

**FINDING OF SUITABILITY TO LEASE (FOSL)
PARCELS L-1 THROUGH L-15
(APPROXIMATELY 492 ACRES)**

**FORMER
NAVAL AIR STATION SOUTH WEYMOUTH,
WEYMOUTH, MASSACHUSETTS**

**BRAC PROGRAM MANAGEMENT OFFICE
NORTHEAST
U.S. NAVY**



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TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 PURPOSE	1
2.0 PROPERTY DESCRIPTION	2
2.1 PARCEL DESCRIPTIONS	2
2.2 PAST USE	6
2.3 PROPOSED REUSE AND LEASE USE	7
3.0 SUMMARY OF ENVIRONMENTAL CONDITIONS AND NOTIFICATIONS.....	8
3.1 ENVIRONMENTAL CONDITIONS.....	9
3.1.1 Installation Restoration Program Sites.....	9
3.1.2 Petroleum Sites	9
3.1.3 CERCLA Areas of Concern.....	10
3.1.4 Environmental Baseline Survey Review Item Areas.....	10
3.1.5 Munitions and Explosives of Concern or Munitions Constituents	11
3.1.6 Asbestos.....	12
3.1.7 Lead-Based Paint.....	12
3.1.8 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs).....	12
3.1.9 Pesticides/Herbicides	12
3.1.10 Polychlorinated Biphenyls	13
3.1.11 Solid Waste	13
3.1.12 Mold and Fungi.....	13
3.1.13 Threatened and Endangered Species	14
3.1.14 Radiological Materials	14
3.2 NOTIFICATIONS.....	14
3.2.1 Environmental Condition of Property Classification	14
3.2.2 Hazardous Substance Notification	15
3.2.3 Federal Facility Agreement	15
3.2.4 Records of Decision and Land Use Controls	15
3.2.5 Availability of References	15
3.2.6 Notifications to Regulatory Agencies and Public.....	16
3.3 ENVIRONMENTAL RESTRICTIONS, PROVISIONS, AND CONDITIONS	16
4.0 SUITABILITY DETERMINATION	20

ENCLOSURES

Encl. (1)	Figures and Tables
Encl. (2)	References
Encl. (3)	Summary of Installation Restoration (IR) Program Sites
Encl. (4)	Summary of Petroleum Sites
Encl. (5)	Summary of CERCLA Areas of Concern (AOCs)
Encl. (6)	Summary of Environmental Baseline Survey (EBS) Review Item Areas (RIAs)
Encl. (7)	Responsiveness Summary

LIST OF ABBREVIATIONS AND ACRONYMS

ACM	asbestos-containing material
AFFF	Aqueous Film Forming Foam
AIMD	Aircraft Intermediate Maintenance Division
AOC	Area of Concern
AST	Aboveground Storage Tank
ATC	Air Traffic Control
AULs	activity and use limitations
bgs	below ground surface
BRAC	Base Realignment and Closure
BRAC PMO NE	Base Realignment and Closure Program Management Office Northeast
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
CFR	Code of Federal Regulations
COC	chemical of concern
CMR	Code of Massachusetts Regulations
CSO	Caretaker Site Office
DDD	dichloro diphenyl dichloroethane
DDE	dichloro diphenyl dichloroethylene
DDT	dichloro diphenyl trichloroethane
DoD	Department of Defense
EBS	Environmental Baseline Survey
ECP	environmental condition of the property
EECA	Engineering Evaluation/Cost Analysis
EPA	United States Environmental Protection Agency
FFA	Federal Facility Agreement
FOSL	Finding of Suitability to Lease
FOST	Finding of Suitability to Transfer
GOSD	Golf Course/Open Space District
GSE	Ground Support Equipment
IR	Installation Restoration
LBP	lead-based paint
LIFOC	lease in furtherance of conveyance
LOX	Liquid Oxygen
LRA	Local Redevelopment Authority
LSP	Licensed Site Professional
LTM	long-term monitoring
LUCs	Land Use Controls
MA	Massachusetts
MassDEP	Massachusetts Department of Environmental Protection
MCP	Massachusetts Contingency Plan
MGEA	Main Gate Encroachment Area
MHR	Marine Hot Refueler
MOU	Memorandum of Understanding
MUVD	Mixed-Use Village District

NAS	Naval Air Station
NFA	No Further Action
NPL	National Priorities List
OS-A	Open Space – Abington District
OS-C	Open Space – Corporation District
OS-R	Open Space – Rockland District
OS-W	Open Space – Weymouth District
PCB	Polychlorinated Biphenyl
pCi/L	picocuries per liter
PIH	Potential Immediate Hazards
PMO	Program Management Office
RAO	Response Action Outcomes
RASO	Radiological Affairs Support Office
RCRA	Resource Conservation and Recovery Act
RD	Residential District
RecD	Recreation District
RIA	Review Item Area
ROD	Record of Decision
RTN	Release Tracking Number
SEBS	Supplemental Environmental Baseline Survey
SSTTDC	South Shore Tri-Town Development Corporation
SVCD	Shea Village Commercial District
TACAN	Tactical Air Navigation
TSCA	Toxic Substances Control Act
TtNUS	Tetra Tech NUS, Inc.
USCG	United States Coast Guard
UST	Underground Storage Tank
UXO	Unexploded Ordnance
VCD	Village Center District

FINDING OF SUITABILITY TO LEASE

PARCELS L-1 THROUGH L-15 FORMER NAVAL AIR STATION (NAS) SOUTH WEYMOUTH, WEYMOUTH, MASSACHUSETTS

1.0 PURPOSE

This Finding of Suitability to Lease (FOSL) summarizes the requirements for notification with respect to hazardous substances, petroleum products and other regulated materials on the real property parcels L-1 through L-15 at the former Naval Air Station (NAS) South Weymouth and documents how the requirements have been met. The subject parcels are proposed for lease in furtherance of conveyance (LIFO) by the Navy to the South Shore Tri-Town Development Corporation (SSTDC), the Local Redevelopment Authority (LRA). The proposed uses during the lease period will be subject to Navy approval, and as necessary, regulatory approval, and to the environmental notifications, restrictions, conditions, and provisions outlined in Section 3 of this FOSL. The intended use during the lease period is for alterations and improvements that include, but are not limited to, building demolition, foundation removal, road improvement, road construction, utility repair or improvement, removal of pavement, removal of runways and taxiways. During the lease period, environmental investigations and response actions (investigations and response actions) may be performed by the SSTDC pursuant to the provisions of the executed Economic Development Conveyance Agreement Memorandum of Understanding (MOU) [date]; the Purchase Agreement, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Federal Facility Agreement (FFA); and the Massachusetts Contingency Plan (MCP) for petroleum constituent releases.

The FOSL documents Navy's determination that the real property parcels are environmentally suitable for lease for the intended purposes, conditioned upon the implementation and maintenance of the restrictions, conditions, and provisions outlined in Section 3. The determination is based primarily on Navy's review of information contained in the *Community Environmental Response Facilitation Act (CERFA) Determination Report, NAS South Weymouth, Massachusetts*, (CERFA Report, Navy, 1997); the *Site Management Plan*, (TtNUS, 2007) and the *Supplemental Environmental Baseline Survey (SEBS) for Naval Air Station, South Weymouth, Massachusetts*, (EA, 2004) as updated and supplemented by information contained in the enclosures 1 through 7 of this FOSL). This determination is based on careful evaluation of information contained in the documents referenced in Enclosure (2).

The following enclosures to this FOSL document the suitability finding:

- Enclosure (1) Figures and Tables
- Enclosure (2) References
- Enclosure (3) Summary of Installation Restoration (IR) Program Sites
- Enclosure (4) Summary of Petroleum Sites
- Enclosure (5) Summary of CERCLA Areas of Concern (AOCs)
- Enclosure (6) Summary of Environmental Baseline Survey (EBS) Review Item Areas (RIAs)
- Enclosure (7) Responsiveness Summary [Pending Comment Period]

The factors leading to this suitability finding and other pertinent information regarding this lease are discussed in the following sections. Section 2 describes the property, the lease parcels, the past uses, and the proposed reuses and uses under the lease. Section 3.1 describes the environmental conditions present on the parcels. Section 3.2 identifies notification requirements, and Section 3.3 describes the restrictions, conditions, and provisions that will be required under the lease. Section 4.0 is the suitability determination.

2.0 PROPERTY DESCRIPTION

The parcels proposed for lease comprise approximately 492.45 acres of the former NAS South Weymouth property owned by the Navy and are located in the towns of Abington, Rockland, and Weymouth, Massachusetts [See Enclosure (1), Figure 1]. The former NAS South Weymouth was listed on the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL) on May 31, 1994 (59 Fed. Reg. 27989). Environmental concerns on the parcels have been investigated and addressed in accordance with the CERCLA, as amended; the Department of Defense (DoD) IR Program; the MCP for petroleum releases; the DoD's EBS program; and existing environmental compliance programs.

2.1 PARCEL DESCRIPTIONS

Parcels L-1 through L-15 are located throughout the former Base and comprise parcels of land that have not already been transferred by the Navy to the SSTITDC or included in a finding of suitability to transfer (FOST). The 15 parcels have been designated to each encompass individual IR Program sites, AOCs, or other sites as described in the table below. Enclosure (1), Figure 2 shows the locations of the lease parcels with respect to the former Base boundary and the property that has already been transferred or is proposed for transfer based on a FOST. Figure 3 shows the zoning established in the Reuse Plan and Zoning-By-Laws that were approved by the participating communities in 2005. Figures 4 through 8 show the lease parcels and the environmental sites located within each parcel or within 200 ft. of each parcel. As shown in Figure 3, lease parcels may contain areas currently zoned for multiple end uses. Allowable uses under the proposed LIFOC are alterations and improvements such as building demolition or road and utility improvement and environmental investigations and response actions. The restrictions identified in Section 3.3 apply to all Lease Parcels, regardless of how they are zoned for future reuse.

The following table provides a cross reference to relevant tables and figures, a brief parcel description, the existing or former buildings, active (shaded) or closed environmental sites located within the parcels, the approximate acreage, and the zoning in the parcels.

FOSL Parcel	Encl. (1) Table No.	Encl. (1) Figure No.	Description	Current/Formal Buildings within the Parcels	Active* and Closed Environmental Sites	Approx. Acreage	Zoning** in Parcels
L-1	1	4	Northwest corner of base, open field, filled areas, wooded and wetland areas, an intermittent stream and Calnan Road	Former Building 33 (demolished radio transmitter building)	AOC 53 (RIA 53) Main Gate Encroachment Area (MGEA)*	9.88	- SVCD - OS-C
L-2	1	4	Northwestern part of base, Includes fence line, forest, wetlands	No buildings	AOC 55D (RIA 55D)	1.60	- MUVD - OS-W
L-3	1	4	Northwest portion of base. Forested, wetlands, a small pond and intermittent stream	No buildings	AOC 55C* RIA 55C)	2.81	- OS-C - MUVD
L-4	1	4	Western part of base. Includes the Jet Fuel Pipeline Holding Tank Area and West Gate Landfill and buffer zone. Area includes woods, fields, and wetlands.	Former Buildings 80 (Jet Fuel Pump House) and 100 (Transformer House).	IR Site 1* RTN 3-16598E (RIA 94) RTN 3-16598W (RIA 54) Portion of USCG Buoy Depot Site	14.92	- VCD - OS-W

FOSL Parcel	Encl. (1) Table No.	Encl. (1) Figure No.	Description	Current/Former Buildings within the Parcels	Active* and Closed Environmental Sites	Approx. Acreage	Zoning** in Parcels
L-5	1	4	North central portion of base. Forest, fields and wetlands. Former Sewage Treatment Plant Site and buffer zone.	Former Building 48 (former sewage treatment plant) Former Buildings 86, 87 (demolished pump houses) Steel framed canopy	IR Site 7*	8.81	- OS-C - SVCD
L-6	2	5	Hangar 2 (Building 82 including the Hangar 2 apron.	Building 82 (Hangar 2) Former Bladder Tank Shack (demolished)	IR Site 10* (RIA 30A, RIA 107, RTN 3-18110)	9.13	- VCD - Shea Village Overlay District
L-7	2	5	Central base building area including Hangar 1 (the location of the former, larger main hangar) and former maintenance shops, offices, classrooms, warehouses, garages and hazardous waste storage areas.	Building 1 (Hangar 1) Building 2 (Warehouse) Building 3 (Water Tower) Buildings 4/4A/4B (Liquid Oxygen [LOX] Facilities) Building 8 (Power House) Building 13 (Covered Parking) Building 14 (Vehicle Maintenance Facility) Former Building 81 (demolished Marine Corps Air Reserve Training Building) Building 96 (Fire Station) Former Building 116 (Gas Island) Building 117 (Aircraft Intermediate Maintenance Division [AIMD]) Building 131 (Butler Building) Former Building 132 (Mass 6 Training) Building 140 (Marine Training Center) Building 142 (Hazardous Waste Storage Area) Building 226 (Wash Rack)	IR Site 9* (RIA 27 and RIA 28, RTN 3-10628, RTN 3-11622) AOC Hangar 1* AOC 13 (RIA 13) AOC 14* (RIA 14) AOC 15 (RIA 15) AOC 83* (RIA 83) RTN 3-10316 RTN 3-13157 (RIA 17, RIA 18) RTN 3-15350 RTN 3-14180/ RTN 3-15516 (RIA 86) RTN 3-17527 (RIA 23) RTN 3-18964 RIA 10B RIA 10C* RIA 11* RIA 12 RIA 16 RIA 22 RIA 29 RIA 33* RIA 41 RIA 78B RIA 82* RIA 88 RIA 99* RIA 106	27.94	- Main Street Overlay District - MUVD - RecD - RD

