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February 6, 2020
Revised March 27, 2020

Mr. Jason Wilson, Chief
c/o Mrs. Brandi Little
Governmental Hazardous Waste Branch Land Division
Alabama Department of Environmental Management
P.O. Box 301463
Montgomery, Alabama 36130-1463

Subject: Corrective Measures Implementation Plan (CMIP)
Range 29,
Parcels 87 Q-X, 110Q, 111Q, 239 Q-X
McClellan, Anniston, Alabama

Dear Mr. Wilson:

On behalf of the McClellan Development Authority (MDA), Matrix Environmental Services, LLC (MES) is pleased to submit this *Corrective Measures Implementation Plan (CMIP), Range 29* for your review. Alabama Department of Environmental Management (ADEM) concurred on August 13, 2019 with the recommendation for no further action with land use controls in the *Final RCRA Facility Investigation (RFI) Report for Range 29* dated August 6, 2019. The August 13, 2019 concurrence letter also included a requirement that the MDA submit a CMIP and draft covenant for review and approval. The property (parcels) that comprise Range 29 extends into two existing environmental covenants. Environmental covenants FY17-01.00 and FY17-04.00 will be modified to incorporate the recommended land use controls for Range 29 as are described below and depicted in the attached Figures 1 and 2. The proposed land use restrictions for environmental covenant FY17-01.00 are as follow:

> Activities that violate the following restrictions shall not take place on the Property without obtaining prior written approval from ADEM:
>
> (i) Prohibition on intrusive activities without EOD (explosive ordnance personnel) or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed "on-call" to assist if suspected UXO are encountered during construction within the confines of the Prohibition Areas 2-Da, 2-Db, 2-Dc, 2-Dd, 2-De, 2-F, 2-Ha, 2-Hb and 2-J or within the Archaeology Site Boundary or within the confines of an area three feet either side and including the area underneath the Industrial Access Road, Cassell Way, Town Center Drive and Halifax Avenue within MRS-2.
>
> (ii) Residential use of the property is prohibited within the area identified on the covenant boundary map consisting of Parcels 83Q, 224Q, 226Q, 79Q, 227Q, 87Q-X, 239Q-X and 110Q. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.
>
> (iii) For Parcels 83Q, 224Q, 226Q, 79Q, 227Q, 87Q-X, 239Q-X and 110Q the use of groundwater beneath the property for any purpose other than groundwater monitoring is prohibited.

(iv) The MDA reserves an access easement to the Property in any case in which a response action or corrective action is found to be necessary after the date of the establishment of this covenant upon such Property, or in any case such access is necessary to carry out a response action or corrective action on adjoining property.

The proposed land use restrictions for environmental covenant FY17-04.00 are as follow:

Activities that violate the following restrictions shall not take place on the Property without obtaining prior written approval from ADEM:

(i) Prohibition on intrusive activities without EOD (explosive ordnance personnel) or UXO-qualified personnel being contacted to ensure their availability, advised about the project, and placed "on-call" to assist if suspected UXO are encountered during construction within the confines of the Digging Prohibition Area 4-E, 4-F, and 4-G.

(ii) Residential use of the property is prohibited within the area identified on the covenant boundary map consisting of Parcels 83Q, 223Q, 86Q, 224Q, 226Q, 79Q, 227Q, 84Q-X, 110Q, 111Q, 239Q-X and 87Q-X. Residential uses include, but are not limited to, housing, daycare facilities, playgrounds and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.

(iii) For Parcels 83Q, 223Q, 86Q, 224Q, 226Q, 79Q, 227Q, 84Q-X, 110Q, 111Q, 239Q-X and 87Q-X the use of groundwater beneath the property for any purpose other than groundwater monitoring is prohibited.

