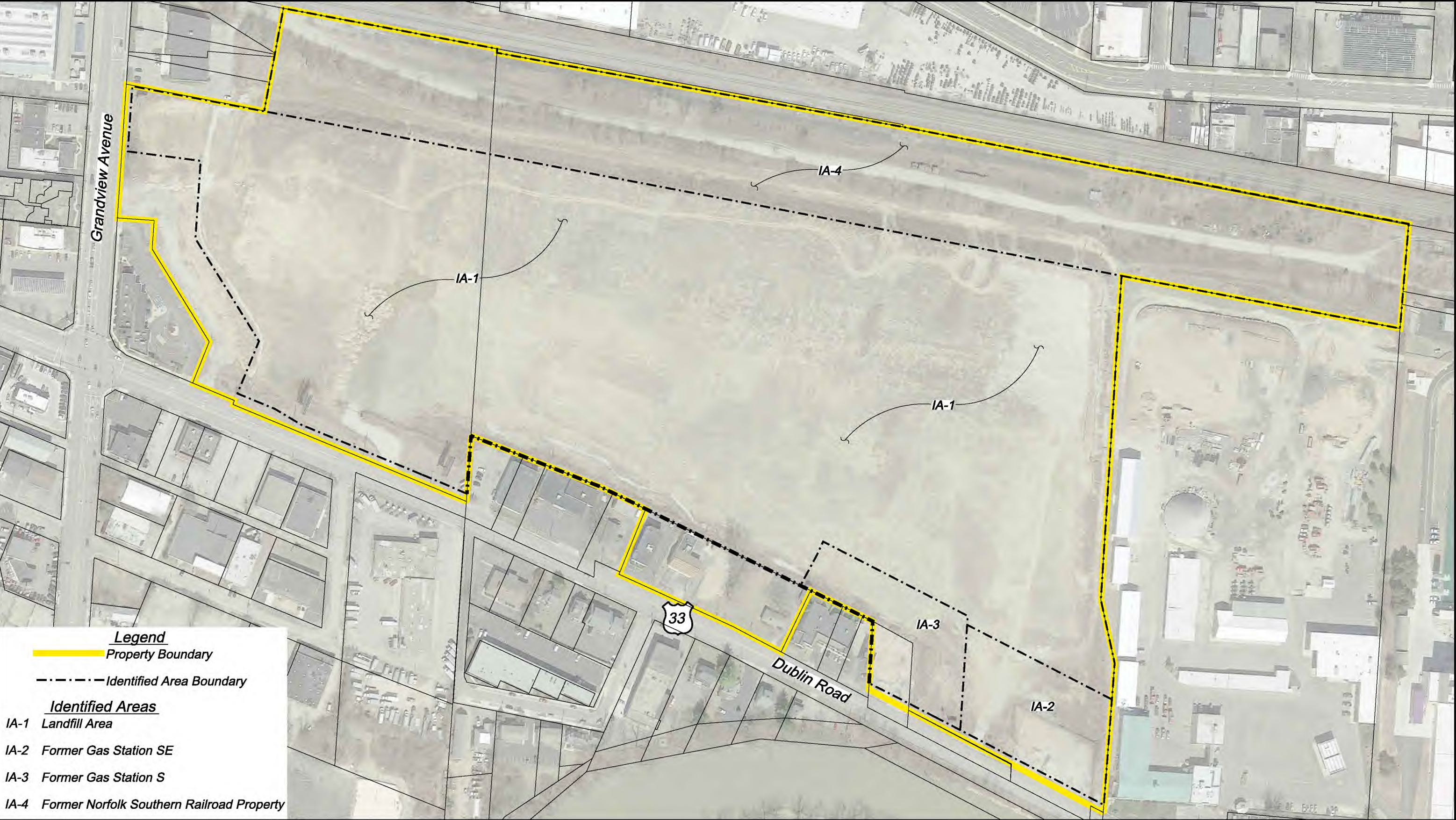
0 500 1000  
Scale in Feet

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County



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**Notes**

1) Parcel Lines dated April 18, 2019 from Franklin Co.

2) Aerial Image is from Google Earth dated March, 2018.

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County





FIGURE 4 - Pre-remedy Soil Sampling Map and COCs Exceeding Applicable GDCS

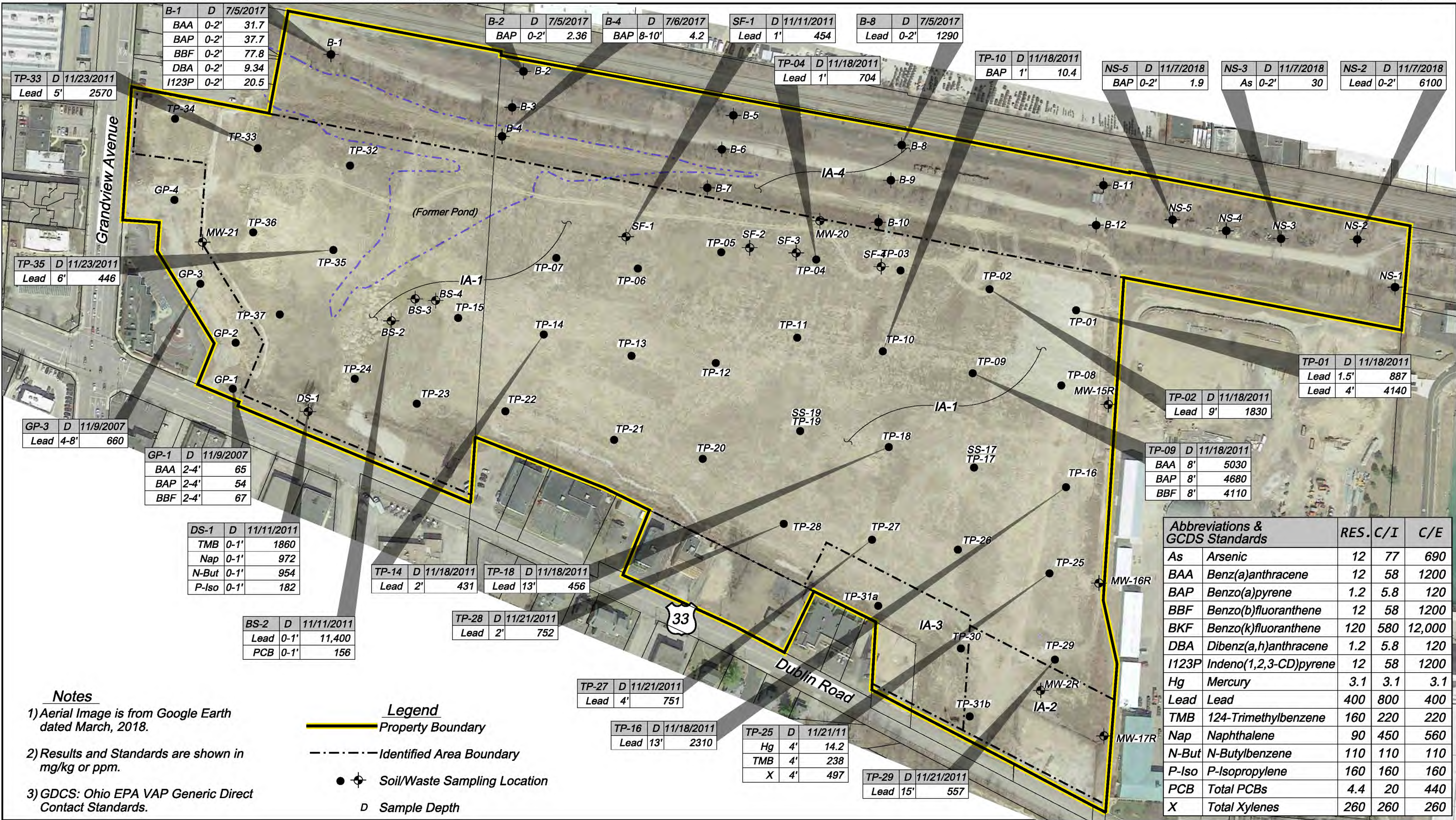
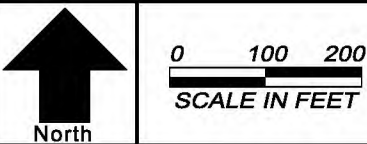
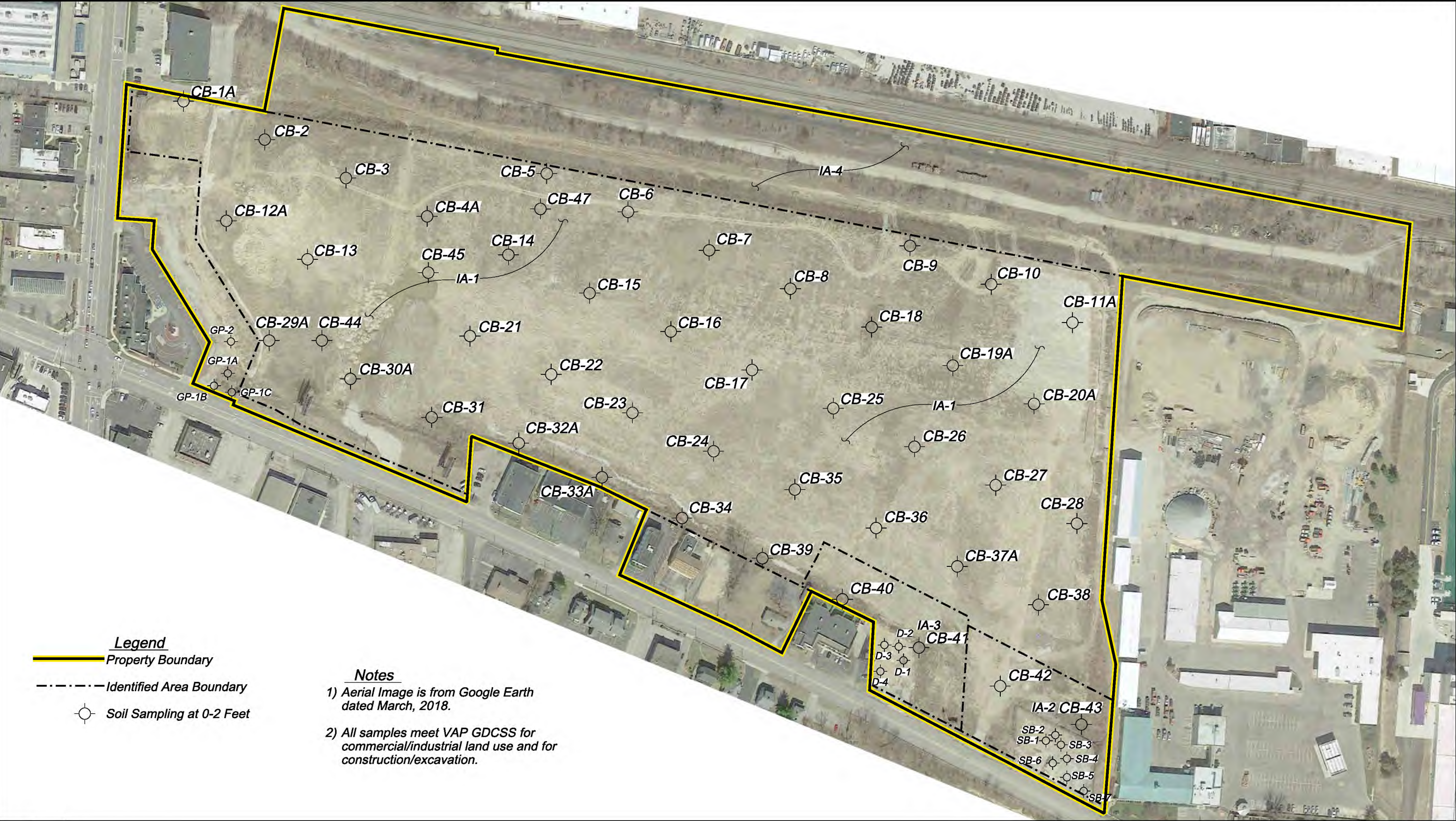




FIGURE 5 - 2016 Soil Sampling at 0-2 Feet



Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County





**GCI Project #16504**

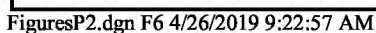
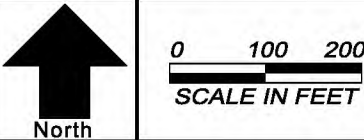
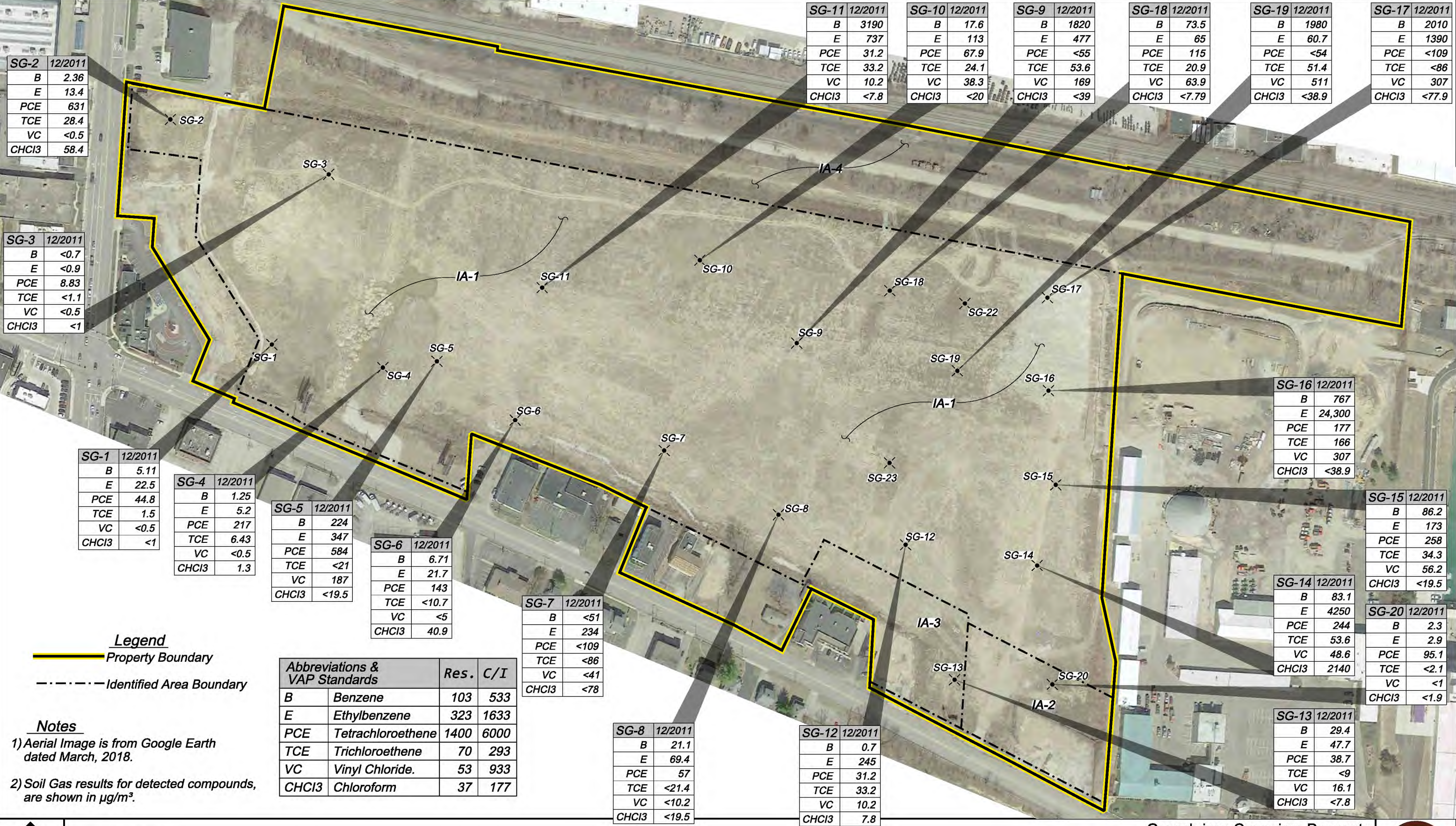




FIGURE 7A - Pre-remedy Soil Gas Map

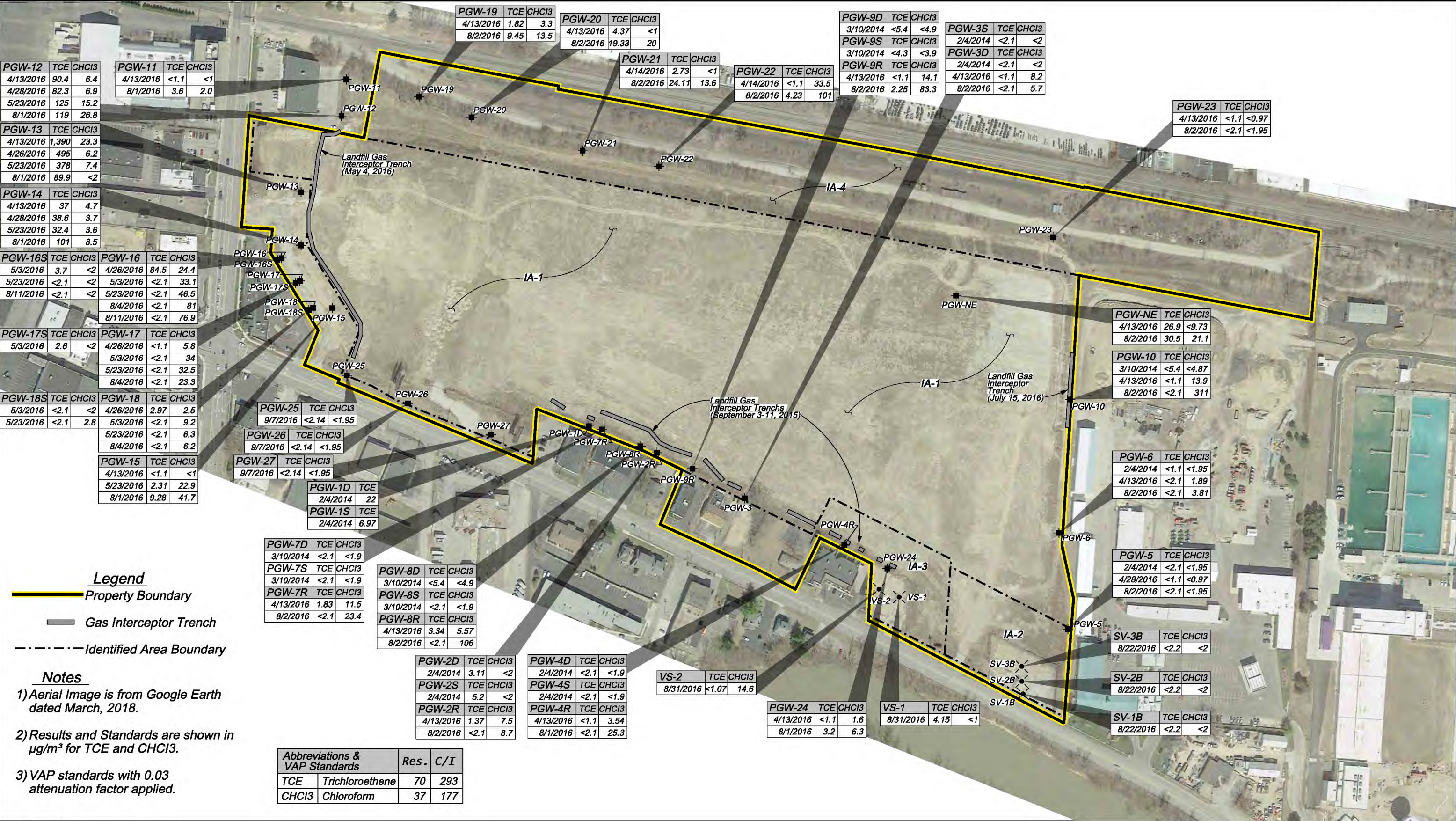


Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County

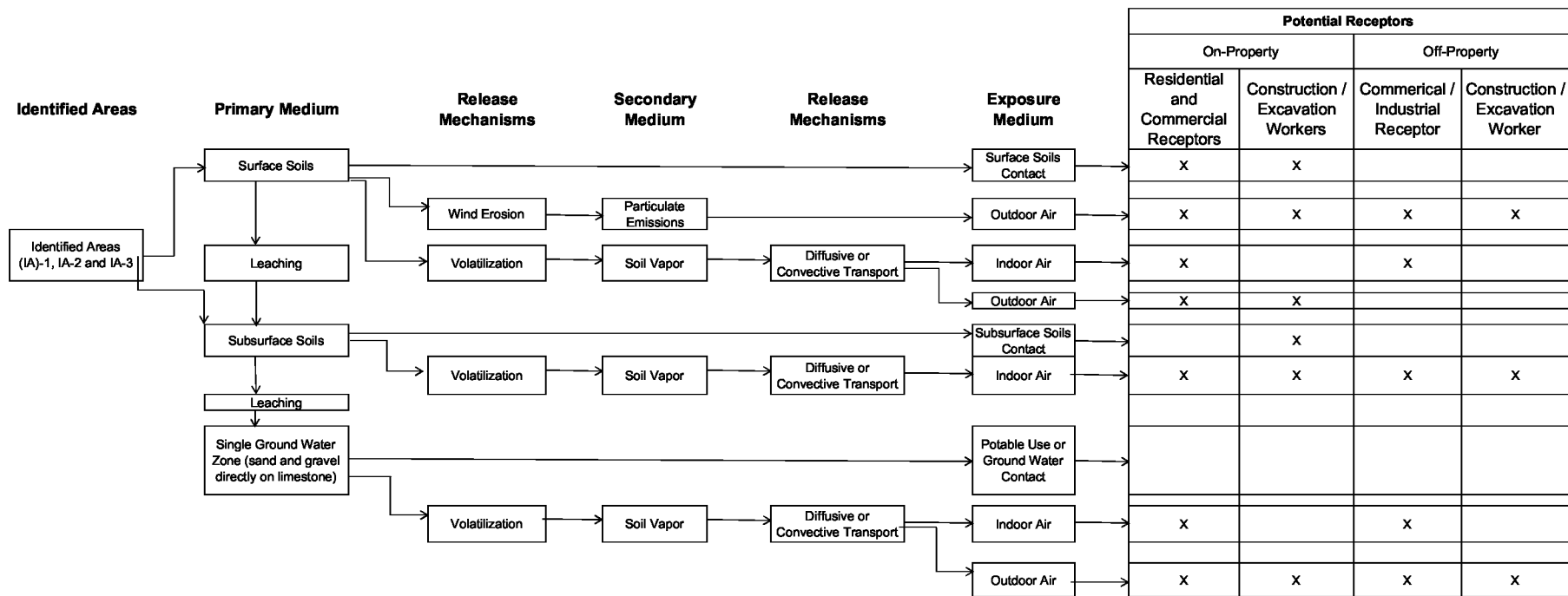




FIGURE 7B - 2014-2016 Soil Gas Map



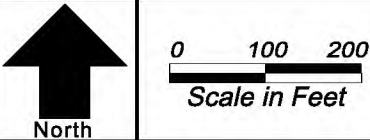
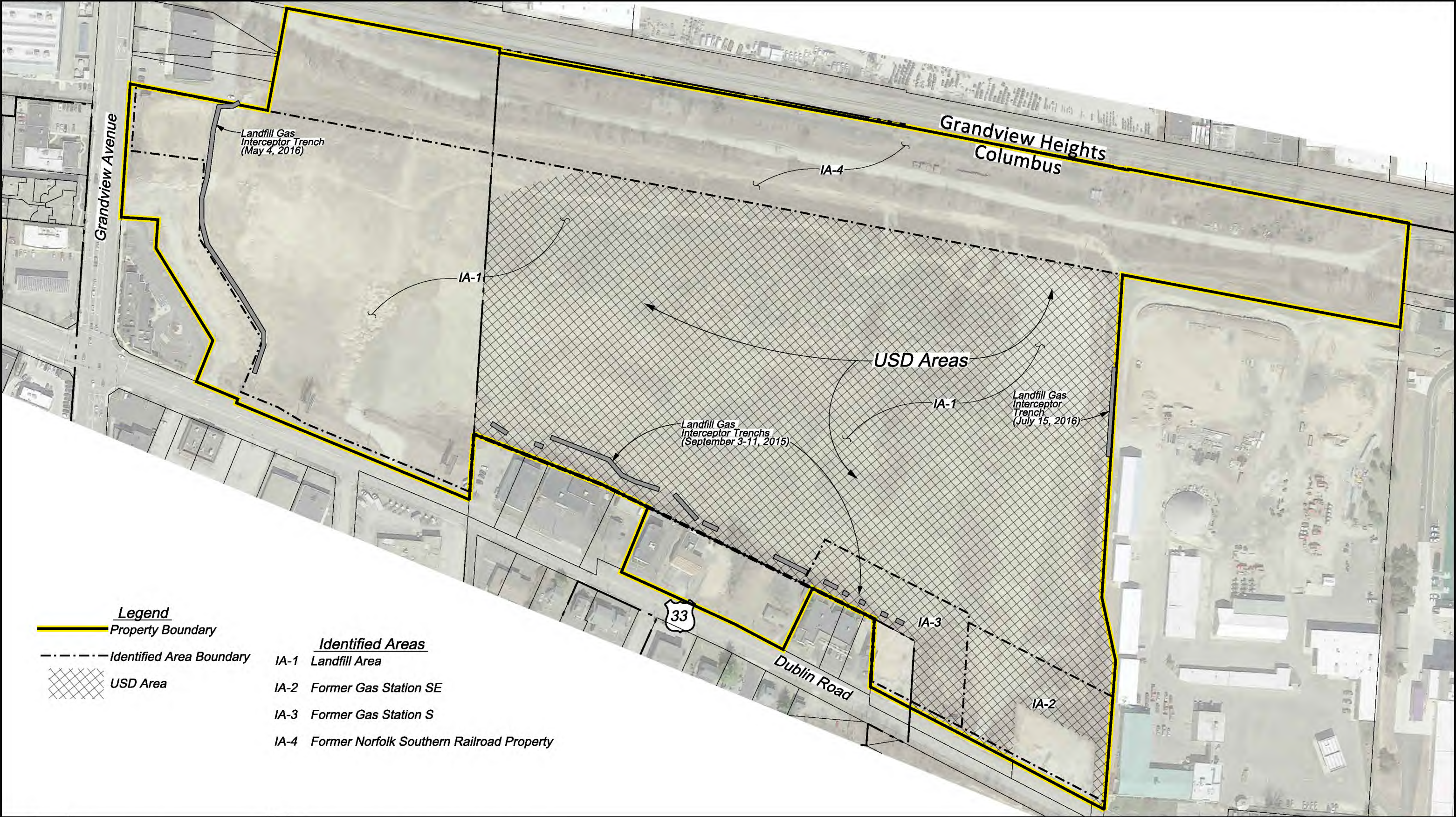




**Notes:**  
 Assumes USD and ground water use restrictions for the Property.  
 X = Complete or potentially complete.

**Figure 3**  
 Phase II Property Assessment  
 Grandview Crossing Property  
 Dublin Road, Grandview Ave., Columbus, Grandview Heights, Franklin County, Ohio  
**SITE CONCEPTUAL MODEL**





**Notes**

- 1) Parcel Lines dated April 18, 2019 from Franklin Co.
- 2) Aerial Image is from Google Earth dated March, 2018.

Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County





55.797 ACRE TRACT

Situate in the State of Ohio, County of Franklin, in the City of Columbus and the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being a 14.268 acre tract, a 0.033 acre tract, a 1.403 acre tract, and a 0.394 acre tract conveyed to 810 Grandview LLC in Instrument Number 201903040024705 and a 39.609 acre tract conveyed to 810 Grandview LLC in Instrument Number 201902250021711, all records being of the Recorder's Office, Franklin County, Ohio

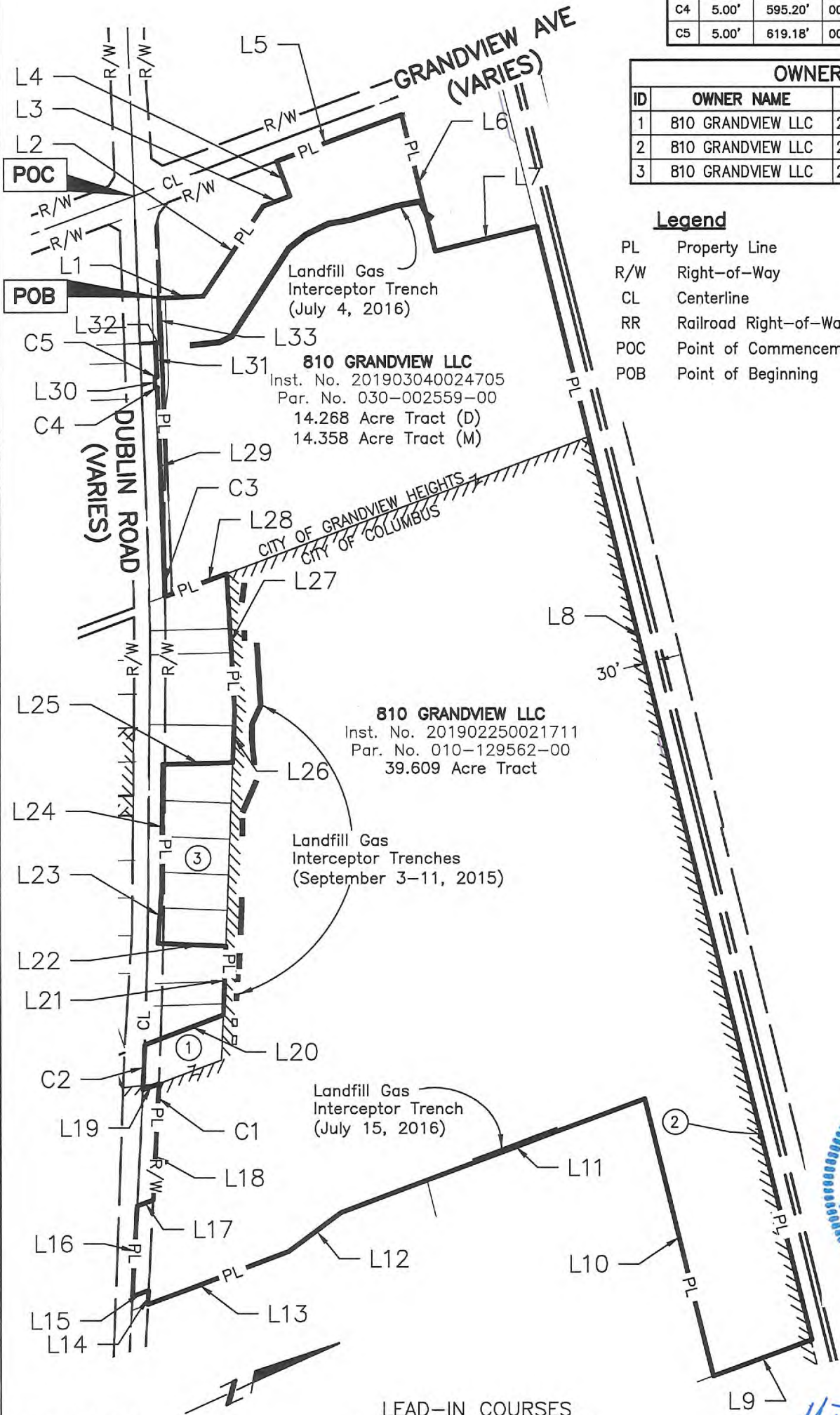
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	63.89'	11494.16'	000°19'07"	63.89'	N62°37'26"W
C2	100.00'	11459.16'	000°30'00"	100.00'	N62°57'28"W
C3	116.62'	5764.62'	001°09'33"	116.62'	N66°57'44"W
C4	5.00'	595.20'	000°28'53"	5.00'	S23°51'55"W
C5	5.00'	619.18'	000°27'46"	5.00'	N23°48'38"E

OWNER TABLE			
ID	OWNER NAME	INSTRUMENT NO.	ACREAGE
1	810 GRANDVIEW LLC	201903040024705	0.394 AC.
2	810 GRANDVIEW LLC	201903040024705	0.033 AC.
3	810 GRANDVIEW LLC	201903040024705	1.403 AC.