FOSL Parcel	Encl. (1) Table No.	Encl. (1) Figure No.	Description	Current/Former Buildings within the Parcels	Active* and Closed Environmental Sites	Approx. Acreage	Zoning** in Parcels
L-8	2	6	Pigeon Road area, south to the East Mat ditch. Mostly forested land and wetlands with a dirt road and an open field down to the former pistol range.	Building 95 (Hobby Shop) Former Building 125 (Materials Storage/Pistol Range)	IR Site 11* (AOC 108) AOC 61* (RIA 61) AOC 35 (RIA 35) RTN 3-23251 (RIA 39D) RIA 36 RIA 92	15.89	- RecD - OS-W
L-9	3	6	Comprises most of the East Mat, the large round asphalt pad adjacent to and east of Hangar 1. The East Mat was used as a mooring area for Lighter Than Air aircraft, fuel discharge area, de-arming area, and a taxiway and parking area for aircraft. The northwest portion of the East Mat is part of the Site 11 buffer zone and is included in L-8.	Building 123 (Aircraft Rinse Facility) Building 225 (Courier Station) Building 226 (Wash Rack)	AOC 60* (RIA 60) RIA 39A/G RIA 39B RIA 39C RIA 39E RIA 39F RIA 39H RIA 37 RIA 40 RIA 41 RIA 89	68.27	- RecD - OS-W - MUVD - RD

FOSL Parcel	Encl. (1) Table No.	Encl. (1) Figure No.	Description	Current/Former Buildings within the Parcels	Active* and Closed Environmental Sites	Approx. Acreage	Zoning** in Parcels
L-10	3	7	<p>Land formerly involved in airfield operations. The parcel includes portions of runways; the area north, south and west of Building 82 (Hangar 2); the former West Mat; the old Hangar 2 area; the traffic control area; the TACAN (Tactical Air Navigation) area; open fields and wetlands; and the western branch of French Stream.</p> <p>L-10 also contains several ditch locations associated with AOC 61, including the "Virgo Street ditch", the "connecting ditch" east of Building 112, and the "barracks ditch" area.</p>	<p>Building 10 (Public Works) Building 11 (Public Works) Building 15 (Transportation Garage) Building 16 (Administration Building) Building 39 (Storehouse) Building 40 (Carpenter) Building 41 (Family Services) Building 50 (demolished Ordnance shop) Building 69 (TACAN) Building 74 (Field Lighting Transformer Vault) Building 77 (old Air Traffic Control [ATC] Tower) Building 83 (Pump House) Building 84 (Water Tank) Building 119 (Power Check Pad) Building 120 (Ground Support Equipment [GSE] Pad) Building 124 (Power Check Pad) Building 130 (Aviation Ordnance) Building 134 (ATC Building) Building 136 (Marine Mobile Facility Pad, also known as the Individual Material Readiness List Compound) Building 143 (Marine Hot Refueler [MHR])</p>	<p>AOC 3 (RIA 3) AOC 4A (RIA 4A) AOC 61* (includes RIA 30B) AOC 55B (RIA 55B)</p> <p>RTN-3-10739 RTN 3-10858 (RIA 25, IR Site 6) RTN 3-16598E RTN 3-14646 (RIA 19) RTN 3-24087 (RIA 21) RTN 4-13224 RTN 3-19064 RTN Not Assigned (RIA 10A)</p> <p>RIA 4B RIA 2C, RIA 2E, RIA 5, RIA 10B RIA 20 RIA 24 RIA 31 RIA 32 RIA 34 RIA 62 * RIA 78A RIA 95B RIA 95C RIA 96A RIA 96B RIA 111* RIA 112*</p>	240.13	<ul style="list-style-type: none"> - OS-W - OS-C - MUVD - RD - VCD - GOSD - OS-A - Main St Overlay District - Shea Village Overlay District
L-11	4	7	<p>Contains a portion of Taxiway C and the open field to the east, IR Site 4 and the adjacent wetland, and a 4200 ft stretch of the east branch of French Stream down to the southern boundary of the Base.</p>	<p>No Buildings Former Building 61 (demolished)</p>	<p>IR Site 4 (MCP 4-18735) RIA 9B RIA 62*</p>	28.26	<ul style="list-style-type: none"> - GOSD - OS-R - OS-C
L-12	4	7	<p>Southeastern portion of the Base and contains AOC 8 and RIA 110 and the buffer zones surrounding them.</p>	<p>No buildings Former Building 70 (Radio Receiver Building)</p>	<p>AOC 8 (RIA 8) RIA 110*</p>	8.06	<ul style="list-style-type: none"> - OS-R

FOSL Parcel	Encl. (1) Table No.	Encl. (1) Figure No.	Description	Current/Former Buildings within the Parcels	Active* and Closed Environmental Sites	Approx. Acreage	Zoning** in Parcels
L-13	4	8	Contains a portion of Old Swamp River that crosses the eastern extension of the Base and associated wetlands and ditches tributaries. Most of the area was used for open space. A portion was used for demolition debris disposal (Rubble Disposal Area).	No buildings	IR Site 2* RIA 104* RIA 2A RTN 4-17700 (RIA 109)	45.33	- OS-R - OS-C - MUVD
L-14	4	8	The parcel includes the 34,700 sq ft Small Landfill and its buffer zone. The site received concrete rubble and tree stumps for a period in the mid – 1980s.	No buildings	IR Site 3	3.34	- OS-C - RD
L-15	4	6	A partially forested wetland located northwest of the East Mat and directly west of IR Site 11 and its buffer zone. It also includes the connecting ditch east of Building 112 (part of AOC 61),	Building 112 (Enlisted Club) Former Building 129A (Motorcycle Shed) Former Building 138 (Enlisted Men's Storage) Unnumbered Shed	AOC 61* (RIA 61)	8.09	- RecD - OS-W
* Indicates active sites.							
** Zoning Abbreviations are defined on Figure 3 and in the List of Abbreviations and Acronyms .							

More detailed descriptions of the parcels and buildings are provided in Enclosure (1) Tables 1 through 4.

2.2 PAST USE

NAS South Weymouth (the Base) originated with the Naval Expansion Act of 1940, which authorized construction of 48 non-rigid airships (blimps) to be used for coastal anti-submarine patrols. In 1941, the Navy purchased a largely undeveloped tract of land in the towns of Weymouth, Rockland, and Abington, Massachusetts and began construction. NAS South Weymouth was commissioned on March 1, 1942. In 1945, the Base became a naval aviation facility and was designated as an aircraft storage site. In the 1950s, the Navy constructed runways, hangars, buildings, fuel storage areas, and other facilities. The Base was subsequently used for development and testing of submarine and air defense equipment; training; as a home base for a blimp squadron; and for Naval Air Reserve activities.

NAS South Weymouth was administratively closed September 30, 1997, under the Defense Base Closure and Realignment Act (BRAC) of 1990, Public Law 101-510, as part of the BRAC Commission's 1995 Base Closure List (BRAC IV). Operational closure of the NAS South Weymouth airfield (through transfer of aircraft to other Navy facilities and personnel reduction) commenced on September 30, 1996.

As a result of the operational closure, the facility was placed in caretaker status under the supervision of Northern Division, Naval Facilities Engineering Command, Engineering Field Activity Northeast. The facility is now under the supervision of BRAC Program Management Office (PMO) Northeast, in Philadelphia, Pennsylvania.

2.3 PROPOSED REUSE AND LEASE USE

The Reuse Plan for Naval Air Station South Weymouth, was approved by the SSTTDC on May 5, 2005, and by the Towns of Abington, Rockland, and Weymouth in June and July 2005. The Reuse Plan outlines the proposed end use of the property for commercial, residential, recreational, open space, a golf course, and mixed use development (Enclosure (1), Figure 3). The allowable uses during the period of this lease are alterations and improvements and environmental investigations and response actions.

The allowable alterations and improvements are intended to support both pre-development on the lease parcels and the phased development on adjacent land that has already been transferred to the SSTTDC. Some portions of the lease parcels may not be available for any development activities while environmental cleanup is pending. Alteration and improvement activities will be subject to restrictions and provisions outlined in Section 3.3, and in some cases prohibited, to ensure the protection of site workers, visitors, and construction personnel. Any reuse will be consistent with these restrictions, and with any long-term restrictions that may be required by applicable Records of Decision (RODs) to ensure protection of human health and the environment for as long as they are in effect. The allowable alteration and improvement activities that may be conducted with Navy approval and in accordance with provisions outlined in Section 3.3 include but are not limited to the following:

- Building demolition
- Foundation removal
- Road improvements
- Road construction
- Utility repair or improvement
- Removal of pavement
- Removal of runways and taxiways

All “work” associated with these activities will require prior approval by the Navy. Selected activities will also require approval by EPA (with Massachusetts Department of Environmental Protection (MassDEP) review) as outlined in Section 3.3.

The SSTTDC will be permitted to conduct environmental investigation and response actions at selected IR Program Sites, CERCLA AOCs, and EBS Review Items. The SSTTDC will be allowed to perform environmental investigation, monitoring activities, removal or remedial actions that require continued assessment, monitoring or remediation under CERCLA, MCP, or MA Solid Waste regulations. These activities include but are not limited to installation of soil borings, monitoring wells, or well points; test pit excavation; sampling; performing inspections; geophysical profiling; performance of pilot studies; excavation of soil; construction of soil covers or other remedies; installation of remedial systems; and performing 5 year reviews.

3.0 SUMMARY OF ENVIRONMENTAL CONDITIONS AND NOTIFICATIONS

The following sections summarize the findings related to the active and closed environmental sites; past storage, release, or disposal of CERCLA hazardous substances and petroleum products on the subject parcels; other environmental compliance issues and factors. The environmental conditions that are applicable to the parcels included in this FOSL are summarized in the following table.

Applicable to Parcels?		Environmental Conditions
No	Yes	
	X	Installation Restoration Program Sites
	X	Petroleum Sites
	X	CERCLA Areas of Concern
	X	Environmental Baseline Survey Review Item Areas
	X	Munitions and Explosives of Concern or Munitions Constituents
	X	Asbestos-containing materials (abatement/notification)
	X	Lead-based paint (abatement/notification)
X		Lead in drinking water fountains*
	X	UST/AST (removal and closure)
	X	Pesticides/herbicides
	X	Polychlorinated Biphenyls
	X	Solid Waste
X		Radon**
	X	Mold, fungi
	X	Threatened and Endangered Species
	X	Radiological materials
	X	Wetlands
	X	Environmental Condition of Property (ECP) Classification
	X	Hazardous Substances and Petroleum Notification
	X	Federal Facility Agreement
	X	RODs
	X	Land Use Controls
<p>* Based on redevelopment plans, infrastructure of potable water will be improved/reconstructed on all the lease properties. ** In 1989, the Navy completed a radon screening. None of the facilities or housing units had radon levels above the EPA advisory action level of 4 picocuries per liter (pCi/L).</p>		

Detailed information on the environmental conditions considered is provided in Section 3.1, and in enclosures (1) through (6). Information on the relevant notifications is provided in Section 3.2; environmental restrictions, provisions, and conditions are provided in Section 3.3.

3.1 ENVIRONMENTAL CONDITIONS

3.1.1 Installation Restoration Program Sites

The former NAS South Weymouth is listed on the U.S. EPA NPL. The Navy is addressing CERCLA sites at the Base under the DoD IR Program. Eight IR Program sites are located within the parcels of this FOSL. These include the following:

- Site 1 West Gate Landfill
- Site 2 Rubble Disposal Area
- Site 3 Small Landfill
- Site 4 Fire Fighting Training Area
- Site 7 Former Sewage Treatment Plant
- Site 9 Building 81
- Site 10 Building 82
- Site 11 Solvent Release Area

Site 2, the Rubble Disposal Area, and Site 3, the Small Landfill, have been closed under CERCLA. The RODs for the two sites required landfill closure consistent with the MassDEP Solid Waste Regulations. Site 4, the Fire Fighting Training Area, has been closed under CERCLA and is pending closure in accordance with the Massachusetts Contingency Plan (MCP). The other five sites are active and at various stages of investigation and/or environmental cleanup. The status of each IR site is provided in Enclosure (3).

The following IR Program sites are located adjacent to and within 200 ft of the lease parcels:

- Site 5 Tile Leach Field
- Site 8 Abandoned Bladder Tank Fuel Storage Area

These sites were closed with No Action RODs and have no impact on the lease parcels.

Groundwater is a medium of concern at six of the IR Program sites: Site 1, West Gate Landfill; Site 2, Rubble Disposal Area; Site 7, the Sewage Treatment Plant; Site 9, Building 81; Site 10, Building 82; and Site 11, Solvent Release Area. Unless and until further investigations or monitoring demonstrate that there is no unacceptable risk associated with exposure to groundwater at these sites, the access to groundwater under the provisions of this lease will be prohibited, as further described in Section 3.3.

A small portion the United States Coast Guard (USCG) Buoy Depot Site is located in FOSL parcel L-4. The USCG has addressed the USCG Buoy Depot Site under CERCLA. The USCG and EPA signed a ROD in 2006, and the MassDEP submitted a letter of concurrence, as described in Enclosure (3). The site is now in the long-term monitoring (LTM) stage. Access to the subject wetland area must be provided to the USCG to continue the LTM program in accordance with the ROD.