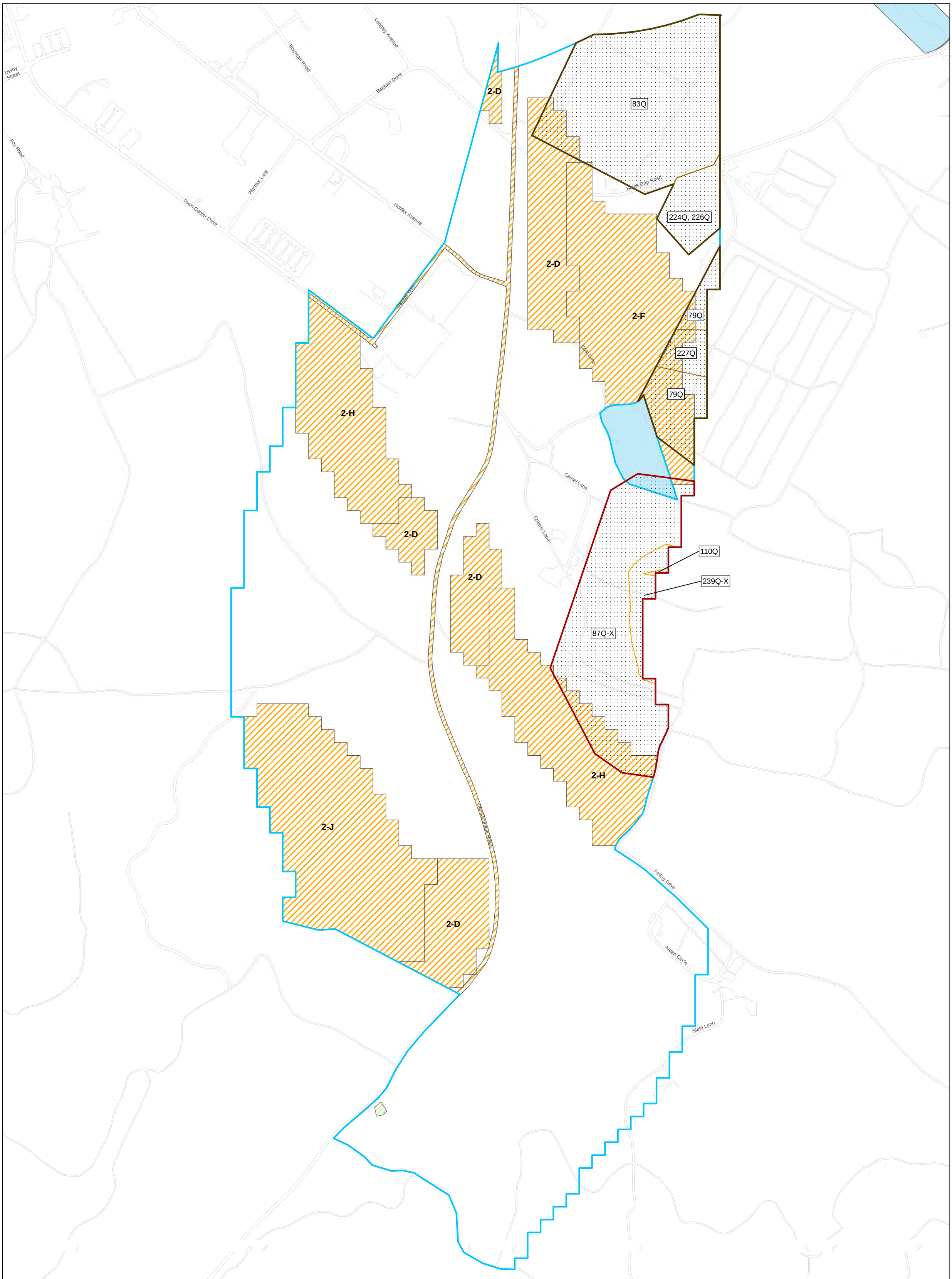
(iv) Grantor reserves an access easement to the Property in any case in which a response action or corrective action is found to be necessary after the date of the establishment of this covenant upon such Property, or in any case such access is necessary to carry out a response action or corrective action on adjoining property.

Upon ADEM concurrence the revised environmental covenants will be submitted to ADEM under separate cover for signature and filing in Probate. Two hard copies and one electronic copy of the CMIP have been provided to Mrs. Brandi Little. Please contact me at (256) 847-0780 should you have any questions or comments.

Sincerely,
MATRIX ENVIRONMENTAL SERVICES, LLC

Richard Satkin, P.G
McClellan Program Manager

CC: Ms. Brandi Little, ADEM
Mr. Jason Odom, MDA (transmittal letter only)
MES Project Files