Legend

- PL Property Line  
R/W Right-of-Way  
CL Centerline  
RR Railroad Right-of-Way  
POC Point of Commencement  
POB Point of Beginning

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°19'29"E	99.49'
L2	N31°46'02"W	241.44'
L3	N04°04'03"E	63.98'
L4	N86°09'15"W	82.33'
L5	N04°04'26"E	296.37'
L6	S79°13'23"E	312.94'
L7	N10°55'37"E	232.87'
L8	S79°12'44"E	2554.76'
L9	S03°53'41"W	234.20'
L10	N79°12'44"W	639.27'
L11	S03°53'41"W	724.38'
L12	S12°07'19"E	145.81'
L13	S04°00'41"W	334.19'
L14	N62°27'53"W	31.62'
L15	S03°53'34"W	38.21'
L16	N62°27'53"W	201.13'
L17	N03°53'34"E	38.21'
L18	N62°27'53"W	197.25'
L19	S03°53'34"W	38.13'
L20	N03°53'34"E	186.91'
L21	N63°13'26"W	153.80'
L22	S26°46'26"W	150.96'
L23	N61°35'17"W	123.59'
L24	N64°55'26"W	276.57'
L25	N23°05'08"E	155.96'
L26	N63°13'26"W	114.96'
L27	N68°32'15"W	306.40'
L28	S04°10'30"W	146.46'
L29	N67°32'30"W	348.34'
L30	N67°32'30"W	24.00'
L31	N67°32'30"W	76.43'
L32	N22°23'51"E	10.00'
L33	N67°32'30"W	99.99'



BY: *Matthew L. Sloat* 8/7/19  
Matthew L. Sloat, P.E., P.S.  
Registered Surveyor No. 8342



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**TABLES**



## Exposure Point Concentration Summary Tables

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

<b>Soil direct-contact for <u>future commercial/industrial</u> land use – 0-2 feet point of compliance</b>						
COC	Single Chemical Applicable Standard (mg/kg)		Exposure point concentration (mg/kg)			
			IA-1	IA-2	IA-3	IA-4
Arsenic	77	GNS	17.86	18.49	16.5	18.65
Barium	760000	Supplemental value	323	272	381	425
Beryllium	7800	GNS	0.934	1.09	0.629	NA
Cadmium	2600	GNS	1.1	1.57	0.678	10.3
Chromium	1000000	GNS	46	86	13.4	17.5
Cobalt	1400	Supplemental value	13.8	14	12.2	NA
Copper	160000	GNS	60.5	41	42.8	NA
Lead	800	GNS	62.71	113	143	83.3
Mercury	3.1	GNS	0.277	0.122	0.085	0.323
Nickel	74000	GNS	52.1	37.1	35.5	NA
Vanadium	23000	Supplemental value	59.4	51.6	23.7	NA
Zinc	1000000	GNS	305	275	126	NA
PCB 1242	20	GNS	0.0409	<0.03	<0.02	<0.03
PCB 1248	20	GNS	0.0518	<0.03	<0.02	0.153
PCB1254	20	GNS	0.124	<0.03	<0.02	0.081
PCB 1260	20	GNS	0.0603	<0.03	<0.02	<0.03
Acetone	110,000	GNS	<0.5	<0.5	<0.5	0.02
Benzene	140	GNS	0.00425	0.004	0.002	0.005
1,1-Dichloroethane	420	GNS	0.0246	<0.006	<0.002	<0.002
Cis-1,2-Dichloroethene	2400	Supplemental	0.0084	<0.006	0.001	0.009
Ethylbenzene	480	GNS	0.00183	0.0033	0.001	0.002
N-Hexane	140	GNS	0.0256	0.0993	0.019	0.019
Tetrachloroethene	170	GNS	0.00231	<0.006	0.001	<0.002



Toluene	820	GNS	0.00851	0.0102	0.005	0.0063
1,1,1-Trichloroethane	640	GNS	0.00883	<0.006	<0.002	<0.002
Trichloroethene	51	GNS	0.0508	<0.006	<0.002	<0.002
1,2,4-Trimethylbenzene	220	GNS	<0.01	0.0024	0.004	0.002
1,3,5-Trimethylbenzene	180	Supplemental value	<0.01	<0.006	0.002	<0.002
Xylenes	260	GNS	0.00391	0.0071	0.004	0.0042
Acenaphthene	90000	GNS	0.957	0.9	0.988	0.266
Acenaphthylene	130000	Supplemental value	0.452	<1	0.674	0.284
Anthracene	450000	GNS	4.25	1.23	<1	0.704
Benz(a)anthracene	58	GNS	9.38	2.64	1.37	1.04
Benzo(a)pyrene	5.8	GNS	1.22	1.01	1.04	0.502
Benzo(b)fluoranthene	58	GNS	8.9	2.9	1.26	1.29
Benzo(k)fluoranthene	580	GNS	5.16	1.07	0.501	0.426
Benzo(ghi)perylene	67000	Supplemental value	2.84	0.505	0.382	0.48
Chrysene	5800	GNS	8.13	2.11	1.15	0.862
Dibenz(ah)anthracene	5.8	GNS	0.199	<0.39	0.154	0.186
Fluoranthene	60000	GNS	21.5	5.84	2.89	1.74
Fluorene	60000	GNS	1.86	0.659	0.5	0.372
Indeno(123cd)pyrene	58	GNS	4.48	0.796	0.462	0.503
Naphthalene	450	GNS	2.59	0.0892	0.29	0.297
N-Nitrosodipropylamine	7	GNS	Not detected at <0.4 to <19			NA
Phenanthrene	670000	Supplemental value	17.1	4.36	3.74	1.72
Pyrene	45000	GNS	19.7	4.16	2.92	1.61
1-Methylnaphthalene	1,500	GNS	NA	NA	NA	0.327
2-Methylnaphthalene	6,000	GNS	NA	NA	NA	0.41
2-Chloronaphthalene	330,000	GNS	<1.9	<1.9	<1.9	<0.03

**Soil direct-contact for construction/excavation activities – 0-10 feet point of compliance**

COC	Single Chemical Applicable Standard (mg/kg)		Exposure point concentration (mg/kg)			
			IA-1	IA-2	IA-3	IA-4
Antimony	850	GNS	549	4.45	4.3	NA
Arsenic	690	GNS	63.2	16.8	18.3	30
Barium	320000	Supplemental value	5730	158	163	1,800
Beryllium	3400	GNS	77.32	0.84	0.6	NA
Cadmium	1000	GNS	431	0.81	0.43	3.41
Chromium	890000	GNS	2860	30.4	49.8	95
Cobalt	2800	Supplemental value	115	10.5	9.82	NA
Copper	21000	GNS	982	61.7	60.1	NA
Lead	400	GNS	<b>11,400 *</b>	133	118	<b>6,100 *</b>
Mercury	3.1	GNS	<b>14.2 *</b>	0.29	0.15	0.241
Nickel	23000	GNS	13100	28.3	30.6	NA
Selenium	11000	GNS	7	1.09	0.61	2.19
Silver	11000	GNS	7.16	<1	<1	<1.2
Vanadium	11000	Supplemental value	43.4	32	24.1	NA
Zinc	640000	GNS	43400	149	176	NA
PCB 1242	440	GNS	0.547	<0.011	<0.01	NA
PCB1254	75	GNS	<b>156 *</b>	<b>156 *</b>	<0.01	NA
PCB 1260	440	GNS	0.29	<0.011	<0.01	NA
Acetone	110000	GNS	1.99	0.054	0.038	0.146
Benzene	1200	GNS	0.146	<0.01	<0.01	0.0049
2-Butanone	28000	GNS	0.0257	0.004	<0.01	0.0371
n-Butylbenzene	110	Supplemental value	<b>954 *</b>	0.001	0.002	<0.007
sec-Butylbenzene	140	Supplemental value	123	<0.01	<0.01	<0.007
tert-Butylbenzene	180	Supplemental	0.0595	<0.01	<0.01	<0.007
Carbon Disulfide	740	GNS	0.171	0.001	0.001	<0.007

Carbon tetrachloride	460	GNS	0.255	<0.01	<0.01	<0.007
Chlorobenzene	760	GNS	0.283	<0.01	<0.01	<0.007
Chloroform	320	GNS	0.213	<0.01	<0.01	<0.007
1,2-Dichlorobenzene	380	GNS	0.368	<0.01	<0.01	<0.007
1,4-Dichlorobenzene	2600	GNS	1.97	<0.01	<0.01	<0.007
Cis-1,2-Dichloroethene	2400	Supplemental value	0.0973	<0.01	0.001	0.0348
Trans-1,2-Dichloroethene	1,700	GNS	<0.01	<0.01	<0.01	0.0037
Ethylbenzene	480	GNS	126	<0.01	0.051	0.003
N-Hexane	140	GNS	0.819	<0.02	<0.02	0.0276
Isopropylbenzene	270	GNS	155	<0.01	0.003	<0.007
p-Isopropyltoluene	160	Supplemental value	<b>182 *</b>	<0.01	<0.01	<0.007
Methylene Chloride	3300	GNS	3.26	0.001	<0.01	<0.007
4-Methyl-2-pentanone	3400	GNS	0.308	<0.03	<0.03	<0.007
n-Propylbenzene	260	Supplemental value	127	<0.01	0.005	<0.007
Tetrachloroethene	170	GNS	0.137	<0.01	<0.01	0.0074
Toluene	820	GNS	19.4	<0.01	0.001	0.0084
Trichloroethene	17	GNS	0.0671	<0.01	<0.01	0.0037
124-Trichlorobenzene	400	GNS	0.138	<0.01	<0.01	<0.007
Trichlorofluoromethane	1200	GNS	1.85	<0.02	<0.02	<0.007
1,2,4-Trimethylbenzene	220	GNS	<b>1,860 *</b>	0.002	0.024	0.0038
1,3,5-Trimethylbenzene	180	Supplemental value	<b>713 *</b>	<0.01	0.006	0.0025
Vinyl Chloride	280	GNS	0.00136	<0.02	<0.02	<0.007
m-,p-Xylenes	260	GNS	<b>497 *</b>	<0.01	0.209	0.006
o-Xylene	260	GNS	218	<0.01	0.077	0.006
Acenaphthene	780000	GNS	2020	<0.1	0.045	0.907
Acenaphthylene	870000	Supplemental value	7.3	<0.1	0.056	7.48
Anthracene	1000000	GNS	4200	<0.1	0.252	13.1
Benz(a)anthracene	1200	GNS	<b>5,030 *</b>	0.714	0.715	31.7
Benzo(a)pyrene	120	GNS	<b>4,680 *</b>	0.706	0.59	37.7

Benzo(b)fluoranthene	1200	GNS	<b>4,110 *</b>	7.34	0.56	77.8
Benzo(k)fluoranthene	12000	GNS	3920	0.594	0.829	19.2
Benzo(ghi)perylene	430000	Supplemental value	1470	0.405	0.35	18.3
Butylbenzylphthalate	520000	GNS	1810	<0.1	<0.1	NA
Chrysene	120000	GNS	5200	2.16	0.63	30.5
Di-N-Butylphthalate	430000	GNS	93.8	<0.1	<0.1	NA
Di-n-octylphthalate	140000	GNS	3750	<0.1	<0.1	NA
Dibenz(ah)anthracene	120	GNS	<b>480 *</b>	<0.1	0.114	9.34
Dibenzofuran	2400	GNS	1540	<0.1	<0.1	NA
Diethylphthalate	1000000	GNS	0.648	<0.1	<0.1	NA
Fluoranthene	160000	GNS	17900	5.53	1.28	27
Fluorene	520000	GNS	2450	<0.1	0.078	0.818
Indeno(123cd)pyrene	1200	GNS	<b>1,470 *</b>	0.373	0.34	20.5
1-Methylnaphthalene	31,000	GNS	<1	<1	<1	16.7
2-Methylnaphthalene	5200	GNS	171	<0.1	<0.1	19.7
3,4-Methylphenol	28000	GNS	0.292	<0.1	<0.1	NA
N-Nitrosodiphenylamine	200000	GNS	6.18	<0.1	<0.1	NA
Naphthalene	560	GNS	<b>972 *</b>	<0.1	0.047	11.4
Phenanthrene	1000000	Supplemental value	18900	4.84	0.882	10.9
Pyrene	390000	GNS	13300	4.6	1.2	26.4
bis(2-Ethylhexyl)phthalate	71000	GNS	3560	<0.1	<0.1	NA

**\*Remedy: Risk Mitigation Plan (RMP)**



**Soil direct-contact for future restricted residential receptors – 0-2 feet point of compliance**

COC	Single Chemical Applicable Standard (mg/kg)		Exposure point concentration (mg/kg)			
			IA-1	IA-2	IA-3	IA-4
Arsenic	20.7	Franklin County background	17.86	18.49	16.5	18.65
Barium	30000	Supplemental value	323	272	381	425
Beryllium	310	GNS	0.934	1.09	0.629	NA
Cadmium	140	GNS	1.1	1.57	0.678	10.3
Chromium	230000	GNS	46	86	13.4	17.5
Cobalt	47	Supplemental value	13.8	14	12.2	NA
Copper	6300	GNS	60.5	41	42.8	NA
Lead	400	GNS	62.71	113	143	83.3
Mercury	3.1	GNS	0.277	0.122	0.085	0.323
Nickel	3100	GNS	52.1	37.1	35.5	NA
Thallium	1.6	Supplemental value	Not detected at <2.1 to <11.1			NA
Vanadium	790	Supplemental value	59.4	51.6	23.7	NA
Zinc	47000	GNS	305	275	126	NA
PCB 1242	4.4	GNS	0.0409	<0.03	<0.02	<0.03
PCB 1248	4.4	GNS	0.0518	<0.03	<0.02	0.153
PCB1254	2.2	GNS	0.124	<0.03	<0.02	0.081
PCB 1260	4.4	GNS	0.0603	<0.03	<0.02	<0.03
Acetone	110,000	GNS	<0.5	<0.5	<0.5	0.02
Benzene	26	GNS	0.00425	0.004	0.002	0.005
1,1-Dichloroethane	83	GNS	0.0246	<0.006	<0.002	<0.002
Cis-1,2-Dichloroethene	310	Supplemental value	0.0084	<0.006	0.001	0.009
Ethylbenzene	130	GNS	0.00183	0.0033	0.001	0.002
N-Hexane	140	GNS	0.0256	0.0993	0.019	0.019

Tetrachloroethene	170	GNS	0.00231	<0.006	0.001	<0.002
Toluene	820	GNS	0.00851	0.0102	0.005	0.0063
1,1,1-Trichloroethane	640	GNS	0.00883	<0.006	<0.002	<0.002
Trichloroethene	11	GNS	0.0508	<0.006	<0.002	<0.002
1,2,4-Trimethylbenzene	160	GNS	<0.01	0.0024	0.004	0.002
1,3,5-Trimethylbenzene	180	Supplemental value	<0.01	<0.006	0.002	<0.002
Xylenes	260	GNS	0.00391	0.0071	0.004	0.0042
Acenaphthene	6900	GNS	0.957	0.9	0.988	0.266
Acenaphthylene	7200	Supplemental value	0.452	<1	0.674	0.284
Anthracene	34000	GNS	4.25	1.23	<1	0.704
Benz(a)anthracene	12	GNS	9.38	2.64	1.37	1.04
Benzo(a)pyrene	1.24	GNS	1.22	1.01	1.04	0.502
Benzo(b)fluoranthene	12	GNS	8.9	2.9	1.26	1.29
Benzo(k)fluoranthene	120	GNS	5.16	1.07	0.501	0.426
Benzo(ghi)perylene	3600	Supplemental value	2.84	0.505	0.382	0.48
Chrysene	1200	GNS	8.13	2.11	1.15	0.862
Dibenz(ah)anthracene	1.2	GNS	0.199	<0.39	0.154	0.186
4,6-Dinitro-2-methylphenol	10	GNS	Not detected at <0.4 to <19.2			NA
Fluoranthene	4600	GNS	21.5	5.84	2.89	1.74
Fluorene	4600	GNS	1.86	0.659	0.5	0.372
Indeno(123cd)pyrene	12	GNS	4.48	0.796	0.462	0.503
Naphthalene	90	GNS	2.59	0.0892	0.29	0.297
N-Nitrosodipropylamine	1.4	GNS	Not detected at <0.4 to <19			NA
Phenanthrene	36000	Supplemental value	17.1	4.36	3.74	1.72
Pyrene	3400	GNS	19.7	4.16	2.92	1.61
1-Methylnaphthalene	310	GNS	NA	NA	NA	0.327
2-Methylnaphthalene	460	GNS	NA	NA	NA	0.41
2-Chloronaphthalene	13,000	GNS	<1.9	<1.9	<1.9	<0.03

**\* Remedies: Land use limitations in proposed environmental covenant. Multiple chemical adjustment exceeds standards in IA-1, IA-2, and IA-3; direct contact engineering controls will be installed and maintained in accordance with O&M Plan.**

**Table 2: Summary of exposure point concentrations in ground water for current and reasonably anticipated pathways – post-remedy**

Potable ground water use			
COC	Single Chemical Applicable Standard (µg/L), CIDARS, 5/2/2017		Exposure point concentration (µg/L)
			property-wide
Arsenic	10	VAP UPUS	32.9*
Barium	2000	VAP UPUS	2130*
Cobalt	4.7	Supplemental criteria	Not detected at <10
Lead	15	VAP UPUS	14.8
Nickel	300	VAP UPUS	17
Thallium	2	VAP UPUS	Not detected at <2, <5, and <10
Aroclor-1221	0.041	VAP UPUS	Not detected at <0.24 and <0.5
Aroclor-1232	0.041	VAP UPUS	Not detected at <0.24 and <0.5
Sec-Butylbenzene	1600	VAP UPUS	1.4
Chloroform	80	VAP UPUS	19.7
1,2-Dichlorobenzene	600	VAP UPUS	2.34
Cumene	390	VAP UPUS	1.1
1,2-Dibromo-3-Chloropropane	0.2	VAP UPUS	Not detected at <1 and <5
1,2-Dibromoethane	0.05	VAP UPUS	Not detected at <0.25 and <1
1,1,1,2-Tetrachloroethane	0.66	VAP UPUS	Not detected at <0.2 and <1
Acenaphthene	400	VAP UPUS	0.472
Benzidine	0.0029	VAP UPUS	Not detected at <50 and <62.5
Bis(2-chloroethyl)ether	0.12	VAP UPUS	Not detected at <2.55, <10, <12.5 and <16.7
3,3-Dichlorobenzidine	1.1	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
2,4-Dinitrotoluene	2	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
2,6-Dinitrotoluene	0.42	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
Fluoranthene	630	VAP UPUS	0.0698
Hexachlorobenzene	1	VAP UPUS	Not detected at <1, <1.67, <2.5, <2.35, <2.5 and <2.55
Hexachloro-1,3-butadiene	2.6	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
Hexachloroethane	5.1	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
Naphthalene	1.4	VAP UPUS	0.328

Nitrobenzene	1.2	VAP UPUS	Not detected at <2.35, <2.5, <2.55, <7.5, <9.38, and <12.5
n-Nitrosodimethylamine	0.013	VAP UPUS	Not detected at <2.35, <2.5, <50, <62.5, and <83.5
n-Nitrosodi-n-propylamine	0.093	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
Pyrene	87	VAP UPUS	0.0515
Pyridine	15	VAP UPUS	Not detected at <2.5, <2.55, <10, <12.5 and <16.7
4,6-Dinitro-2-methylphenol	1.2	VAP UPUS	Not detected at <10, <11.7, <12.5, <12.8 and <16.7
Pentachlorophenol	1	VAP UPUS	Not detected at <1, <1.25, <11.7 <12.5 and <12.8
2,4,6-Trichlorophenol	9	VAP UPUS	Not detected at <2.35, <2.5, <2.55, <10, <12.5 and <16.7

**\* Remedies: Activity and Use Limitation – prohibition on potable ground water use on-Property, USD off-Property**

Ground water to surface water for aquatic life			
COC	Aquatic Life Surface Water Standard (µg/L), OAC 3745-1		Exposure point concentration (µg/L)
			Ground Water Emanating from the Property to surface water (MW-10, 11, 22 & PMW-1)
Arsenic	150	3745-1	4.25
Barium	220	3745-1	380*
Lead	5.1	3745-1	7.65*
Nickel	52	3745-1	12.4

**\* Ohio EPA Technical Report EAS/2012-12-12: “Biological and Water Quality Study of the Middle Scioto River and Select Tributaries, 2010” (November 21, 2012) and Table 2 therein indicate the Scioto River is in full attainment status for aquatic life use between Fifth Avenue and Town Street in Franklin County. The subject property is located between the Fifth Avenue and Town Street study locations; therefore, the study demonstrates the property is in compliance with applicable standards for the ecological pathway in surface water.**



**Ground water to surface water for human receptors – public water supply**

COC	Aquatic Life Surface Water Standard (µg/L), OAC 3745-1-33		Exposure point concentration (µg/L)
			Ground Water Emanating from the Property to surface water (MW-10, 11, 22 & PMW-1)
Antimony	6	3745-1-33	Not detected at <10
Arsenic	10	3745-1-33	4.25
Barium	2000	3745-1-33	380
Lead	NA	3745-1-33	7.65
Nickel	610	3745-1-33	12.4
Thallium	1.7	3745-1-33	Not detected at <2 and <10
Aroclor-1016	0.0017	3745-1-33	Not detected at <0.24 and <0.5
Aroclor-1221	0.0017	3745-1-33	Not detected at <0.24 and <0.5
Aroclor-1232	0.0017	3745-1-33	Not detected at <0.24 and <0.5
Aroclor-1242	0.0017	3745-1-33	Not detected at <0.24 and <0.5
Aroclor-1248	0.0017	3745-1-33	Not detected at <0.24 and <0.5
Aroclor-1254	0.0017	3745-1-33	Not detected at <0.24 and <0.5
Aroclor-1260	0.0017	3745-1-33	Not detected at <0.24 and <0.5
2-Chloroethyl vinyl ether	0.31	3745-1-33	Not detected at <50
1,1-Dichloroethene	0.57	3745-1-33	Not detected at <1
Benzo(a)anthracene	0.044	3745-1-33	Not detected at <0.05
Benzo(a)pyrene	0.044	3745-1-33	Not detected at <0.05
Benzo(b)fluoranthene	0.044	3745-1-33	Not detected at <0.05
Benzo(k)fluoranthene	0.044	3745-1-33	Not detected at <0.05
Chrysene	0.044	3745-1-33	Not detected at <0.05
Dibenz(a,h)anthracene	0.044	3745-1-33	Not detected at <0.05
Indeno(1,2,3-cd)pyrene	0.044	3745-1-33	Not detected at <0.05
Benzidine	0.0012	3745-1-33	Not detected at <50
Bis(2-chloroethyl)ether	0.31	3745-1-33	Not detected at <10
3,3-Dichlorobenzidine	0.4	3745-1-33	Not detected at <2.5, <2.55, and <10
2,4-Dinitrotoluene	1.1	3745-1-33	Not detected at <2.5, <2.55, and <10
2,6-Dinitrotoluene	0.42	3745-1-33	Not detected at <2.5, <2.55, and <10

Hexachlorobenzene	0.0075	3745-1-33	Not detected at <1, <2.5 and <2.55
Hexachloro-1,3-butadiene	4.4	3745-1-33	Not detected at <2.5, <2.55, and <10
n-Nitrosodimethylamine	0.0069	3745-1-33	Not detected at <2.5, <2.55, and <50
Pentachlorophenol	1	3745-1-33	Not detected at <1 and <12.8

**Table 3: Summary of soil gas screening levels and exposure point concentrations for current and reasonably anticipated vapor intrusion pathways – post-remedy**

<b>Vapor intrusion for <u>on-property commercial/industrial / restricted residential receptors</u></b>			
COC	Screening Levels (µg/m³), Commercial / Residential		Soil gas concentrations (µg/m³), post-remedy Property maximums in PGW sampling points
			On-Property structures
Acetone	4,526,000 / 1,077,619	CIDARS	224
Allyl Chloride	146 / 3.48	CIDARS	<b>61.9**</b>
Benzene	524.1 / 119.99	CIDARS	<b>29.4**</b>
Carbon Disulfide	102,200 / 24,333	CIDARS	293
Carbon Tetrachloride	681.33 / 156	CIDARS	9.77
Chloroform	177.74 / 40.69	CIDARS	<b>106**</b>
Chloromethane	13,140 / 3,129	CIDARS	68.3
1,2-Dibromoethane	6.81 / 1.56	CIDARS	Not detected at <1.54 to <15.4
1,1-Dichloroethane	2,555 / 585	CIDARS	60.7
1,1-Dichloroethene	29,200 / 6,952	CIDARS	2.38
Trans-1,2-Dichloroethene	8,667 / 2,100	CIDARS	13.9
1,2-Dichloropropane	408.8 / 94	CIDARS	19.9
Ethylbenzene	1,635.2 / 374	CIDARS	56.4
Trichlorofluoromethane	103,333 / 24,333	CIDARS	3,790
N-Hexane	102,200 / 24,333	CIDARS	3,830
Cumene	58,400 / 13,905	CIDARS	6.88
Methylene Chloride	87,600 / 20,857	CIDARS	5.27
Methyl Ethyl Ketone	730,000 / 173,810	CIDARS	113
Methyl methacrylate	102,200 / 24,333	CIDARS	9.83
MTBE	15,723.08 / 3,600	CIDARS	17.1
Naphthalene	120.24 / 27.53	CIDARS	Not detected at <3.3 to <33
Styrene	146,000 / 34,762	CIDARS	16.8
Tetrachloroethene	5,840 / 1,390	CIDARS	1,000
Toluene	730,000 / 173,810	CIDARS	866



1,1,1-Trichloroethane	730,000 / 17,3810	CIDARS	75.3
Trichloroethylene	292 / 70	CIDARS	<b>1,390**</b>
Vinyl Acetate	29,200 / 6,952	CIDARS	1.21
Vinyl Chloride	929.09 / 55.9	CIDARS	<b>86.9**</b>
M & P Xylene	14,600 / 3,476	CIDARS	186
O Xylene	14,600 / 3,476	CIDARS	52
1,2,4-Trimethylbenzene	1,022 / 243	CIDARS	28
1,3,5-Trimethylbenzene	NA / NA	CIDARS	57
H2S	292 / 70	CIDARS	<b>347** (8.3 ppm screening reading)</b>

**\*\* Remedies: Activity and Use Limitation – Limitation on building occupancy without prior risk assessment or remedy**

Notes:

CIDARS: Ohio EPA (5/2/2017), values for soil gas are adjusted by 0.03 attenuation factor in accordance with US EPA guidance provided through VAP.

**Vapor intrusion to off-Property residential receptors (day care at 828 Grandview Ave.)**

COC	Screening Level ( $\mu\text{g}/\text{m}^3$ )		<u>Soil gas concentrations (<math>\mu\text{g}/\text{m}^3</math>), PGW-16S, PGW-17S &amp; PGW-18S Maximums</u>
			Off-Property Day Care Center, 828 Grandview Ave., southwest of Property
Acetone	1,077,619	CIDARS	174
Benzene	120	CIDARS	13.2
Carbon Disulfide	24,333	CIDARS	82.5
Chloroform	40.69	CIDARS	2.83
Chloromethane	3,129	CIDARS	68.3
1,2-Dibromoethane	1.56	CIDARS	Not detected at <3.08
1,2-Dichloropropane	93.59	CIDARS	2.41
Ethylbenzene	374	CIDARS	11
N-Hexane	24,333	CIDARS	283
Cumene	13,905	CIDARS	3.23
Methylene Chloride	20,857	CIDARS	2.37
Methyl Ethyl Ketone	173,810	CIDARS	47.5
MTBE	3,600	CIDARS	6.09
Styrene	34,762	CIDARS	7.18
Tetrachloroethene	1,390	CIDARS	46.4
Toluene	173,810	CIDARS	74
Trichloroethylene	70	CIDARS	3.7
M & P Xylene	3,476	CIDARS	37.4
O Xylene	3,476	CIDARS	13.1
1,2,4-Trimethylbenzene	243	CIDARS	7.05

CIDARS values for soil gas are adjusted by 0.03 attenuation factor in accordance with US EPA guidance provided through VAP. Exposure point concentrations do not exceed standards individually or in combination.



**Vapor intrusion to off-Property residential receptors (day care at 828 Grandview Ave.)**

COC	Single Chemical Applicable Standard ( $\mu\text{g}/\text{m}^3$ ), sourced from CIDARS, 5/2/2017		Exposure point concentration ( $\mu\text{g}/\text{m}^3$ ), <b><u>Indoor Air</u></b>
			Off-Property Day Care Center, 828 Grandview Ave., southwest of Property
Acetone	32,000	GIAS	77.7
Benzyl Chloride	0.5	GIAS	Not detected at <1.04
Bromodichloromethane	0.66	GIAS	Not detected at <1.34
Chloromethane	94	GIAS	1.31
Chlorodibromomethane	0.9	GIAS	Not detected at <1.7
1,2-Dibromoethane	0.041	GIAS	Not detected at <1.54
Ethylbenzene	9.7	GIAS	1.02
Trichlorofluoromethane	730	GIAS	1.25
Methyl Methacrylate	730	GIAS	1.51
Naphthalene	0.72	GIAS	Not detected at <3.3
1,1,2,2-Tetrachloroethane	0.42	GIAS	Not detected at <1.37
Toluene	5,200	GIAS	4.52
1,2,4-Trichlorobenzene	2.1	GIAS	Not detected at <4.66
M & P Xylene	100	GIAS	3.57
O Xylene	100	GIAS	1.95

GIAS values are residential indoor air standards in OAC 3745-08. Exposure point concentrations do not exceed standards individually or in combination.

**Vapor intrusion to off-Property commercial receptors – at Property boundaries**

COC	Single Chemical Applicable Standard ( $\mu\text{g}/\text{m}^3$ ), sourced from CIDARS, 5/2/2017		Soil Gas exposure point concentration ( $\mu\text{g}/\text{m}^3$ ) PGW-1 - 9, 11, 12, and 19 - 27 Maximums
			Off-Property Commercial Structures
Acetone	4,526,000	CIDARS	224
Benzene	524	CIDARS	29.4
Carbon Disulfide	102,200	CIDARS	293
Chloroform	177.74	CIDARS	106
1,2-Dibromoethane	6.81	CIDARS	Not detected at <7.69
Chloromethane	13,140	CIDARS	8.92
1,1-Dichloroethane	2,555	CIDARS	13.5
1,1-Dichloroethene	29,200	CIDARS	2.38
Trans-1,2-Dichloroethene	NA	CIDARS	4.36
Ethylbenzene	1,635.2	CIDARS	56.4
Trichlorofluoromethane	NA	CIDARS	3,790
N-Hexane	102,200	CIDARS	102
Cumene	58,400	CIDARS	6.88
Methylene Chloride	87,600	CIDARS	5.27
Methyl Ethyl Ketone	730,000	CIDARS	113
Methyl methacrylate	102,200	CIDARS	9.83
MTBE	15,723	CIDARS	17.1
Styrene	146,000	CIDARS	15.6
Tetrachloroethene	5,840	CIDARS	201
Toluene	730,000	CIDARS	866
1,1,1-Trichloroethane	730,000	CIDARS	75.3
Trichloroethylene	292	CIDARS	125
1,2,4-Trimethylbenzene	1,022	CIDARS	28
1,3,5-Trimethylbenzene	8,667	CIDARS	11.8
Vinyl Chloride	929.09	CIDARS	86.9
Xylenes	14,600	CIDARS	238



CIDARS values for soil gas are adjusted by 0.03 attenuation factor in accordance with US EPA guidance provided through VAP. Exposure point concentrations do not exceed standards individually or in combination.