3.1.2 Petroleum Sites

The Navy has addressed sites where the primary chemicals of concern (COCs) are petroleum constituents or petroleum products ("petroleum sites") in accordance with the requirements of the Massachusetts General Law, Chapter 21E, the Massachusetts Oil and Hazardous Material Release Prevention Act, as implemented through the MCP, 310 CMR 40.0000. In many cases, early actions such as soil excavation or tank removals have been taken to remove source areas. Sites were evaluated, remediated as necessary, and closed out under the direction of a Licensed Site Professional (LSP). Site closures are documented in Response Action Outcomes (RAOs). For tracking purposes, MassDEP has assigned MCP Release Tracking Numbers (RTNs) for specific releases of petroleum products at NAS South Weymouth. As documented in Encls. (1) and (4) of this FOSL, 19 petroleum sites are located in

the FOSL parcels. Of these, two were transferred and are being addressed under CERCLA and 16 have been closed. Only one site is active and pending closure, as noted below.

RTN 4-18735 Fire Fighting Training Area (IR Program Site 4)

There are no environmental restrictions associated with the closed petroleum sites, except as follows: Two sites contain activity and use limitations (AULs) which affect parcel L-7. As part of the RAO for RTN-3-13157 (Building 8 Steam Plant), the Navy filed a voluntary AUL as a conservative measure because of residual petroleum concentrations in soil near the building foundation and underground utilities. Within the AUL area (13,221 square feet), activities consistent with commercial or industrial uses of the property are permitted provided that they do not cause or result in direct contact with, disturbance of, or relocation of the petroleum-impacted soil located at an approximate depth of 5 to 15 ft below ground surface (bgs). The AUL prohibits disturbance of petroleum-impacted soils, unless certain conditions described in the AUL are met.

Under the RAO for RTN-3-17527 (Building 14 Floor Drains), the Navy filed an AUL to address residual petroleum in soil beneath the eastern half of the building foundation. The AUL permits this area (2,254 square feet) to be used for any activities consistent with residential, commercial, and/or industrial use provided that these activities do not involve the disturbance of the eastern half of the building foundation, which could render accessible the soil beneath the eastern half of the building from a depth of approximately 3 to 15 ft bgs. The property owner may undertake additional response actions that could result in removal of the AUL which would allow these activities. Should the eastern half of the building foundation be removed, it must be replaced with another impervious surface (i.e., another building slab or pavement) so that the soil beneath that area remains inaccessible. Excavation and removal of soil within the AUL area may be permitted provided certain requirements, as described in the AUL, are met.

The status of each petroleum site located in or within 200 ft of the FOSL parcels is described in Enclosure (4). RTN 4-3002621 is a base-wide tracking number that MassDEP assigned to entire NAS South Weymouth NPL site. This RTN remains active until all CERCLA sites are closed. MassDEP considers these CERCLA sites "adequately regulated" under another program and/or regulatory agency (e.g., CERCLA and/or US EPA) in accordance with 310 CMR 40.0110 and 40.0111. When MassDEP has concurred with all of the associated CERCLA RODs for these sites, the base-wide RTN will be closed.

3.1.3 CERCLA Areas of Concern

Sixteen CERCLA AOCs are located in the lease parcels or within 200 ft. of a parcel. Of these, nine have been closed with No Action or No Further Action RODs, and one (AOC 108) was transferred to the IR Program. Six AOCs are active pending completion of reports, resolution of regulator comments, or a removal action and it is expected that these six sites will be closed with NFA RODs. The six active AOCs located within the parcels include:

AOC Hangar 1	Main Building Floor Drains
AOC 14	Water Tower Staining between Horten-sphere and Water Tower
AOC 55C	North of Trotter Road – Pond Area
AOC 60	East Mat Drainage Ditch
AOC 61	TACAN Ditch and associated areas
AOC 83	Hazardous Waste Storage Area, RCRA Closure

The description and status of each AOC is presented in Enclosure (5).

3.1.4 Environmental Baseline Survey Review Item Areas

The Basewide Phase I EBS, a comprehensive site assessment, was completed at the former NAS South Weymouth in 1996 in accordance with the *DoD Policy on the Environmental Review Process to Reach a Finding of Suitability to Transfer* (September 9, 1993) and the *Memorandum of Understanding* between the EPA and the DoD (May 4, 1994). The Phase I EBS documented the history of NAS South Weymouth

and identified the then current environmental conditions and the potential constraints for transfer of land and/or structures. The Phase I EBS included review of previous environmental studies, records, correspondence and reports; visual inspections of property and buildings; information on hazardous substance and petroleum product management practices; and descriptions of off-Base properties; review of maps, plans, and aerial photographs; and interviews with current and former NAS South Weymouth personnel. The Phase I EBS was updated in 1997 as documented in the Phase I EBS Report Errata. RIAs that warranted further research or field sampling were identified and investigated as described in the 1998 Phase II EBS Work Plan and subsequent work plan addenda, technical memoranda, and decision documents, as noted in Enclosure (2).

In November 2004, the Navy prepared a SEBS to update the documentation for property that was yet to be transferred. The 2004 SEBS updated the status of the EBS RIAs as well as the IR Program sites, the CERCLA AOCs, and the petroleum sites. The information in the SEBS has been further updated, as summarized in Encls. (3) through (6).

Various EBS RIAs were located within the lease parcels or within 200 ft; however, the Navy has issued No Action/NFA Decision Documents with EPA and MassDEP concurrence for the majority of these RIAs or has addressed them under other environmental programs. Investigations, comment resolution, and/or preparation of decision documents are ongoing for the following RIAs, located within the parcels.

RIA 10C	Hangar 1 – North Lean-To and South Lean To
RIA 11	Hangar 1 – Aqueous Film Forming Foam (AFFF)
RIA 33	AIMD Building Shops (Building 117)
RIA 41	Aircraft Washrack Facility
RIA 62	French Stream
RIA 76	Basewide Solid Waste (will be closed once all property transfer has occurred)
RIA 82	Power House, Storage of coal and coal ash
RIA 99	Hangar 1 Radiological Survey
RIA 104	Old Swamp River
RIA 110	Southeast Antenna Field
RIA 111	Old Hangar 2
RIA 112	West Mat Storm Drainage System

The description and status of each RIA is presented in Enclosure (6).

3.1.5 Munitions and Explosives of Concern or Munitions Constituents

None of the environmental sites at NAS South Weymouth required investigation or action under the Military Munitions Response Program. CERCLA AOC 35, the Pistol Range, was investigated because of the potential presence of small arms ammunition and the potential (but undocumented) use of the backstop mound as a de-armament embankment. The embankment was built in 1955 as a safety precaution for armed aircraft on the East Mat tarmac. Aircraft would be pointed toward the embankment in case of accidental firing. Sampling and a magnetometer survey were conducted. The Navy conducted a removal action to address lead in soil from past Pistol Range operations and achieved clean up levels rendering the land acceptable for unrestricted use. The Navy subsequently removed the backstop/de-armament embankment and disposed the soil offsite. The Navy found no evidence that unexploded ordnance or munitions-related compounds were present in the embankment. However the Navy proceeded with the removal as a precautionary measure to eliminate liability and ensure that no Unexploded Ordnance (UXO) or munitions compounds were present in the embankment. AOC 35 was closed with a NFA ROD. There are no restrictions associated with this area, based on the presence of AOC 35. However, the location of the former Pistol Range overlies groundwater impacted by IR Program Site 11, the SRA.

3.1.6 Asbestos

The Potential Immediate Hazards (PIH) Survey of November 1999 reported the current types and quantities of asbestos-containing material (ACM) in the buildings currently present at the Main Base of NAS South Weymouth. The PIH Survey of August 2001 provided the status of the general conditions of the ACM. The type, quantity, and condition of the known ACM in the buildings included in this FOSL are summarized in Enclosure 1, Tables 1 through 4. The possibility remains for the presence of undiscovered ACM associated with these buildings and actual conditions may have changed. Therefore, as further described in Section 3.3, the LESSEE will be required to complete any required assessments, abatements or engineering controls required for demolition in accordance with applicable federal, state, and local regulations. Buildings will be leased "as is" for demolition.

The possibility remains for the presence of undiscovered ACM associated with underground utilities at NAS South Weymouth. Due to the presence of such underground utilities, any subsurface work performed by the LESSEE must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel, as further described in Section 3.3.

3.1.7 Lead-Based Paint

Certain buildings in the lease parcels were constructed prior to 1978 and, as with all such buildings, a lead-based paint (LBP) hazard may be present. In August 2001, the Navy completed an update of the PIH Survey and Materials Update for Asbestos and LBP at NAS South Weymouth, Massachusetts which documented the paint conditions for the buildings at the main base. Enclosure (1) Tables 1 through 4 summarize the paint conditions for the buildings included in this FOSL. The possibility remains for the presence of undiscovered LBP associated with these buildings and actual conditions may have changed. No residential reuse is planned for the buildings within the lease parcels. The Navy is not required to conduct lead abatements for buildings that are scheduled for non-residential use, as outlined in the DoD Policy on LBP at BRAC Properties of (January 12, 1995). The LESSEE will be required to complete any assessments, abatements or engineering controls required prior to demolition in accordance with applicable federal, state, and local regulations, as further described in Section 3.3.

3.1.8 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

There are no USTs currently present within the lease parcels. There is one No. 2 fuel oil AST used for heat and hot water at Building 112, Enlisted Club, located in parcel L-15. As documented in the BRAC Cleanup Plan (August 1998), the Phase I EBS (November 1996), the SEBS (December 2004), and Encls. (1) through (6), the other USTs and ASTs have been addressed through either the MCP, the Navy's Various Removal Actions program, or the Phase II EBS. See Enclosure (1) Tables 1 through 4, Table 5 and Table 6 for additional details.

3.1.9 Pesticides/Herbicides

Pesticides and herbicides were applied at the Base as part of routine facility maintenance throughout its operational history. Detailed information was not available regarding the specific past use of pesticides within the subject parcels. The Phase I EBS (November 18, 1996) documents that NAS South Weymouth developed a Pest Management Plan which is part of the September 30, 1987, Natural Resources Management Plan (updated during 1992). A summary of the pesticide/herbicide/pest management requirements was presented in Table 5-16 of the Phase I EBS. No additional records of pesticide use prior to 1987 were found (although activity personnel confirmed that pesticides were used at NAS South Weymouth prior to 1987). The Phase I EBS states that no items of concern were cited by EPA during their August 8, 1993, Pesticide Use Investigation for the storage and use of pesticides at NAS South Weymouth. Residual concentrations of pesticides and herbicides may be present in soil resulting from past applications for normal upkeep of the facility.

At the Former Sewage Treatment Plant, IR Site 7, DDT and dieldrin were detected in surface soil. DDT, DDD, DDE, and arsenic were detected in sediment. The ROD-selected remedy is excavation and offsite

disposal of contaminated soil and sediment. At the West Gate Landfill, IR Site 1, pesticides were detected in surface soil. The ROD-selected remedy includes a semi-permeable soil cap.

Pesticides were detected in soil and sediments at AOC 55B at levels above screening criteria. Based on further evaluation in the human health and ecological risk assessments, no action was required as described in Enclosure (5) and the ROD.

Through the investigation of EBS RIA 2C (suspected overuse of herbicides around runway lighting areas) the Navy targeted some areas that might have received excess herbicides. Based on the sampling results for RIA 2C and as summarized in Enclosure (6), the regulators concurred that no action was required for RIA 2C.

3.1.10 Polychlorinated Biphenyls

NAS South Weymouth has been "PCB-free" (polychlorinated biphenyl (PCB) concentrations less than 50 parts per million) for electrical and hydraulic equipment since December 31, 1994, as documented in the PCB-Free Activity Report of January 1995. Since the promulgation of the Toxic Substances Control Act (TSCA, 40 CFR 761) in 1976, NAS South Weymouth Environmental/Public Works Department personnel conducted periodic inspections of PCB-containing equipment at the Base. To confirm that the equipment at the Base is currently PCB-free, the Navy tested transformers and capacitors and also verified with the manufacturers that the hydraulic systems did not contain PCBs.

Circa 1994/1995, the Navy completed a program to remove/replace ballasts containing PCBs at NAS South Weymouth. The removed ballasts were sent for offsite recycling. No PCB-containing ballasts remain at NAS South Weymouth. Testing (Spring 2003) of representative direct-buy ballasts confirmed that they did not contain PCBs.

PCBs are among the contaminants of concern in soil at the West Gate Landfill, IR Site 1. At the Rubble Disposal Area, IR Site 2, hydric soil contaminated with PCBs has been excavated, as further described in Enclosure (4).

PCBs were among the contaminants of concern in soil at Hangar 1, AOC 3, AOC 8, AOC 55D, AOC 60, AOC 61, and AOC 83 as described in Enclosure (5). The Navy conducted removals at Hangar 1, AOC 3, AOC 8, AOC 60, and AOC 61; these sites are closed or are pending closure. The Navy evaluated human health and ecological risk at AOC 55D and found no unacceptable risk. At AOC 83, the Navy evaluated human health risk for future residential and recreational users and found no unacceptable risk.