MRS-2 Boundary

Baby Bains Gap Road Ranges Boundary

Baby Bains Gap Road Ranges

Range 29 Boundary

Range 29 Parcels

Prohibition on Digging without Construction Support

Prohibition on Residential and Groundwater Use

Archeological Site

Water Tank

0 250 500 1,000 Feet

Alabama

Calhoun County

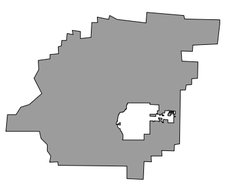


Figure 1
Environmental Covenant
FY17-01.00

McClellan
Anniston, Alabama

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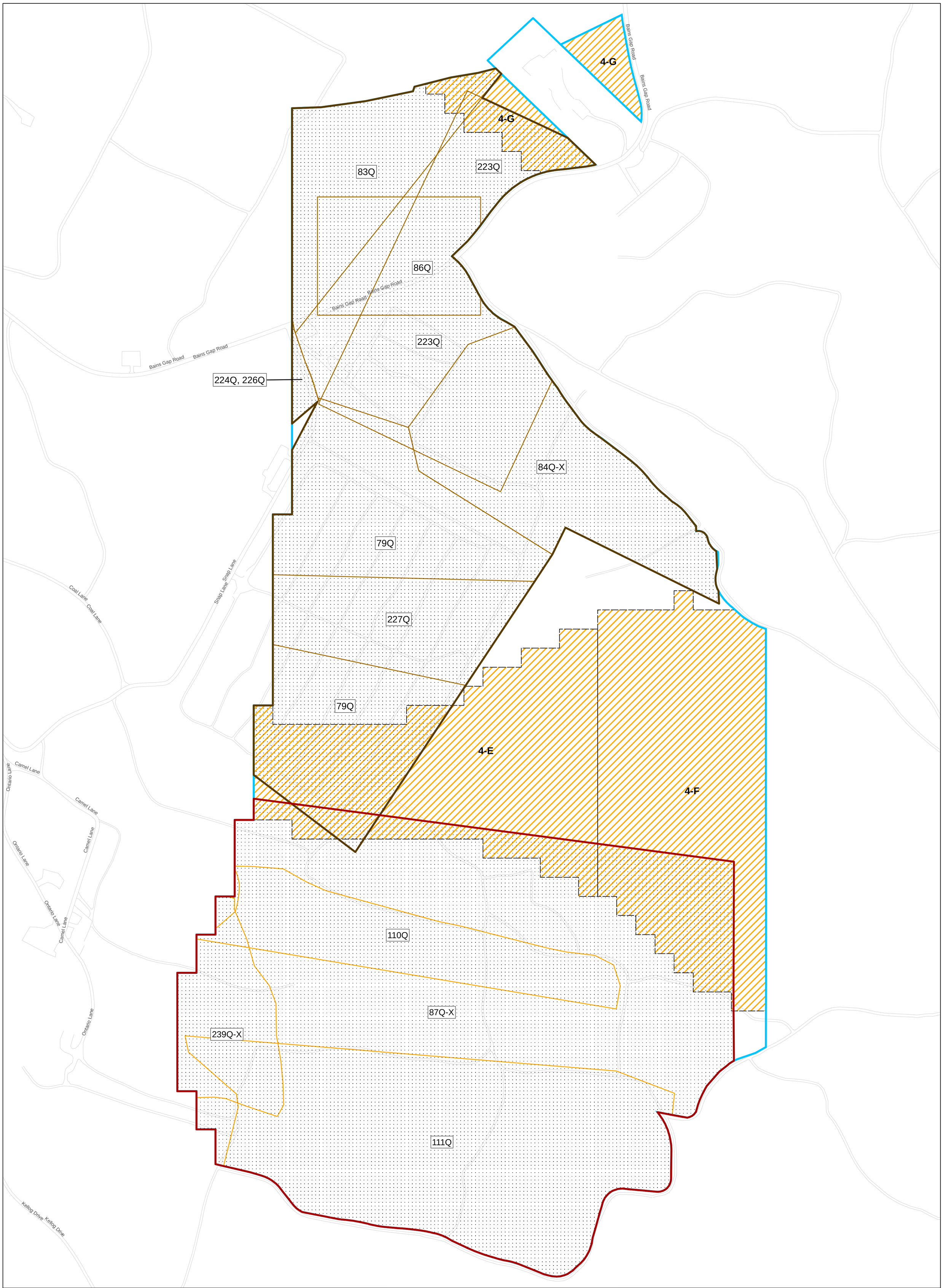

MRS-4 Boundary

Baby Bains Gap Road Ranges Boundary

Baby Bains Gap Road Ranges

Range 29 Boundary

Range 29 Parcels

Prohibition on Digging without Construction Support

Prohibition on Residential and Groundwater Use

Roads

0 200 400 800 Feet

Alabama

Calhoun County

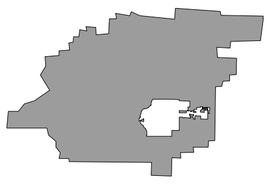

Figure 2
Environmental Covenant
FY17-04.00

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Anniston, Alabama

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