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**ATTACHMENTS**





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**ATTACHMENT 1**

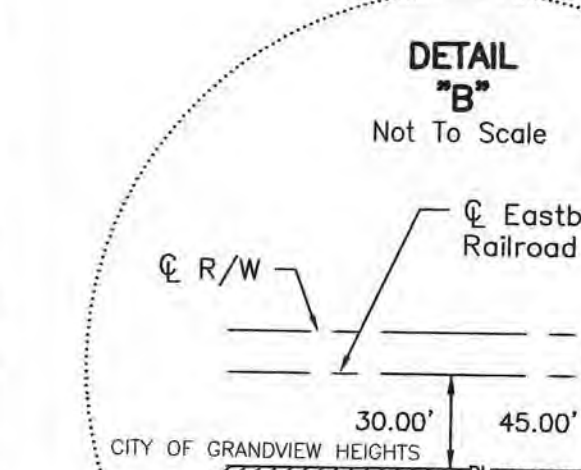
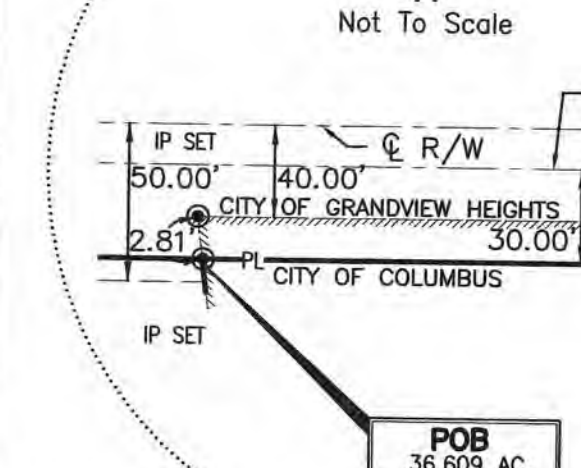


# BOUNDARY SURVEY

0.033 AC., 0.394 AC., 1.403 AC.,  
14.268 AC., 39.609 AC.  
Situating in the State of Ohio, County of Franklin, in the City of  
Columbus and the  
City of Grandview Heights, being in Section 12, Township 1, Range 23,  
Congress Lands.  
Section 7, Township 5, Range 22, Refugee Lands

GRANDVIEW AVENUE  
(VARIES)  
(PUBLIC ROADWAY)  
PLAT BOOK 4, PAGE 346

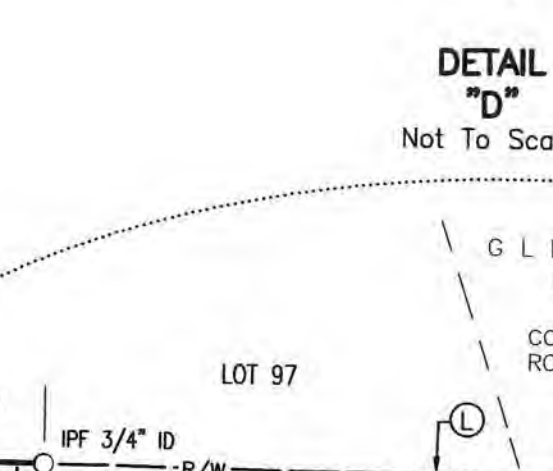
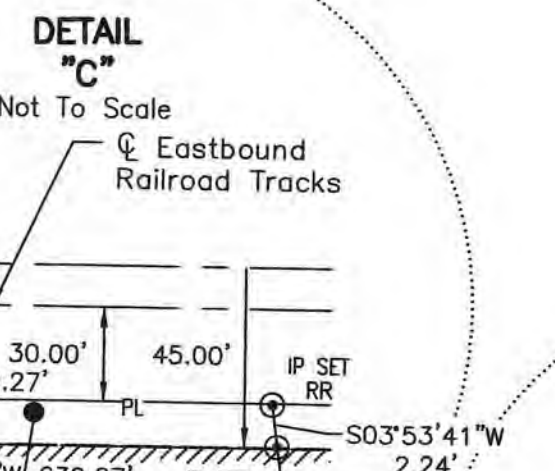
POC  
0.033 AC.  
POC  
36.609 AC.  
POC  
14.268 AC.  
POC  
1.403 AC.  
POC  
0.394 AC.



LINE / CURVE TABLE

⑦	N67°32'30"W	348.34' (M)
⑧	A=0°28'53"(M)	R=595.20'(M)
	L=5.00'(M)	T=2.50'(M)
	Ch Brg=S23°51'55"W(M)	Ch Dist=5.00'(M)
⑨	N67°32'30"W	24.00' (M)
⑩	A=0°27'46"(M)	R=619.18'(M)
	L=5.00'(M)	T=2.50'(M)
	Ch Brg=N23°48'38"E(M)	Ch Dist=5.00'(M)
⑪	N67°32'30"W	76.43' (M)
⑫	N22°23'51"E	10.00' (M)
⑬	N67°32'30"W	99.99' (M)

880 KING AVENUE  
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- LEGEND
- IP/F Iron Pin Found
  - IP/F Iron Pin Set
  - PL Mag Nail Set
  - PL Property Line
  - R/W Right-of-Way
  - RR Railroad
  - CL Centerline
  - SH Highway Easement
  - RR Railroad Right-of-Way
  - POC Point of Commencement
  - POB Point of Beginning

Scale: 1" = 100'



BASIS OF BEARING:  
The bearings shown on this plat are based on the  
Ohio State Plane Coordinate System, South Zone,  
NAD83 (CORS96). Said bearings originated from a  
field traverse which was referenced to said  
coordinate system by GPS observations and  
observations of selected stations in the Ohio  
Department of Transportation Virtual Reference  
Station network. The portion of the centerline of  
right of way of Dublin Road, from the intersection  
with Grandview Ave. bearing easterly 778.98 feet and  
as shown hereon, is designated the "basis of  
bearing" for this plat.

Field survey was conducted on 10-26-16, 11-08-16.  
All monuments found are in good condition  
unless otherwise noted.  
We hereby certify that the foregoing  
Boundary Survey was prepared from actual  
field measurements in accordance with  
Chapter 4733-37 Ohio Administrative  
Code.

All iron pins set are 5/8" rebar, 30" in length with  
yellow plastic cap and all Mag Nails set are with brass  
survey marker with "EP FERRIS SURVEYOR 8342" inscribed  
on top.

DRWN BY CRK CHK BY MLS DATE 02-19-19

M:\1005009\_Kaplin\DWG\Basemap\ALTA\1005\_09\_Dublin\_Rd\_Boundary\_Combo\_2019.dwg - Layout1 LAST EDITED By:CRK ON 2/19/19



**LEGAL DESCRIPTION**  
**39.609 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lot 1 & 2 of the Plat of Jefferson Zollinger's Heirs Farm as recorded in Plat Book 8 Page 1, and being part of Lot 2 of the Plat of Waterman's Farm as recorded in Plat Book 8 Page 2-B, and being all of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927, and being all of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being all of a 0.026 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 3.380 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue and along the southerly line of the remainder of a tract of Railroad Right-of-Way as shown on the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and the northerly line of a 0.421 acre tract conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, and the northerly line of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 863.36 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the southerly of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the said centerline, and the northerly line of said 7.628 and 0.026 acre tracts, South 79 degrees 12 minutes 44 seconds East, 1433.30 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, also being the northwesterly corner of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the westerly line of said 0.033 acre tract and the easterly line of said 0.026 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and being the southwesterly corner of said 0.033 acre tract and the southeasterly corner of said 0.026 acre tract, and the northwesterly corner of said 3.380 acre tract, and the northeasterly corner of said 7.628 acre tract;

Thence along the southerly line of said 0.033 acre tract and along the northerly line of said 3.380 acre tract, South 79 degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being the northwesterly corner of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53, and being the southeasterly corner of said 0.033 acre tract, and northeasterly corner of said 3.380 acre tract;

Thence along the westerly line of said 77.80 acre tract and the easterly line of said 3.380 acre tract, South 03 degrees 53 minutes 41 seconds West, passing an iron pin set at 120.87 feet, being 5/8" rebar 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and passing a 5/8" rebar found capped "Dynotec" at 151.15 feet, a total distance of 231.96 feet to an iron pin set, said iron pin being on the northeasterly corner of a 7.005 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio in Deed Book 1176 Page 90, and being the southeasterly corner of said 3.380 acre tract;

Thence along the southerly line of said 3.380 acre tract and along the northerly line of said 7.005 acre tract, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being on the northwest corner of said 7.005 acre tract and being the southeasterly corner of said 7.628 acre tract, and being the northeast corner of said 18.388 acre tract, and being the southwesterly corner of said 3.380 acre tract;

Thence along the easterly line of said 18.388 acre tract and the westerly line of said 7.005 acre tract and the westerly line of a 10.129 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio, as recorded in DB 1084, PG 300, South 03 degrees 53 minutes 41 seconds West, 724.38 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 12 degrees 07 minutes 19 seconds East, 145.81 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 04 degrees 00 minutes 41 seconds West, 334.19 feet to an iron pin found capped "Franklin Co. Engineer" at the southeasterly corner of said 18.388 acre tract, also being the northeasterly corner of a tract as conveyed to Thomas L. Kaplin (now deceased), as recorded in DB 2182, PG 205, also being on the northerly right of way line of Dublin Road;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, 31.62 feet to a point, referenced by a 3/4" iron pipe found 1.17 feet North, 0.00 feet East;

Thence along the easterly line of said 18.388 acre tract, and the westerly line of said Kaplin tract, and crossing said right of way, South 03 degrees 53 minutes 34 seconds West, 38.21 feet to an mag nail set, also being at the southeasterly corner of said 18.388 acre tract, and a southwest corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 18.388 acre tract, and the northerly line of said American Aggregates Corporation tract, North 62 degrees 27 minutes 53 seconds West, 201.13 feet to a mag nail set, also being at the southwest corner of said 18.388 acre tract, and a southeasterly corner of said Kaplin tract, and on the northerly line of said American Aggregates Corporation tract;

Thence leaving said centerline along the westerly line of said 18.388 acre tract, and the easterly line of said Kaplin tract, North 03 degrees 53 minutes 34 seconds East,



38.21 feet to a point, referenced by a ¾" iron pipe capped found capped "EMH&T" 1.17 feet North, 0.00 feet East, also being at a southeasterly corner of said 18.388 acre tract, and a northeasterly corner of said Kaplin tract, and on the said northerly right of way line;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, a distance of 197.25 feet to an iron pin set;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, along a curve to the left with a radius of 11494.16 feet, a central angle of 00 degrees 19 minutes 07 seconds, an arc length of 63.89 feet, and a chord which bears North 62 degrees 37 minutes 26 seconds West, a distance of 63.89 feet to an iron pin set;

Thence along a westerly line of said 18.388 acre tract, and the easterly line of a 0.395 acre tract conveyed to 810 Grandview LLC in Instrument No. 201606060070351, North 03 degrees 53 minutes 34 seconds East, 148.78 feet to a point, referenced by a ¾" iron pipe found 0.74 feet North, 0.23 feet East;

Thence along a southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, North 62 degrees 57 minutes 28 seconds West, 100.00 feet to a point, referenced by a 5/8" rebar found 0.63 feet North, 0.94 feet East;

Thence along the southerly line of said 10.187 acre tract and the northerly line of Lots 1 through 8 of Waterman's Riverview Subdivision, as recorded in Plat Book 10 Page 192, and the northerly line of a 0.677 acre tract, as conveyed to OGSTUTZ, LTD. in Instrument No. 199703100049797, North 63 degrees 13 minutes 26 seconds West, 678.78 feet to a point, referenced by a ¾" iron pipe found capped "EMH&T" 0.29 feet South, 0.70 feet West at a northerly corner of said Waterman's Riverview Subdivision and a northerly corner of said 0.677 acre tract;

Thence continuing along the southerly line of said 10.187 acre tract and the northerly line of said 0.677 acre tract, the northerly line of 0.22 and 0.32 acre tracts, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19, North 68 degrees 32 minutes 15 seconds West, 306.40 feet to a point, referenced by a 5/8" rebar found capped "Geo Graphics" 0.76 feet North, 0.27 feet East, and being on the easterly line of the remainder of a 30.06 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, and being the northwesterly corner of said 0.32 acre tract;

Thence along the westerly line of said 10.187 and 7.628 acre tracts, and the easterly line of said 2.2233 acre tract, and said 30.06 acre tract, and a 1.296 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201310300182977, and a 6.08 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, North 03 degrees 51 minutes 32 seconds East, passing an iron pin set at 404.07 feet and 521.41 feet on the northerly line of said 6.08 acre tract, and an iron pin set at 628.06 feet on the southwesterly corner of said 7.628 acre tract, a total distance of 862.54 feet to an iron pin set, said pin also being the **POINT OF BEGINNING**, containing 39.609 acres (1,725,368 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 39.609 acres (1,725,368 Sq. Ft.) out of PID 010-129562-00, in which there is 0.162 acres P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      3/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

A1104  
(010)  
129562





**LEGAL DESCRIPTION**  
**14.268 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights , being in Section 12, Township 1, Range 23, Congress Lands, being part of Lots 96, 97, 102, 103, 110, 117, 119, 120, and 125, and all of Lots 98-101, 104-109, 111-116, 118, and 121-124, Avondale Avenue Reserve(see Franklin County Court of Common Pleas Case No. 172266 as recorded in Deed Book 1426 page 387), and Glendale Avenue(vacated by the Franklin County Commissioners in Road Record 13 Page 168), and 30' X 346.32' of Station Street, as vacated by City of Grandview Heights Ordinance No. 2018-27, as recorded in an Affidavit of Facts Relating to Title in Instrument No. 201902140017908 of Grand View Croughton, Denmead and Pope's Suburban Subdivision as recorded in Plat Book 4 Page 346, and being all of a 1.296 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201310300182977, and being all of the remainder of a 30.06 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, and being all of a 6.08 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, and being all of a 0.613 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812310175660, and being all of a 1.499 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180611, and being all of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 323.80 feet to a point on said centerline;

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue, South 85 degrees 55 minutes 02 seconds East, 40.00 feet to mag nail found on the easterly line of Grandview Avenue and the southwesterly corner of said 1.499 acre tract, and the northwesterly corner of a 1.104 acre tract as conveyed to 828 Grandview, LLC in Instrument Number 201709010122257, said mag nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the easterly line of Grandview Avenue and the westerly lines of said 1.499 and 6.08 acre tracts, North 04 degrees 04 minutes 58 seconds East, 296.38 feet to a point, referenced by a iron pin found 0.03 feet South, 0.21 feet East at the southwesterly corner of a 0.947 acre tract conveyed to West Hill Realty, LLC in Instrument Number 200904270058763;

Thence along the southerly line of said 0.947 acre tract, and the northerly line of said 6.08 acre tract, South 79 degrees 13 minutes 23 seconds East, 312.94 feet to an iron pin set at the southwesterly corner of said 0.613 acre tract and the southeasterly corner of the remainder of said 0.947 acre tract;

Thence along the westerly line of the remainder of said 2.2233 acre tract and said 0.613 acre tract, and the easterly lines of the remainder of the 0.378, 0.617, and 0.947 acre tracts as conveyed to West Hill Realty, LLC in Instrument Number 200904270058763, and a 0.421 acre tract as conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, North 10 degrees 55 minutes 37 seconds East, passing an iron pin set at 132.20 feet, a total distance of 232.87 feet to an iron pin set, being on the southerly line of the railroad Right-of-Way, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and being at the northwesterly corner of the remainder of said 2.2233 acre tract, and the northeasterly corner of said 0.421 acre tract;

Thence along the southerly line of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the centerline of the eastbound tracks, and the northerly line of said 2.2233 acre tract, South 79 degrees 12 minutes 44 seconds East, 482.19 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being the northwesterly corner of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678;

Thence along the westerly line of said 7.628 acre tract, and a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and the easterly lines of said 2.2233 acre tract, and said 1.296 acre tract, and the remainder of said 30.06 acre tract, and said 6.08 acre tract, South 03 degrees 51 minutes 32 seconds West, passing an iron pins set at 234.48 feet, 341.13 feet, and 458.47 feet, a total distance of 862.54 feet to a point, referenced by a iron pin found capped "Geo Graphics" 0.76 feet North, 0.27 feet East at the northwesterly corner of a 0.32 acre tract, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19;

Thence along the westerly line of said 0.32 acre tract, and the easterly line of the remainder of said 30.06 acre tract, South 04 degrees 10 minutes 22 seconds West, 146.47 feet to the southeasterly corner of said 30.06 acre tract, and being on the northeasterly corner of a tract conveyed to American Aggregates Corporation in Deed Book 896 Page 373;

Thence along the northerly line of said American Aggregates Corporation tract, being 35.00 feet northerly of and parallel to the centerline of Dublin Road as established in 1940, and the southerly line of the remainder of said 30.06 acre tract, along a curve to the left with a radius of 5764.62 feet, a central angle of 01 degrees 09 minutes 33 seconds, an arc length of 116.62 feet, and a chord which bears North 66 degrees 57 minutes 44 seconds West, a distance of 116.62 feet to an iron pin set;

Thence continuing along the northerly line of said American Aggregates Corporation tract, being 35.00 feet northerly of and parallel to the centerline of Dublin Road as established in 1940, and the southerly line of the remainder of said 30.06 acre tract, North 67 degrees 32 minutes 30 seconds West, 348.34 feet to an mag nail set at the northwesterly corner of said American Aggregates Corporation tract and being on the easterly line of said 1.296 acre tract;

Thence along the easterly line of said 1.296 acre tract and the westerly line of said American Aggregates Corporation tract, along a curve to the left with a radius of 595.20 feet, a central angle of 00 degrees 28 minutes 53 seconds, an arc length of 5.00 feet, and a chord which bears South 23 degrees 51 minutes 55 seconds West, a distance of 5.00 feet to a mag nail set on the northerly line of Dublin Road as shown on said Grand View Croughton, Denmead and Pope's Suburban Subdivision, and being the southwesterly corner of said American Aggregates Corporation tract;

Thence along the northerly line of said Dublin Road as shown on said Grand View Croughton, Denmead and Pope's Suburban Subdivision, and the southerly line of said 1.296 acre tract, North 67 degrees 32 minutes 30 seconds West, 24.00 feet to a mag nail set at the southeasterly corner of said American Aggregates Corporation tract and being at the southwesterly corner of said 1.296 acre tract;

Thence along the westerly line of said 1.296 acre tract and the easterly line of said American Aggregates Corporation tract, along a curve to the right with a radius of 619.18 feet, a central angle of 00 degrees 27 minutes 46 seconds, an arc length of



5.00 feet, and a chord which bears North 23 degrees 48 minutes 38 seconds East, a distance of 5.00 feet to a mag nail set at northeasterly corner of said American Aggregates Corporation tract, and being the southeasterly corner of said 6.08 acre tract;

Thence along the southerly line of said 6.08 acre tract and the northerly line of said American Aggregates Corporation tract, North 67 degrees 32 minutes 30 seconds West, 76.43 feet to a mag nail set at the southeasterly corner of a tract conveyed to Thomas P. Zelkoff (now deceased) in Deed Book 2099 Page 188, and being at the southwesterly corner of said 6.08 acre tract;

Thence along the westerly line of said 6.08 acre tract and the easterly line of said Zelkoff tract, North 22 degrees 23 minutes 51 seconds East, a distance of 10.00 feet to a  $\frac{3}{4}$ " iron pipe found at northeasterly corner of said Zelkoff tract, and being the southeasterly corner of said 1.499 acre tract;

Thence along the southerly line of said 1.499 acre tract and the northerly line of said Zelkoff tract, North 67 degrees 32 minutes 30 seconds West, 99.99 feet to an iron pin set at the southeasterly corner of said 1.104 acre tract, and being at the southwesterly corner of said 1.499 acre tract;

Thence along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 22 degrees 19 minutes 29 seconds East, 99.49 feet to a  $\frac{3}{4}$ " iron pipe found;

Thence continuing along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 31 degrees 46 minutes 02 seconds West, 241.44 feet to a found  $\frac{3}{4}$ " iron pipe capped "Meyers";

Thence continuing along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 04 degrees 01 minutes 03 seconds East, 63.98 feet to a found railroad spike;

Thence continuing along the northerly line of said 1.104 acre tract and the southerly line of said 1.499 acre tract, North 86 degrees 09 minutes 15 seconds West, 82.33 feet to a found mag nail, said mag nail also being the **POINT OF BEGINNING**, containing 14.268 acres (621,509 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 14.268 acres (621,509 Sq. Ft.) out of PID 030-002559-00, in which there is 0.085 P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of

Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

Allot  
(030)  
2559





**LEGAL DESCRIPTION**  
**1.403 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being all of Lots 3 through 7 of Waterman's Riverview Subdivision as recorded in Plat Book 10 Page 192, as conveyed to 810 Grandview, LLC in Instrument Numbers 201504170049624, 201201180007648, 201603100028814, 201706020073357, 201808280115964, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Dublin Road, South 67 degrees 32 minutes 30 seconds East, 778.98 feet to a point on said centerline. Thence, continuing along said centerline, along a curve to the right with a radius of 5729.58 feet, a central angle of 02 degrees 37 minutes 04 seconds, an arc length of 261.78 feet, and a chord which bears South 66 degrees 13 minutes 58 seconds East, a distance of 261.76 feet to a point. Thence, continuing along said Dublin Road centerline, as dedicated in Plat Book 7 Page 332, and Plat Book 10 Page 192, South 64 degrees 55 minutes 26 seconds East, 509.60 feet to a point. Thence, continuing along said centerline, along a curve to the right with a radius of 11459.16 feet, a central angle of 00 degrees 35 minutes 02 seconds, an arc length of 116.77 feet, and a chord which bears South 64 degrees 37 minutes 55 seconds East, a distance of 116.77 feet to a point. Thence North 26 degrees 46 minutes 26 seconds East, 23.41 feet to an iron pin set at the southeast corner of said Lot 3, being the southwesterly corner of Lot 2 of said Waterman's Riverview Subdivision, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the southerly line of said Lot 3 and part of Lot 4, and the northerly line of Dublin Road (60') as shown on said Waterman's Riverview Subdivision, North 61 degrees 35 minutes 08 seconds West, 123.59 feet to an iron pin set;

Thence along the southerly line of said Lot 5 through 7 and part of Lot 4, and the northerly line of said Dublin Road, North 64 degrees 55 minutes 26 seconds West, 276.57 feet to an iron pin set at the southwesterly corner of said Lot 7 and the southeasterly corner of Lot 8 of said Waterman's Riverview Subdivision;

Thence along the westerly line of said Lot 7, and the easterly line of said Lot 8, North 23 degrees 05 minutes 08 seconds East, 155.96 feet to an iron pin set at the northwesterly corner of said Lot 7 and the northeasterly corner of said Lot 8, and being on the southerly line of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928;

Thence along the northerly line of said Lots 3 through 7, and the southerly line of said 10.187 acre tract, South 63 degrees 13 minutes 26 seconds East, 410.02 feet to an iron pin set at the northwesterly corner of said Lot 2 and the northeasterly corner of said Lot 3;

Thence along the westerly line of said Lot 2, and the easterly line of said Lot 3, South 26 degrees 46 minutes 26 seconds West, 150.96 feet to an iron pin set, said iron pin being the **POINT OF BEGINNING**, containing 1.403 acres (61,101 Sq. Ft.), more or less.

The above described parcel contains 1.403 acres (61,101 Sq. Ft.) out of PID 030-002595-00, in which 0.056 acres lie within the P.R.O.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing is the centerline of Dublin Road being South 67° 32' 30" East from the intersection of Grandview Ave for 778.98 feet east.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

Allot  
(030)  
259.5





**LEGAL DESCRIPTION**  
**0.394 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being part of Lot 1 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1 and being all of a 0.395 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201606060070351, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Dublin Road, South 67 degrees 32 minutes 30 seconds East, 778.98 feet to a point on said centerline. Thence, continuing along said centerline, along a curve to the right with a radius of 5729.58 feet, a central angle of 02 degrees 37 minutes 04 seconds, an arc length of 261.78 feet, and a chord which bears South 66 degrees 13 minutes 58 seconds East, a distance of 261.76 feet to a point. Thence, continuing along said Dublin Road centerline, as dedicated in Plat Book 7 Page 332, and Plat Book 10 Page 192, South 64 degrees 55 minutes 26 seconds East, 509.60 feet to a point. Thence, continuing along said centerline, along a curve to the right with a radius of 11459.16 feet, a central angle of 01 degrees 42 minutes 59 seconds, an arc length of 343.26 feet, and a chord which bears South 64 degrees 03 minutes 57 seconds East, a distance of 343.25 feet to a mag nail set, being the southwesterly corner of said 0.395 acre tract, said mag nail being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the westerly line of said 0.395 acre tract, and the easterly line of Waterman's Riverview Subdivision recorded in Plat Book 10 Page 192 and Lot 1 of said subdivision, North 03 degrees 53 minutes 34 seconds East, passing the northerly line of Dublin Road and an iron pin set at 38.13 feet, a total distance of 186.91 to point, being referenced by an 5/8" rebar found 0.63 feet North and 0.94 feet East, being the northeasterly corner of said Lot 1 and the northwesterly corner of said 0.395 acre tract, and the southeasterly corner of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and a southwesterly corner of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, South 62 degrees 57 minutes 28 seconds East, a distance of 100.00 feet to point, being referenced by an 3/4" iron pipe capped "EMH&T" found 0.75 feet North and 0.23 feet East, being the northeasterly corner of said 0.395 acre tract and a southwesterly corner of said 18.388 acre tract;

Thence continuing along the easterly line of said 0.395 acre tract, and the westerly line of said 18.388 acre tract and a tract as conveyed to Thomas L. Kaplin (now deceased) in Deed Book 2182 Page 205, South 03 degrees 53 minutes 34 seconds West, passing the northerly line of Dublin Road and an iron pin set at 148.78 feet, a total distance of 186.91 feet to a mag nail set, also being the southwesterly corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 0.395 acre tract, and the northerly line of said American Aggregates Corporation tract, along a curve to the left with a radius of 11459.16 feet, a central angle of 00 degrees 30 minutes 00 seconds, an arc length of 100.00 feet, and a chord which bears North 62 degrees 57 minutes 28 seconds West, a distance of 100.00 feet to a mag nail set, said

mag nail being the **POINT OF BEGINNING**, containing 0.394 acres (17,178 Sq. Ft.), more or less.

The above described parcel contains 0.394 acres (17,178 Sq. Ft.) out of PID 030-002564-00, in which 0.080 acres lie within the P.R.O.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing is the centerline of Dublin Road being South 67° 32' 30" East from the intersection of Grandview Ave for 778.98 feet east.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat 2/19/19  
Matthew Lee Sloat, PS Date  
Registered Surveyor No. 8342

Allot  
(0303  
2564





**LEGAL DESCRIPTION**  
**0.033 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lots 1 & 2 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, being all of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue and along the southerly line of a Norfolk Southern Railway Company tract, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 2296.65 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 30.00 feet southerly from the centerline of railroad tracks, and said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the southerly line of said Norfolk Southern Railway Company tract, and the northerly line of said 0.033 acre tract, being 30.00 feet south of and parallel to the said centerline, South 79 degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top;

Thence along the westerly line of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53 and the easterly line of said 0.033 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar, being 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 32.22 feet southerly from the centerline of railroad tracks, also being the northeasterly corner of a 3.380 acre tract as conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the southerly line of said 0.033 acre tract and the northerly line of said 3.380 acre tract, being 32.22 feet south of and parallel to the said centerline, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar, being 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being at the northeasterly corner of a 7.628 acre tract, and at the southeasterly corner of a 0.026 acre tract, both as conveyed to 810 Grandview LLC in Instrument No. 201712220180678;

Thence continuing along the easterly line of said 0.026 acre tract and the westerly line of said 0.033 acre tract, North 03 degrees 53 minutes 41 seconds East, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 30.00 feet southerly from the centerline of railroad tracks, and said pin also being the **POINT OF BEGINNING**, containing 0.033 acres (1,419 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 0.033 acres (1437 Sq. Ft.) out of PID 030-003345-00, in which there is no P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

All of  
(0.30)  
3345







GEOTECHNICAL  
CONSULTANTS INC.



**ATTACHMENT 2**

**To be recorded with Deed  
Records - ORC § 317.08**

## **ENVIRONMENTAL COVENANT**

This Environmental Covenant is entered into by 810 Grandview LLC, an Ohio limited liability company ("Owner") 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.

This Environmental Covenant requires current and future Property owners to meet certain requirements, including, but not limited to:

- Comply with the activity and use limitations given by paragraph 5 that: with limited exceptions, prohibits extraction or use of ground water at or underlying the Property; and limits the Property to restricted residential, commercial or industrial land use.
- Noncompliance with any activity and use limitation will result in the covenant not to sue issued for the Property by the Director of Ohio EPA to be void on and after the date of the noncompliant use, as described in paragraph 7.
- Provide an annual compliance report to Ohio EPA by March 1 of each year, as required by paragraph 9, describing that the Property continues to be used in compliance with the activity and use limitations.
- Give notice to new property owners (also known as "transferees") upon conveyance, as required by paragraph 10, of the activity and use limitations and the recorded location of this Environmental Covenant.
- Notify Ohio EPA within 10 days of each conveyance, as required by paragraph 10, of the property that was conveyed and new owner's contact information.

WHEREAS, Owner and the Franklin County Board of Commissioners ("Volunteers") have 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 Property is owned by 810 Grandview LLC; the Franklin County Board of Commissioners is not an 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 Bruce Savage (CP# 265) issued on \_\_\_\_\_ a no further action letter ("NFA Letter") and submitted the NFA Letter to Ohio EPA ("19NFA\_"), with a request for a covenant not to sue for the Property.

WHEREAS, an approximately 36-acre portion of the Property ("Rule 13 Property") is a former solid waste landfill that is subject to that certain environmental covenant ("Rule 13 EC") recorded at 201906170072042 on June 17, 2019, which requires current and future owners of the Rule 13 Property to provide oversight by a central management entity; landfill gas management and plan implementation; landfill cover maintenance; and authorization pursuant to OAC 3745-27-13 for any future construction.

WHEREAS, 810 Grandview LLC or its named assign has been designated as the common management entity for purposes of coordination and oversight of the environmental issues subject to the Rule 13 EC.

WHEREAS, the activity and use limitations in this environmental covenant and the Rule 13 EC 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 ground water on or underlying the Property.

WHEREAS, the Property uses or may in the future use an engineering control to comply with applicable standards, as the terms are defined in OAC Chapter 3745-300. Whenever an engineering control is used, an activity and use limitation in this Environmental Covenant requires the engineering control implementation, through an operation and maintenance (O&M) agreement, until it is no longer needed to meet applicable standards. An engineering control that is no longer needed may be modified or terminated in accordance with OAC 3745-300-11 and applicable O&M plan and agreement criteria. The documentation must be submitted to and accepted by Ohio EPA prior to any modification or termination.

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 Franklin County Recorder's Office. The covenant not to sue and the NFA Letter 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 43215, (614) 644-2924, or at Ohio EPA's Central District Office at 50 West Town Street, Suite 700, Columbus, OH 43215, (614) 728-3778; or by contacting the Certified Professional at: Geotechnical Consultants, Inc., 720 Green Crest Dr., Westerville, Ohio, 43081, Ohio 45227, (614) 895-1400; or by contacting the Owner at 842

N. 4<sup>th</sup> Street, Suite 200, Columbus, Ohio, 43215, (614) 545-3664.

Now therefore, Owner 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 55.707-acre tract of real property, located at 810 Grandview Ave., Columbus and Grandview Heights, Franklin 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 810 Grandview LLC, which has offices located at 842 N. 4<sup>th</sup> Street, Suite 200, Columbus, Ohio, 43215 ("Owner").
4. Holder. Pursuant to ORC § 5301.81, the holder of this Environmental Covenant ("Holder") is the Owner 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.

***Limitation for Restricted Residential, Commercial or Industrial Land Uses.*** The Property shall not be used for fee simple single-family homes and duplexes. The Property is limited to the allowable residential land use as described herein, or to commercial or industrial land uses as defined in OAC 3745-300-08(C)(2)(b) and (C)(2)(c) (effective May 26, 2016), or any combination of these land uses.

OAC 3745-300-08(C)(2)(a) defines "residential land use" as "land use with a high frequency of potential exposure of adults and children to dermal contact with soil, inhalation of vapors and particles from soil, incidental ingestion of soil, and inhalation of volatile compounds due to vapor intrusion from ground water to indoor air." Allowable residential land use excludes fee simple single-family homes and duplexes, but includes, without limitation,



apartments, condominiums, day care centers, and schools. Residential land use exposure scenarios are also protective of nursing homes, elder care and other long-term care facilities; colleges and other educational institutions; and activities and uses incidental to such land use.