3.1.11 Solid Waste

The Small Landfill, IR Site 3, has been closed under CERCLA with a no further action ROD, but is currently undergoing closure pursuant to the Massachusetts Solid Waste Regulations. The Rubble Disposal Area, IR Site 2, was closed under CERCLA; the landfill cover satisfied the requirements of 310 CMR 19, Part II. Solid waste including asphalt, brick, concrete, and surface debris is present in some areas of the lease parcels, including at AOC 55C.

3.1.12 Mold and Fungi

Based on the PIH Survey of August 2001, the Navy has identified localized mold/fungal growth and potential airborne fungal spores in several areas. The mold/fungal growth could be a hazard to sensitive individuals. Particle-filtering respirators and/or disposable footwear may be recommended in certain areas due to the presence of extensive mold growth. See Enclosure (1), Tables 1 through 4 regarding this known hazard at specific buildings. However, given that conditions may have changed, all unoccupied buildings should be considered to contain potential hazards associated with mold/fungal growth. All work to be conducted in these areas should be performed in accordance with applicable worker safety regulations.

3.1.13 Threatened and Endangered Species

No federal-listed endangered species have been identified at NAS South Weymouth. The state-listed endangered species, the Upland Sandpiper (*Bartramia longicauda*), was observed at NAS South Weymouth three times in 2001 and twice in 2002.

No federal-listed threatened species have been identified at NAS South Weymouth. One state-listed threatened bird species, the northern harrier (*Circus cyaneus*), has been observed at NAS South Weymouth and may pass through the lease parcels on occasion.

The eastern box turtle (*Terrapene carolina*), a state listed “species of special concern,” has been identified at NAS South Weymouth. Potential habitat for this species is present in some of the FOSL parcels as noted in Enclosure (1), Tables 1 through 4.

3.1.14 Radiological Materials

Past operations at NAS South Weymouth may have included limited use of some low-level radioactive materials (e.g., maintenance of luminescent aircraft/vehicle dials) in the hangars. The Navy has investigated this possible usage of radiological materials with the Radiological Affairs Support Office (RASO). RASO conducted record searches and screening surveys and found no evidence of radiological contamination in the Hangar 1 Lean-To's (RIA 99) at NAS South Weymouth. These findings are included in the RIA 99 technical memorandum and will be included in the decision document for RIA 99.

3.2 NOTIFICATIONS

3.2.1 Environmental Condition of Property Classification

The Community Environmental Response Facilitation Act (CERFA) Determination Report, NAS South Weymouth, Massachusetts was issued March 28, 1997. As part of the Navy's process for property lease, areas to be leased are categorized based on the environmental condition of the property (ECP) for the FOSL. CERFA-uncontaminated properties are designated as CERFA ECP category 1. The CERFA Determination Report identified the runways and taxiways at NAS South Weymouth as ECP 1. ECP categories were initially designated for parcels on the Base during the *Phase I EBS*, (November 1996), the *CERFA Determination Report* (March 28, 1997), and the *BRAC Cleanup Plans* (October 1996, revised August 1998). Since that time, the Navy has obtained additional information about the conditions at NAS South Weymouth from multiple environmental investigations conducted for the IR sites, AOCs, petroleum sites, and EBS RIAs. This FOSL summarizes the current environmental status of the subject parcels and provides the Navy's revised ECP FOSL categories for the property contained within the subject parcels. The ECP categories cited in this FOSL supersede the ECP categories for these areas as identified in the *Phase I EBS*, *CERFA Determination Report*, and the *BRAC Cleanup Plan*.

DoD Policy on the Environmental Review Process to Reach a FOSL (June 17, 1994) established FOSL categories 1, 2, and 3, based on criteria for providing the CERCLA hazardous substance notice. A determination is made that the property is suitable for lease for the intended purpose based on one of the three following categories:

1. Hazardous substance notice need not be given because no hazardous substances or petroleum products were stored for 1 year or more, known to have been released, treated, or disposed of on the parcel;
2. Hazardous substance notice will be given of the type and quantity of hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment or disposal took place, but the property is not now contaminated with hazardous substances or petroleum products (e.g., storage for 1 year or more but no release, a release has occurred but no response action is required, or a response action has been completed); or

3. The property contains some level of contamination by hazardous substances or petroleum products, and hazardous substance notice shall be given of the type and quantity of such hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment, or disposal took place. However, this property can be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment and without interference with the environmental restoration process.

Based on the most current information available, the parcels of this FOSL are categorized as FOSL Category 1, 2, or 3 (i.e., suitable for lease) provided that the restrictions presented in Section 3.3 are adhered to. The FOSL categories for the parcels are shown in Tables 1 through 4 of Enclosure (1). Each parcel is described with respect to its history, use, compliance history, environmental sites, and FOSL category.

3.2.2 Hazardous Substance Notification

The criteria for hazardous substance notice is established in CERCLA Section 120 (h)(1), 40 CFR 373. Hazardous substances and petroleum products formerly used, released, or disposed of in the subject parcels are listed in Enclosure (1) Table 5. Notice of hazardous substances under CERCLA 120(h)(1) is provided in Enclosure (1) Table 6 based on available information.

3.2.3 Federal Facility Agreement

NAS South Weymouth is a National Priority List site under CERCLA of 1980, as amended. A FFA between the Navy and EPA was signed in 1999 for the NAS South Weymouth NPL site. The terms of the lease, as they currently exist or may be amended, shall not affect the rights and obligations of parties under the FFA. The FFA Section 16.10 requires that the Navy ensure that any transactions involving interest or right in real property do not impede or impair activities or response actions taken pursuant to the FFA. Therefore, the Navy has provided the LESSEE a copy of the FFA. The Navy will ensure that provisions in the lease (and any future subleases) address the rights of Navy and regulatory agencies to access the property to conduct environmental studies and investigations and to carry out environmental responses as necessary; contain provisions relating to compliance with applicable health and safety plans; and for operation of any response actions per Section 3.3 of this FOSL. The FOSL document, including enclosures (1) through (7), shall be made available as a part of any leases or subleases entered into with any other party.

3.2.4 Records of Decision and Land Use Controls

No Action or No Further Action RODs have been signed by the Navy and EPA, with MassDEP concurrence, for two IR Program Sites and nine AOCs located in or adjacent to the lease parcels as described in Encls. (3) and (5). The RODs for IR Sites 1, 2, 3, and 4 require remedial action and/or closure under another program such as the MCP or MassDEP solid waste regulations. Land Use Controls (LUCs) are part of the selected remedies for IR Sites 1 and 2, and for the USCG Buoy Depot Site. The LESSEE shall comply with provisions for all existing or future LUCs established for these sites as part of CERCLA RODs and Remedial Design documents. The terms of the lease shall not affect the rights and obligations of the parties under the RODs or Remedial Design Documents such as Operation and Maintenance or LUC Implementation Plans.

3.2.5 Availability of References

The references contained in Enclosure 2 are available at the Caretaker Site Office (CSO) Information Repository located at the former NAS South Weymouth. Public information repositories are also kept at the Tufts Library in Weymouth, Massachusetts; the Abington Public Library in Abington, Massachusetts; the Hingham Public Library in Hingham, Massachusetts; and the Rockland Memorial Library in Rockland, Massachusetts. Upon closure of the CSO, references shall be available upon request from the Navy BRAC PMO NE.

3.2.6 Notifications to Regulatory Agencies and Public

A public/regulatory comment period on this FOSL and its enclosures was held from May 19, 2008 to June 18, 2008, and the comments received have been incorporated or otherwise addressed, as indicated in Enclosure (7) [PENDING]. The EPA and MassDEP have reviewed this FOSL [PENDING]. Their comments on this FOSL and its enclosures have been incorporated or otherwise addressed [PENDING]. Notice of the Public Comment Period for this FOST was provided in the Patriot Ledger on May 19, 2008, the Weymouth News on May 21, 2008, the Abington Rockland Mariner/Standard on May 23, 2008, and also at the Restoration Advisory Board meeting of May 8, 2008, prior to the execution of this document. This FOSL and its enclosures shall be included in and made part of the lease, and these documents shall be required to be included as part of any future subleases entered with any other party.

3.3 ENVIRONMENTAL RESTRICTIONS, PROVISIONS, AND CONDITIONS

Certain provisions, conditions, and land use, soil, and groundwater restrictions for the subject Lease Parcels will apply in order to ensure protection of human health and the environment during the period of the lease. During the lease period, environmental investigations and response actions (investigations and response actions) may be performed by the LESSEE pursuant to the provisions of the executed Economic Development Conveyance MOU, Purchase Agreement, CERCLA and the FFA; the MCP for petroleum constituent releases; and the following provisions that will be incorporated into the Lease. Alterations and improvements, including but not limited to, building demolition, foundation removal, road improvement, road construction, utility repair or improvement, removal of pavement, and removal of runways and taxiways, may be conducted subject to the following restrictions, provisions, and conditions:

1. Notice of Environmental Condition: Information concerning the environmental condition of the lease parcels, including the type and quantity of hazardous substances and petroleum products stored for 1 year or more, known by the Navy to have been released or disposed of, and the time at which such storage, release, or disposal took place and a description of the remedial action taken, if any, is summarized in Enclosure (1) Table 5 and referenced in numerous reports, including, but not limited to, documents identified in Enclosure (2) and incorporated herein by reference.
2. CERCLA Notification: Notice is hereby provided that information contained in the FOSL Enclosure (1) Table 6 attached hereto and made a part hereof, identifies hazardous substances that were stored for 1 year or more, known to have been released or disposed of on the lease parcels. The Navy has made a complete search of its files and records concerning the lease parcels and represents that the FOSL provides: (1) the requisite notice of the type and quantity of such hazardous substances; (2) notice of the time the storage, release, or disposal took place; and (3) description of the remedial action taken, if any.
3. Reservation of Access: The LESSEE shall ensure that the Navy, Navy contractors, and regulatory agency personnel have unencumbered access to perform environmental investigation, monitoring activities, removal or remedial actions, or oversight at any IR Program Sites, CERCLA AOCs, petroleum sites, or EBS RIAs that require continued assessment, monitoring or remediation under CERCLA, MCP, or MA Solid Waste regulations. These activities include but are not limited to installation of soil borings, monitoring wells, or well points; test pit excavation; sampling; performing inspections; geophysical profiling; performance of pilot studies; excavation of soil; construction of soil covers or other remedies; installation of remedial systems; performing 5 year reviews; or other activities as deemed necessary. No barriers, fences or other obstructions shall impede access to these areas by the Navy, Navy contractors, and regulatory agency personnel. In addition, the LESSEE will ensure that the U.S. Coast Guard is afforded similar access to the wetland portion of the USCG Buoy Depot Site located on Navy property, in L-4.
4. Investigations and Response Actions: Per the MOU and Purchase Agreement, the LESSEE shall be allowed to carry out environmental investigations and response actions at certain IR Program

Sites, CERCLA AOCs, and EBS Review Items with Navy approval and in accordance with the FFA to obtain and maintain closure documentation. The terms of the lease, as they currently exist or may be amended, shall not affect the rights and obligations of parties under the FFA. The LESSEE will be allowed to incorporate development work elements (i.e., demolition, removal of pavement, installation of utilities, improvements) into its feasibility studies, Engineering Evaluation/Cost Analysis (EECA), removal or remedial action work plans or designs, to coordinate development with environmental cleanup. In addition, at sites that have been addressed in accordance with the MCP and contain AULs, the LESSEE may take actions to remove the AULs under the direction of an LSP. If contaminated soil is encountered in the course of conduct of development work on the leased parcels, the LESSEE shall be allowed to conduct investigations and response actions with Navy approval and in accordance with the FFA, or the MCP, in the case of petroleum constituents.

5. Presence of Asbestos: The LESSEE agrees, on behalf of itself, its successors and assigns, that it will comply with all federal, state, and local laws relating to ACM in its use of the currently unoccupied buildings or structures in the lease parcels (including demolition and disposal of existing improvements). Currently occupied buildings on lease parcels which are covered under the existing Interim Master Lease shall be subject to the asbestos terms and conditions of said Interim Master Lease. The Navy assumes no new or further liability as a result of this lease than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with ACM on the lease parcels, arising during the term of this lease. Due to the potential presence of undiscovered ACM associated with underground utilities, any subsurface work performed by the LESSEE must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel. Buildings will be leased "as is" and asbestos hazards will become the responsibility of the LESSEE.
6. Presence of LBP: The LESSEE agrees, on behalf of itself, its successors and assigns, that it will comply with all federal, state, and local laws relating to LBP in its use of the currently unoccupied buildings and structures in the lease parcels (including demolition and disposal of existing improvements). Currently occupied buildings on lease parcels which are covered under the existing Interim Master Lease shall be subject to the lead-based paint terms and conditions of said Interim Master Lease. The Navy assumes no new or further liability as a result of this lease than it would otherwise have for losses, judgments, claims, demands, expenses, or damages of whatever nature or kind from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with LBP on the lease parcels, arising during the term of the lease. Buildings will be leased "as is" and LBP hazards will become the responsibility of the LESSEE.
7. Presence of Historic Fill Material and Surface Debris: The LESSEE, its successors and assigns, acknowledges that certain portions of the lease parcels are: underlain by historic fill material deposited by parties other than the Navy, which may contain rocks, boulders, and other non-hazardous debris such as ash (generated from controlled burn/vegetation reduction during land clearing operations), asphalt, brick, and/or concrete materials; and contain surface debris resulting in part from Navy operations. The LESSEE, by acceptance of this lease, agrees on behalf of itself, its successors and assigns, that in its use and occupancy of the lease parcels (including excavation) the LESSEE will comply with all federal, state and local laws relating to the constituents of such historic fill and that the Navy assumes no new or further liability as a result of this lease than it would otherwise have for damages for personal injury, illness, disability or death to the LESSEE, or to the LESSEE's heirs, successors, assigns, employees, invitees, or any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with the historic fill and surface debris on the lease parcels, whether the LESSEE, its heirs, successors or assigns, has properly warned or failed to properly warn the individual(s) injured.