OAC 3745-300-08(C)(2)(b) 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, ingestion of soil, and inhalation of volatile compounds due to vapor intrusion to indoor air. Generic direct contact standards for commercial land use may not be appropriate for properties where a high frequency of potential exposure to children may occur, such as at schools and day care facilities.” Examples of commercial land uses include, but are not limited to warehouses; retail establishments; professional offices; hospitals and clinics; religious institutions; and parking facilities.

OAC 3745-300-08(C)(2)(c) 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 and inhalation of volatile compounds due to vapor intrusion to indoor air.” Examples of industrial land uses include, but are not limited to: lumberyards and manufacturing facilities.

***Limitation on Building Occupancy – Obligation to Conduct Additional Remedy or Demonstration.*** Prior to construction of any and all enclosed structures or buildings intended for human occupancy, 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 approved by Ohio EPA; 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.

***Engineering Control Implementation.*** For each engineering control used to meet applicable standards, the control shall be operated and maintained in compliance with an Ohio EPA-approved operation and maintenance plan or agreement applicable to the control. This limitation applies to any engineering control used to meet applicable standards, whether put in place before or after the execution of this Environmental Covenant.

Any noncompliant control implementation shall be corrected within the plan-specified timeframe or, in case of no specified timeframe, within a reasonable time as determined by Ohio EPA.

For purposes of ORC 3746.05, the Property use shall not be considered in noncompliance with this limitation when the noncompliance is with an engineering control and is (i) corrected within a reasonable time under an operation and maintenance plan or agreement, (ii) returned to compliance by a timeline specified by an Ohio EPA notice of noncompliance, or (iii) cured under a compliance schedule agreement entered into pursuant to ORC 3746.12 with the Ohio EPA director.

An engineering control or its use may be modified or terminated following Ohio EPA approval of a demonstration made, in accordance with OAC 3745-300-11 and applicable operation and maintenance plan and agreement criteria, that supports the control use is no longer needed to comply with applicable standards.

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 an activity and use limitation 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 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 annually submit to Ohio EPA and any Holders other than Owners, written documentation verifying that the activity and use limitations set forth herein remain in place and are being complied with. Documentation shall be due to Ohio EPA on March 1<sup>st</sup> of each year beginning the year after the effective date of this Environmental Covenant, unless otherwise directed by Ohio EPA.

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 FRANKLIN COUNTY RECORDER ON \_\_\_\_\_, \_\_\_\_\_, 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 Restricted Residential, Commercial or Industrial Land Uses.***

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

***Engineering Control Implementation.***

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 the Owner is a party or by which the 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; 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, 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 Franklin County Recorder's Office, and shall provide a file- and date-stamped copy of the recorded instrument to Ohio EPA.

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 Franklin 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 Franklin 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, the City of Columbus, the City of Grandview Heights and the Franklin County Board of Commissioners.

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:

Ohio EPA – Central Office  
Division of Environmental Response and Revitalization  
50 West Town Street, P.O. Box 1049  
Columbus, OH 43216-1049  
Attn: DERR Records Management Officer, regarding 19NFA\_\_\_\_\_  
Electronic filings: [records@epa.ohio.gov](mailto:records@epa.ohio.gov)

and

Ohio EPA-Central District Office  
Division of Environmental Response and Revitalization  
50 West Town Street, Suite 700, Columbus, OH 43215  
Attn: DERR Site Coordinator for Former Dublin Road Landfill (19NFA\_\_\_\_)

As to Owner:

810 Grandview LLC  
Attn: Eric Wagenbrenner  
842 N. 4<sup>th</sup> Street, Suite 200  
Columbus, Ohio, 43215

[Balance of page intentionally left blank.]



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

**IT IS SO AGREED:**

**810 Grandview LLC**

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

State of Ohio	)	
	)	ss:
County of Franklin	)	

Before me, a notary public, in and for said county and state, personally appeared \_\_\_\_\_, a duly authorized representative of 810 Grandview Ave., 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

**OHIO ENVIRONMENTAL PROTECTION AGENCY**

---

Laurie A. Stevenson, Director

State of Ohio                    )  
  )  
County of Franklin            )       ss:

Before me, a notary public, in and for Franklin County, Ohio, personally appeared Laurie A. Stevenson, 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 \_\_\_\_\_, 2019.

---

Notary Public

This instrument was prepared by:

Joseph M. Reidy, Esq.  
842 N. 4<sup>th</sup> Street, Suite 200  
Columbus, OH 43215

Sue Kroeger, Esq.  
Ohio Environmental Protection Agency  
50 West Town Street  
P.O. Box 1049  
Columbus, OH 43216-1049





## **Attachment 1 – Legal Description**





GEOTECHNICAL  
CONSULTANTS INC.



**ATTACHMENT 3**



**GEOTECHNICAL  
CONSULTANTS INC.**

**MAIN OFFICE**  
720 Greencrest Drive  
Westerville, OH 43081  
614.895.1400 **phone**  
614.895.1171 **fax**

**YOUNGSTOWN OFFICE**  
8433 South Avenue  
Building 1, Suite 1  
Boardman, OH 44514  
330.965.1400 **phone**  
330.965.1410 **fax**

**DAYTON OFFICE**  
2380 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

## **Operation and Maintenance Plan**

**for the:**

**Grandview Crossing  
Property**

**North of Dublin Road and  
east of Grandview Avenue**

**Columbus and Grandview Heights, Franklin County, Ohio**

**Volunteer:**

**Franklin County**

**150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215-7104**

**Volunteer and Property Owner:**

**810 Grandview LLC**

**842 North 4th Street, Suite 200, Columbus, Ohio 43215**

**Volunteer:**

**Wagenbrenner Development**

**842 North 4th Street, Suite 200, Columbus, Ohio 43215**

**NFA Letter Issued by: VAP Certified Professional Bruce A. Savage,  
CP Number 265**

**Geotechnical Consultants, Inc.  
720 Green Crest Dr., Westerville, OH 43081  
CP Work Phone Number 614-895-1400**

**Date of Plan:**

**July, 2019**



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## **Section 1.0 – Purpose of the Operation and Maintenance Plan (OAC 3745-300-11(F)(1)(a))**

The purpose of this operation and maintenance (O&M) plan is to ensure this Property maintains compliance with Ohio EPA VAP applicable standards through the remedial activities described herein. **Figure 1** shows the Property location map. **Figure 2** shows the boundary survey of the Property. The property consists primarily of the approximately 36-acre Former Dublin Road Landfill site (a.k.a. the J. Texas Howard site), approximately 13.5 acres of former railroad property located north of the former Dublin Road Landfill, and approximately 6.2 acres of former commercial lots along Dublin Road.

The remedial activities contained in this O&M Plan are to:

☐ Operate and monitor an active remedial system/remedy

☒ Maintain and monitor engineering controls

☒ Monitor passive remediation via sampling events

☐ Other(s): None

## **Section 2.0 – Identification of Remedial Activities Subject to the O&M Plan (OAC 3745-300-11(F)(1))**

Remedial activities subject to this O&M Plan include:

### **1. Landfill Gas Interceptor Trench Engineering Control**

**Figure 3** shows the location of the landfill gas interceptor trench engineering control locations on the Property. The landfill gas interceptor trench engineering control was constructed on the Grandview Crossing Property along the south boundary in September, 2015, the west boundary in May, 2016 and the east boundary in July, 2016, to prevent a potentially complete exposure pathway to adjacent off-Property receptors (i.e. persons in occupied structures) from landfill gas. Landfill gas may emanate from the Property containing chemicals of concern (COCs) regulated under the VAP. The trench engineering controls have been constructed prior to issuance of the no further action (NFA) letter.

The landfill gas interceptor trench engineering controls consist of approximately 4-foot wide trenches excavated approximately 10-15-feet deep and filled with #2 size stone from the trench bottom up to open air at the ground surface. The engineering control intercepts landfill gas from migrating to off-property occupied structures abutting the Property.



To properly maintain normal operation of the trenches as an engineering control, proper signage will be installed and maintained around the trenches, to identify trench locations and notify personnel not to disturb or damage trenches by activities such as landscaping, construction and excavation.

The north boundary of the Property abuts an off-Property railroad property containing no occupied structures, with commercial structures located south of Goodale Boulevard located north of the railroad. There have been no detections of landfill gas or COCs in soil vapor sampling exceeding applicable standards along the north Property boundary. On this basis, a landfill gas engineering control was not needed along the north boundary of the Property.

## **2. Direct Contact Soil Engineering Controls**

**Figure 4** is the development plan for the property, showing the planned locations of future commercial and restricted residential land use areas on the property. The planned future commercial areas on the property will be limited to commercial (or industrial) land uses in accordance with a VAP environmental covenant. The use of the restricted residential areas on the Property will be limited to apartments or condominiums in accordance with the VAP environmental covenant. Commercial or industrial uses will also be allowed in restricted residential use areas on the Property in accordance with the VAP environmental covenant.

The attached **Figure 5** shows the VAP Identified Area IA-1 through IA-4 locations on the Property. Direct contact soil engineering controls will be installed over the Identified Areas on the Property. The engineering controls will consist of building foundations, floor slabs, and pavements. Additionally, a minimum 2-feet thickness soil cover in green space areas meeting VAP residential direct contact standards will be installed as engineering controls in future residential land use areas on the Property.

## **3. Vapor Intrusion Engineering Control**

Future buildings built on the property (**Figure 4**) having ground floor occupancy will require a vapor intrusion engineering control to protect on-property receptor populations from potential hazard and risk via the migration of volatile organic compounds (VOC) and hydrogen sulfide (H<sub>2</sub>S) in soil gas to indoor air.

Therefore, all future buildings having occupancy on the ground floor will be constructed with a vapor mitigation system (VMS) engineering control, consisting of an engineered vapor barrier and passive venting system, beneath the building floor slab.

## **Section 3.0 – Description and Purpose of the Remedial Activities Subject to the O&M Plan (OAC 3745-300-11(F)(1)(b))**

The purpose of the described remedial activities are as follows:

1. The landfill gas interceptor trench engineering controls prevent a potentially complete exposure pathway to adjacent off-Property receptors from landfill gas. The landfill gas may contain COCs regulated under the VAP.

2. The direct contact soil engineering controls will prevent a potentially complete exposure pathway to soils containing COCs exceeding the VAP direct contact soil standards at the Property underlying the direct contact engineering controls.
3. The VMS engineering controls will prevent a potentially complete exposure pathway to concentrations of VOC or H<sub>2</sub>S in soil gas migrating to indoor air to protect on-property receptor populations from potential hazard and risk via the vapor intrusion pathway.

The landfill gas interceptor trench engineering controls are described in Section 2.0.

The future building foundations (floor slabs and under-slab gravel) over soil will be a minimum of approximately 14 inches thick and made of concrete and clean gravel. Pavements over soil will be a minimum of approximately 10 inches thick and made of concrete, asphalt, concrete pavers, brick pavers, underlying clean gravel, or other non-soil hardscape material. The soil cover in green spaces will be a minimum of 2 feet in thickness and will meet applicable VAP direct contact standards.

The future VMS will consist of synthetic material passive venting conduits and vapor barriers designed for vapor mitigation by the COCs and installed by a certified installer. The passive venting system will allow potential vapors that may accumulate below floor slabs of occupied structures to be vented through a series of pipes discharged above the roof level of the buildings. Any future occupied structures having ground floor occupancy will be equipped with a VMS similar to that described in this O&M Plan.

#### **Section 4.0 – Applicable Standards Subject to the O&M Plan (OAC 3745-300-11(F)(1)(a) and (OAC 3745-300-11(F)(1)(c)(v))**

The VAP applicable standards subject to the O&M Plan include those for direct contact with soil, and vapor intrusion to indoor air. This O&M Plan is required for the engineering controls, which prevent a potentially complete exposure pathway to soils containing COCs exceeding applicable VAP direct contact soil standards by future commercial and restricted residential receptors on the Property, prevent a potentially complete exposure pathway to indoor air in occupied structures to be constructed on the Property, and prevent a potentially complete exposure pathway to adjacent off-Property receptors from landfill gas.



**Table 1: Applicable Standards and Remedial Activities Subject to the O&M Plan**

<b>Remedial Activity</b>	<b>Media</b>	<b>Point of compliance</b>	<b>Exposure Pathway</b>	<b>Receptor</b>	<b>Chemicals of concern</b>	<b>Applicable Standards</b>
Landfill gas interceptor trench engineering control	Soil Gas	Indoor air	Inhalation via indoor air	Off-property residential and commercial receptors	H <sub>2</sub> S, Volatile organic compounds (VOC)	VAP generic numerical indoor air standards
Building foundations, pavements, and soil cover	Soils	2 feet below ground surface	Direct contact with soil	On-property restricted residential and commercial / industrial receptors	Lead, polynuclear aromatic hydrocarbons (PAH)	VAP generic numerical direct contact soil standards
Passive venting and vapor barrier system	Soil Gas	Indoor Air	Inhalation via vapor intrusion	On-property restricted residential and commercial / industrial receptors	H <sub>2</sub> S, VOC	VAP generic numerical indoor air standards

## **Section 5.0 – Evaluating the Effectiveness of the Remedial Activities (OAC 3745-300-11(F)(1)(c))**

### **5.1- Purpose and General Description of the Activities to Evaluate the Effectiveness of the Remedial Activities**

To determine the effectiveness of the landfill gas interceptor trench engineering controls, the land surface areas on the Property overlying the landfill gas interceptor trench engineering controls will be inspected semi-annually, or at any time the Owner/Volunteer has cause to believe the engineering control needs repair, to ensure the engineering control remains in place, for signs of excavation, or other possible breaches. Additionally, signage will be installed at the trench locations and will be inspected to ensure the signage remains effective.

The future building floor slabs, pavements, and soil cover engineering controls will be inspected semi-annually, or at any time the Owner/Volunteer has cause to believe the engineering control needs repair, to ensure the engineering control remains in place, for signs of excavation, or other possible breaches.

The future building floor slabs installed overlying the VMS engineering controls will be inspected semi-annually, or at any time the Owner/Volunteer has cause to believe the engineering control needs repair, to ensure the engineering control remains in place, for signs of construction or excavation, or other possible breaches. The future VMS vent pipes installed at roof level of the buildings will be inspected semi-

annually, to ensure the venting component of the VMS engineering control remains in place, for signs of obstructions, renovations, construction, or other possible breaches to the VMS venting pipes.

An inspection form will be used to document the findings of the semi-annual inspections. An example of the inspection form is included in **Appendix B**.

In accordance with VAP requirements, in response to the need for VMS engineering controls at the Property, future buildings to be constructed on the Property may not be occupied until Ohio EPA issues a letter authorizing occupancy of the building. Prior to building occupancy on the Property, the effectiveness of the VMS engineering controls installed in each building will be evaluated by empirical data, such as soil gas or air sampling to demonstrate that indoor air receptors are protected. Pre-occupancy sampling results used to demonstrate the effectiveness of the VMS engineering control for each building will be submitted to Ohio EPA by a VAP Certified Professional under affidavit with a request for approval of building occupancy at least 30 days prior to occupying each building on the Property.

#### **5.2 Monitoring and Data Collection Activities and Schedules**

A designated person will inspect the engineering controls as described above, including signage at trench locations, for possible damages / breaches, on a semi-annual basis. Any damages/breaches discovered will be documented in the O&M Plan engineering control inspection form, an example of which is included in **Appendix B**.

Pre-occupancy testing for future buildings will be performed in accordance with Section 5.1.

### **Section 6.0 – Operation and Maintenance of the Remedial Activities Subject to the O&M Plan (OAC 3745-300-11(F)(1)(b) and (OAC 3745-300-11(F)(1)(d))**

No activities will be needed to operate the engineering controls. The engineering controls will operate (e.g. remain intact) at all times and under all conditions as engineering controls when maintained in accordance with this O&M Plan.

Maintenance tasks for the engineering controls will be dependent upon the findings during the inspections. If damages / breaches that may result in not preventing a potentially complete exposure pathway to the receptors identified in this O&M Plan, such damages / breaches will be repaired within 30 days from discovery. Repairs to engineering controls may include repairs to breaches to ground surfaces (e.g., replacing gravel fill) or signage repair / replacement in the trench engineering control areas; repairing or replacing direct contact engineering controls to pre-existing conditions; repairing or replacing the floor slabs overlying the VMS engineering controls to pre-existing conditions; or repairing or replacing the VMS components to pre-existing conditions.



Any repairs or replacements to the VMS components (i.e. passive venting or vapor barriers) will be made by personnel certified by the VMS manufacturer to install, repair, or replace the VMS products installed at the Property.

#### **Section 7.0 - Adjustments to Normal Operation and Maintenance (OAC 3745-300-11(F)(1)(e))**

In the event repairs are needed to the engineering controls, the repairs will be implemented within 30 days of discovery. Along with repairs or replacements to the landfill gas interceptor trenches or VMS engineering controls, empirical data, such as soil gas or air samples, will be collected to verify the repairs were effective in mitigating potential gas migration or vapor intrusion.

#### **Section 8.0 - Identifying and Addressing Potential Problems with the Remedial Activities Subject to the O&M Plan (OAC 3745-300-11(F)(1)(f))**

Breaches to the engineering controls may be potential problems with the engineering controls remedial activities put in place. Annual reporting will note these potential problems and remedies outlined in Section 6.0 will be implemented with Ohio EPA approval within 30 days of discovery.

#### **9.0 – Record Keeping (OAC 3745-300-11(F)(1)(g))**

Compliance with applicable standards requires the maintenance of the engineering controls. The engineering controls may be maintained via the options described in Section 6.0.

Semi-annual inspections will be conducted to visually examine the engineering controls installed on the Property for damages / breaches. The inspection reports and any corrective actions, if needed, will be documented in Annual O&M Reports submitted to Ohio EPA with an affidavit attesting that all information submitted is truthful, accurate and complete in accordance with this O&M Plan.

In the event of a significant change to any of the engineering controls is desired in the future, a detailed plan will be submitted to Ohio EPA for approval before conducting the modification, and this O&M Plan and subsequent Annual O&M Reports will be amended as needed.

#### **10.0 – Reporting on Operation and Maintenance Plan Activities (OAC 3745-300-11(F)(2))**

Following issuance of a no further action letter, the Owner/Volunteer will submit a report annually to Ohio EPA, under affidavit, on or before March 1 of each calendar year. The report will include the following:

- Results from all remedy effectiveness evaluation activities;
- A demonstration of the performance of all remedial activities subject to the O&M Plan;
- A demonstration of how compliance with applicable standards is being met or maintained, including the measures used to maintain the remedy protectiveness of public health and safety and the environment until the Property achieves compliance with applicable standards through a permanent remedy within five years, or the time frame as agreed upon by the director in an O&M agreement; and
- Confirmation that the remedial activities remain necessary to achieve or maintain applicable standards at the property, or verification conducted in accordance with the OAC 3745-300-11 that the remedial activities are no longer needed for the property to comply with applicable standards.

#### **11.0 – Termination of the Operation and Maintenance Plan (OAC 3745-300-11(E)(2))**

To terminate this O&M Plan, all of the following conditions must be met:

1. Applicable standards must be met for applicable land uses on the property and adjoining properties without the need to maintain the engineering controls; and
2. The Volunteer or Property Owner must submit a written request to terminate the O&M Plan, in accordance with the termination provisions of the O&M Agreement and obtain written approval from Ohio EPA prior to O&M Plan termination.

This O&M Plan includes provisions for the modification or cessation of the remedial activities. It is possible that an engineering control remedy may not be needed in the future with no significant risk to public health and the environment due to changes at the Property. All O&M Plan activities may be terminated when they are no longer necessary for the Property to comply with the applicable standards, in accordance with OAC 3745-300-11.





## FIGURES

## **APPENDIX A**

### **Legal Descriptions**

## **APPENDIX B**

### **Example O&M Inspection Form**



## SEMI-ANNUAL O&M INSPECTION FORM

### GRANDVIEW CROSSING PROPERTY Dublin Road and Grandview Avenue Columbus and Grandview Heights, Ohio

Date of Inspection: \_\_\_\_\_

Inspector Name \_\_\_\_\_

(Please Print):

Relationship to Property Owner: \_\_\_\_\_

#### 1. Landfill Gas Interceptor Trench Engineering Control Inspection:

Be Specific About Locations

Observations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_ NO \_\_\_\_\_ YES

If yes, recommended action with resolution: - Be Specific About Locations

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#### 2. Direct Contact Engineering Control Inspection:

##### a. Commercial Land Use Area:

Be Specific About Locations

Observations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_ NO \_\_\_\_\_ YES

If yes, recommended action with resolution: - Be Specific About Locations

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##### b. Restricted Residential Land Use Areas:

Be Specific About Locations

Observations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_ NO \_\_\_\_\_ YES  
If yes, recommended action with resolution: - Be Specific About Locations

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**3. Vapor Mitigation System Engineering Control Inspection:**

Observations – Be Specific About Locations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_ NO \_\_\_\_\_ YES  
If yes, recommended action with resolution – Be Specific About Locations:

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\_\_\_\_\_  
Inspector Signature



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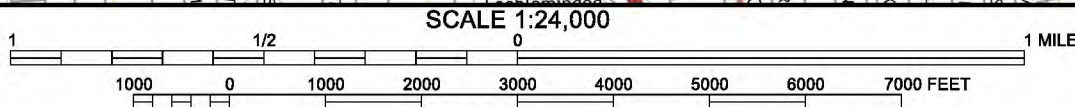
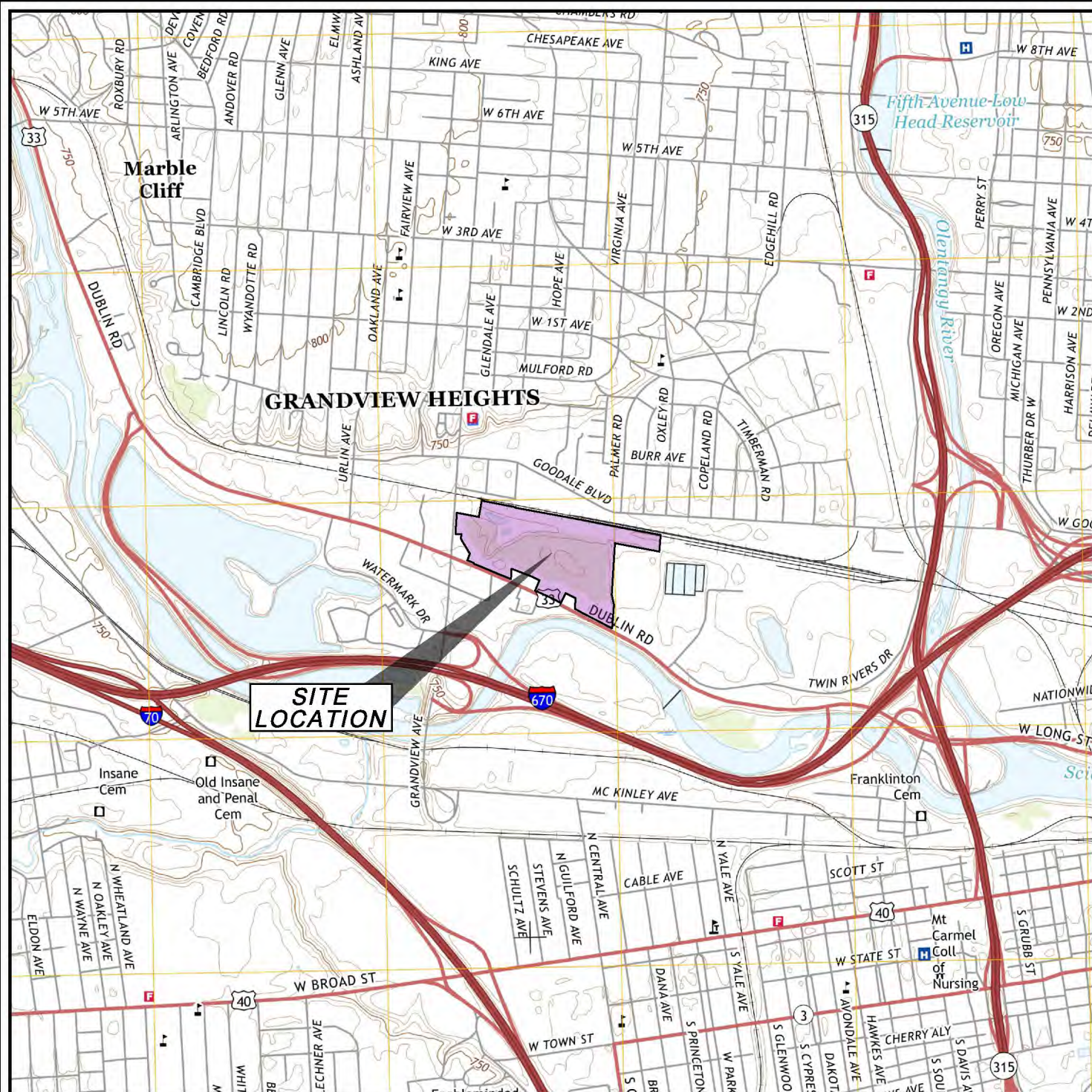


**FIGURES**



FIGURE 1 - Site Location Map

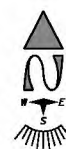
GCI Project #19-E-16504-K



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1988

GEOGRAPHIC COORDINATE-  
LATITUDE: N. 39° 58' 23.25"  
LONGITUDE: W. 83° 02' 26.47"  
HORIZONTAL DATUM: NAD83

USGS 7.5 MINUTE SERIES (TOPOGRAPHIC)  
QUADRANGLE:  
SOUTHWEST COLUMBUS, OHIO 2016



QUADRANGLE  
LOCATION



North

Grandview Crossing



Geotechnical Consultants, Inc. • 720 Greencrest Drive • Westerville, Ohio 43081 • 614-895-1400 • FAX 614-895-1171



# BOUNDARY SURVEY

0.033 AC., 0.394 AC., 1.403 AC.,  
14.268 AC., 39.609 AC.

Situated in the State of Ohio, County of Franklin, in the City of  
Columbus and the  
City of Grandview Heights, being in Section 12, Township 1, Range 23,  
Section 7, Township 5, Range 22, Refugee Lands

810 GRANDVIEW LLC  
Inst. No. 201712220180678  
0.026 Acre Tract

810 GRANDVIEW, LLC  
Inst. No. 201812270174222  
Par. No. 030-003345-00  
0.033 AC.  
1,419 SQ. FT.

810 GRANDVIEW, LLC  
Inst. No. 201812270174222  
3,380 AC.  
147,232 SQ. FT.

BOARD OF COUNTY  
COMMISSIONERS OF FRANKLIN  
COUNTY, OHIO  
D.B. 1176, PG. 90  
Par. No. 010-129643-00  
7,005 Acre Tract

CITY OF COLUMBUS  
DB 401 PG 53  
Par. No. 010-129527-00  
77.947 Acre Tract

## OWNERS

## HIGHWAY EASEMENTS

## LEAD IN COURSES

## BASIS OF BEARING:

The bearings shown on this plat are based on the  
Ohio State Plane Coordinate System, South Zone,  
NAD83 (CORS99). Said bearings originated from a  
field traverse which was referenced to said  
coordinate system by GPS observations and  
observations of selected stations in the Ohio  
Department of Transportation Virtual Reference  
Station network. The portion of the centerline of  
right of way of Dublin Road, from the intersection  
with Grandview Ave, bearing easterly 77.98 feet and  
having a bearing of S67°32'30"E and monumented  
as shown hereon, is designated the "basis of  
bearing" for this plat.

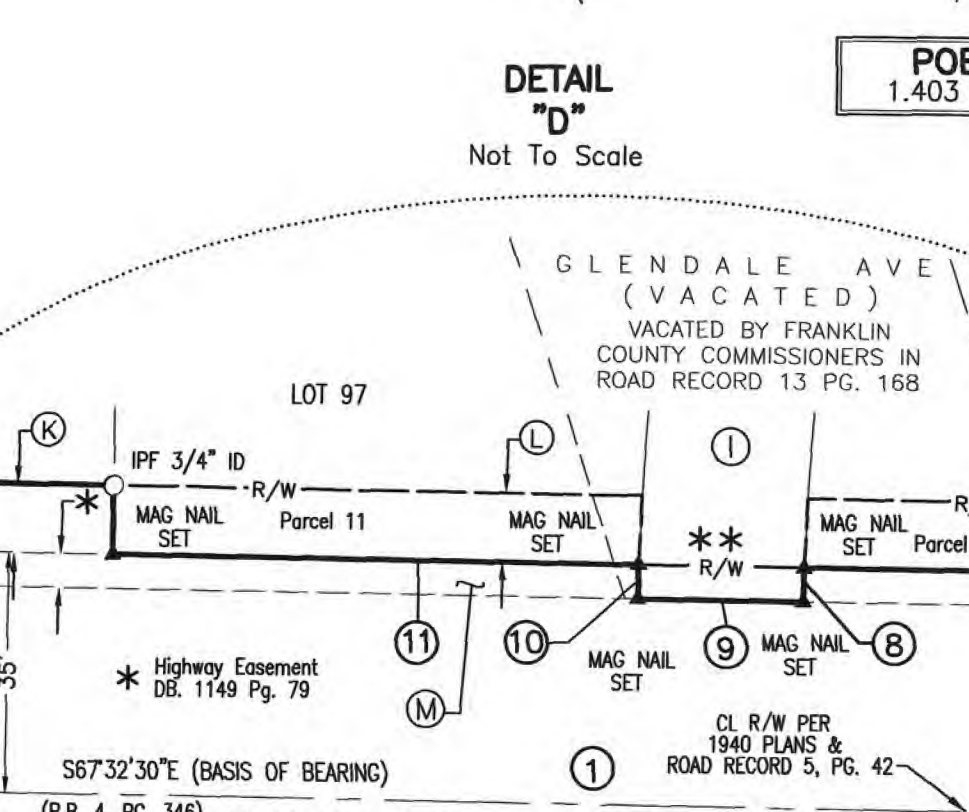
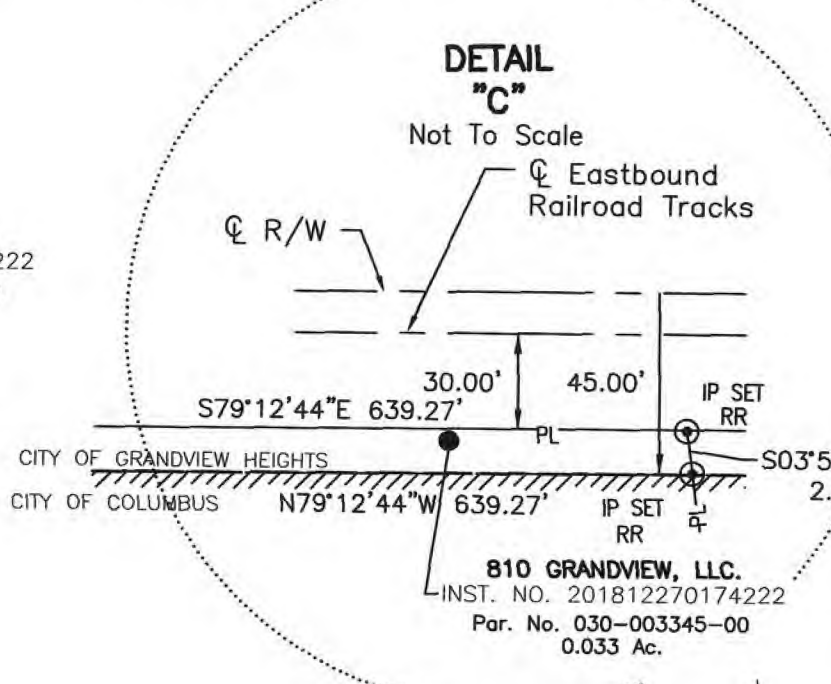
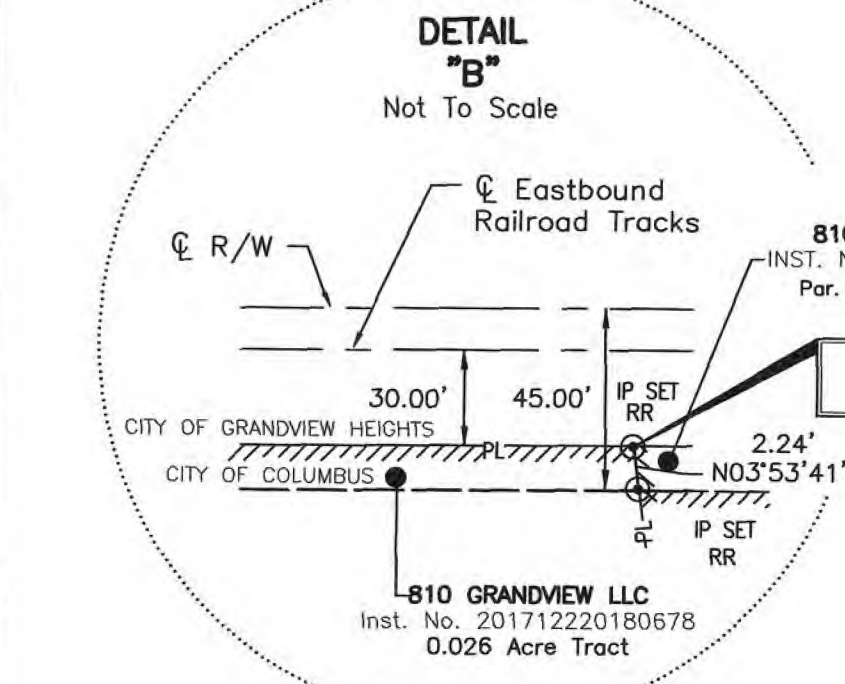
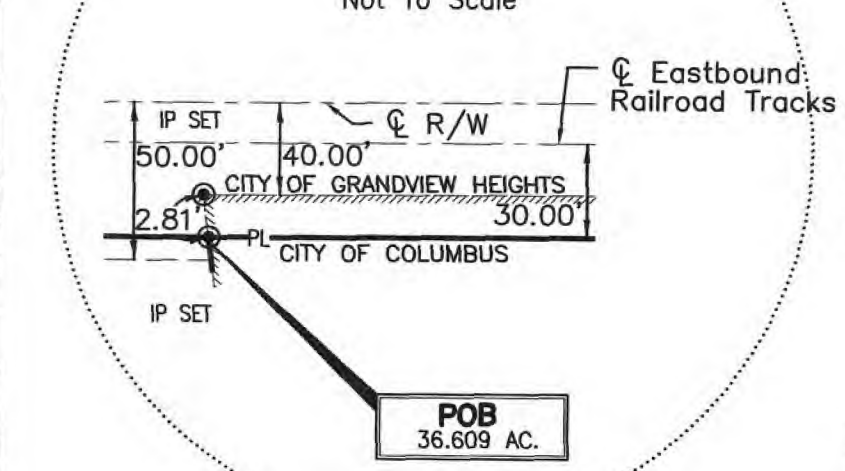
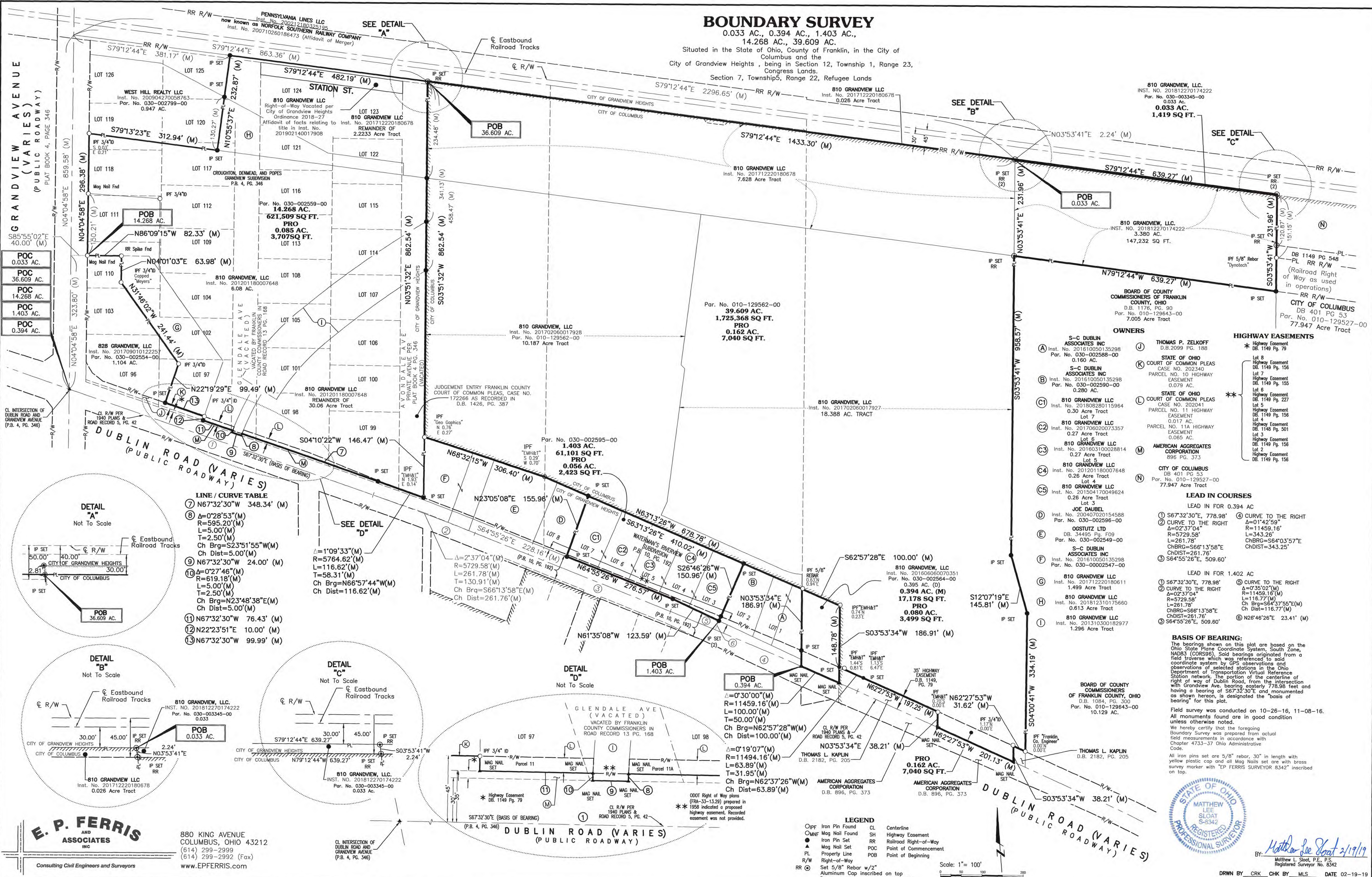
Field survey was conducted on 10-26-16, 11-08-16.  
All monuments found are in good condition  
unless otherwise noted.  
We hereby certify that the foregoing  
Boundary Survey was prepared from actual  
field measurements in accordance with  
Chapter 4733-37 Ohio Administrative  
Code.

All iron pins set are 5/8" rebar, 30" in length with  
yellow plastic cap and all Mag Nails set are with brass  
survey marker with "EP FERRIS SURVEYOR 8342" inscribed  
on top.



BY: Matthew Lee Sloot 2/19/19  
Matthew L. Sloot, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 02-19-19



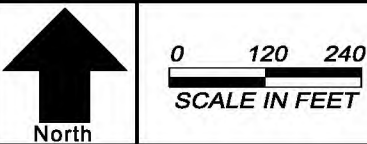
**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

- LEGEND**
- /IP Iron Pin Found
  - /MNT Mag Nail Found
  - Iron Pin Set
  - ▲ Mag Nail Set
  - PL Property Line
  - R/W Right-of-Way
  - CL Centerline
  - SH Highway Easement
  - RR Railroad Right-of-Way
  - POC Point of Commencement
  - POB Point of Beginning
  - Set 5/8" Rebar w/2" Aluminum Cap inscribed on top
  - Railroad Property Corner PS8342"

Scale: 1" = 100'





Grandview Crossing Property  
Dublin Road at Grandview Avenue  
Columbus and Grandview Heights, Ohio  
Franklin County





FIGURE 4

Future Restricted Residential Areas Outlined in Red



BUILDING DATA*			
	TYPE	SIZE	HEIGHT
A	RETAIL/COMMERCIAL	9,000 SF	1 STORY
B	RETAIL/COMMERCIAL	7,000 SF	1 STORY
C	RETAIL/COMMERCIAL	11,000 SF	1 STORY
D	RETAIL/COMMERCIAL	7,500 SF	1 STORY
E	RETAIL / COMM. /RESIDENTIAL	7,700 SF / FL, 26 UNITS	3 STORY
		(ALT 1) OFFICE/RESIDENTIAL 13,000 SF / FL, 26 UNITS	3 STORY
		(ALT 2) OFFICE 26,000 SF (13,000 SF/FL)	2 STORY
F	RESIDENTIAL	177 UNITS	4 STORY
G	HOTEL	24,000 SF/FL	120 BEDS 4 STORY
I	RETAIL / COMM. /RESIDENTIAL	9,000 SF/FL 27 UNITS	3 STORY
J	RETAIL / COMM. /RESIDENTIAL	15,000 SF/FL 41 UNITS	3 STORY
K	RETAIL/ COMM. /RESIDENTIAL	17,300 SF/FL, 34 UNITS	3 STORY
		(ALT 1) OFFICE/RESIDENTIAL 17,300 SF / FL, 34 UNITS	3 STORY
		(ALT 2) OFFICE 34,600 SF (17,300 SF/FL)	2 STORY
L	RETAIL/COMMERCIAL	10,000 SF	1 STORY
M	RESTAURANT (W/ 1000 SF PATIO)	10,000 SF	1 STORY
N	OFFICE	124,000 SF (31,000 SF / FL)	4 STORY
O	OFFICE	124,000 SF (31,000 SF / FL)	4 STORY
P	MULTI-FAMILY RESIDENTIAL	104 UNITS	4 STORY
Q	MULTI-FAMILY RESIDENTIAL	104 UNITS	4 STORY
R	RESIDENTIAL 'WALK-UP PODS'	24 UNITS	3 STORY
S	RESIDENTIAL 'WALK-UP PODS'	24 UNITS	3 STORY
T	RESIDENTIAL 'WALK-UP PODS'	24 UNITS	3 STORY
U	RESIDENTIAL 'WALK-UPS'	16 UNITS	4 STORY
V	RESIDENTIAL 'WALK-UPS'	15 UNITS	3 STORY
W	RESIDENTIAL 'WALK-UPS'	15 UNITS	3 STORY
X	RESIDENTIAL 'WALK-UPS'	16 UNITS	4 STORY
Y	YMCA	32,000 1ST FL 15,000 2ND FL	2 STORY
Z	MULTI-FAMILY RESIDENTIAL	179 UNITS	4 STORY
ZZ	MULTI-FAMILY RESIDENTIAL	179 UNITS	4 STORY

\*PRELIMINARY - SUBJECT TO CHANGE

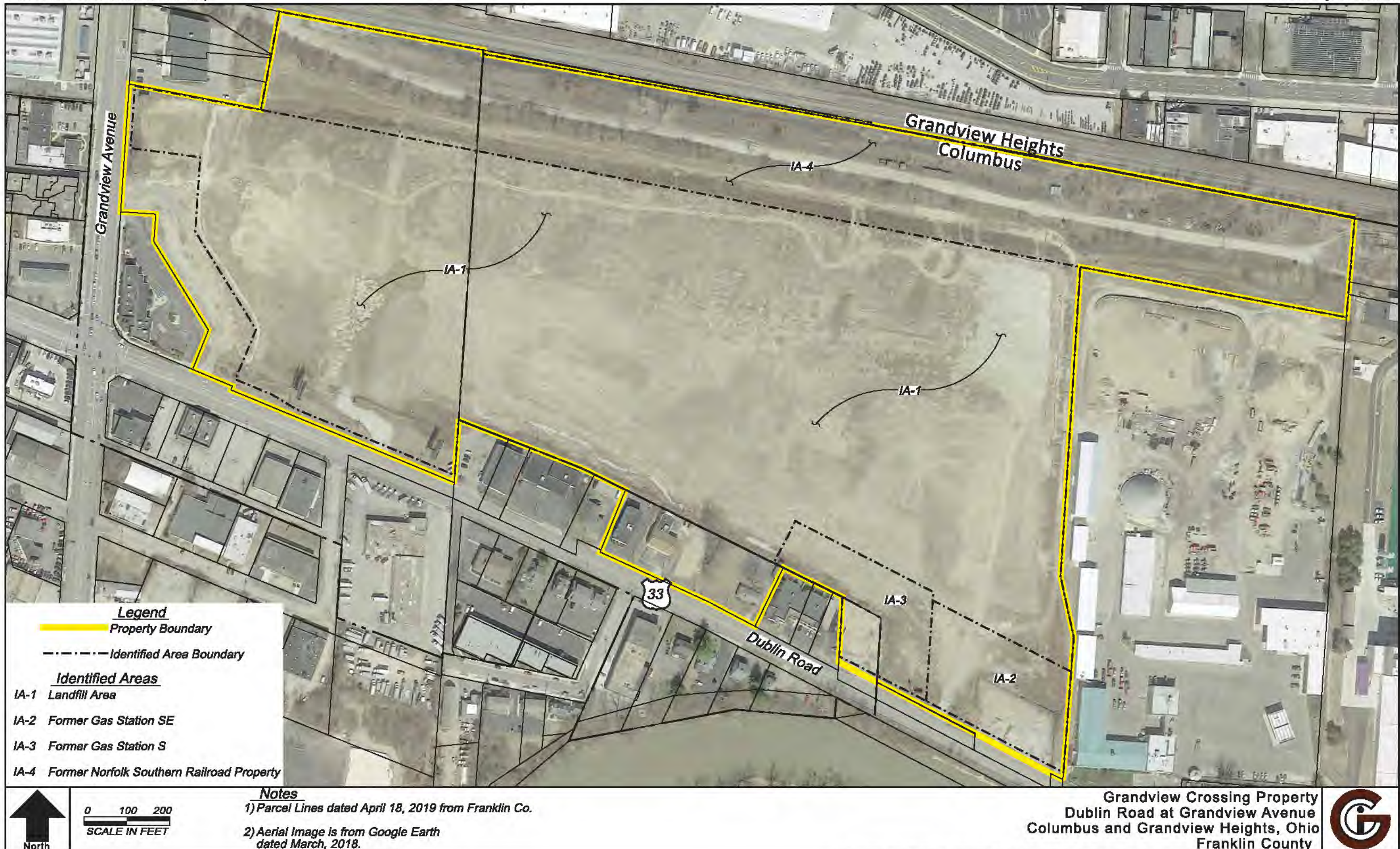
BUILDING DATA PER JURISDICTION			
	GRANDVIEW HEIGHTS	COLUMBUS	TOTAL
MARKET RATE RESIDENTIAL UNITS	26	802	828
		(ALT 1) 26	802
		(ALT 2) -	768
SENIOR LIVING RESIDENTIAL UNITS	177	-	200
TOTAL RESIDENTIAL UNITS	203	802	1,005
TOTAL OFFICE	-	248,000 SF	248,000 SF
		(ALT 1) 13,000 SF	265,300 SF
		(ALT 2) 26,000 SF	282,600 SF
TOTAL RETAIL/COMM.	47,500 SF	61,300 SF	108,800 SF
TOTAL HOTEL	120 BEDS	-	120 BEDS
YMCA	-	47,000 SF	47,000 SF



Legend  
----- Identified Area Boundary

Grandview Crossing Conceptual Site Plan N | 04.18.2019









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## APPENDIX A



**LEGAL DESCRIPTION**  
**39.609 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lot 1 & 2 of the Plat of Jefferson Zollinger's Heirs Farm as recorded in Plat Book 8 Page 1, and being part of Lot 2 of the Plat of Waterman's Farm as recorded in Plat Book 8 Page 2-B, and being all of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927, and being all of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being all of a 0.026 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 3.380 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue and along the southerly line of the remainder of a tract of Railroad Right-of-Way as shown on the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and the northerly line of a 0.421 acre tract conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, and the northerly line of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 863.36 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the southerly of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the said centerline, and the northerly line of said 7.628 and 0.026 acre tracts, South 79 degrees 12 minutes 44 seconds East, 1433.30 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, also being the northwesterly corner of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the westerly line of said 0.033 acre tract and the easterly line of said 0.026 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and being the southwesterly corner of said 0.033 acre tract and the southeasterly corner of said 0.026 acre tract, and the northwesterly corner of said 3.380 acre tract, and the northeasterly corner of said 7.628 acre tract;

Thence along the southerly line of said 0.033 acre tract and along the northerly line of said 3.380 acre tract, South 79 degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being the northwesterly corner of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53, and being the southeasterly corner of said 0.033 acre tract, and northeasterly corner of said 3.380 acre tract;

Thence along the westerly line of said 77.80 acre tract and the easterly line of said 3.380 acre tract, South 03 degrees 53 minutes 41 seconds West, passing an iron pin set at 120.87 feet, being 5/8" rebar 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and passing a 5/8" rebar found capped "Dynotec" at 151.15 feet, a total distance of 231.96 feet to an iron pin set, said iron pin being on the northeasterly corner of a 7.005 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio in Deed Book 1176 Page 90, and being the southeasterly corner of said 3.380 acre tract;

Thence along the southerly line of said 3.380 acre tract and along the northerly line of said 7.005 acre tract, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being on the northwest corner of said 7.005 acre tract and being the southeasterly corner of said 7.628 acre tract, and being the northeast corner of said 18.388 acre tract, and being the southwesterly corner of said 3.380 acre tract;

Thence along the easterly line of said 18.388 acre tract and the westerly line of said 7.005 acre tract and the westerly line of a 10.129 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio, as recorded in DB 1084, PG 300, South 03 degrees 53 minutes 41 seconds West, 724.38 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 12 degrees 07 minutes 19 seconds East, 145.81 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 04 degrees 00 minutes 41 seconds West, 334.19 feet to an iron pin found capped "Franklin Co. Engineer" at the southeasterly corner of said 18.388 acre tract, also being the northeasterly corner of a tract as conveyed to Thomas L. Kaplin (now deceased), as recorded in DB 2182, PG 205, also being on the northerly right of way line of Dublin Road;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, 31.62 feet to a point, referenced by a 3/4" iron pipe found 1.17 feet North, 0.00 feet East;

Thence along the easterly line of said 18.388 acre tract, and the westerly line of said Kaplin tract, and crossing said right of way, South 03 degrees 53 minutes 34 seconds West, 38.21 feet to an mag nail set, also being at the southeasterly corner of said 18.388 acre tract, and a southwest corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 18.388 acre tract, and the northerly line of said American Aggregates Corporation tract, North 62 degrees 27 minutes 53 seconds West, 201.13 feet to a mag nail set, also being at the southwest corner of said 18.388 acre tract, and a southeasterly corner of said Kaplin tract, and on the northerly line of said American Aggregates Corporation tract;

Thence leaving said centerline along the westerly line of said 18.388 acre tract, and the easterly line of said Kaplin tract, North 03 degrees 53 minutes 34 seconds East,

38.21 feet to a point, referenced by a  $\frac{3}{4}$ " iron pipe capped found capped "EMH&T" 1.17 feet North, 0.00 feet East, also being at a southeasterly corner of said 18.388 acre tract, and a northeasterly corner of said Kaplin tract, and on the said northerly right of way line;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, a distance of 197.25 feet to an iron pin set;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, along a curve to the left with a radius of 11494.16 feet, a central angle of 00 degrees 19 minutes 07 seconds, an arc length of 63.89 feet, and a chord which bears North 62 degrees 37 minutes 26 seconds West, a distance of 63.89 feet to an iron pin set;

Thence along a westerly line of said 18.388 acre tract, and the easterly line of a 0.395 acre tract conveyed to 810 Grandview LLC in Instrument No. 201606060070351, North 03 degrees 53 minutes 34 seconds East, 148.78 feet to a point, referenced by a  $\frac{3}{4}$ " iron pipe found 0.74 feet North, 0.23 feet East;

Thence along a southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, North 62 degrees 57 minutes 28 seconds West, 100.00 feet to a point, referenced by a  $\frac{5}{8}$ " rebar found 0.63 feet North, 0.94 feet East;

Thence along the southerly line of said 10.187 acre tract and the northerly line of Lots 1 through 8 of Waterman's Riverview Subdivision, as recorded in Plat Book 10 Page 192, and the northerly line of a 0.677 acre tract, as conveyed to OGSTUTZ, LTD. in Instrument No. 199703100049797, North 63 degrees 13 minutes 26 seconds West, 678.78 feet to a point, referenced by a  $\frac{3}{4}$ " iron pipe found capped "EMH&T" 0.29 feet South, 0.70 feet West at a northerly corner of said Waterman's Riverview Subdivision and a northerly corner of said 0.677 acre tract;

Thence continuing along the southerly line of said 10.187 acre tract and the northerly line of said 0.677 acre tract, the northerly line of 0.22 and 0.32 acre tracts, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19, North 68 degrees 32 minutes 15 seconds West, 306.40 feet to a point, referenced by a  $\frac{5}{8}$ " rebar found capped "Geo Graphics" 0.76 feet North, 0.27 feet East, and being on the easterly line of the remainder of a 30.06 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, and being the northwesterly corner of said 0.32 acre tract;

Thence along the westerly line of said 10.187 and 7.628 acre tracts, and the easterly line of said 2.2233 acre tract, and said 30.06 acre tract, and a 1.296 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201310300182977, and a 6.08 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, North 03 degrees 51 minutes 32 seconds East, passing an iron pin set at 404.07 feet and 521.41 feet on the northerly line of said 6.08 acre tract, and an iron pin set at 628.06 feet on the southwesterly corner of said 7.628 acre tract, a total distance of 862.54 feet to an iron pin set, said pin also being the **POINT OF BEGINNING**, containing 39.609 acres (1,725,368 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.



The total acreage of the boundary described herein contains 39.609 acres (1,725,368 Sq. Ft.) out of PID 010-129562-00, in which there is 0.162 acres P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

A1104  
(010)  
129562



**LEGAL DESCRIPTION**  
**14.268 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights , being in Section 12, Township 1, Range 23, Congress Lands, being part of Lots 96, 97, 102, 103, 110, 117, 119, 120, and 125, and all of Lots 98-101, 104-109, 111-116, 118, and 121-124, Avondale Avenue Reserve(see Franklin County Court of Common Pleas Case No. 172266 as recorded in Deed Book 1426 page 387), and Glendale Avenue(vacated by the Franklin County Commissioners in Road Record 13 Page 168), and 30' X 346.32' of Station Street, as vacated by City of Grandview Heights Ordinance No. 2018-27, as recorded in an Affidavit of Facts Relating to Title in Instrument No. 201902140017908 of Grand View Croughton, Denmead and Pope's Suburban Subdivision as recorded in Plat Book 4 Page 346, and being all of a 1.296 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201310300182977, and being all of the remainder of a 30.06 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, and being all of a 6.08 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, and being all of a 0.613 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812310175660, and being all of a 1.499 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180611, and being all of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 323.80 feet to a point on said centerline;

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue, South 85 degrees 55 minutes 02 seconds East, 40.00 feet to mag nail found on the easterly line of Grandview Avenue and the southwesterly corner of said 1.499 acre tract, and the northwesterly corner of a 1.104 acre tract as conveyed to 828 Grandview, LLC in Instrument Number 201709010122257, said mag nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the easterly line of Grandview Avenue and the westerly lines of said 1.499 and 6.08 acre tracts, North 04 degrees 04 minutes 58 seconds East, 296.38 feet to a point, referenced by a iron pin found 0.03 feet South, 0.21 feet East at the southwesterly corner of a 0.947 acre tract conveyed to West Hill Realty, LLC in Instrument Number 200904270058763;

Thence along the southerly line of said 0.947 acre tract, and the northerly line of said 6.08 acre tract, South 79 degrees 13 minutes 23 seconds East, 312.94 feet to an iron pin set at the southwesterly corner of said 0.613 acre tract and the southeasterly corner of the remainder of said 0.947 acre tract;

Thence along the westerly line of the remainder of said 2.2233 acre tract and said 0.613 acre tract, and the easterly lines of the remainder of the 0.378, 0.617, and 0.947 acre tracts as conveyed to West Hill Realty, LLC in Instrument Number 200904270058763, and a 0.421 acre tract as conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, North 10 degrees 55 minutes 37 seconds East, passing an iron pin set at 132.20 feet, a total distance of 232.87 feet to an iron pin set, being on the southerly line of the railroad Right-of-Way, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and being at the northwesterly corner of the remainder of said 2.2233 acre tract, and the northeasterly corner of said 0.421 acre tract;

Thence along the southerly line of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the centerline of the eastbound tracks, and the northerly line of said 2.2233 acre tract, South 79 degrees 12 minutes 44 seconds East, 482.19 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being the northwesterly corner of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678;

Thence along the westerly line of said 7.628 acre tract, and a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and the easterly lines of said 2.2233 acre tract, and said 1.296 acre tract, and the remainder of said 30.06 acre tract, and said 6.08 acre tract, South 03 degrees 51 minutes 32 seconds West, passing an iron pins set at 234.48 feet, 341.13 feet, and 458.47 feet, a total distance of 862.54 feet to a point, referenced by a iron pin found capped "Geo Graphics" 0.76 feet North, 0.27 feet East at the northwesterly corner of a 0.32 acre tract, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19;

Thence along the westerly line of said 0.32 acre tract, and the easterly line of the remainder of said 30.06 acre tract, South 04 degrees 10 minutes 22 seconds West, 146.47 feet to the southeasterly corner of said 30.06 acre tract, and being on the northeasterly corner of a tract conveyed to American Aggregates Corporation in Deed Book 896 Page 373;

Thence along the northerly line of said American Aggregates Corporation tract, being 35.00 feet northerly of and parallel to the centerline of Dublin Road as established in 1940, and the southerly line of the remainder of said 30.06 acre tract, along a curve to the left with a radius of 5764.62 feet, a central angle of 01 degrees 09 minutes 33 seconds, an arc length of 116.62 feet, and a chord which bears North 66 degrees 57 minutes 44 seconds West, a distance of 116.62 feet to an iron pin set;

Thence continuing along the northerly line of said American Aggregates Corporation tract, being 35.00 feet northerly of and parallel to the centerline of Dublin Road as established in 1940, and the southerly line of the remainder of said 30.06 acre tract, North 67 degrees 32 minutes 30 seconds West, 348.34 feet to an mag nail set at the northwesterly corner of said American Aggregates Corporation tract and being on the easterly line of said 1.296 acre tract;

Thence along the easterly line of said 1.296 acre tract and the westerly line of said American Aggregates Corporation tract, along a curve to the left with a radius of 595.20 feet, a central angle of 00 degrees 28 minutes 53 seconds, an arc length of 5.00 feet, and a chord which bears South 23 degrees 51 minutes 55 seconds West, a distance of 5.00 feet to a mag nail set on the northerly line of Dublin Road as shown on said Grand View Croughton, Denmead and Pope's Suburban Subdivision, and being the southwesterly corner of said American Aggregates Corporation tract;

Thence along the northerly line of said Dublin Road as shown on said Grand View Croughton, Denmead and Pope's Suburban Subdivision, and the southerly line of said 1.296 acre tract, North 67 degrees 32 minutes 30 seconds West, 24.00 feet to a mag nail set at the southeasterly corner of said American Aggregates Corporation tract and being at the southwesterly corner of said 1.296 acre tract;

Thence along the westerly line of said 1.296 acre tract and the easterly line of said American Aggregates Corporation tract, along a curve to the right with a radius of 619.18 feet, a central angle of 00 degrees 27 minutes 46 seconds, an arc length of



5.00 feet, and a chord which bears North 23 degrees 48 minutes 38 seconds East, a distance of 5.00 feet to a mag nail set at northeasterly corner of said American Aggregates Corporation tract, and being the southeasterly corner of said 6.08 acre tract;

Thence along the southerly line of said 6.08 acre tract and the northerly line of said American Aggregates Corporation tract, North 67 degrees 32 minutes 30 seconds West, 76.43 feet to a mag nail set at the southeasterly corner of a tract conveyed to Thomas P. Zelkoff (now deceased) in Deed Book 2099 Page 188, and being at the southwesterly corner of said 6.08 acre tract;

Thence along the westerly line of said 6.08 acre tract and the easterly line of said Zelkoff tract, North 22 degrees 23 minutes 51 seconds East, a distance of 10.00 feet to a  $\frac{3}{4}$ " iron pipe found at northeasterly corner of said Zelkoff tract, and being the southeasterly corner of said 1.499 acre tract;

Thence along the southerly line of said 1.499 acre tract and the northerly line of said Zelkoff tract, North 67 degrees 32 minutes 30 seconds West, 99.99 feet to an iron pin set at the southeasterly corner of said 1.104 acre tract, and being at the southwesterly corner of said 1.499 acre tract;

Thence along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 22 degrees 19 minutes 29 seconds East, 99.49 feet to a  $\frac{3}{4}$ " iron pipe found;

Thence continuing along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 31 degrees 46 minutes 02 seconds West, 241.44 feet to a found  $\frac{3}{4}$ " iron pipe capped "Meyers";

Thence continuing along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 04 degrees 01 minutes 03 seconds East, 63.98 feet to a found railroad spike;

Thence continuing along the northerly line of said 1.104 acre tract and the southerly line of said 1.499 acre tract, North 86 degrees 09 minutes 15 seconds West, 82.33 feet to a found mag nail, said mag nail also being the **POINT OF BEGINNING**, containing 14.268 acres (621,509 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 14.268 acres (621,509 Sq. Ft.) out of PID 030-002559-00, in which there is 0.085 P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of

Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

Allot  
(030)  
2559



**LEGAL DESCRIPTION**  
**1.403 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being all of Lots 3 through 7 of Waterman's Riverview Subdivision as recorded in Plat Book 10 Page 192, as conveyed to 810 Grandview, LLC in Instrument Numbers 201504170049624, 201201180007648, 201603100028814, 201706020073357, 201808280115964, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Dublin Road, South 67 degrees 32 minutes 30 seconds East, 778.98 feet to a point on said centerline. Thence, continuing along said centerline, along a curve to the right with a radius of 5729.58 feet, a central angle of 02 degrees 37 minutes 04 seconds, an arc length of 261.78 feet, and a chord which bears South 66 degrees 13 minutes 58 seconds East, a distance of 261.76 feet to a point. Thence, continuing along said Dublin Road centerline, as dedicated in Plat Book 7 Page 332, and Plat Book 10 Page 192, South 64 degrees 55 minutes 26 seconds East, 509.60 feet to a point. Thence, continuing along said centerline, along a curve to the right with a radius of 11459.16 feet, a central angle of 00 degrees 35 minutes 02 seconds, an arc length of 116.77 feet, and a chord which bears South 64 degrees 37 minutes 55 seconds East, a distance of 116.77 feet to a point. Thence North 26 degrees 46 minutes 26 seconds East, 23.41 feet to an iron pin set at the southeast corner of said Lot 3, being the southwesterly corner of Lot 2 of said Waterman's Riverview Subdivision, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the southerly line of said Lot 3 and part of Lot 4, and the northerly line of Dublin Road (60') as shown on said Waterman's Riverview Subdivision, North 61 degrees 35 minutes 08 seconds West, 123.59 feet to an iron pin set;

Thence along the southerly line of said Lot 5 through 7 and part of Lot 4, and the northerly line of said Dublin Road, North 64 degrees 55 minutes 26 seconds West, 276.57 feet to an iron pin set at the southwesterly corner of said Lot 7 and the southeasterly corner of Lot 8 of said Waterman's Riverview Subdivision;

Thence along the westerly line of said Lot 7, and the easterly line of said Lot 8, North 23 degrees 05 minutes 08 seconds East, 155.96 feet to an iron pin set at the northwesterly corner of said Lot 7 and the northeasterly corner of said Lot 8, and being on the southerly line of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928;

Thence along the northerly line of said Lots 3 through 7, and the southerly line of said 10.187 acre tract, South 63 degrees 13 minutes 26 seconds East, 410.02 feet to an iron pin set at the northwesterly corner of said Lot 2 and the northeasterly corner of said Lot 3;

Thence along the westerly line of said Lot 2, and the easterly line of said Lot 3, South 26 degrees 46 minutes 26 seconds West, 150.96 feet to an iron pin set, said iron pin being the **POINT OF BEGINNING**, containing 1.403 acres (61,101 Sq. Ft.), more or less.

The above described parcel contains 1.403 acres (61,101 Sq. Ft.) out of PID 030-002595-00, in which 0.056 acres lie within the P.R.O.

Subject to all legal rights-of-way and/or easements, if any, of previous record.