8. Interim Groundwater Restriction: Groundwater is a medium of concern at five of the IR Program sites included in this FOSL: Site 1, West Gate Landfill; Site 2, Rubble Disposal Area; Site 9, Building 81; Site 10, Building 82; and Site 11, Solvent Release Area. Unless and until further investigations or monitoring demonstrate that there is no unacceptable risk associated with exposure to groundwater at these sites, the access to groundwater within ALL lease parcels shall be prohibited, with the exception of installation of monitoring wells, and other actions related to groundwater investigations, as approved by Navy in coordination with applicable regulatory agencies. The LESSEE agrees that no groundwater extraction/production/supply wells shall be installed or permitted, and that no access to groundwater for dewatering or other purposes shall be permitted in the lease parcels without the prior written approval of the Navy and coordination with the applicable regulatory agencies, EPA or the MassDEP, as appropriate.
9. Interim Soil and Sediment Restriction: Soil and/or sediment are media of concern at a number of active IR Sites, AOCs, RIAs, and MCP sites closed with AULs. Unless and until further investigations or monitoring demonstrate that there is no unacceptable risk associated with exposure to soil or sediment at these sites, disturbance of soil or sediment within all lease parcels that include such sites and their buffer zones shall be prohibited without prior approval as discussed in Items 10, 12, and 13. The LESSEE may conduct environmental investigation and response action activities consistent with CERCLA and the FFA or the MCP, following approval from Navy, EPA, and concurrence from MassDEP. The LESSEE shall be prohibited from: conducting soil excavation, drilling, digging or other ground-disturbing activities; and disturbance of building slabs, roads and other structures and paved areas, without prior written approval of the Navy, and the applicable federal and state regulatory agencies, as appropriate.
10. The LESSEE shall be prohibited from conducting building demolition or disturbing existing wetlands, surface water, sediment, or storm water drainage systems or utilities without prior written approval of the Navy, and coordination with the applicable federal and state regulatory agencies, as appropriate.
11. All work shall be done without liability, cost, or expense to the government. The LESSEE, at its sole cost and expense shall maintain the land and all improvements in good condition at all times and shall promptly make repairs that may be necessary.
12. The LESSEE shall provide written requests to perform work and work plans for all work activities. Work and work plans for environmental investigation and response action activities at IR Sites, AOCs, and EBS RIAs must conform to CERCLA requirements, as appropriate. These documents must be approved by the Navy and the applicable federal and state regulatory agencies, as appropriate, prior to commencing work. The LESSEE must promptly notify and receive approval from Navy, and the applicable regulatory agencies, as appropriate, before performing any work that deviates from approved documents. All deviations and changes to approved plans must be documented in writing. Any deviations from the approved work plans must be described in a completion report which also documents how the work was completed.
13. The LESSEE shall submit a soil management plan that has been approved by the EPA and reviewed by MassDEP before the Navy will approve any work that disturbs soil in non-site areas (i.e., adjacent to but not located within active IR Program sites, AOCs, or EBS RIAs) or elsewhere on the leased parcels. The soil management plan will include provisions to address potential discovery of previously unknown contamination in the lease parcels. No soil shall be removed from any parcel unless the LESSEE has adequately characterized the soil to the satisfaction of EPA and MassDEP. Any soil or aggregate brought onto the Base shall be tested by the LESSEE and approved by EPA and MassDEP (or Navy) prior to transport. The LESSEE shall obtain approval of the disposal facility from the Navy and EPA before offsite movement of soil from the lease parcels.

14. The LESSEE will be responsible for specifying and implementing access controls on all leased property. Within 30 days of the execution of the Lease, the LESSEE shall submit a Site Control Plan or similar plans or documents that will specify the access controls it will establish for all environmental site and development work, including but not limited to, fencing, temporary fencing, signage, flagging, cones, security patrols, or other. The LESSEE shall implement said Plan no later than 45 days after receipt of agency comments on the plan.
15. The LESSEE, at its sole cost and expense, is responsible for relocating all Navy materials from buildings to be demolished. The LESSEE must coordinate this activity with the Navy and provide a plan and schedule for this work at least 30 days prior to relocation.
16. Prior to the conduct of any demolition work, the LESSEE is responsible for obtaining and must furnish the Navy copies of all required notices, permits, and permit approvals. These include but are not limited to Order of Conditions; plans addressing asbestos removal; demolition; hazardous waste management, transport, and disposal; solid waste management including asphalt, brick, concrete, and other debris; permits and notifications.
17. The LESSEE must provide the Navy with copies of all disposal records and shipment documentation, including but not limited to, asbestos waste shipment records, solid waste bills of lading, and hazardous or non-hazardous waste manifests. Disposal of hazardous waste from any CERCLA site must meet the standards established under the CERCLA Off-Site Rule, 40 C.F.R. §300.440, for the disposal of CERCLA wastes (including a finding from EPA that the facility is acceptable to accept CERCLA waste under the CERCLA Off-Site Rule).
18. Utility location, shut down and repair shall be the responsibility of the LESSEE.
19. All monitoring wells (and other monitoring equipment such as staff gauges or landfill gas probes) on Navy property shall be protected from damage and repaired, as necessary to maintain their viability. If wells become damaged they shall be properly abandoned and subsequently replaced in kind at no cost to the Navy.
20. The LESSEE must comply with provisions for all existing or future LUCs established for sites as part of CERCLA RODs and Remedial Design documents or AULs established in accordance with the MCP.
21. The LESSEE is responsible for compliance with all applicable Federal, State and local environmental laws, regulations, and standards in connection with the construction, installation, repair and replacement of any roadways, demolition of any buildings or structures, transport and disposal of construction debris, asbestos containing materials, LBP or other work. The LESSEE agrees to remediate, at its sole cost and expense, all hazardous substance contamination that is found to have occurred, as a result of its work.

4.0 SUITABILITY DETERMINATION

Based on the information contained in this FOSL and the notices, restrictions, and provisions that will be contained in the lease, the uses contemplated for the lease are consistent with protection of human health and the environment. There are adequate assurances that the United States will ensure that all remedial action necessary are taken with respect to any hazardous substances attributed to Navy activity remaining on the property, where such remedial action has not been taken on the date of the lease. The property, therefore, is suitable to lease.

Date

DAVID DROZD
Director
BRAC PMO, Northeast
U.S. Navy

ENCLOSURE (1) TABLE 1 - SUMMARY OF CONDITIONS FOR LEASE PARCELS: L-1, L-2, L-3, L-4, AND L-5

Lease Parcel/ Building or Area	History	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/ Other	Environmental Sites	
L-1	The former radio transmitter building was located in the northwest portion of the Base. L-1 is comprised of an open field, wooded areas and wetlands, and Calnan Road. There is a fenced concrete slab at the northwest edge that was formerly a dog kennel. AOC 53 and its buffer zone are in L-1. The west boundary is at the base boundary fence line and contains a wetland and an intermittent stream. L-1 excludes a small area, the Main Gate Encroachment Area, which is currently under investigation due to storage of equipment and materials on Navy land by the abutting property owner.	N/A	Some solid waste is present.	CERCLA AOC 53 (Former Radio Transmitter Building Area). See enclosure (5) for details. Main Gate Encroachment Area.	3
L-2	Area was used as open space (forested). Old access roads and wetlands are present. No buildings or other structures are present except for the base boundary fence.	N/A	Solid waste is present.	CERCLA AOC 55D (North of Trotter Road-Wetland Area). See enclosure (5).	2
L-3	Area was used as open space (forested). Old access roads, wetlands, and a ponded area are present. No buildings or other structures are present. Dumping of solid waste occurred at some point, and the Navy conducted a solid waste removal of non-ABC in this area.	N/A	Some solid waste has been removed; some is still present.	CERCLA AOC 55C (North of Trotter Road - Ponded Area). See enclosure (5).	3

Lease Parcel/ Building or Area	History	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/ Other	Environmental Sites	
L-4 West Gate Landfill area	The central portion of the parcel is dominated by the presence of the West Gate Landfill.	N/A	Some solid waste is present.	Installation Restoration (IR) Program Site 1 (West Gate Landfill). See enclosure (3).	3
L-4 Northern area	Contains Trotter Road and portion of the former Jet Fuel Pipeline and the Jet Fuel Pipeline Holding Tank area. Northwestern boundary is the USCG property line. Open field and wooded area.	N/A	N/A	Former RTN 3-16598E and RTN 3-16598W (Jet Fuel Pipeline Site). Former EBS RIAS 54 and 94. See enclosure (4).	2
L-4 Wetland	The 0.2 acre wetland portion of the USCG Coast Guard Site is contiguous with the larger wetland area to the south and west of the West Gate Landfill.	N/A	N/A	USCG Buoy Depot Site: wetland portion. See enclosure (3).	3
L-5 Former Sewage Treatment Plant area (former Buildings 48, 86, and 87)	The western portion of L-5 is comprised of forest and wetlands. The former sewage treatment plant for the Base (former Buildings 48, 86, and 87) was located in the eastern portion of the subparcel and was removed in 1993. Currently, only a large steel canopy structure (formerly used to store road salt/dirt) remains aboveground along with an underground "tile bed area" (leach field) to the south.	N/A	N/A	IR Program Site 7 (Former Sewage Treatment Plant). See enclosure (3) for details.	3

(a) Per the PIH Survey of August 2001.

(b) FOSL Categories:

1. Hazardous substance notice need not be given because no hazardous substances or petroleum products were stored for 1 year or more, known to have been released, treated, or disposed of on the parcel;
2. Hazardous substance notice will be given of the type and quantity of hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment or disposal took place, but the property is not now contaminated with hazardous substances or petroleum products (e.g., storage for 1 year or more but no release, a release has occurred but no response action is required, or a response action has been completed); or
3. The property contains some level of contamination by hazardous substances or petroleum products, and hazardous substance notice shall be given of the type and quantity of such hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment, or disposal took place. However, this property can be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment and without interference with the environmental restoration process. For purposes of this document, FOSL Category 3 may also be applied to sites that require further evaluation.

ENCLOSURE (1) TABLE 2 - SUMMARY OF CONDITIONS FOR LEASE PARCELS: L-6, L-7, AND L-8

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-6 Building 82 (Hangar 2)	Hangar 2 contains the main hangar and the three-story lean-tos that held office space and shops. They total 91,096 SF. The building was heated by station steam.	<p>The <i>PIH Survey</i> reported that there is extensive paint peeling on the building's interior walls. Wipe samples contained 3867 µg/SF of lead, indicating the building floor presents a PIH.</p> <p>The <i>PIH Survey</i> reported that the ACMs in the building are in fair condition. ACMs are associated with:</p> <ul style="list-style-type: none"> • The tar coating on the light blue corrugated metal of the exterior siding (24,888 SF) • The 12-inch x 12-inch burgundy floor tile (22,300 SF) • The 12-inch x 12-inch tan floor tile and mastic (14,675 SF) • 9-inch x 9-inch gray floor tile and mastic (300 SF) • The 12-inch x 12-inch light blue floor tile and mastic (270 SF) • V220 window caulking • V93 fittings on 2-4-inch fiberglass lines • V2 condenser tanks (both 75 SF) • Six 2-4-inch layered paper pipe insulation and fittings (68 LF) • V44 fittings on 6-12-inch fiberglass lines • V12 2-inch to 4-inch cal/mag pipe insulation and fittings (19 LF). <p>Presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The carpet mastic (10,638 SF) • The 12-inch x 12-inch tan floor tile with black and white specks and mastic (638 SF) • The 12-inch x 12-inch gray floor tile w/mottling and mastic (143 SF). 	<p>Removal Action Report for floor drain, oil water separator, gas traps, soil borings, Foster Wheeler, January 2001.</p> <p>Removal Action Report for Floor Drain Removal Activities (Hangar 2) TtEC, February 2007.</p>	<p>IR Program Site 10 (Hangar 2, Building 82). See enclosure (3). This IR site includes former EBS RIA 30A (Hangar 2 – spills on apron) and RIA 107 (Hangar 2 – spills on apron). See enclosure (6). This IR site also includes former RTN 3-18110 (Hangar 2). See enclosure (4).</p>	3

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 1 (Hangar 1)	Building 1 (Hangar 1) consists of three main areas; the Main Hangar and the North and South Lean-tos. The combined size of Hangar 1 is 165,290 square feet (SF). The main bay is 68,808 SF. The current Hangar 1 was built in the 1960s in the location of the former, much larger, Lighter Than Air (LTA) Hangar. The full length of the lean-tos represents the length of the original hangar. The railroad tracks that guided the old hangar doors are still in place at the west end of the hangar and the east end of the lean-tos. The hangar was formerly heated by station steam and is currently unheated. The Main Hangar was used for aircraft maintenance that included engine work, painting, arming, and washing. The North and South Lean-Tos contained maintenance shops, office space, and classrooms. The building is currently unoccupied.	<p>The <i>PIH Survey</i> reported that a significant amount of paint is peeling in the interior of Building 1 and wipe samples collected from the floor of the North Lean-to contained 84.9 µg/SF of lead. The November 1999 results had 11 samples from various rooms, with results ranging from 62.4 to 287,000 µg/SF. The building's exterior paint was in good condition. Use of personal protective equipment is recommended for the North Lean-to mechanical and transformer rooms. Several areas of the South Lean-to have extensive lead dust, animal infestation, and mold growth and require personal protective equipment for entry.</p>	<p>Former diesel 275-gal AST. See Table 5.</p>	<p>Former RTN 3-18964 (Hangar 1 North Lean to hydraulic lift). See enclosure (4).</p>	2
		<p>The <i>PIH Survey</i> reported that the ACMs in Building 1 are in fair condition. Localized damage to asbestos-containing floor tiles has occurred but is unlikely to pose a hazard to people working in the building. ACMs are associated with:</p> <ul style="list-style-type: none"> • The tar coating on blue corrugated metal on the hangar operation exterior siding (47,528 SF) • The 12-inch x 12-inch tan stripe floor tile and mastic (15,403 SF) • The 12-inch x 12-inch brown floor tile and mastic (12,331 SF) • The 473 2-inch to 4-inch cal/mag pipe insulation and fittings (4,952 linear feet [LF]) • The 12-inch x 12-inch tan floor tile and mastic (4,862 SF) • The 9-inch x 9-inch gray floor tile and mastic (4,579 SF) • The 164 6-inch to 12-inch cal/mag pipe insulation and fittings (3,780 LF) • The 9-inch x 9-inch black floor tile and mastic (3,263 SF) • The 9-inch x 9-inch green floor tile and mastic (2,926 SF). The 12-inch x 12-inch gray/pink/black floor tile and mastic (2,779 SF). Miscellaneous black/ brown sealants on the North and South Lean-to roofs (1,612 SF) 	<p>Eight former antifreeze 300-gal ASTs. See Table 5.</p>	<p>Former RTN not assigned (Former EBS RIA 10A-Spills off edge of Hangar 1 apron). See enclosure (4).</p>	2
			<p>Two current (empty) 9,915-gal AFFF ASTs. See Table 5.</p>	<p>Former EBS RIA 10B (Spills on Hangar 1 Apron). See enclosure (6).</p>	2
			<p>The <i>PIH Survey</i> reported extensive amounts of bird excrement on the floor of the pipe room. The excrement is considered a biological hazard.</p>	<p>EBS RIA 10C (Hangar 1 North and South Lean To). See enclosure (6).</p>	3
			<p>The <i>PIH Survey</i> reported that 6 SF of an unknown oil was observed on the floor of the transformer room in the North Lean-to. It may contain PCBs. Being addressed under EBS RIA 10C.</p>	<p>EBS RIA 11 (Hangar 1 – Releases off AFFF). See enclosure (6).</p>	3
				<p>Former EBS RIA 12 (Staining on cracked asphalt). See enclosure (6).</p>	1
		<p>EBS RIA 99 (Hangar 1 – Radiological Survey). See enclosure (6).</p>	2		

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
		<ul style="list-style-type: none"> • Transite panels (1,325 SF) • The 12-inch x 12-inch gray speck floor tile and mastic (682 SF) • The 12-inch x 12-inch blue-gray floor tile and mastic (616 SF) • The 12-inch x 12-inch gray floor tile and mastic (444 SF) • The 12-inch x 12-inch tan speck floor tile and mastic (232 SF) • The 12-inch x 12-inch charcoal floor tile and mastic (230 SF) • The 12-inch x 12-inch green floor tile and mastic (229 SF) • The 6-inch to 12-inch aircell pipe insulation and fitting (84 LF) • The 9 2-inch to 4-inch aircell pipe insulation and fittings (81 LF) • The 9-inch x 9-inch lime floor tile and mastic (54 SF) • Condenser tank insulation (40 SF) • Silver paint (30 SF) • The 6 2-inch to 4-inch layered paper pipe insulation and fittings (21 LF) • The 9 fittings on 2-inch to 4-inch fiberglass lines. <p>Presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The gray asphalt shingles (67,734 SF) • The roof felt (67,734 SF) • The carpet mastic (34,997 SF) • The 9-inch x 9-inch brown floor tile and mastic (1,132 SF) • The red vinyl sheet (1,305 SF) • The pebble patterned vinyl sheet (1,105 SF) • The brown blackboard mastic (500 SF) • The 9-inch x 9-inch tan floor tile and mastic (32 SF) • The 17 fire doors. 	<p>Due to leaking roof, there is a likely a mold hazard in the lean-tos.</p> <p>Removal Actions conducted for oil/water separator, floor drain system, fuel oil ASTS, AFFF ASTs, soil remediation, Foster Wheeler, March 1999, Jan/Feb. 2001.</p> <p>Removal action for North and South Lean-To Stormwater Drainage Systems, Foster Wheeler, June 2004.</p>	<p>AOC Hangar 1 (Main Building Floor Drains). See enclosure (5).</p>	<p>3</p>

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 2 (Supply Warehouse)	The Supply Warehouse is 56,060 SF and was used for shipping, receiving and storing of all hazardous and non-hazardous materials used on the Base.	<p>The <i>PIH Survey</i> reported that there are small amounts of paint peeling on the walls and floors of the building; however, a wipe sample collected from the main hallway floor contained less than 20 µg/SF of lead (i.e., non-detect). A significant amount of the building's exterior paint is peeling.</p> <p>The <i>PIH Survey</i> reported that the building's ACMs are still in fair condition. There is one damaged asbestos-containing pipe in the mechanical room and asbestos material in the crawl space. ACMs are associated with:</p> <ul style="list-style-type: none"> • The 9-inch x 9-inch green floor tile and mastic (6,478 SF) • The 12-inch x 12-inch cream floor tile and mastic (3,225 SF) • The 9-inch x 9-inch lime floor tile and mastic (2,554 SF) • The 12-inch x 12-inch tan floor tile and mastic (1,020 SF) • The 12-inch x 12-inch green floor tile and mastic (922 SF) • Base flashing on the roof (600 SF) • The 9-inch x 9-inch gray floor tile and mastic (520 SF) • The 9-inch x 9-inch green/gray/lime floor tile and mastic (408 SF) • The 12-inch x 12-inch gray floor tile and mastic (348 SF) • The 105 fittings on 2-inch to 4-inch fiberglass lines • The 12-inch x 12-inch blue floor tile and mastic (45 SF) • Asbestos-containing debris and contaminated soil in the crawlspace (41 cubic feet [CF]) • The 12 2-inch to 4-inch layered paper pipe insulation and fittings (18 LF) • One window glazing. <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The carpet mastic (19,160 SF) • The formica mastic (792 SF) • The black mastic in the computer room (119 SF). 	The <i>PIH Survey</i> reported that large quantities of pigeon excrement exist around the loading dock on the building's west side.	CERCLA AOC 13 (Supply Warehouse – Former Railroad Loading and Unloading Area). See enclosure (5).	2

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 3 (Water Tower)	The water tower (elevated) has a capacity of 250,000 gallons and was used to maintain water pressure for the Base. The water tower was built in the 1940s as one of the original structures.	The <i>PIH Survey</i> reported that moderate amounts of peeling paint were present on all sides of the water tank; however, it appeared that most of those areas have been stabilized. There was no evidence of paint chips in the soil surrounding the tower. However, lead was detected in soil and addressed as AOC 15.	N/A	CERCLA AOC 14 (Water Tower Staining between Hortensphere and Water Tower). See enclosure (5).	3
		The <i>PIH Survey</i> reported that the structure did not appear to contain any ACMs.		CERCLA AOC 15 (Water Tower). See enclosure (5).	2
L-7 Building 4 (Oxygen Transfer Building), Building 4A and 4B (Liquid Oxygen [LOX] Facility)	The Oxygen Transfer Building was built in the 1950s and is approximately 800 SF. It is divided into two areas – the garage bay and the office area. The building was heated by station steam.	The <i>PIH Survey</i> reported that the interior paint in 4A is in good condition and a wipe sample collected from the bathroom floor contained <20 µg/SF of lead (i.e., non-detect). A wipe sample collected from the main office floor in Building 4 contained 59.9 µg/SF of lead. Small amounts of paint peeling on the exterior of these buildings are not likely to present a hazard to people working in or around the building. The <i>PIH Survey</i> reported that there are no ACMs in Building 4A. Approximately 8 ft of straight pipe insulation and one pipe elbow were found to be in good condition in Building 4.	N/A	N/A	2

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 8 (Power House)	The Power House is a one-story, 12,297 SF brick building that contains four oil-fired boilers that supplied steam to most of the operations buildings.	The <i>PIH Survey</i> reported that an extensive quantity of the building's interior paint is peeling and wipe samples collected from the floor contained 1245.4 µg/SF of lead.	Former USTs (see Table 5): Five 25,000-gal USTs. One 15,000-gal UST. One 12,000-gal UST. ASTs (see Table 5): Two 275-gal diesel ASTs One 150-gal diesel AST., One 550-gal AST 150 lb of incinerator ash, waste oil, and fuels removed, Foster Wheeler, May 2002.	Former RTN 3-13157 (Building 8 Steam Plant). See enclosure (4). AUL in effect.	3
		The <i>PIH Survey</i> reported that the ACMs are in fair condition. They are associated with: <ul style="list-style-type: none"> The 9-inch x 9-inch green floor tile (605 SF). <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> The rubber membrane roof (11,110 SF) The 2 x 2-foot acoustical tiles (176 SF) The base flashing (6 SF). 		EBS RIA 82 (Power House storage of coal and coal ash). See enclosure (6).	3
L-7 Building 13 (Covered Parking)	Building 13 is 4,656 SF and was shared by Public Works and the Sea-bees for storage and equipment parking.	The <i>PIH Survey</i> reported that the building's interior is not painted and the moderate amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.	N/A	Former RIA 29 (Wash Rack Facility 129). See enclosure (6).	1
		The <i>PIH Survey</i> reported that the presumed ACMs roofing materials are in good condition. The presumed ACMs are associated with: <ul style="list-style-type: none"> The gray asphalt shingles (5,800 SF) The roof felt (5,800 SF). 			

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 14 (Vehicle Maintenance Facility)	Building 14 is 4,492 SF and was used for the maintenance and refueling of Navy Vehicles. It was heated by an oil furnace that was contained in a boiler room adjacent to the building.	<p>The <i>PIH Survey</i> reported that moderate amounts of interior paint are peeling and a wipe sample collected from the entrance floor contained 164.1 µg/SF of lead. Past samples collected in Nov 99 reported 1,760 µg/SF (Rear Passageway) and 8,610 µg/SF (Sprinkle Room). The large amounts of exterior peeling paint noted.</p> <p>The <i>PIH Survey</i> reported that the ACMs in the building are in fair condition. The ACMs are associated with:</p> <ul style="list-style-type: none"> • Transite panels (1,040 SF) • The 12-inch x 12-inch light blue floor tile and mastic (585 SF) • The 9-inch x 9-inch red floor tile (573 SF) • The flashing compound (240 SF) • The 12-inch x 12-inch tan floor tile and mastic (128 SF). <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The built-up roofing material (4,233 SF) • The 12-inch x 12-inch dark gray floor tile with black and white streaks and mastic (396 SF) • The 12-inch x 12-inch brown floor tile (45 SF) • The 2 window glazings • 1 sink coating. 	<p>One Former 1000-gal UST (Tanks Nos. 7 and 8 were actually 1 tank with 2 fill pipes) (see Table 5).</p> <p>JP-5 spill on the asphalt behind Building No. 14 cleaned up as RTN #3-10316.</p> <p>Closeout Reports, Foster Wheeler, Sept. 22, 1997 and April 9, 1998.</p>	Former RTN 3-10316 (Building 14). See enclosure (4).	2
				Former RTN 3-15350 (Building 14). See enclosure (4).	2
				Former RTN 3-17527 (RIA 23) Building 14 Floor Drains). See enclosure (4). AUL in effect.	3
				Former RIA 22 (Vehicle Maintenance Building, Sparse Vegetation). See enclosure (6).	1
L-7 Former Building 81	The former building was used as a motor pool. Currently the area is paved and fenced.	N/A	Former UST No. 20 (550-gal waste oil) for former Building 81.	IR Site 9 (Former Building 81). Includes RIA 27, 28, RTN 3-10628 and RTN 3-11622. See enclosure (3).	3