The basis of bearing is the centerline of Dublin Road being South 67° 32' 30" East from the intersection of Grandview Ave for 778.98 feet east.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

Allot  
(030)  
259.5



**LEGAL DESCRIPTION**  
**0.394 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being part of Lot 1 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1 and being all of a 0.395 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201606060070351, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Dublin Road, South 67 degrees 32 minutes 30 seconds East, 778.98 feet to a point on said centerline. Thence, continuing along said centerline, along a curve to the right with a radius of 5729.58 feet, a central angle of 02 degrees 37 minutes 04 seconds, an arc length of 261.78 feet, and a chord which bears South 66 degrees 13 minutes 58 seconds East, a distance of 261.76 feet to a point. Thence, continuing along said Dublin Road centerline, as dedicated in Plat Book 7 Page 332, and Plat Book 10 Page 192, South 64 degrees 55 minutes 26 seconds East, 509.60 feet to a point. Thence, continuing along said centerline, along a curve to the right with a radius of 11459.16 feet, a central angle of 01 degrees 42 minutes 59 seconds, an arc length of 343.26 feet, and a chord which bears South 64 degrees 03 minutes 57 seconds East, a distance of 343.25 feet to a mag nail set, being the southwesterly corner of said 0.395 acre tract, said mag nail being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the westerly line of said 0.395 acre tract, and the easterly line of Waterman's Riverview Subdivision recorded in Plat Book 10 Page 192 and Lot 1 of said subdivision, North 03 degrees 53 minutes 34 seconds East, passing the northerly line of Dublin Road and an iron pin set at 38.13 feet, a total distance of 186.91 to point, being referenced by an 5/8" rebar found 0.63 feet North and 0.94 feet East, being the northeasterly corner of said Lot 1 and the northwesterly corner of said 0.395 acre tract, and the southeasterly corner of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and a southwesterly corner of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, South 62 degrees 57 minutes 28 seconds East, a distance of 100.00 feet to point, being referenced by an 3/4" iron pipe capped "EMH&T" found 0.75 feet North and 0.23 feet East, being the northeasterly corner of said 0.395 acre tract and a southwesterly corner of said 18.388 acre tract;

Thence continuing along the easterly line of said 0.395 acre tract, and the westerly line of said 18.388 acre tract and a tract as conveyed to Thomas L. Kaplin (now deceased) in Deed Book 2182 Page 205, South 03 degrees 53 minutes 34 seconds West, passing the northerly line of Dublin Road and an iron pin set at 148.78 feet, a total distance of 186.91 feet to a mag nail set, also being the southwesterly corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 0.395 acre tract, and the northerly line of said American Aggregates Corporation tract, along a curve to the left with a radius of 11459.16 feet, a central angle of 00 degrees 30 minutes 00 seconds, an arc length of 100.00 feet, and a chord which bears North 62 degrees 57 minutes 28 seconds West, a distance of 100.00 feet to a mag nail set, said

mag nail being the **POINT OF BEGINNING**, containing 0.394 acres (17,178 Sq. Ft.), more or less.

The above described parcel contains 0.394 acres (17,178 Sq. Ft.) out of PID 030-002564-00, in which 0.080 acres lie within the P.R.O.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing is the centerline of Dublin Road being South 67° 32' 30" East from the intersection of Grandview Ave for 778.98 feet east.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat 2/19/19  
Matthew Lee Sloat, PS Date  
Registered Surveyor No. 8342

Allot  
(0303  
2564





**LEGAL DESCRIPTION**  
**0.033 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lots 1 & 2 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, being all of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue and along the southerly line of a Norfolk Southern Railway Company tract, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 2296.65 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 30.00 feet southerly from the centerline of railroad tracks, and said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the southerly line of said Norfolk Southern Railway Company tract, and the northerly line of said 0.033 acre tract, being 30.00 feet south of and parallel to the said centerline, South 79 degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top;

Thence along the westerly line of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53 and the easterly line of said 0.033 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar, being 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 32.22 feet southerly from the centerline of railroad tracks, also being the northeasterly corner of a 3.380 acre tract as conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the southerly line of said 0.033 acre tract and the northerly line of said 3.380 acre tract, being 32.22 feet south of and parallel to the said centerline, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar, being 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being at the northeasterly corner of a 7.628 acre tract, and at the southeasterly corner of a 0.026 acre tract, both as conveyed to 810 Grandview LLC in Instrument No. 201712220180678;

Thence continuing along the easterly line of said 0.026 acre tract and the westerly line of said 0.033 acre tract, North 03 degrees 53 minutes 41 seconds East, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 30.00 feet southerly from the centerline of railroad tracks, and said pin also being the **POINT OF BEGINNING**, containing 0.033 acres (1,419 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 0.033 acres (1437 Sq. Ft.) out of PID 030-003345-00, in which there is no P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

All of  
(0.30)  
3345





GEOTECHNICAL  
CONSULTANTS INC.



## APPENDIX B



## SEMI-ANNUAL O&M INSPECTION FORM

### GRANDVIEW CROSSING PROPERTY Dublin Road and Grandview Avenue Columbus and Grandview Heights, Ohio

Date of Inspection: \_\_\_\_\_

Inspector Name \_\_\_\_\_

(Please Print):

Relationship to Property Owner: \_\_\_\_\_

#### 1. Landfill Gas Interceptor Trench Engineering Control Inspection:

##### Be Specific About Locations

Observations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_ NO \_\_\_\_\_ YES

If yes, recommended action with resolution: - Be Specific About Locations

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#### 2. Direct Contact Engineering Control Inspection: Restricted Residential Land Use Areas:

##### Be Specific About Locations

Observations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_ NO \_\_\_\_\_ YES

If yes, recommended action with resolution: - Be Specific About Locations

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**3. Vapor Mitigation System Engineering Control Inspection:**

Observations – Be Specific About Locations:

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Action needed to address damage (voids, etc.)? \_\_\_\_\_NO \_\_\_\_\_YES  
If yes, recommended action with resolution – Be Specific About Locations:

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\_\_\_\_\_  
Inspector Signature





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CONSULTANTS INC.



**ATTACHMENT 4**

# **OPERATION AND MAINTENANCE AGREEMENT**

## **Between Ohio EPA and 810 Grandview LLC Regarding the Grandview Crossing Property, Franklin County, Ohio**

---

This Operation and Maintenance Agreement ("Agreement") is entered into by the Director of the Ohio Environmental Protection Agency ("Director") and 810 Grandview LLC, an Ohio limited liability company ("810 Grandview LLC"), pursuant to Ohio Revised Code ("ORC") Chapter 3746 and Ohio Administrative Code ("OAC") Chapter 3745-300. In consideration of the mutual covenants and subject to the terms and conditions of this Agreement, the parties agree as follows:

1. **The NFA Letter Property.** A no further action letter (NFA Letter No. 19NFA\_\_\_; the "NFA Letter") under the Voluntary Action Program ("VAP") was submitted to the Director on behalf of 810 Grandview LLC and the Franklin County Board of Commissioners ("Volunteers") on [Date], by Bruce Savage, a certified professional (CP# 265). The NFA Letter addresses approximately 55.707 acres of real property owned by 810 Grandview LLC and located at 810 Grandview Ave., Columbus and Grandview Heights, Franklin County, Ohio (the "Property"). The legal description of the Property is attached hereto as Attachment 1, and is incorporated into this Agreement by reference.
2. **O&M Plan.** The NFA Letter includes an Operation and Maintenance Plan ("O&M Plan"). The term "*O&M Plan*" refers to the O&M Plan dated August 2019 that applies to a portion of the Property, as described by the Plan. The O&M Plan is attached hereto as Attachment 2 and is incorporated into this Agreement by reference. The O&M Plan is available for review as a public record with the NFA Letter for the Property, and a copy may be obtained by contacting the Records Management Officer at Ohio EPA's Central District Office at 50 West Town Street, Suite 700, Columbus, OH 43215, (614) 728-3778.
3. **Requirement for an O&M Agreement.** This Agreement is required for the Property pursuant to ORC 3746.10(C)(2) or 3746.12(A)(2) and OAC 3745-300-11.
4. **Remedy for the Property.** The remedy for the Property involves the following:
  - a. **Engineering Controls.** The engineering controls installed at the Property include: the landfill gas interceptor trench systems, which are documented by the O&M Plan in the NFA letter.
  - b. **Risk Mitigation Measures.** A Risk Mitigation Plan was prepared to detail the risk mitigation measures to be implemented during construction and excavation activities at the Property.



- c. Activity and Use Limitations.** Activity and use limitations are included in a proposed Environmental Covenant developed pursuant to ORC 5301.80 to 5301.92 and OAC 3745-300-11. Following the issuance of a covenant not to sue for the Property, the Environmental Covenant will be recorded pursuant to ORC 3746.14 as a deed record for the Property.
- 5. Engineering Controls Subject to the O&M Plan.** The engineering controls, as set forth in the Remedy for the Property Section of this Agreement, are part of the voluntary action remedy and must be maintained by 810 Grandview LLC in accordance with this Agreement and the O&M Plan to demonstrate that the Property has achieved and will continue to comply with the applicable standards set forth in ORC Chapter 3746 and OAC Chapter 3745-300 and in the covenant not to sue issued pursuant to ORC 3746.12 for the Property (the "Covenant Not to Sue").
- 6. Implementation of O&M Plan.** 810 Grandview LLC shall implement the engineering controls in accordance with the O&M Plan, and perform all inspections, repairs, reporting, record keeping, demonstrations and other requirements in accordance with the O&M Plan.
- 7. Property Access.** 810 Grandview LLC certifies that it has access to the Property sufficient to fully implement the O&M Plan and this Agreement. Further, upon transfer of the Property or portion thereof, 810 Grandview LLC shall require the transferee to maintain such access, or assume responsibility for the obligations set forth in this Agreement, as a condition of the transfer.
- 8. Recording of Agreement.** 810 Grandview LLC may record this Agreement as an exhibit to the Covenant Not to Sue, but the recording of this Agreement is not required by ORC 3746.14.
- 9. Effect of Violation of this Agreement.** Failure to comply with this Agreement or the O&M Plan may constitute the failure to maintain an applicable standard in accordance with ORC 3746.12(B) and OAC Chapter 3745-300, and may be subject to the process outlined in the Compliance Schedule Agreement Section of this Agreement. However, noncompliance with an activity and use limitation for the Property voids the Covenant Not to Sue, as provided in ORC 3746.05.
- 10. Financial Assurance.** 810 Grandview LLC shall ensure that reasonable and adequate funds in the amount of at least Seven Thousand Five Hundred Dollars (\$7,500.00) are available to comply with this Agreement and the O&M Plan by providing financial assurance. For its financial assurance, 810 Grandview LLC has

executed an affidavit, attached hereto as Attachment 3, guaranteeing that the amount of Seven Thousand Five Hundred Dollars (\$7,500.00) is available for compliance with this Agreement. 810 Grandview LLC agrees to maintain this financial assurance or execute and fund another comparable, acceptable financial assurance, and submit to Ohio EPA a copy of such financial assurance. Examples of acceptable financial assurance include a trust fund, a surety bond guaranteeing payment into a trust fund, a surety bond guaranteeing performance of this Agreement and the O&M Plan, a letter of credit, an insurance policy, the obligated party's financial assurance demonstration under VAP affidavit, an escrow account, or such other financial assurance as approved by Ohio EPA. In the event the amount or form of financial assurance provided herein is inadequate to comply with the terms of this Agreement, the Director may propose a modification of this paragraph pursuant to the Modification Section of this Agreement.

11. **Notice to Prospective Property Transferees of Remedy Obligations.** At least thirty (30) days prior to the execution of any sales contract or other document transferring ownership of the Property, or any portion of the Property that is subject to this Agreement, 810 Grandview LLC shall provide written notice to the prospective Property transferee that the Property, or such portion of the Property, is subject to the Covenant Not to Sue and this Agreement and the O&M Plan.
12. **Notice to the Director of Transfer of Property.** Within fourteen (14) days after a sale or other transfer of the Property, or any portion of the Property that is subject to this Agreement, 810 Grandview LLC shall provide written notice to the Director that the Property, or such portion of the Property, has been sold or otherwise transferred. This notice submitted to the Director shall include:
  - a. The name, address, and telephone number of the new Property owner and the name, title, address, email address and telephone number of the contact person for the new Property owner;
  - b. A legal description of the Property or such portion of the Property being transferred; and
  - c. The closing date of the transfer of ownership of the Property or such portion of the Property.
13. **Option to Transfer this Agreement / Notice to Director.** Pursuant to ORC 3746.14(C), 810 Grandview LLC may transfer this Agreement to any other person (the "Transferee") by assignment or in conjunction with the acquisition of title to the Property. Within fourteen (14) days after such transfer, 810 Grandview LLC shall



provide written notice to the Director of the terms and conditions of the transfer of obligations of this Agreement and the O&M Plan ("Transfer Terms and Conditions"), by submitting:

- a. The name, address, and telephone number of the Transferee and the name, title, address, email address and telephone number of the contact person for the Transferee;
- b. A statement of the extent to which the Transferee has assumed the obligations of this Agreement and the O&M Plan;
- c. A copy of the legal instrument(s) that provide the Transfer Terms and Conditions; and
- d. A copy of the Transferee's proposed financial assurance that complies with the Financial Assurance Section of this Agreement, if the Transferee has assumed the financial assurance obligations of this Agreement and the O&M Plan. The Transferor's financial assurance shall remain effective until Ohio EPA approves in writing the Transferee's financial assurance and the Transferee's financial assurance is fully executed and funded.

Upon the Director's receipt of such notice of the Transfer Terms and Conditions in accordance with this Section of the Agreement, and Ohio EPA's approval of the Transferee's financial assurance, the Transferee shall be considered a party to this Agreement, in accordance with the Transfer Terms and Conditions.

- 14. Subparceling.** Upon written notice submitted by 810 Grandview LLC to the Director, that one or more parcels of the Property have been divided or subparceled, this Agreement shall apply separately to each subdivided parcel subject to this Agreement upon the date of subdivision or the date of the submission of written notice, whichever occurs later. 810 Grandview LLC shall provide such written notice by submitting:

- a. The legal description of the subdivided parcels;
- b. A survey map (or maps) of the subdivided parcels;
- c. The date of the subdivision;
- d. A copy of the legal instrument(s) providing for the subdivision; and

- e. The name(s) of the new owner, if any, of the subdivided parcels.

Upon the written notice submitted pursuant to this Section, this Agreement shall be deemed to be amended, without modification of this Agreement, to identify the subdivided parcels of the Property. The Covenant Not to Sue shall remain in effect for any subdivided portion of the Property that continues to comply with the requirements of this Agreement and the applicable standards that form the basis of the Covenant Not to Sue. Any revocation of the Covenant Not to Sue for any parcel shall not be based solely on a finding that any other subdivided parcel of the Property no longer complies with the applicable standards or the requirements of this Agreement.

- 15. Document Submittals / Notifications to Parties.** All documents, including but not limited to notices and reports, required to be submitted by 810 Grandview LLC pursuant to this Agreement shall be identified by NFA Letter number [19NFA\_\_\_\_] and addressed to the following persons:

For Ohio EPA:

Ohio EPA – Central Office  
Division of Environmental Response and Revitalization  
50 West Town Street  
P.O. Box 1049  
Columbus, OH 43216-1049  
Attn: DERR Compliance Officer, Former Dublin Road Landfill Property (19NFA\_\_\_\_)  
Electronic filings: [records@epa.ohio.gov](mailto:records@epa.ohio.gov)

and

Ohio EPA-Central District Office  
Division of Environmental Response and Revitalization  
50 West Town Street, Suite 700, Columbus, OH 43215  
Attn: DERR Site Coordinator for Former Dublin Road Landfill (19NFA\_\_\_\_)

For 810 Grandview LLC:

810 Grandview LLC  
Attn: Eric Wagenbrenner  
842 N. 4<sup>th</sup> Street, Suite 200  
Columbus, Ohio, 43215

Any party may designate an alternative contact name or mailing address upon written notification to the other party.

16. **Modification of this Agreement or the O&M Plan.** This Agreement or the O&M Plan may be modified by agreement of the appropriate parties. Modifications of this Agreement shall be in writing, signed by the authorized representative of 810 Grandview LLC and by the Director, and shall be effective on the date signed by the Director. Modifications of the O&M Plan shall be submitted in writing to Ohio EPA, subject to approval by Ohio EPA, and effective upon written approval by Ohio EPA. Ohio EPA reserves the right to require the submittal of a new NFA letter for a proposed modification that will result in the application of an applicable standard or land use different than that contained in the NFA letter that is the subject of the Covenant Not to Sue.
17. **Compliance Schedule Agreement.** Within thirty (30) days after the mailing of notice from the Director of a finding that the Property or a portion of the Property no longer complies with an applicable standard upon which the issuance of the Covenant was based, 810 Grandview LLC shall notify the Director of its intention to return the Property or such portion of the Property to compliance with the applicable standards upon which the Covenant was based ("cure") and enter into a compliance schedule agreement with the Director for such cure, in accordance with ORC 3746.12(B).
18. **Compliance with Other Laws.** 810 Grandview LLC shall conduct all activities pursuant to this Agreement and the O&M Plan in compliance with all applicable local, state, and federal laws and regulations, including but not limited to requirements to obtain permits or authorizations. 810 Grandview LLC acknowledges that Ohio EPA's review and approval of any health and safety measures, such as those contained in the O&M Plan or the Risk Mitigation Plan, are limited to ensuring compliance with the requirements of ORC Chapter 3746 and OAC Chapter 3745-300 and does not extend to determining compliance with the Occupational Safety and Health Act, 29 U.S.C. 651 *et seq.*, the regulations adopted under that act, or any obligation imposed by the Occupational Safety and Health Administration.
19. **Inspections by Ohio EPA.** 810 Grandview LLC shall allow the Director or his authorized representatives to perform inspections to determine compliance with this Agreement. Such inspections shall be consistent with ORC Chapter 3746 and OAC Chapter 3745-300, including but not limited to the reasonableness of inspection timing and frequency in accordance with ORC 3746.21.



- 20. Program Costs for Monitoring Compliance with this Agreement.** 810 Grandview LLC shall reimburse Ohio EPA for the actual direct and indirect costs incurred by Ohio EPA in monitoring compliance with this Agreement pursuant to OAC 3745-300-03.
- a.** Ohio EPA will periodically submit to 810 Grandview LLC an itemized statement of its monitoring costs for the previous year(s). Monitoring costs include, but are not limited to, costs for reviewing submissions or reports required by this Agreement, conducting Property inspections, and corresponding with 810 Grandview LLC or its representative.
  - b.** Within thirty (30) days of receipt of such itemized statement, 810 Grandview LLC shall remit payment for all of Ohio EPA's monitoring costs for the previous year(s). If 810 Grandview LLC disputes the accuracy of items on the itemized statement, a request for review of the statement may be made within thirty (30) days of receipt of the statement. After review, Ohio EPA will resubmit to 810 Grandview LLC an itemized statement with appropriate revisions. 810 Grandview LLC shall remit payment within fourteen (14) days of receipt of the resubmitted statement.
  - c.** 810 Grandview LLC shall remit payments to Ohio EPA pursuant to this Section of the Agreement as follows:
    - i.** Payment shall be made by an official (or certified) check made payable to "Treasurer, State of Ohio." The check shall be submitted to Ohio EPA, Office of Fiscal Administration, P.O. Box 1049, 50 West Town Street, Columbus, Ohio 43216-1049.
    - ii.** A copy of the transmittal letter and check shall be sent to the Fiscal Officer, DERR, Ohio EPA, P.O. Box 1049, 50 West Town Street, Columbus, Ohio 43216-1049.
    - iii.** A copy of the transmittal letter and check shall be sent to the Records Management Officer, DERR, Ohio EPA, P.O. Box 1049, 50 West Town Street, Columbus, Ohio 43216-1049.
- 21. Termination.** This Agreement shall terminate upon (a) revocation or voidance of the Covenant Not to Sue, (b) a demonstration, in accordance with OAC 3745-300-11 and the O&M Plan, that implementation of this Agreement and the O&M Plan is no longer necessary for the Property to comply with applicable standards, upon

written acknowledgment of the demonstration by the Manager of the VAP, or (c) otherwise upon the written approval of the Director of the Ohio EPA.

22. **Waiver.** 810 Grandview LLC agrees that the terms and conditions of this Agreement are lawful and reasonable, and agrees to comply with this Agreement. 810 Grandview LLC hereby waives its right to appeal the issuance of this Agreement and the terms and conditions of this Agreement, and hereby waives any and all rights it might have to seek judicial or administrative review of this Agreement either in law or equity. 810 Grandview LLC reserves its right to participate in any appeal by a third party to the Environmental Review Appeals Commission or to any court.
23. **Entire Agreement.** The terms and conditions of this Agreement, including the O&M Plan, constitute the entire agreement of the parties. No oral or written representation shall be binding unless approved as a modification of this Agreement pursuant to the Modification Section of this Agreement. The terms and conditions of this Agreement shall be interpreted consistent with ORC Chapter 3746 and OAC Chapter 3745-300.
24. **Authorized Signatories.** Each undersigned representative of a signatory to this Agreement represents that he or she is fully authorized to execute this Agreement and to legally bind such signatory to this Agreement.
25. **Effective Date.** Upon execution of this Agreement by both parties, this Agreement shall be a valid and binding obligation enforceable in accordance with its terms and conditions and effective upon the date of the Director's signature.

**[Remainder of page intentionally left blank.]**

In witness whereof, the parties hereto have executed this Agreement.

**810 Grandview LLC:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**OHIO ENVIRONMENTAL PROTECTION AGENCY:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Laurie A. Stevenson,  
Director of Ohio EPA



**ATTACHMENT 1**  
Property Legal Description]

**ATTACHMENT 2**  
O&M Plan

**ATTACHMENT 3**  
Financial Assurance



**Financial Assurance for 810 Grandview LLC  
Operation and Maintenance Agreement under Ohio's Voluntary Action Program**

**AFFIDAVIT**

STATE OF OHIO )

COUNTY OF FRANKLIN )

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

1. I am an adult of at least eighteen (18) years old and competent to testify herein.
2. I hold the position of Manager of Wagenbrenner Grandview Crossing, LLC the Manager of 810 Grandview LLC, an Ohio limited liability company, with a business address of 842 N. Fourth Street, Suite 200, Columbus, Ohio 43215.
3. 810 Grandview LLC is responsible for compliance with the Operation and Maintenance Agreement ("OMA") to be entered into by 810 Grandview LLC and the Director of the Ohio EPA regarding the portion of the property owned by 810 Grandview LLC at 810 Grandview Avenue in Columbus and Grandview Heights, Ohio.
4. Based on the attached correspondence from Bruce A. Savage, CP#265, (see Exhibit A) the estimated annual O&M cost for the property owned by 810 Grandview LLC at 810 Grandview Avenue is \$7,500.00.
5. Per the attached bank statement (see Exhibit B), reasonable and adequate funds in the amount of at least \$7,500.00 are available to 810 Grandview LLC, for compliance with the financial assurance provisions of the OMA.
6. The information provided in this affidavit and its attachments, incorporated herein, is true, accurate and complete.

Further affiant sayeth naught.

\_\_\_\_\_  
Eric C. Wagenbrenner, Manager, Wagenbrenner  
Grandview Crossing, LLC

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2019.

Seal:

\_\_\_\_\_  
Notary Public



GEOTECHNICAL  
CONSULTANTS INC.

**MAIN OFFICE**  
720 Greencrest Drive  
Westerville, OH 43081  
614.895.1400 **phone**  
614.895.1171 **fax**

**YOUNGSTOWN OFFICE**  
8433 South Avenue  
Building 1, Suite 1  
Boardman, OH 44514  
330.965.1400 **phone**  
330.965.1410 **fax**

**DAYTON OFFICE**  
2380 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

August 22, 2017

810 Grandview LLC  
c/o Wagenbrenner Development  
842 North 4th Street, Suite 200  
Columbus, Ohio 43215  
Attn: Joseph M. Reidy

**Reference: Cost Estimate for Operations & Maintenance Plan Inspections  
Grandview Crossing Property  
Dublin Road and Grandview Avenue  
Columbus and Grandview Heights, Ohio**

Dear Mr. Reidy;

Geotechnical Consultants, Inc. (GCI) is providing this cost estimate for implementation of the operations and maintenance plan (OMP) in connection with a No Further Action Letter to be submitted under Ohio EPA's Voluntary Action Program (VAP). The scope of services would involve inspections, reporting and maintenance activities as noted in the OMP and operations and maintenance agreement (OMA).

Maintenance activities are anticipated to consist of those activities necessary to inspect and maintain the landfill gas interceptor trench engineering controls installed at the property (e.g. regular and unscheduled inspections, replacing gravel in trench, repairing ground area above trench, repairing signage). GCI estimates the cost for these activities not to exceed \$7,500 on an annual basis, including reporting required under the OMP/OMA.

Thank you and please contact our office with any questions or concerns.

Respectfully submitted,

Geotechnical Consultants, Inc.

Bruce A. Savage, CPG  
Ohio Certified Professional No. 265  
Principal, Director Environmental Services

Cc: File



GEOTECHNICAL  
CONSULTANTS INC.



**ATTACHMENT 5**





GEOTECHNICAL  
CONSULTANTS INC.

**MAIN OFFICE**  
720 Greencrest Drive  
Westerville, OH 43081  
614.895.1400 **phone**  
614.895.1171 **fax**

**YOUNGSTOWN OFFICE**  
8433 South Avenue  
Building 1, Suite 1  
Boardman, OH 44514  
330.965.1400 **phone**  
330.965.1410 **fax**

**DAYTON OFFICE**  
2380 Bellbrook Avenue  
Xenia, OH 45385  
937.736.2053 **phone**

[www.gci2000.com](http://www.gci2000.com)

**Risk Mitigation Plan  
for the  
Grandview Crossing Property  
Dublin Road and Grandview Avenue  
Columbus and Grandview Heights, Franklin County,  
Ohio**

**Volunteer:**  
**Franklin County Board of Commissioners**  
**150 South Front Street, FSL Suite 10**  
**Columbus, Ohio 43215-7104**

**Volunteer and Property Owner:**  
**810 Grandview LLC**  
**842 North 4th Street, Suite 200, Columbus, Ohio 43215**

**Volunteer:**  
**Wagenbrenner Development**  
**842 North 4th Street, Suite 200, Columbus, Ohio 43215**

**NFA Letter Issued by:**  
**VAP Certified Professional**  
**Bruce A. Savage, CP Number 265**  
**with**  
**Geotechnical Consultants, Inc.**  
**720 Green Crest Dr.**  
**Westerville, OH 43081**  
**Tel. No. 614-895-1400**

**Date of RMP: July, 2019**

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## **Section 1.0 – Purpose of the Risk Mitigation Plan (OAC 3745-300-11(G)(1)(a))**

The purpose of this risk mitigation plan (RMP) is to provide the risk mitigation measures that apply to construction or excavation (CE) activities at the Grandview Crossing property (the “property”) as defined herein. **Figure 1** attached to this RMP shows the property location on the USGS 7.5-minute quadrangle topographic map. The property is the 55.707-acre Grandview Crossing Property described in the VAP Phase II Property Assessment report dated May, 2019 issued by Geotechnical Consultants, Inc. (GCI). The property consists primarily of the approximately 36-acre Former Dublin Road Landfill site (a.k.a. the J. Texas Howard site), approximately 13.5 acres of former railroad property located north of the former Dublin Road Landfill, and approximately 6.2 acres of former commercial lots along Dublin Road. The property is currently vacant land planned for future development of commercial and restricted residential (i.e. apartments or condominiums) structures / land uses.

Risk mitigation measures are those health and safety precautions and other such remedial activities that provide protection to persons working in construction or excavation from exposures to chemicals of concern (COCs) in environmental media at a property, as described by Ohio Administrative Code 3745-300-11(C)(7). Implementation of this RMP allows the property to maintain compliance with VAP applicable standards that apply to construction or excavation activities, in support of a covenant not to sue issued by the director of Ohio EPA under Ohio Revised Code section 3746.12.

Adherence to the measures outlined in this RMP will enhance the protection of construction and/or excavation workers from COCs located in soil and waste materials below the property. Concentrations of COCs exceeding VAP applicable standards for CE activities were identified in soil located below 2 feet in VAP IA-4 on the property, and in soil/waste below a soil cover meeting VAP applicable standards for commercial / industrial land uses installed over VAP Identified Areas IA-1 through IA-3 on the property (the “soil cover”), and COCs in soil below 2 feet in IA-4. The soil cover over IA-1 through IA-3 was installed through 2016, at a minimum thickness of 4 feet and up to approximately 10 feet thick in some portions of the property, as described in the Phase II Property Assessment report dated May, 2019 prepared by GCI.

Ground water underlying the property is present at depths greater than approximately 20 feet below ground surface (bgs). Based on the depth to ground water, it is unlikely that future construction and excavation workers on the Property will come into contact with ground water during future construction and excavation activities. **Figure 2** attached to this RMP shows the locations of the property subject to the RMP, which is the entire property described herein. The attached **Figure 3** shows the Identified Area IA-1 through IA-4 locations on the property.



This RMP applies to the COCs, environmental media and exposure pathway(s) summarized in the table below.

<b>Chemical of Concern</b>	<b>Media</b>	<b>Pathway(s)</b>
Volatile organic compounds (VOC), Semi-volatile organic compounds (SVOC), Metals, Hydrogen Sulfide, Asbestos, and Polychlorinated biphenyls (PCBs)	Soil and waste material beneath soil cover in IA-1 through IA-3	Direct contact and inhalation of vapor by construction and excavation workers
Lead and Polynuclear aromatic hydrocarbons (PAH)	Soil below 2 feet in IA-4	Direct contact by construction and excavation workers

This RMP was prepared in accordance with Ohio Administrative Code rule 3745-300-11(G). It is not intended to fulfill requirements of other laws that may apply to construction or excavation activities at the property, such as those administered by the Occupational Safety and Health Administration.

## **Section 2.0 – Implementing the Risk Mitigation Plan (OAC 3745-300-11(G)(1)(e) and (f))**

The RMP is to be implemented anytime excavation is to occur below 2 feet in IA-4, or below the soil cover over IA-1 through IA-3 at the property. **Appendix A** provides the legal descriptions for the property. **Appendix B** provides a cross section across the property. Provisions for the management of soil will be applied to future construction and excavation activities underneath the entire property.

The responsibility for implementing this RMP belongs to the owner(s) of the property, including successors.

## **Section 3.0 – Potential Health Risks (OAC 3745-300-11(G)(1)(b))**

The following provides a brief summary of COCs present in soil and waste underlying the soil cover at the property, and potential health risks.

### Lead

Lead is a naturally occurring bluish-gray metal found in small amounts in the earth's crust. Lead can be found in all parts of our environment. Much of it comes from human activities including burning fossil fuels, mining, and manufacturing. Lead has many different uses. It is used in the production of batteries, ammunition, metal products (solder and pipes), and devices to shield X-rays. Because of health concerns, lead from paints and ceramic products, caulking, and pipe solder has been dramatically reduced in recent years. The use of lead as an additive to

gasoline was banned in 1996 in the United States. Exposure to lead can happen from breathing workplace air or dust, eating contaminated foods, or drinking contaminated water. Children can be exposed from eating lead-based paint chips or playing in contaminated soil. Lead can damage the nervous system, kidneys, and reproductive system. Lead has been found in at least 1,272 of the 1,684 National Priority List (NPL) sites identified by the U.S. EPA.

### Antimony

Antimony is a silvery-white metal that is found in the earth's crust. Antimony ores are mined and then mixed with other metals to form antimony alloys or combined with oxygen to form antimony oxide. Exposure to antimony occurs in the workplace or from skin contact with soil at hazardous waste sites. Breathing high levels of antimony for a long time can irritate the eyes and lungs, and can cause problems with the lungs, heart, and stomach. This chemical has been found in at least 403 of 1,416 National Priorities List sites identified by the U.S. Environmental Protection Agency.

### Arsenic

Arsenic is a naturally occurring element widely distributed in the earth's crust. In the environment, arsenic is combined with oxygen, chlorine, and sulfur to form inorganic arsenic compounds. Arsenic in animals and plants combines with carbon and hydrogen to form organic arsenic compounds. Inorganic arsenic compounds are mainly used to preserve wood. Copper chromated arsenate (CCA) is used to make "pressure-treated" lumber. CCA is no longer used in the U.S. for residential uses; it is still used in industrial applications. Organic arsenic compounds are used as pesticides, primarily on cotton fields and orchards. Breathing high levels of inorganic arsenic can give you a sore throat or irritated lungs. Ingesting very high levels of arsenic can result in death. Exposure to lower levels can cause nausea and vomiting, decreased production of red and white blood cells, abnormal heart rhythm, damage to blood vessels, and a sensation of "pins and needles" in hands and feet. Ingesting or breathing low levels of inorganic arsenic for a long time can cause a darkening of the skin and the appearance of small "corns" or "warts" on the palms, soles, and torso. Skin contact with inorganic arsenic may cause redness and swelling. Almost nothing is known regarding health effects of organic arsenic compounds in humans. Studies in animals show that some simple organic arsenic compounds are less toxic than inorganic forms. Ingestion of methyl and dimethyl compounds can cause diarrhea and damage to the kidneys. Several studies have shown that ingestion of inorganic arsenic can increase the risk of skin cancer and cancer in the liver, bladder, and lungs. Inhalation of inorganic arsenic can cause increased risk of lung cancer. The Department of Health and Human Services (DHHS) and the U.S. EPA have determined that inorganic arsenic is a known human carcinogen. The IARC has determined that inorganic arsenic is carcinogenic to humans.

### Semi-Volatile Organic Compounds (SVOC)

Individual SVOC including the Polynuclear Aromatic Hydrocarbons (PAH): Benz(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenz(a,h)anthracene and Indeno(1,2,3-cd)pyrene), were detected in soil and waste material sampled during 2011 Phase II Property Assessment activities at depths currently underlying the soil cover, at concentrations exceeding current VAP applicable standards for direct contact by CE workers in portions of the property. Additionally, other SVOC were detected at concentrations contributing to exceedance of the direct contact standards on a multiple chemical basis in the soil and waste underlying the soil cover.



PAH compounds are a group of over 100 different chemicals that are formed during the incomplete burning of coal, oil and gas, garbage, or other organic substances. PAH are usually found as a mixture containing two or more of these compounds, such as soot. Some PAH are manufactured. PAH are found in coal tar, crude oil, creosote, and roofing tar. Mice that were fed high levels of one PAH during pregnancy had difficulty reproducing and so did their offspring. These offspring also had higher rates of birth defects and lower body weights. It is not known whether these effects occur in people. Animal studies have also shown that PAH can cause harmful effects on the skin, body fluids, and ability to fight disease after both short- and long-term exposure. But these effects have not been seen in people. The Department of Health and Human Services (DHHS) has determined that some PAH may reasonably be expected to be carcinogens. Some people who have breathed or touched mixtures of PAH and other chemicals for long periods of time have developed cancer. Some PAH have caused cancer in laboratory animals when they breathed air containing them (lung cancer), ingested them in food (stomach cancer), or had them applied to their skin (skin cancer).

#### Asbestos Containing Material (ACM)

Asbestos is a commercial and legal term referring to a class of minerals that naturally form long, thin, very strong fibers. Asbestos has been mined and used in many products worldwide, mostly during the 20<sup>th</sup> century. In the United States, mining asbestos has ended, but asbestos is still present in older homes and buildings, and some products still contain it. Asbestos occurs in the environment, both naturally and from the breakdown or disposal of old asbestos products.

Disturbing asbestos minerals or other asbestos-containing materials can release tiny asbestos fibers, too small to see, into the air. Workers and others who breathed asbestos fibers over many years have developed asbestos-related diseases, including asbestosis, pleural disease, lung cancer, and mesothelioma. Some of these diseases can be serious or even fatal.

#### Hydrogen Sulfide (H<sub>2</sub>S)

Hydrogen sulfide is a flammable, colorless gas that smells like rotten eggs. People usually can smell hydrogen sulfide at low concentrations in air ranging from 0.0005 to 0.3 parts per million (ppm). Hydrogen sulfide occurs naturally in crude petroleum, natural gas, volcanic gases, and hot springs. It can also result from bacterial breakdown of organic matter. It is also produced by human and animal wastes. Bacteria found in your mouth and digestive tract produce hydrogen sulfide during the digestion of food containing vegetable or animal proteins. Industrial sources of hydrogen sulfide include petroleum refineries, natural gas plants, petrochemical plants, coke oven plants, food processing plants, and tanneries. Studies in humans suggest that the respiratory tract and nervous system are the most sensitive targets of hydrogen sulfide toxicity.

Exposure to low concentrations of hydrogen sulfide may cause irritation to the eyes, nose, or throat. It may also cause difficulty in breathing for some asthmatics. Respiratory distress or arrest has been observed in people exposed to very high concentrations of hydrogen sulfide. Exposure to low concentrations of hydrogen sulfide may cause headaches, poor memory, tiredness, and balance problems. Brief exposures to high concentrations of hydrogen sulfide can cause loss of consciousness. In most cases, the person appears to regain consciousness without any other effects. However, in some individuals, there may be permanent or long-term effects such as headaches, poor attention span, poor memory, and poor motor function.



### Volatile Organic Compounds (VOC)

Individual VOC detected in soil and waste material sampled during 2011 Phase II Property Assessment activities at depths currently underlying the soil cover exceed current VAP applicable standards for direct contact by construction and excavation workers.

1, 2, 4-Trimethylbenzene is a colorless liquid with chemical formula C<sub>9</sub>H<sub>12</sub>. It is a flammable aromatic hydrocarbon with a strong odor. It occurs naturally in coal tar and petroleum (about 3%). It is nearly insoluble in water, but well-soluble in ethanol, diethyl ether, and benzene. The substance can be absorbed into the body by inhalation, ingestion, skin and/or eye contact. Exposure symptoms include irritation to eyes, skin, nose, throat, respiratory system; bronchitis; hypochromic anemia; headache, drowsiness, lassitude (weakness, exhaustion), dizziness, nausea, incoordination; vomiting, confusion; chemical pneumonitis (aspiration liquid), confusion, cough, dizziness, drowsiness, headache, sore throat, vomiting.

1,3,5-Trimethylbenzene is an aromatic hydrocarbon as well as a volatile organic compound (VOC). It is a clear liquid with a strong, peculiar odor. Used most often in solvents and thinners. Human Health Effects include irritant to skin, eyes, and respiratory tract causing redness and pain. Repeated and chronic exposure can lead to chronic bronchitis. Continual occupational exposure has led to nervousness, tension, anxiety, and asthmatic bronchitis. Inhalation and aspiration can cause confusion, drowsiness, headache, sore throat, and vomiting.

Naphthalene is used in the production of phthalic anhydride; it is also used in mothballs. Acute (short term) exposure of humans to naphthalene by inhalation, ingestion, and dermal contact is associated with hemolytic anemia, damage to the liver, and neurological damage. Cataracts have also been reported in workers acutely exposed to naphthalene by inhalation and ingestion. Chronic (long-term) exposure of workers and rodents to naphthalene has been reported to cause cataracts and damage to the retina. Hemolytic anemia has been reported in infants born to mothers who "sniffed" and ingested naphthalene (as mothballs) during pregnancy. Available data are inadequate to establish a causal relationship between exposure to naphthalene and cancer in humans. EPA has classified naphthalene as a Group C, possible human carcinogen.

There are three forms of xylene in which the methyl groups vary on the benzene ring: meta-xylene, ortho-xylene, and para-xylene (m-, o-, and p-xylene). These different forms are referred to as isomers. Xylene is a colorless, sweet-smelling liquid that catches on fire easily. It occurs naturally in petroleum and coal tar. Chemical industries produce xylene from petroleum. It is one of the top 30 chemicals produced in the United States in terms of volume. Xylene is used as a solvent and in the printing, rubber, and leather industries. It is also used as a cleaning agent, a thinner for paint, and in paints and varnishes. It is found in small amounts in airplane fuel and gasoline.

### Polychlorinated Biphenyls (PCBs)

PCBs were detected in soil and waste material sampled during 2011 Phase II Property Assessment activities at depths currently underlying the soil cover at concentrations exceeding current VAP applicable standards for direct contact by construction and excavation workers. PCBs are mixtures of up to 209 individual chlorinated compounds (known as congeners). There are no known natural sources of PCBs. PCBs are either oily liquids or solids that are colorless to light yellow. Some PCBs can exist as a vapor in air. PCBs have no known smell or taste. Many commercial PCB mixtures are known in the U.S. by the trade name Aroclor. PCBs have been used as coolants and lubricants in transformers, capacitors, and other electrical equipment.



because they don't burn easily and are good insulators. The manufacture of PCBs was stopped in the U.S. in 1977 because of evidence they build up in the environment and can cause harmful health effects. Products made before 1977 that may contain PCBs include old fluorescent lighting fixtures and electrical devices containing PCB capacitors, and old microscope and hydraulic oils. Few studies of workers indicate that PCBs were associated with certain kinds of cancer in humans, such as cancer of the liver and biliary tract. Rats that ate food containing high levels of PCBs for two years developed liver cancer. The Department of Health and Human Services (DHHS) has concluded that PCBs may reasonably be anticipated to be carcinogens. PCBs have been classified as probably carcinogenic, and carcinogenic to humans (group 1) by U.S. EPA and IARC, respectively.

#### **Section 4.0 – Precautions Against Exposures (OAC 3745-300-11(G)(1)(c))**

Exposure to COCs in soil and waste on the Property could occur when construction and excavation workers come in contact with impacted soil below 2 feet in IA-4, or soil and waste material below the soil cover over IA-1 through IA-3. Contact can include dermal contact with exposed skin, such as bare hands and forearms, accidental ingestion when soil gets on food, such as transfer from dirty hands to food, or breathing in contaminated vapor emanating from excavations. Construction and excavation workers should attempt to limit their exposure to impacted soil and waste material below the soil cover, or lessen the time after contact that the impacted soil or material remains on the skin.

Specific precautions to be taken at all times when soil below 2 feet in IA-4 is encountered, and soil or waste material below the soil cover in IA-1 through IA-3 is encountered, are as follows:

1. Wear clothing that limits the skin area available for contact with the soil or waste material. Examples of such clothing include gloves, hard hats, long sleeve shirts and long pants.
2. Wash hands frequently and always before eating, smoking, chewing gum or tobacco, or other activities that involve contact between the hands and items to be placed in the mouth. This will prevent the spread of any soil or waste material on the hands to the items being placed in the mouth.
3. Do not apply ointments, cream, make-up or other substances before washing both the area to which the substance is to be applied and, if the substance is to be applied by hand, the hands. The application of such substances can provide a mechanism by which soil or waste material can be trapped next to the skin.
4. Cover cuts, scrapes and other open skin areas. Injured skin allows compounds in the soil or waste material to be more readily absorbed into the body than intact skin.
5. Wash hands and other exposed areas, especially those areas with visible dirt, before leaving the work site for extended time periods. This limits the amount of time that the soil or waste material is potentially in contact with the skin, thereby reducing the amount of the chemicals that can be absorbed through the skin.

6. Change work clothes shortly after leaving the property, especially those work clothes having either visible dirt or made damp through sweat or other liquids. Wash such clothes prior to wearing them again. Gloves and other such items that come into direct contact with the soil or waste material should also be washed, if possible.
7. Wash hair and other less accessible portions of the body shortly after leaving the work site for the day. Dirt and dust that potentially contain COCs can settle in the hair and spread by contact between the hands and the hair. Dirt and dust can also infiltrate under and through clothing, especially clothing becoming wet or sweaty.
8. Generally avoid direct contact between the skin and the contaminated soil or waste material at the property, by wearing appropriate protective clothing, such as water-repellent footwear and gloves.
9. Minimize the suspension of dust to the degree possible and specify measures to be taken for minimizing dust. Dust masks should be worn when warranted.
10. Inhalation: excavations should be vented to open air to allow air circulation out of and clean ambient air into the excavation. If venting to open air is not possible, then an air monitoring device should be used to determine if vapor concentrations pose a health risk to workers. Based on the monitoring results, respirators and other personal protective equipment may be needed to protect workers within an excavation.
11. Although it is unlikely ground water will be encountered in excavations, de-water excavations as appropriate in accordance with the procedures described in Section 6.0 of this RMP. If the water exceeds applicable standards, it must be treated and/or disposed of in accordance with local, state and federal regulations.
12. If ground water cannot be dewatered from an excavation, the excavation should be vented to circulate impacted air out of, and clean ambient air into, the excavation pit or trench. If venting is not possible, then an air monitoring device should be used to determine if the vapor concentrations pose a health risk to workers. Based on the monitoring results, respirators and other personal protective equipment may be needed to protect workers within the excavation.

### **Section 5.0 – Actions to Take if Significant Exposures Occur**

Whenever significant exposures to contaminated materials are suspected to have occurred at the property, the following steps must be taken:

1. Immediately remove and decontaminate all personnel.
2. Provide medical surveillance monitoring as needed for personnel.
3. Restrict access to the contaminated area.
4. Perform sampling and analysis as required to determine levels of personal protective equipment, decontamination of personnel and equipment, training needs, medical surveillance and waste management requirements, prior to resuming work at the site.



**Section 6.0 – Handling Contaminated Environmental Media (OAC 3745-300-11(G)(1)(d))**

Appendix B to this RMP should be used to determine the soil cover thickness in excavation areas in IA-1 through IA-3. Soil borings were installed in the soil cover and soil profiles were prepared to document the soil cover thickness. Appendix B to this RMP provides the boring location plan and soil profiles documenting the soil cover thickness across the property.

During future excavation activities the soil cover in IA-1 through IA-3 may be temporarily breached, exposing construction or excavation workers to the potentially contaminated underlying soils and waste material. Wherever excavation occurs on the property, soils may be reused as fill, provided that potentially contaminated soils and waste material below the soil cover are not co-mingled with soils within the soil cover, or used as fill within the soil cover thickness.

Soils within the soil cover over IA-1 through IA-3 must be replaced with the materials excavated from the soil cover, or with other clean fill as needed, to restore the clean soil that was within the soil cover prior to the excavation. This requires that soils excavated from the soil cover in IA-1 through IA-3 be isolated and temporarily stockpiled separately from other soils, and returned to the soil cover soil zone during backfilling operations. Alternatively, if something occurs such that the soil cover soil cannot be replaced on the property, other clean soils, such as those from an off-property source, may be used to re-grade the soil cover on the property as long as the soils has been characterized and demonstrated to meet applicable VAP standards. A clean zone of soil from zero to at least 4 feet bgs must be replaced as the soil cover at the conclusion of the excavation work.

Contaminated soil and waste material below the soil cover in IA-1 through IA-4 may be excavated and removed from the property provided that the soil/waste material are properly characterized and disposed of in accordance with applicable laws and regulations.

As noted previously, ground water below the Property occurs at more than 20 feet bgs. During future excavation activities ground water is not likely to be encountered; therefore exposure of construction or excavation workers to potentially contaminated underlying ground water is not likely to occur. In the event water does accumulate within property excavations (i.e. runoff / ground water), the water is to be managed on-site as follows:

All water that comes into contact with the excavated soil should be contained on-property, so as to prevent off-property flow. The owner shall be notified of the water management methods immediately. Work is not to proceed in the area if standing water remains.

If storm water has infiltrated into the exposed area before work can proceed, the excess water is to be pumped from the area and containerized.

All contaminated water encountered during work activities, including water removed from excavations, is to be contained on-property or pumped to a temporary storage tank and characterized. If the water exceeds applicable standards, it must be treated and/or disposed of in accordance with local, state and federal regulations. Ground water removed during construction and excavation activities cannot be discharged to surface waters unless by permit.

All water generated from decontamination activities is to be containerized for testing. Daily logs are to be maintained that identify the quantity and origin of all water added to any storage tank.

Water determined not to be contaminated after testing is to be disposed after consultation with the appropriate authorities.

Based on the test results of the water collected, appropriated procedures are to be established to mitigate risks based on the nature and duration of the work to be conducted.

#### **Section 7.0 – Notice to Contractors and Workers (OAC 3745-300-11(G)(1)(h) and (i))**

Whenever construction or excavation workers are reasonably expected to be exposed to soil or waste material below the soil cover (see Appendix B), the volunteer, or subsequent owner of the property, is responsible for communicating all the information provided in this RMP to the workers. The volunteer/owner is to communicate the identity of the chemical(s) of concern (COCs) present on the property, their location on the property and in which media, the potential health effects associated with exposure to said chemicals, the precautions to be taken to avoid exposure, how to handle contaminated media on the property, and actions to be taken should significant exposure occur.

A copy of this RMP will be maintained at the property. The property owner will ensure that the plan is made available to contractors and construction/excavation workers, and will ensure that the plan is implemented during excavation below 2 feet in IA-4 and below 4 feet of surface grade in IA-1 through IA-3.

#### **Section 8.0 – Annual Notification to Ohio EPA (OAC 3745-300-11(G)(1)(j))**

Annual reports will be prepared by the property owner and submitted to both the Ohio EPA Central Office and the Ohio EPA Central District Office. The annual report will either describe the activities that were conducted and describe how the RMP was implemented, or report that the RMP was not implemented during the year. Each report will be submitted with an affidavit by an individual with knowledge of the RMP implementation for the year.

#### **Section 9.0 – Termination Criteria (OAC 3745-300-11(G)(1)(k))**

The owner may submit to Ohio EPA a request to terminate the RMP. The request must demonstrate that further implementation of the RMP is no longer necessary for the property to maintain compliance with VAP standards applicable for CE activities. The demonstration must be verified by a VAP certified professional and include the certified professional's affidavit that attests that the demonstration shows the property complies with the VAP standards for CE activities without use of risk mitigation measures as a remedial activity under OAC 3745-300-11. The request may present the current property-specific conditions that demonstrate protectiveness to future construction and excavation workers and include any other information in support of the demonstration.





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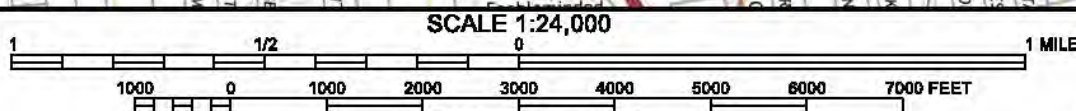
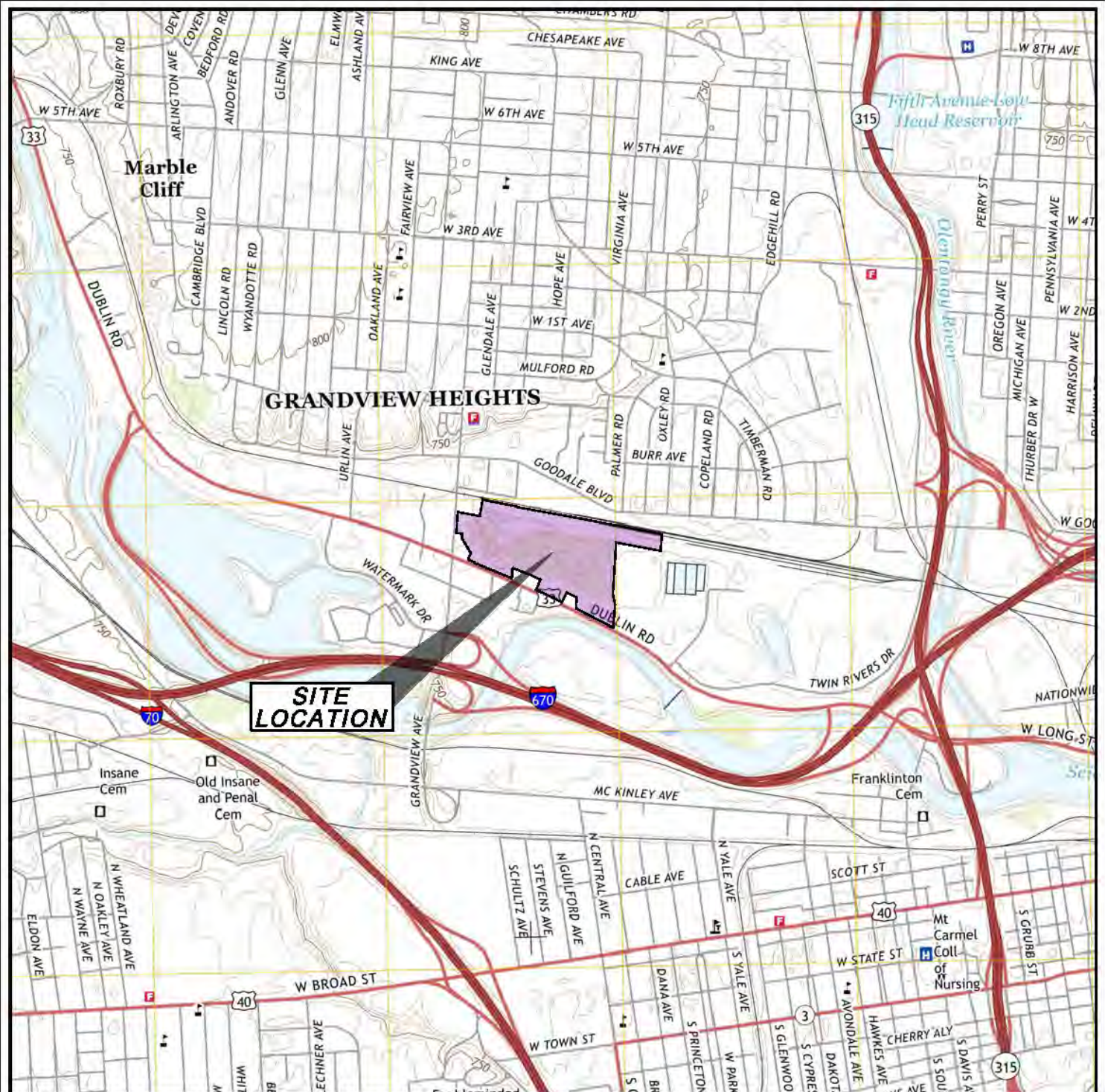


**FIGURES**



FIGURE 1 - Site Location Map

GCI Project #19-E-16504-K



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1988

GEOGRAPHIC COORDINATE-  
LATITUDE: N. 39° 58' 23.25"  
LONGITUDE: W. 83° 02' 26.47"  
HORIZONTAL DATUM: NAD83

USGS 7.5 MINUTE SERIES (TOPOGRAPHIC)  
QUADRANGLE:  
SOUTHWEST COLUMBUS, OHIO 2016



Grandview Crossing



Geotechnical Consultants, Inc. • 720 Greencrest Drive • Westerville, Ohio 43081 • 614-895-1400 • FAX 614-895-1171



# BOUNDARY SURVEY

0.033 AC., 0.394 AC., 1.403 AC.,  
14.268 AC., 39.609 AC.

Situated in the State of Ohio, County of Franklin, in the City of  
Columbus and the  
City of Grandview Heights, being in Section 12, Township 1, Range 23,  
Section 7, Township 5, Range 22, Refugee Lands

810 GRANDVIEW LLC  
Inst. No. 201712220180678  
0.026 Acre Tract

810 GRANDVIEW, LLC  
Inst. No. 201812270174222  
Par. No. 030-003345-00  
0.033 AC.  
1,419 SQ. FT.

810 GRANDVIEW, LLC  
Inst. No. 201812270174222  
3.380 AC.  
147,232 SQ. FT.

BOARD OF COUNTY  
COMMISSIONERS OF FRANKLIN  
COUNTY, OHIO  
D.B. 1176, PG. 90  
Par. No. 010-129643-00  
7.005 Acre Tract

CITY OF COLUMBUS  
DB 401 PG 53  
Par. No. 010-129527-00  
77.947 Acre Tract

## OWNERS

## HIGHWAY EASEMENTS

## LEAD IN COURSES

## BASIS OF BEARING:

The bearings shown on this plat are based on the  
Ohio State Plane Coordinate System, South Zone,  
NAD83 (COR59). Said bearings originated from a  
field traverse which was referenced to said  
coordinate system by GPS observations and  
observations of selected stations in the Ohio  
Department of Transportation Virtual Reference  
Station network. The portion of the centerline of  
right of way of Dublin Road, from the intersection  
with Grandview Ave. bearing easterly 77.98 feet and  
having a bearing of S67°32'30"E and monumented  
as shown hereon, is designated the "basis of  
bearing" for this plat.

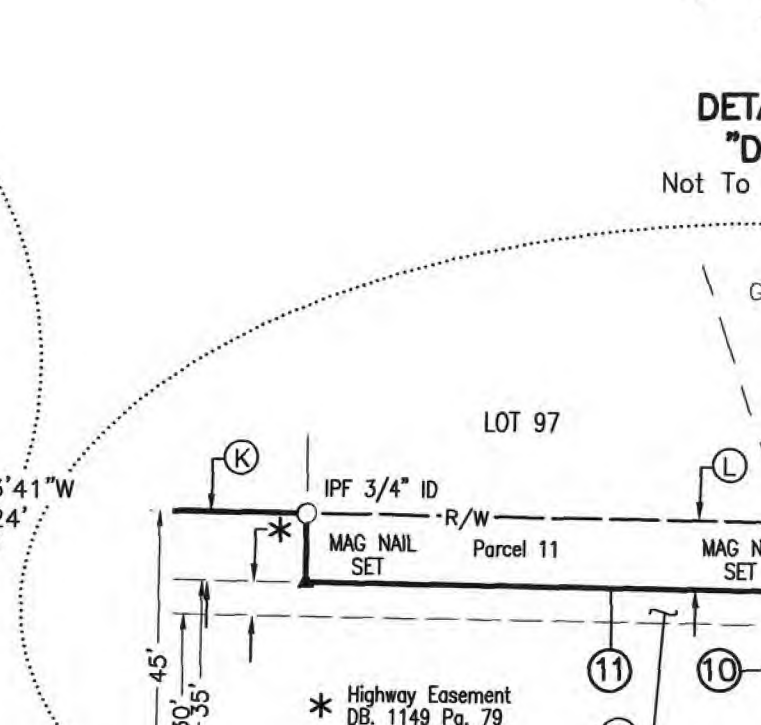
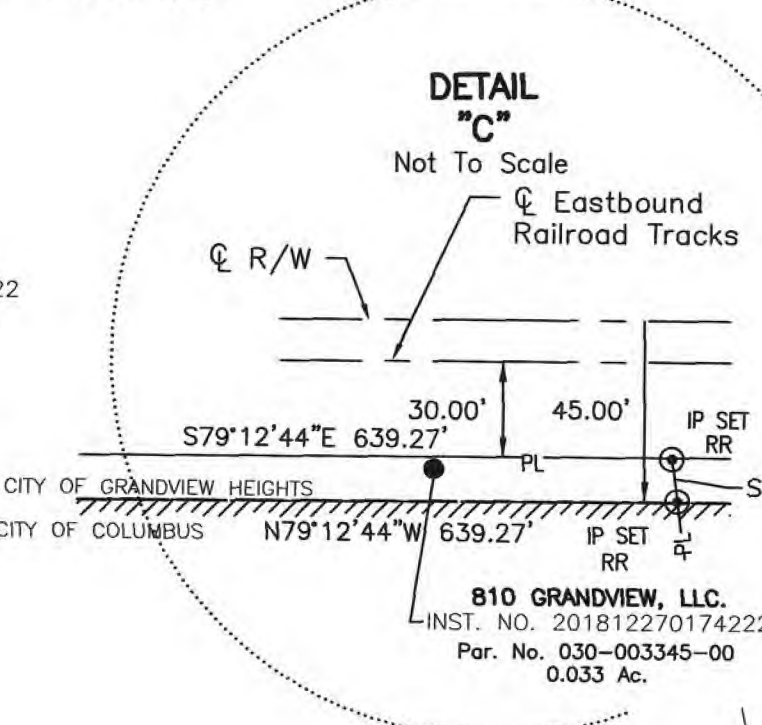
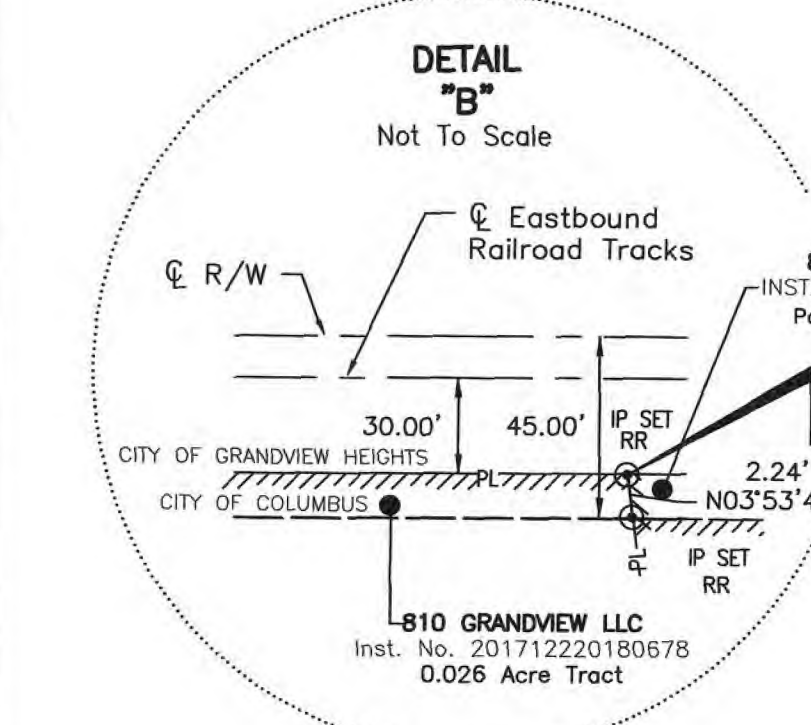
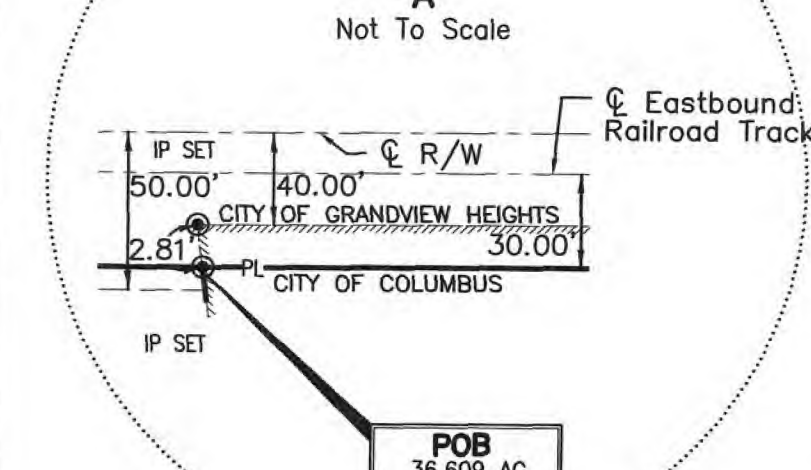
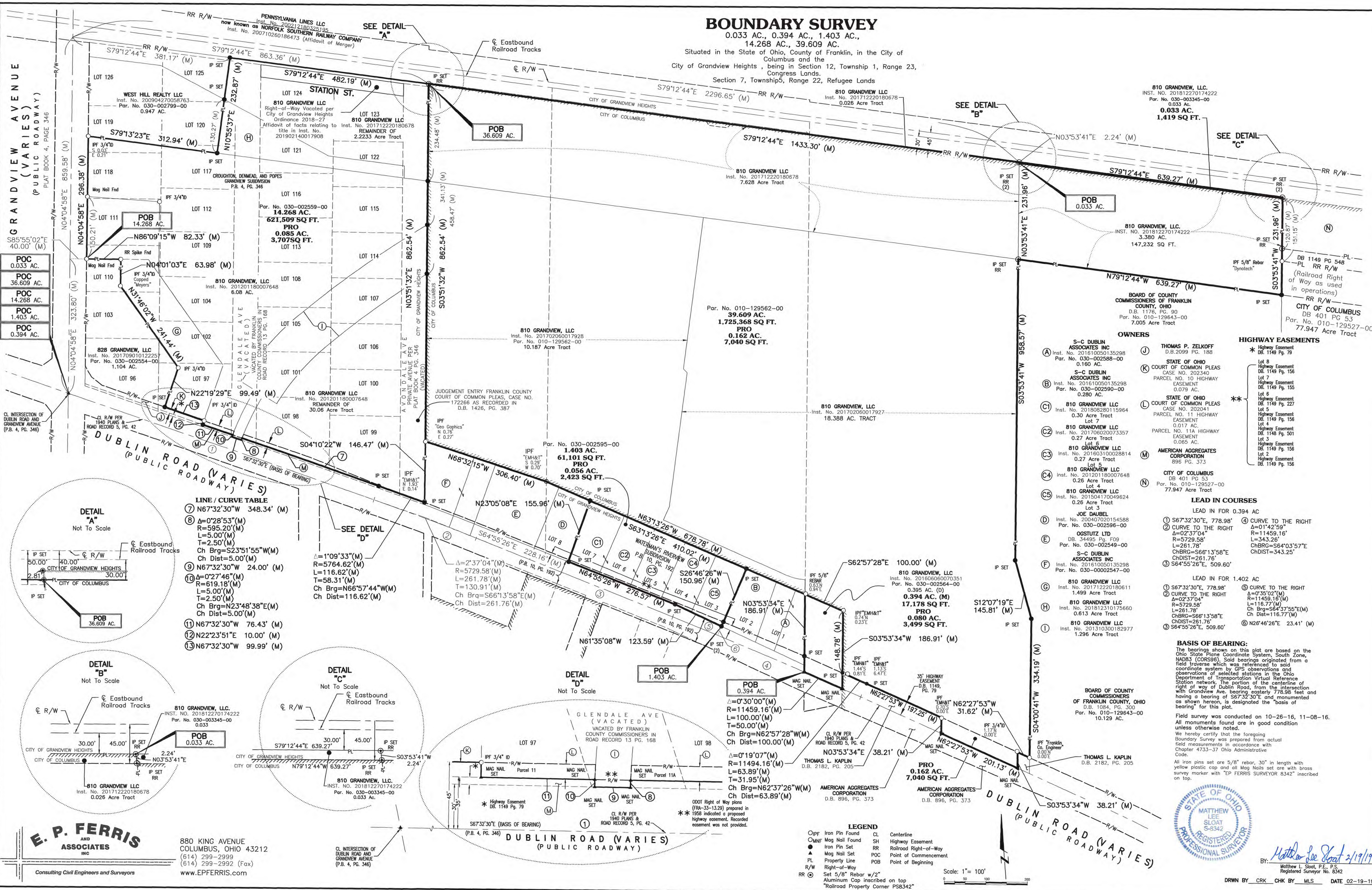
Field survey was conducted on 10-26-16, 11-08-16.  
All monuments found are in good condition  
unless otherwise noted.  
We hereby certify that the foregoing  
Boundary Survey was prepared from actual  
field measurements in accordance with  
Chapter 4733-37 Ohio Administrative  
Code.