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 96 (Fire Station)	Building 96 (Fire Station) is a 13,025 SF, single story, concrete block building formerly heated by station steam (currently heated by an individual natural gas unit). Building 96 was 6,589 SF before an extension was built. The building has a large garage and an office/living space area. A portion of the foundation is the former location of Building 60 (Hortensphere for helium storage) from the 1940s to 1960s. Building 96 first appears on station maps in 1970, and with the addition, in 1993. It is leased by the SSTITDC. There is a small equipment shed in the yard behind Building 96. The shed was used to store miscellaneous equipment such as construction cones, saw horses, etc. The shed reportedly contained rags and empty AFFF-3/ AFFF-6 containers. Old barbecue equipment was stored in and behind this shed.	The <i>PIH Survey</i> reported that the small amount of paint peeling on the interior walls has not contaminated the floor, and a wipe sampled collected from the lounge floor contained <20 µg/SF of lead (i.e., non-detect). The building's exterior paint is in good condition.	Removal actions conducted for oil/water separator and floor drain system as part of Various Removal Actions. See Foster Wheeler, April 2001.	CERCLA AOC 14 (Water Tower Staining between Hortensphere and Water Tower). See enclosure (5).	3
		The <i>PIH Survey</i> reported that the ACMs in the fire house are in fair condition. ACMs are associated with: <ul style="list-style-type: none"> • The flashing compound on the roof perimeter (1,100 SF) • V191 fittings on 6-inch to 8-inch fiberglass lines • V85 fittings on 2-inch to 4-inch fiberglass lines. Presumed ACMs are associated with: <ul style="list-style-type: none"> • The carpet mastic (3,670 SF) • The 12-inch x 12-inch beige floor tile with gray streaks and mastic (990 SF) • The 12-inch x 12-inch black floor tile and mastic (120 SF). 		Former EBS RIA 106 (Fire House – Building 96). See enclosure (6).	2
L-7 Former Building 116 (Vehicle Maintenance Gas Island)	Former Gas Station – Unreported spills and UST.	N/A	Former 10,000 gallon Mogas UST (No. 34) Former 5,000 gallon diesel UST (No. 33). See Table 5).	RTN 3-14180 and 3-15516 (Former EBS RIA 86). See enclosure (4).	2

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-7 Building 117 (Aircraft Intermediate Maintenance Division)	The AIMD building is a 44,768 SF, one-story cinder block building that was used to maintain and repair aircraft machinery. It was heated by station steam.	The <i>PIH Survey</i> reported that a small amount of paint is peeling on the building's interior walls and a wipe sample from the main room north end contained 42.8 µg/SF of lead. There is a small amount of paint peeling on the exterior of the building but it is unlikely to pose a hazard to those working in and around the building.	Removal action conducted for floor drains and oil/water separator, Foster Wheeler, March 1999.	Former EBS RIA 16 (Sewage Lift Station Equalization Tank). See enclosure (6).	1
		The <i>PIH Survey</i> reported that the ACMs are in fair condition. ACMs are associated with: <ul style="list-style-type: none"> The 12-inch x 12-inch gray floor tile and mastic (10,927 SF) The flashing compound (6,735 SF) The 12-inch x 12-inch white floor tile and mastic (5,467 SF) The stone vinyl sheet (504 SF). 	Final Removal Action Report, Foster Wheeler, April 2001.	EBS RIA 33 (AIMD). See enclosure (6).	3
		Presumed ACMs are associated with: <ul style="list-style-type: none"> The carpet mastic (16,384 SF) The rolled roofing (375 SF) The 9-inch x 9-inch red floor tile and mastic (170 SF) The 5-inch cream baseboard and mastic (116 LF) The 12-inch x 12-inch tan floor tile with orange and brown streaks and mastic (65 SF) and two file cabinets. 		Former EBS RIA 88 (AIMD Building 117). See enclosure (6).	2
L-10 Building 130 (Aviation Ordnance Shack)	Building 130 (600 SF) is on the west apron of Hangar 1 and was used for office space associated with aircraft ordnance (no ordnance was handled or stored here). Building 130 was also used as the Helicopter Squadron Light (HSL) line shack. The Detailed Inventory of Naval Shore Facilities (NAVFAC P-164) lists Building 130 as a line	The <i>PIH Survey</i> of June 2000 states that the building is in good physical condition. No environmental issues have been identified for this administrative building other than the potential presence of lead-based paint (peeling) inside the building.	N/A	N/A	2

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
	<p>maintenance shed acquired in 1984. The Property Record Cards list it as the "Line Maintenance Shelter," an aircraft line operations building used to centralize ground operations of the flight line. The building was utilized in the keeping of squadron daily flight books, aircraft status boards, and bulletin boards, and as support for line operations personnel by providing shelter, a water cooler, and a chemical toilet. It was used until the end of HSL activities.</p>				
L-7 Building 131	<p>The Butler Building is a 192 SF, one-story storage building that housed environmental cleanup materials. It was used as a temporary hazardous material staging area from 1997 until December 2001 (prior to disposal) after Building 142 was closed.</p>	<p>The building was unheated. The PIH Survey reported that the interior and exterior paint is in good condition and that no ACMs are present.</p>	<p>Two 275-gal former ASTs removed, Removal Action Report, Foster Wheeler, January 1999.</p> <p>Removal of hazardous material conducted, Foster Wheeler, May 2002.</p> <p>Foster Wheeler removed other materials stored in the building and debris/solid waste. Floors have been spray-washed.</p> <p>Stone & Webster</p>	N/A	2

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
			sampled floor concrete to confirm no release. Project Memorandum, Stone & Webster, August 2003.		
L-7 Building 140 (Marine Training Corps Center [MTC])	The MTC is a single story, 8,500 SF building that was used for classroom training, and radio and vehicle maintenance and repair.	<p>The <i>PIH Survey</i> reported that a wipe sample collected from the office floor contained 107.7 µg/SF of lead. The exterior paint is in good condition.</p> <p>The <i>PIH Survey</i> reported that the building does not contain ACMs.</p>	Former 550-gal waste oil UST (No. 44) [See Table 5] Removal action conducted for the hydraulic lifts system in building, Foster Wheeler, January 1999.	EBS 78B (Basewide USTs). See enclosure (6).	2
L-7 Building 142 (Hazardous Waste Storage Area)	Building 142 is a 2,400 SF open area covered by a supported roof and surrounded by a 6-inch concrete berm. Commonly referred to as "The Compound," the hazardous waste storage area was a RCRA-permitted 90-day holding site for all hazardous waste produced on the Base until September 1997 Base closure.	<p>The <i>PIH Survey</i> reported that the building is made of steel and therefore is not painted.</p> <p>The <i>PIH Survey</i> reported that the building does not contain ACMs.</p>	N/A	AOC 83 (Hazardous Waste Storage Area). See enclosure (5).	3
L-8 Building 95 (Hobby Shop)	Building 95 is a 4,000 SF, one-story steel building that was used by base personnel for the maintenance and repairs of personal vehicles.	<p>The <i>PIH Survey</i> reported that significant amounts of interior paint are peeling in Building 95 and a wipe sample collected from the main entrance floor contained 2032.7 µg/SF. The exterior paint is in good condition.</p> <p>The <i>PIH Survey</i> reported that the presumed ACMs in Building 95 are in fair condition. They are associated with:</p> <ul style="list-style-type: none"> • The white bitumen paint on corrugated metal (3,640 	Former 500-gal AST (see Table 5). Removal action conducted for AST removal, floor drain, piping, and hydraulic lift.	Former EBS RIA 92 (Hobby Shop). See enclosure (6).	2

Lease Parcel/ Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
		SF) • Asphalt felt (120 SF).	Foster Wheeler, February 1999.		
L-8 Building 125 (Pistol Range)	The northern area was used as open space and comprised a field, forested land and wetlands. Building No. 125 was a single story wood shed used by Morale, Welfare, and Recreation (MWR) Department to store training materials. Pistol Range Building (Building No. 109), either demolished or burned down after 1985, was located here. The Pistol Range is listed as Building No. 88 on several site maps. A large embankment (removed), used as a backstop and disarmament embankment for the range separated the range from the East Mat ditch. L-8 extends onto the east mat as part of the buffer zone for IR Site 11. Groundwater in L-8 is impacted by chlorinated solvents.	N/A	Some solid waste is present.	CERCLA AOC 35 (Pistol Range). See enclosure (5).	2
				CERCLA AOC 61 (TACAN Ditch and associated areas). See enclosure (5).	2
				IR Program Site 11 (former AOC 108). See enclosure (3).	3
				RTN 3-23251 (RIA 39D). See enclosure (4).	2
				EBS RIA 36 (Training Material Storage Building). See enclosure (6).	2

(a) Per the PIH Survey, August 2001.

(b) FOSL Categories:

1. Hazardous substance notice need not be given because no hazardous substances or petroleum products were stored for 1 year or more, known to have been released, treated, or disposed of on the parcel;
2. Hazardous substance notice will be given of the type and quantity of hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment or disposal took place, but the property is not now contaminated with hazardous substances or petroleum products (e.g., storage for 1 year or more but no release, a release has occurred but no response action is required, or a response action has been completed); or
3. The property contains some level of contamination by hazardous substances or petroleum products, and hazardous substance notice shall be given of the type and quantity of such hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment, or disposal took place. However, this property can be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment and without interference with the environmental restoration process. For purposes of this document, category 3 also includes areas that require further investigation.

ENCLOSURE (1) TABLE 3 - SUMMARY OF CONDITIONS FOR LEASE PARCELS: L-9 AND L-10

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-9 Building 123 (Air Rinse Facility)	The Aircraft Rinse Facility is located in the southwest corner of the East Mat, north of Taxiway A and east of Hangar 1. It consisted of a 7,555 SF octagonal concrete pad with an automated system of water jets used for routine rinsing of aircraft. No detergent was used in the system. Trench drains channeled waste water to the Building No. 226 oil/water separator.	N/A	N/A	Former EBS RIA 39A/G (East Mat – Stained and Non-stained Pavement). See enclosure (6).	2
				Former EBS RIA 39C (East Mat – Groundwater). See enclosure (6).	2
				Former EBS RIA 39F (East Mat – Near Catch Basins). See enclosure (6).	2
				Former EBS RIA 39H (East Mat – Material in Catch Basin). See enclosure (6).	2
L-9 Building 225 (Courier Station)	The Courier Station is a 2,000 SF building located near the East Mat. This building was used as a Top Secret communication station. The building was heated by electric baseboard heaters and at one time was connected to a septic system.	The <i>PIH Survey</i> reported that a wipe sample collected from the front entrance floor contained 421.1 µg/SF of lead. The <i>PIH Survey</i> reported that the building does not contain ACMs or lead-based paint.	Removal action conducted for septic system, Foster Wheeler, July 1999.	Former EBS RIA 89 (Courier Station). See enclosure (6).	1
				Former EBS RIA 37 (Courier Station). See enclosure (6).	2
L-9 Building 226 (Wash Rack)	The wash rack consists of a bermed concrete pad on which aircraft were washed, and a 1,822 SF building that housed related equipment. Due to contractor problems, the washing facilities were never put into operation; outside contractors used mobile washing equipment inside the bermed washing area. The wash rack building contained an electric water heater, motor control banks, and the pumping system for the wash rack.	The <i>PIH Survey</i> reported that a small amount of the lead-based paint is peeling. The <i>PIH Survey</i> reported that the building does not contain ACMs.	Former AST (unknown capacity). See Table 2. 6,000-gal UST (No. 45) Closeout Report for UST and AST Removals, Foster Wheeler, March 2001. See Table 2. Closeout Report for Oil Water Separator, Foster Wheeler, March 1999.	Former EBS RIA 39A/G (East Mat – Stained and Non-stained Pavement). See enclosure (6).	2
				Former EBS RIA 39C (East Mat – Groundwater). See enclosure (6).	2
				Former EBS RIA 40 (Aircraft Wash Rack Drum). See enclosure (6).	1
				Former EBS RIA 41 (Aircraft Wash Rack 6000-gal AST). See enclosure (6).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-9 East Mat	East Mat is approximately 50 acres and is located in the east central portion of the former Base. The round area is paved with asphalt, but large sections are cracked and weathered. A network of stormwater catch basins and stormwater pipes help to drain this flat area. The ditch along the northern part of the East Mat discharges to the downgradient water course northern tributary of Old Swamp River. The area was used for storage of various materials. Several petroleum spills (gasoline and jet fuel) were documented as part of the Phase I EBS.	N/A		CERCLA AOC 60 (East Mat Drainage Ditch). See enclosure (5).	3
				Former EBS RIA 39B (East Mat Construction Debris Area). See enclosure (6).	2
				Former RTN 3-23251 (RIA 39D) (East Mat – AST). See enclosure (4).	2
				Former EBS RIA 39E (East Mat – Long-Term Storage Area). See enclosure (6).	2
				Former EBS RIA 39F (Near Catch Basins). See enclosure (6).	2
				Former EBS RIA 39H (Material in Catch Basins). See enclosure (6).	2
L-10 French Stream	L-10 includes the western branch of French Stream and its banks and buffer zone, from where it enters the former NAS to the southern base boundary.	N/A	N/A Some solid waste is present.	EBS RIA 62 (French Stream). See enclosure (6).	3
				Former CERCLA AOC 55B (North of Trotter Road Debris Area). See Enclosure (5).	2
L-10 Building 10 (Public Works Shop)	Building 10 is 2,800 SF and housed four other maintenance shops. It was constructed in the 1940s and was heated by station steam. It was used for pesticide storage.	<p>The <i>PIH Survey</i> reported that moderate amounts of interior paint are peeling in Building 10 and a wipe sample collected from the front entrance floor contained 777 µg/SF of lead. Lesser amounts of lead dust were detected in the electric shop (80.7 µg/SF), the refrigerator shop (118.2 µg/SF), and the lock shop (243.3 µg/SF). A small amount of the building's exterior paint is peeling but is unlikely to present a hazard.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 10 are in good condition. The ACMs are associated with:</p> <ul style="list-style-type: none"> • The asbestos-contained mastic (400 SF) • The 3 window caulking. 	Various Removal Action, Pesticide Storage, Pesticide-Contaminated Asbestos Floor Tile Removal, Foster Wheeler, January 1999.	None.	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 11 (Public Works Office)	The 4,053 SF Public Works Office was originally a laundry facility. It was constructed in the 1940s and was heated by station steam.	<p>The <i>PIH Survey</i> reported that the interior paint of Building 11 is in good condition and a wipe sample collected from the storeroom floor contained <20 µg/SF of lead (i.e., non-detect). The small amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 11 are in good condition. ACMs are associated with the 9-inch x 9-inch green floor tile and mastic (432 SF). The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The carpet mastic (2,040 SF) • The formica mastic (224 SF) • The 4-inch tan baseboard and mastic (54 LF). 	Two former 9,000-gal USTs (Tanks 9A and 9B), Closeout Report, Foster Wheeler, March 2001.	Former RTN 3-14646 (RIA 19) (Tanks 9A and 9B). See enclosure (4).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 15 (Transportation Garage)	The Transportation Garage is about 13,000 SF and is comprised of two sections. The eastern section, which was the location of the original fire house, is a two-story wooden structure with garage bays, the lawn mower shop, and other grounds-keeping equipment. The western portion also contains garage bays. This building was a part of the Public Works Department. It was heated by station steam.	The <i>PIH Survey</i> reported that significant amounts of paint are peeling on the interior walls of Building 15 and wipe samples collected from the entrance floor contained 747.8 µg/SF of lead. The moderate amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.	Two Former 9000-gal USTs (Tanks 9A and 9B). Various removal action: AST cleaning; battery room cleaning; floor drain removal; oil/water separator decommissioning; soil removal. Removal Action Report for Building 15, Foster Wheeler, February 1999. Data report, Groundwater Analytical, June 2000; Letter on Additional Soil Sampling, Foster Wheeler, August 2000. RAM Completion Report, RAO, TtEC, July 2005.	Former RTN 3-14646 (RIA 19) (Tanks 9A and 9B). See enclosure (4).	2
		The <i>PIH Survey</i> reported that the ACMs in Building 15 are in fair condition. The ACMs are associated with: <ul style="list-style-type: none"> • The 9-inch x 9-inch vinyl floor tile (1,715 SF) • The 14 6-inch to 8-inch cal/mag pipe insulation and fittings (55 LF). 		Former RTN 3-24087, Former EBS RIA 21 (no record of hydraulic lift removal). See enclosure (4).	2
		The presumed ACMs are associated with: <ul style="list-style-type: none"> • The carpet mastic (1,763 SF) • The baseboard and mastic (335 LF) • The button stair tread and mastic (128 SF) • The 27 2-inch to 4-inch pipe insulation and fittings (56 LF) • The flex duct connector (2 EA). 		Former EBS RIA 20 (Transportation Garage). See enclosure (6).	1