All iron pins set are 5/8" rebar, 30" in length with  
yellow plastic cap and all Mag Nails set are with brass  
survey marker with "EP FERRIS SURVEYOR 8342" inscribed  
on top.



BY: Matthew Lee Sloot 2/19/19  
Matthew L. Sloot, P.E., P.S.  
Registered Surveyor No. 8342

DRWN BY CRK CHK BY MLS DATE 02-19-19



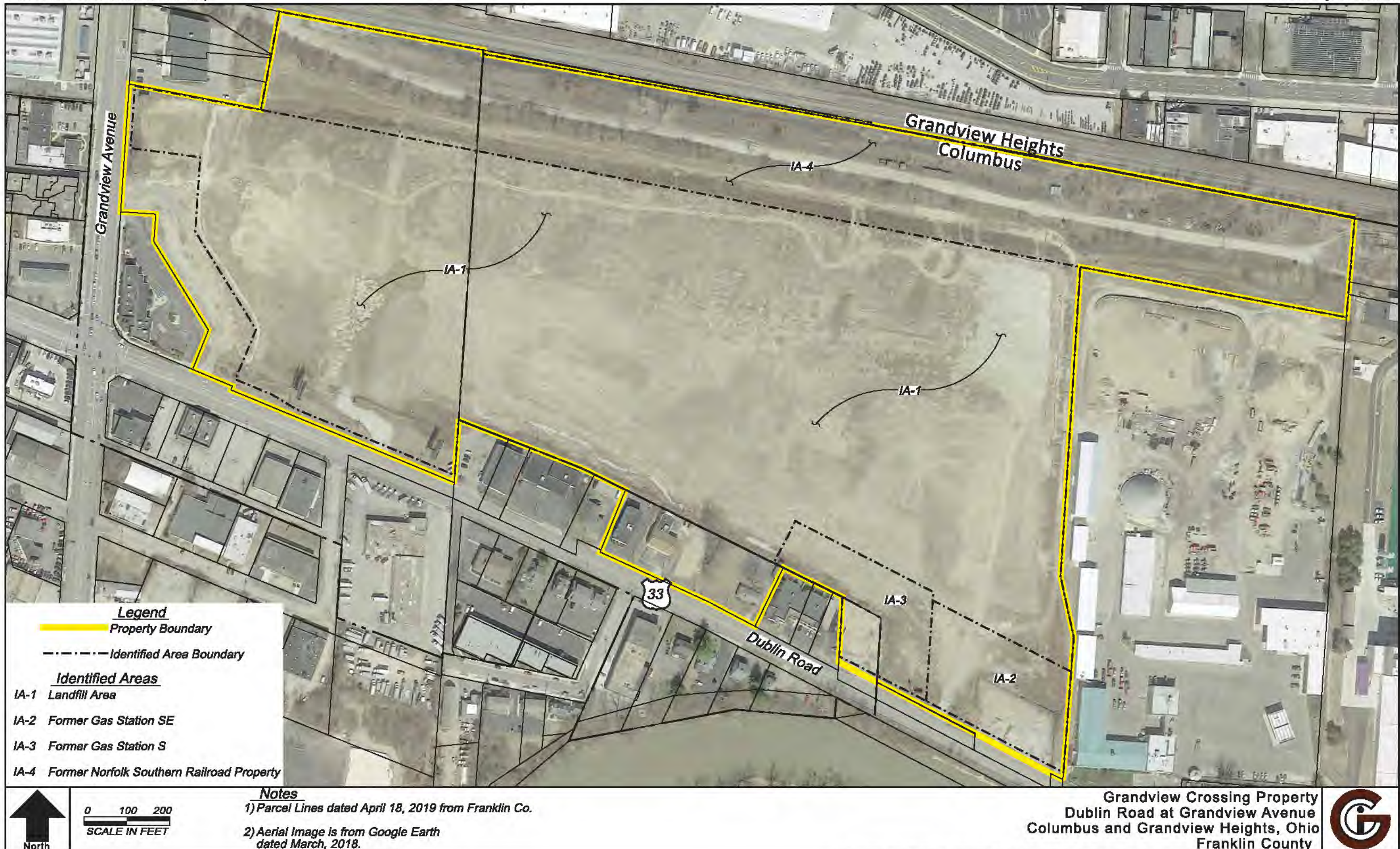
**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

- LEGEND**
- /IP Iron Pin Found
  - /MNT Mag Nail Found
  - Iron Pin Set
  - ▲ Mag Nail Set
  - PL Property Line
  - R/W Right-of-Way
  - CL Centerline
  - SH Highway Easement
  - RR Railroad Right-of-Way
  - POC Point of Commencement
  - POB Point of Beginning
  - Set 5/8" Rebar w/2" Aluminum Cap inscribed on top
  - Railroad Property Corner PS8342"

Scale: 1" = 100'









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## APPENDIX A

**LEGAL DESCRIPTION**  
**39.609 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lot 1 & 2 of the Plat of Jefferson Zollinger's Heirs Farm as recorded in Plat Book 8 Page 1, and being part of Lot 2 of the Plat of Waterman's Farm as recorded in Plat Book 8 Page 2-B, and being all of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927, and being all of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being all of a 0.026 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and being all of a 3.380 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue and along the southerly line of the remainder of a tract of Railroad Right-of-Way as shown on the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and the northerly line of a 0.421 acre tract conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, and the northerly line of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, and being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 863.36 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the southerly of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the said centerline, and the northerly line of said 7.628 and 0.026 acre tracts, South 79 degrees 12 minutes 44 seconds East, 1433.30 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, also being the northwesterly corner of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the westerly line of said 0.033 acre tract and the easterly line of said 0.026 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and being the southwesterly corner of said 0.033 acre tract and the southeasterly corner of said 0.026 acre tract, and the northwesterly corner of said 3.380 acre tract, and the northeasterly corner of said 7.628 acre tract;

Thence along the southerly line of said 0.033 acre tract and along the northerly line of said 3.380 acre tract, South 79 degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being the northwesterly corner of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53, and being the southeasterly corner of said 0.033 acre tract, and northeasterly corner of said 3.380 acre tract;

Thence along the westerly line of said 77.80 acre tract and the easterly line of said 3.380 acre tract, South 03 degrees 53 minutes 41 seconds West, passing an iron pin set at 120.87 feet, being 5/8" rebar 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, and passing a 5/8" rebar found capped "Dynotec" at 151.15 feet, a total distance of 231.96 feet to an iron pin set, said iron pin being on the northeasterly corner of a 7.005 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio in Deed Book 1176 Page 90, and being the southeasterly corner of said 3.380 acre tract;

Thence along the southerly line of said 3.380 acre tract and along the northerly line of said 7.005 acre tract, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, said rebar being on the northwest corner of said 7.005 acre tract and being the southeasterly corner of said 7.628 acre tract, and being the northeast corner of said 18.388 acre tract, and being the southwesterly corner of said 3.380 acre tract;

Thence along the easterly line of said 18.388 acre tract and the westerly line of said 7.005 acre tract and the westerly line of a 10.129 acre tract as conveyed to the Board of County Commissioners of Franklin County, Ohio, as recorded in DB 1084, PG 300, South 03 degrees 53 minutes 41 seconds West, 724.38 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 12 degrees 07 minutes 19 seconds East, 145.81 feet to an iron pin set;

Thence continuing along the easterly line of said 18.388 acre tract, and the westerly line of said 10.129 acre tract, South 04 degrees 00 minutes 41 seconds West, 334.19 feet to an iron pin found capped "Franklin Co. Engineer" at the southeasterly corner of said 18.388 acre tract, also being the northeasterly corner of a tract as conveyed to Thomas L. Kaplin (now deceased), as recorded in DB 2182, PG 205, also being on the northerly right of way line of Dublin Road;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, 31.62 feet to a point, referenced by a 3/4" iron pipe found 1.17 feet North, 0.00 feet East;

Thence along the easterly line of said 18.388 acre tract, and the westerly line of said Kaplin tract, and crossing said right of way, South 03 degrees 53 minutes 34 seconds West, 38.21 feet to an mag nail set, also being at the southeasterly corner of said 18.388 acre tract, and a southwest corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 18.388 acre tract, and the northerly line of said American Aggregates Corporation tract, North 62 degrees 27 minutes 53 seconds West, 201.13 feet to a mag nail set, also being at the southwest corner of said 18.388 acre tract, and a southeasterly corner of said Kaplin tract, and on the northerly line of said American Aggregates Corporation tract;

Thence leaving said centerline along the westerly line of said 18.388 acre tract, and the easterly line of said Kaplin tract, North 03 degrees 53 minutes 34 seconds East,



38.21 feet to a point, referenced by a ¾" iron pipe capped found capped "EMH&T" 1.17 feet North, 0.00 feet East, also being at a southeasterly corner of said 18.388 acre tract, and a northeasterly corner of said Kaplin tract, and on the said northerly right of way line;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, North 62 degrees 27 minutes 53 seconds West, a distance of 197.25 feet to an iron pin set;

Thence continuing along the southerly line of said 18.388 acre tract, and the northerly line of said Kaplin tract, and said northerly right of way, along a curve to the left with a radius of 11494.16 feet, a central angle of 00 degrees 19 minutes 07 seconds, an arc length of 63.89 feet, and a chord which bears North 62 degrees 37 minutes 26 seconds West, a distance of 63.89 feet to an iron pin set;

Thence along a westerly line of said 18.388 acre tract, and the easterly line of a 0.395 acre tract conveyed to 810 Grandview LLC in Instrument No. 201606060070351, North 03 degrees 53 minutes 34 seconds East, 148.78 feet to a point, referenced by a ¾" iron pipe found 0.74 feet North, 0.23 feet East;

Thence along a southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, North 62 degrees 57 minutes 28 seconds West, 100.00 feet to a point, referenced by a 5/8" rebar found 0.63 feet North, 0.94 feet East;

Thence along the southerly line of said 10.187 acre tract and the northerly line of Lots 1 through 8 of Waterman's Riverview Subdivision, as recorded in Plat Book 10 Page 192, and the northerly line of a 0.677 acre tract, as conveyed to OGSTUTZ, LTD. in Instrument No. 199703100049797, North 63 degrees 13 minutes 26 seconds West, 678.78 feet to a point, referenced by a ¾" iron pipe found capped "EMH&T" 0.29 feet South, 0.70 feet West at a northerly corner of said Waterman's Riverview Subdivision and a northerly corner of said 0.677 acre tract;

Thence continuing along the southerly line of said 10.187 acre tract and the northerly line of said 0.677 acre tract, the northerly line of 0.22 and 0.32 acre tracts, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19, North 68 degrees 32 minutes 15 seconds West, 306.40 feet to a point, referenced by a 5/8" rebar found capped "Geo Graphics" 0.76 feet North, 0.27 feet East, and being on the easterly line of the remainder of a 30.06 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, and being the northwesterly corner of said 0.32 acre tract;

Thence along the westerly line of said 10.187 and 7.628 acre tracts, and the easterly line of said 2.2233 acre tract, and said 30.06 acre tract, and a 1.296 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201310300182977, and a 6.08 acre tract, as conveyed to 810 Grandview LLC in Instrument Number 201201180007648, North 03 degrees 51 minutes 32 seconds East, passing an iron pin set at 404.07 feet and 521.41 feet on the northerly line of said 6.08 acre tract, and an iron pin set at 628.06 feet on the southwesterly corner of said 7.628 acre tract, a total distance of 862.54 feet to an iron pin set, said pin also being the **POINT OF BEGINNING**, containing 39.609 acres (1,725,368 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 39.609 acres (1,725,368 Sq. Ft.) out of PID 010-129562-00, in which there is 0.162 acres P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

A1104  
(010)  
129562



**LEGAL DESCRIPTION**  
**14.268 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights , being in Section 12, Township 1, Range 23, Congress Lands, being part of Lots 96, 97, 102, 103, 110, 117, 119, 120, and 125, and all of Lots 98-101, 104-109, 111-116, 118, and 121-124, Avondale Avenue Reserve(see Franklin County Court of Common Pleas Case No. 172266 as recorded in Deed Book 1426 page 387), and Glendale Avenue(vacated by the Franklin County Commissioners in Road Record 13 Page 168), and 30' X 346.32' of Station Street, as vacated by City of Grandview Heights Ordinance No. 2018-27, as recorded in an Affidavit of Facts Relating to Title in Instrument No. 201902140017908 of Grand View Croughton, Denmead and Pope's Suburban Subdivision as recorded in Plat Book 4 Page 346, and being all of a 1.296 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201310300182977, and being all of the remainder of a 30.06 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, and being all of a 6.08 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201201180007648, and being all of a 0.613 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812310175660, and being all of a 1.499 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180611, and being all of the remainder of a 2.2233 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 323.80 feet to a point on said centerline;

Thence leaving said centerline of Grandview Avenue, and across Grandview Avenue, South 85 degrees 55 minutes 02 seconds East, 40.00 feet to mag nail found on the easterly line of Grandview Avenue and the southwesterly corner of said 1.499 acre tract, and the northwesterly corner of a 1.104 acre tract as conveyed to 828 Grandview, LLC in Instrument Number 201709010122257, said mag nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the easterly line of Grandview Avenue and the westerly lines of said 1.499 and 6.08 acre tracts, North 04 degrees 04 minutes 58 seconds East, 296.38 feet to a point, referenced by a iron pin found 0.03 feet South, 0.21 feet East at the southwesterly corner of a 0.947 acre tract conveyed to West Hill Realty, LLC in Instrument Number 200904270058763;

Thence along the southerly line of said 0.947 acre tract, and the northerly line of said 6.08 acre tract, South 79 degrees 13 minutes 23 seconds East, 312.94 feet to an iron pin set at the southwesterly corner of said 0.613 acre tract and the southeasterly corner of the remainder of said 0.947 acre tract;

Thence along the westerly line of the remainder of said 2.2233 acre tract and said 0.613 acre tract, and the easterly lines of the remainder of the 0.378, 0.617, and 0.947 acre tracts as conveyed to West Hill Realty, LLC in Instrument Number 200904270058763, and a 0.421 acre tract as conveyed to West Hill Realty, LLC in Instrument Number 201812310175659, North 10 degrees 55 minutes 37 seconds East, passing an iron pin set at 132.20 feet, a total distance of 232.87 feet to an iron pin set, being on the southerly line of the railroad Right-of-Way, declared as used in operations, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, and being at the northwesterly corner of the remainder of said 2.2233 acre tract, and the northeasterly corner of said 0.421 acre tract;



Thence along the southerly line of said Norfolk Southern Railway Company tract, being 30.00 feet south of and parallel to the centerline of the eastbound tracks, and the northerly line of said 2.2233 acre tract, South 79 degrees 12 minutes 44 seconds East, 482.19 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being the northwesterly corner of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678;

Thence along the westerly line of said 7.628 acre tract, and a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and the easterly lines of said 2.2233 acre tract, and said 1.296 acre tract, and the remainder of said 30.06 acre tract, and said 6.08 acre tract, South 03 degrees 51 minutes 32 seconds West, passing an iron pins set at 234.48 feet, 341.13 feet, and 458.47 feet, a total distance of 862.54 feet to a point, referenced by a iron pin found capped "Geo Graphics" 0.76 feet North, 0.27 feet East at the northwesterly corner of a 0.32 acre tract, as conveyed to S-C Dublin Associates, Inc in Official Record 7186 H19;

Thence along the westerly line of said 0.32 acre tract, and the easterly line of the remainder of said 30.06 acre tract, South 04 degrees 10 minutes 22 seconds West, 146.47 feet to the southeasterly corner of said 30.06 acre tract, and being on the northeasterly corner of a tract conveyed to American Aggregates Corporation in Deed Book 896 Page 373;

Thence along the northerly line of said American Aggregates Corporation tract, being 35.00 feet northerly of and parallel to the centerline of Dublin Road as established in 1940, and the southerly line of the remainder of said 30.06 acre tract, along a curve to the left with a radius of 5764.62 feet, a central angle of 01 degrees 09 minutes 33 seconds, an arc length of 116.62 feet, and a chord which bears North 66 degrees 57 minutes 44 seconds West, a distance of 116.62 feet to an iron pin set;

Thence continuing along the northerly line of said American Aggregates Corporation tract, being 35.00 feet northerly of and parallel to the centerline of Dublin Road as established in 1940, and the southerly line of the remainder of said 30.06 acre tract, North 67 degrees 32 minutes 30 seconds West, 348.34 feet to an mag nail set at the northwesterly corner of said American Aggregates Corporation tract and being on the easterly line of said 1.296 acre tract;

Thence along the easterly line of said 1.296 acre tract and the westerly line of said American Aggregates Corporation tract, along a curve to the left with a radius of 595.20 feet, a central angle of 00 degrees 28 minutes 53 seconds, an arc length of 5.00 feet, and a chord which bears South 23 degrees 51 minutes 55 seconds West, a distance of 5.00 feet to a mag nail set on the northerly line of Dublin Road as shown on said Grand View Croughton, Denmead and Pope's Suburban Subdivision, and being the southwesterly corner of said American Aggregates Corporation tract;

Thence along the northerly line of said Dublin Road as shown on said Grand View Croughton, Denmead and Pope's Suburban Subdivision, and the southerly line of said 1.296 acre tract, North 67 degrees 32 minutes 30 seconds West, 24.00 feet to a mag nail set at the southeasterly corner of said American Aggregates Corporation tract and being at the southwesterly corner of said 1.296 acre tract;

Thence along the westerly line of said 1.296 acre tract and the easterly line of said American Aggregates Corporation tract, along a curve to the right with a radius of 619.18 feet, a central angle of 00 degrees 27 minutes 46 seconds, an arc length of

5.00 feet, and a chord which bears North 23 degrees 48 minutes 38 seconds East, a distance of 5.00 feet to a mag nail set at northeasterly corner of said American Aggregates Corporation tract, and being the southeasterly corner of said 6.08 acre tract;

Thence along the southerly line of said 6.08 acre tract and the northerly line of said American Aggregates Corporation tract, North 67 degrees 32 minutes 30 seconds West, 76.43 feet to a mag nail set at the southeasterly corner of a tract conveyed to Thomas P. Zelkoff (now deceased) in Deed Book 2099 Page 188, and being at the southwesterly corner of said 6.08 acre tract;

Thence along the westerly line of said 6.08 acre tract and the easterly line of said Zelkoff tract, North 22 degrees 23 minutes 51 seconds East, a distance of 10.00 feet to a  $\frac{3}{4}$ " iron pipe found at northeasterly corner of said Zelkoff tract, and being the southeasterly corner of said 1.499 acre tract;

Thence along the southerly line of said 1.499 acre tract and the northerly line of said Zelkoff tract, North 67 degrees 32 minutes 30 seconds West, 99.99 feet to an iron pin set at the southeasterly corner of said 1.104 acre tract, and being at the southwesterly corner of said 1.499 acre tract;

Thence along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 22 degrees 19 minutes 29 seconds East, 99.49 feet to a  $\frac{3}{4}$ " iron pipe found;

Thence continuing along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 31 degrees 46 minutes 02 seconds West, 241.44 feet to a found  $\frac{3}{4}$ " iron pipe capped "Meyers";

Thence continuing along the easterly line of said 1.104 acre tract and the westerly line of said 1.499 acre tract, North 04 degrees 01 minutes 03 seconds East, 63.98 feet to a found railroad spike;

Thence continuing along the northerly line of said 1.104 acre tract and the southerly line of said 1.499 acre tract, North 86 degrees 09 minutes 15 seconds West, 82.33 feet to a found mag nail, said mag nail also being the **POINT OF BEGINNING**, containing 14.268 acres (621,509 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 14.268 acres (621,509 Sq. Ft.) out of PID 030-002559-00, in which there is 0.085 P.R.O.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of



Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

Allot  
(030)  
2559



**LEGAL DESCRIPTION**  
**1.403 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being all of Lots 3 through 7 of Waterman's Riverview Subdivision as recorded in Plat Book 10 Page 192, as conveyed to 810 Grandview, LLC in Instrument Numbers 201504170049624, 201201180007648, 201603100028814, 201706020073357, 201808280115964, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Dublin Road, South 67 degrees 32 minutes 30 seconds East, 778.98 feet to a point on said centerline. Thence, continuing along said centerline, along a curve to the right with a radius of 5729.58 feet, a central angle of 02 degrees 37 minutes 04 seconds, an arc length of 261.78 feet, and a chord which bears South 66 degrees 13 minutes 58 seconds East, a distance of 261.76 feet to a point. Thence, continuing along said Dublin Road centerline, as dedicated in Plat Book 7 Page 332, and Plat Book 10 Page 192, South 64 degrees 55 minutes 26 seconds East, 509.60 feet to a point. Thence, continuing along said centerline, along a curve to the right with a radius of 11459.16 feet, a central angle of 00 degrees 35 minutes 02 seconds, an arc length of 116.77 feet, and a chord which bears South 64 degrees 37 minutes 55 seconds East, a distance of 116.77 feet to a point. Thence North 26 degrees 46 minutes 26 seconds East, 23.41 feet to an iron pin set at the southeast corner of said Lot 3, being the southwesterly corner of Lot 2 of said Waterman's Riverview Subdivision, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the southerly line of said Lot 3 and part of Lot 4, and the northerly line of Dublin Road (60') as shown on said Waterman's Riverview Subdivision, North 61 degrees 35 minutes 08 seconds West, 123.59 feet to an iron pin set;

Thence along the southerly line of said Lot 5 through 7 and part of Lot 4, and the northerly line of said Dublin Road, North 64 degrees 55 minutes 26 seconds West, 276.57 feet to an iron pin set at the southwesterly corner of said Lot 7 and the southeasterly corner of Lot 8 of said Waterman's Riverview Subdivision;

Thence along the westerly line of said Lot 7, and the easterly line of said Lot 8, North 23 degrees 05 minutes 08 seconds East, 155.96 feet to an iron pin set at the northwesterly corner of said Lot 7 and the northeasterly corner of said Lot 8, and being on the southerly line of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928;

Thence along the northerly line of said Lots 3 through 7, and the southerly line of said 10.187 acre tract, South 63 degrees 13 minutes 26 seconds East, 410.02 feet to an iron pin set at the northwesterly corner of said Lot 2 and the northeasterly corner of said Lot 3;

Thence along the westerly line of said Lot 2, and the easterly line of said Lot 3, South 26 degrees 46 minutes 26 seconds West, 150.96 feet to an iron pin set, said iron pin being the **POINT OF BEGINNING**, containing 1.403 acres (61,101 Sq. Ft.), more or less.

The above described parcel contains 1.403 acres (61,101 Sq. Ft.) out of PID 030-002595-00, in which 0.056 acres lie within the P.R.O.

Subject to all legal rights-of-way and/or easements, if any, of previous record.



The basis of bearing is the centerline of Dublin Road being South 67° 32' 30" East from the intersection of Grandview Ave for 778.98 feet east.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

Allot  
(030)  
259.5



**LEGAL DESCRIPTION**  
**0.394 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 12, Township 1, Range 23, Congress Lands, being part of Lot 1 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1 and being all of a 0.395 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201606060070351, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Dublin Road, South 67 degrees 32 minutes 30 seconds East, 778.98 feet to a point on said centerline. Thence, continuing along said centerline, along a curve to the right with a radius of 5729.58 feet, a central angle of 02 degrees 37 minutes 04 seconds, an arc length of 261.78 feet, and a chord which bears South 66 degrees 13 minutes 58 seconds East, a distance of 261.76 feet to a point. Thence, continuing along said Dublin Road centerline, as dedicated in Plat Book 7 Page 332, and Plat Book 10 Page 192, South 64 degrees 55 minutes 26 seconds East, 509.60 feet to a point. Thence, continuing along said centerline, along a curve to the right with a radius of 11459.16 feet, a central angle of 01 degrees 42 minutes 59 seconds, an arc length of 343.26 feet, and a chord which bears South 64 degrees 03 minutes 57 seconds East, a distance of 343.25 feet to a mag nail set, being the southwesterly corner of said 0.395 acre tract, said mag nail being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the westerly line of said 0.395 acre tract, and the easterly line of Waterman's Riverview Subdivision recorded in Plat Book 10 Page 192 and Lot 1 of said subdivision, North 03 degrees 53 minutes 34 seconds East, passing the northerly line of Dublin Road and an iron pin set at 38.13 feet, a total distance of 186.91 to point, being referenced by an 5/8" rebar found 0.63 feet North and 0.94 feet East, being the northeasterly corner of said Lot 1 and the northwesterly corner of said 0.395 acre tract, and the southeasterly corner of a 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, and a southwesterly corner of a 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927;

Thence along the southerly line of said 18.388 acre tract, and the northerly line of said 0.395 acre tract, South 62 degrees 57 minutes 28 seconds East, a distance of 100.00 feet to point, being referenced by an 3/4" iron pipe capped "EMH&T" found 0.75 feet North and 0.23 feet East, being the northeasterly corner of said 0.395 acre tract and a southwesterly corner of said 18.388 acre tract;

Thence continuing along the easterly line of said 0.395 acre tract, and the westerly line of said 18.388 acre tract and a tract as conveyed to Thomas L. Kaplin (now deceased) in Deed Book 2182 Page 205, South 03 degrees 53 minutes 34 seconds West, passing the northerly line of Dublin Road and an iron pin set at 148.78 feet, a total distance of 186.91 feet to a mag nail set, also being the southwesterly corner of said Kaplin tract, and on the northerly line of a tract as conveyed to the American Aggregates Corporation, as recorded in DB 896, PG 373, and also on the centerline of Dublin Road as established in 1940;

Thence continuing along said 1940 centerline and along the southerly line of said 0.395 acre tract, and the northerly line of said American Aggregates Corporation tract, along a curve to the left with a radius of 11459.16 feet, a central angle of 00 degrees 30 minutes 00 seconds, an arc length of 100.00 feet, and a chord which bears North 62 degrees 57 minutes 28 seconds West, a distance of 100.00 feet to a mag nail set, said



mag nail being the **POINT OF BEGINNING**, containing 0.394 acres (17,178 Sq. Ft.), more or less.

The above described parcel contains 0.394 acres (17,178 Sq. Ft.) out of PID 030-002564-00, in which 0.080 acres lie within the P.R.O.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing is the centerline of Dublin Road being South 67° 32' 30" East from the intersection of Grandview Ave for 778.98 feet east.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat 2/19/19  
Matthew Lee Sloat, PS Date  
Registered Surveyor No. 8342

Allot  
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2564



**LEGAL DESCRIPTION**  
**0.033 ACRES**

Situated in the State of Ohio, County of Franklin, in the City of Grandview Heights, being in Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lots 1 & 2 of the Plat of Jefferson Zollinger's Heir's Farm as recorded in Plat Book 8 Page 1, being all of a 0.033 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201812270174222, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set mag nail at the intersection of the centerlines of Grandview Avenue(80'), and Dublin Road(Width Varies), as dedicated in Plat Book 4 Page 346. Thence, along the centerline of Grandview Avenue, North 04 degrees 04 minutes 58 seconds East, 859.58 feet to a point on said centerline.

Thence leaving said centerline of Grandview Avenue and along the southerly line of a Norfolk Southern Railway Company tract, as conveyed to Pennsylvania Lines LLC, as recorded in Instrument No. 200212180325195, now known as Norfolk Southern Railway Company by an affidavit of merger as recorded in Instrument No. 200710260186473, being 30.00 feet south of and parallel to the centerline of the eastbound track, South 79 degrees 12 minutes 44 seconds East, 2296.65 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 30.00 feet southerly from the centerline of railroad tracks, and said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the southerly line of said Norfolk Southern Railway Company tract, and the northerly line of said 0.033 acre tract, being 30.00 feet south of and parallel to the said centerline, South 79 degrees 12 minutes 44 seconds East, 639.27 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top;

Thence along the westerly line of a 77.80 acre tract as conveyed to the City of Columbus in Deed Book 401 Page 53 and the easterly line of said 0.033 acre tract, South 03 degrees 53 minutes 41 seconds West, 2.24 feet to a 5/8" rebar, being 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 32.22 feet southerly from the centerline of railroad tracks, also being the northeasterly corner of a 3.380 acre tract as conveyed to 810 Grandview, LLC in Instrument Number 201812270174222;

Thence along the southerly line of said 0.033 acre tract and the northerly line of said 3.380 acre tract, being 32.22 feet south of and parallel to the said centerline, North 79 degrees 12 minutes 44 seconds West, 639.27 feet to a 5/8" rebar, being 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being at the northeasterly corner of a 7.628 acre tract, and at the southeasterly corner of a 0.026 acre tract, both as conveyed to 810 Grandview LLC in Instrument No. 201712220180678;

Thence continuing along the easterly line of said 0.026 acre tract and the westerly line of said 0.033 acre tract, North 03 degrees 53 minutes 41 seconds East, 2.24 feet to a 5/8" rebar set, 30" in length with a 2 inch diameter aluminum cap with "RAILROAD PROPERTY CORNER PS8342" inscribed on top, being 30.00 feet southerly from the centerline of railroad tracks, and said pin also being the **POINT OF BEGINNING**, containing 0.033 acres (1,419 Sq. Ft.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The total acreage of the boundary described herein contains 0.033 acres (1437 Sq. Ft.) out of PID 030-003345-00, in which there is no P.R.O.



The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Dublin Road, from the intersection with Grandview Ave. bearing easterly 778.98 feet and having a bearing of S67°32'30"E and monumented as shown hereon, is designated the "basis of bearing" for this description.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 on September 18, 2018 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from June 2010 through August 2016 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. Iron pins set, unless otherwise noted, are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.



Matthew Lee Sloat      2/19/19  
Matthew Lee Sloat, PS      Date  
Registered Surveyor No. 8342

All of  
(0.30)  
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GEOTECHNICAL  
CONSULTANTS INC.



## APPENDIX B



FIGURE 4 - Geologic Cross Section