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 16 (Administration Building)	Building 16 is a 13,320 SF, three-story building that was always used as office space. It was heated by station steam.	<p>The <i>PIH Survey</i> reported that a wipe sample collected from the entrance floor contained <20 µg/SF of lead (i.e., non-detect).</p> <p>The <i>PIH Survey</i> reported that the ACMs in the building are in fair condition. Localized damage to asbestos-containing floor tiles has occurred in one head and the third floor hallway, but is unlikely to present a hazard to people entering the building, as they are not highly friable. The ACMs are associated with:</p> <ul style="list-style-type: none"> • Various 9-inch by 9-inch floor tiles and mastic (11,696 SF) • The 12-inch by 12-inch white floor tile and mastic (380 SF) • The joint compound (319 SF) • The 12-inch x 12-inch blue floor tile and mastic (54 SF). <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The carpet mastic (11,785 SF) • The rubber membrane roof (948 SF) • The 4-inch black baseboard and mastic (560 LF) • The built-up roofing material (85 SF) • The 5-inch brown baseboard and mastic (65 LF) • Two flex duct connectors. 	Floor drain removal, Final Removal Action Report, Foster Wheeler, May 2002.	Former EBS RIA 95C (PCB Storage/Use Building 16). See enclosure (6).	2
L-10 Building 39 (Storehouse)	The Storehouse is a one-story, 3,680 SF wooden structure on a concrete slab that was used for storage by Public Works. It was unheated.	<p>The <i>PIH Survey</i> reported that a wipe sample collected from the main room floor contained 143.3 µg/SF of lead. However, the report states that the interior of the building is not painted. The moderate amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 39 are in good condition. ACMs are associated with the white asphalt shingles (3,600 SF). Presumed ACMs are associated with the roof felt (3,600 SF).</p>	N/A	Former RTN 3-16598E (Jet Fuel Pipeline Site). See enclosure (4).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 40 (Carpenter)	Building 40 is a one-story, 4,218 SF, wooden structure that was used as a carpenter shop. It was used by the Public Works Department and heated by station steam.	<p>The <i>PIH Survey</i> reported a small amount of interior paint peeling on a metal conduit, and wipe samples collected from the center main room floor contained 126.6 µg/SF of lead. The small amount of exterior peeling paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 40 are in good condition. ACMs are associated with the gray asphalt shingles (4,200 SF); presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The roof felt (4,200 SF) • The 2-foot to 4-foot acoustical tiles (108 SF) • One flex duct connector. 	N/A	None.	1

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 41 (Family Services)	Building 41 is a 4,890 SF one-story wooden structure. It was originally the Chief's Club, comprised of a restaurant and lounge.	<p>The <i>PIH Survey</i> reported that small amounts of paint are peeling on the interior walls of the building and a wipe sample collected from the red floor tile contained 159.9 µg/SF of lead. The building's exterior paint is in good condition.</p> <p>The <i>PIH Survey</i> reported that the ACMs in the building are in good condition; however, the attic is contaminated with asbestos debris and is a PIH. The ACMs are associated with:</p> <ul style="list-style-type: none"> • The asbestos-containing debris throughout the attic (3,547 SF) • The 9-inch x 9-inch tan floor tile and mastic (1,344 SF) • The joint compound throughout the building (1,200 SF) • The 9-inch x 9-inch lime floor tile and mastic (775 SF) • The caulking (140 LF) • The 25 fittings on 2-inch to 4-inch fiberglass lines. <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The carpet mastic throughout the building (4,551 SF) • The 12-inch x 12-inch red floor tile and mastic (1,085 SF) • The 4-inch black vinyl baseboard and mastic (265 LF) • Black tar on fiberglass lines (20 LF) • The 4-inch black beige baseboard and mastic (14 LF) • The pipe insulation (3 LF). 	Former 550-gal heating oil UST No. 12. See Table 2.	Former EBS RIA 78A (Basewide USTs – Removal not documented – UST No. 12 at Building 41). See enclosure (6).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 50 (Ordnance Shop)	Building 50 is 6,360 SF and was used for the maintenance and storage of inert ordnance. The building was demolished in 2007 by the developer, with Navy approval.	ACMs reported in the <i>PIH Survey</i> were handled consistent with applicable regulations.	Former 275-gal AST. Former 500-gal AST. See Table 2.	Former RTN 3-16598E (Jet Fuel Pipeline). See enclosure (4).	2
			Draft Removal Action Report for Septic Systems, Foster Wheeler, July 1999. Removal Action Report for Floor Drain & Oil/Water Separator Closure, Foster Wheeler, January 1999. Septic System Closure Report, Foster Wheeler, February 4, 2004.	Former RIA 24 (Ordnance Shop Former Building 50 OWS and Septic System). See enclosure (6).	2
L-10 Building 69 TACAN	The Tactical Air Navigation (TACAN) Building is an unoccupied, 456 sq ft, single story structure that contained miscellaneous electrical equipment associated with aircraft navigation systems.	The <i>PIH Survey</i> reported that small amounts of paint are peeling on the interior metal surfaces of the building and a wipe sample collected from the floor contained lead dust at 739.5 µg/SF of lead. The <i>PIH Survey</i> reported the roof tar was in good condition. The flexible connector on the ductwork has been partially removed. The remainder is unlikely to release asbestos fibers unless physically disturbed.	Former Fuel Oil 10,415-gal AST, Closeout Report, Foster Wheeler, December 1997. Former 192-gal diesel generator UST, Closeout Report, Foster Wheeler, October 1997.	None.	2
L-10 Building 74 (Field Lighting Transformer Vault)	The Field Lighting Transformer Vault is a one-story, 544 SF building that housed miscellaneous electrical equipment, including six transformers.	The <i>PIH Survey</i> reported a wipe sample collected from the front entrance floor contained 255.8 µg/SF of lead. The moderate amount of peeling exterior paint is unlikely to present a hazard to people working in and around the building. The <i>PIH Survey</i> reported that the ACMs in Building 74 are in poor condition. The two asbestos-containing window glazings have peeled and created a PIH at the entrance door floor. Presumed ACMs are associated with the flashing tar on the roof (75 SF).	Removal action conducted for Field Lighting Transformer Vault Building 74. Final Closeout Report, Foster Wheeler, August 2000.	Former EBS RIA 95B (PCB Storage/Use Building 74). See enclosure (6).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 TACAN Outfall Area	The TACAN is mostly a wet, swampy overgrown area. The edges along the taxiways and runways were kept clear for visibility. In the northern part of the TACAN area there is a major outfall for the base storm water system that discharges to a ditch that drains to wetlands and eventually discharges to French stream. COCs including PCBs were detected in sediment in the drainage ditch.	N/A	N/A	Former CERCLA AOC 3 (Suspected TACAN Disposal Area). See enclosure (5).	2
				CERCLA AOC 61 (TACAN Ditch and associated Areas) See enclosure (5)	3
				Former MCP RTN 3-10739 (TACAN Outfall). See enclosure (4).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 77 (Old Air Traffic Control Tower)	Building 77 is a 5½-story 2,317 SF Old Air Traffic Control Tower located in the west central part of the parcel.	<p>The <i>Potential Immediate Hazard (PIH) Survey</i> reported that wipe samples collected from the front entrance floor of Building 77 contained 658 micrograms per sq ft (µg/SF) of lead. Past samples (November 1999) contained 852 µg/SF (third floor head). The PIH recommends no entry. A small amount of the exterior paint is peeling but would not present a hazard to those working in or around the building. The <i>PIH Survey</i> reported that asbestos-containing materials (ACMs) in Building 77 are in poor condition. PIH due to significant quantities of asbestos-containing pipe insulating debris throughout the building.</p> <p>ACMs are associated with:</p> <ul style="list-style-type: none"> • Transit panels/wall tiles (527 SF) • The 9-inch x 9-inch black floor tile and mastic (362 F) • The 9-inch x 9-inch green floor tile and mastic (220 SF) • The 2-inch to 4-inch cal/mag pipe insulation and fittings (177 LF, 55 EA) • The 2-inch x 2-inch black stair tread and mastic (150 SF) • 41 Fittings on 2-inch to 4-inch fiberglass lines • 2 flex duct connectors. <p>Presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The built-up roofing material and fitting (3,120 SF) • Carpet mastic (360 SF) • 12-inch x 12-inch acoustical tile (360 SF) • Window glazing (154 LF) • Plaster (50 SF) • 12-inch x 12-inch black floor tile and mastic (32 SF). 	<p>Former 275-gal AST, Report, Foster Wheeler, January 1999. See Table 2.</p> <p>Former 1,000-gal UST (No. 16), UST Removal Action Report, Foster Wheeler, September and October 1997. See Table 2.</p> <p>Removal Action for Septic Systems, Foster Wheeler, July 1999.</p> <p>Roof is leaking; mold may be an issue.</p> <p>Per PIH, Personal Protective Equipment for entry to Building 77 due to lead dust, asbestos.</p>	Former RTN 4-13224 (Building 77). See enclosure (4).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Former Building 83 (Pump house) and Building 84 (40,000-Gallon water UST for fire protection).	Building 83 is the Fire Protection Pump House, a single story brick building about 2,500 SF. It contained the emergency fire protection pumps for the Base. The building was demolished in 2007 by the developer, with Navy approval.	ACMs reported in the <i>PIH Survey</i> were handled consistent with applicable regulations.	Former 275-gal AST, Removal Action Report – AST Removals, Foster Wheeler, December 1997. See Table 2.	Former MCP RTN 3-10858 (Fuel Farm and Former RIA 25). See enclosure (4).	2
			Former 5,000-gal UST. See Table 2.	Former EBS RIA 31 (Fire Protection Pump House). See Enclosure (6).	2
			Supplemental Removal Action Report – UST Removals, Fire Pump Generator (Bldg 83, Tank 21), Foster Wheeler, October 1997.	Former EBS RIA 32 (Non-potable water supply). See Enclosure (6).	1
L-10 Buildings 119 and 124 (Aircraft Power Check Pads)	The Aircraft Power Check Pads are open concrete pads that were used to test jet engines.	N/A	N/A	Former EBS RIA 96A (TACAN – Jet Engine Test Stand NW). See enclosure (6).	1
				Former EBS RIA 96B (TACAN – Jet Engine Test Stand SE). See enclosure (6).	1
L-10 Building 120 (GSE Pad)	This open area was located west of the AIMD building. The GSE Area is a 4,700 SF paved area which was used to store large radio trailers, lithium battery lockers, and air support equipment.	N/A	Mobile unit for JP-5/8 (removed).	Former RTN 3-16598 (Jet Fuel Pipeline Site). See enclosure (4).	2
				CERCLA AOC 61 (TACAN Ditch and associated areas). See enclosure (5).	3
				Former EBS RIA 34, Marine Hot Refueler. See enclosure (6).	1
L-10 Former Building 132 Mass 6 Training	Former administrative building northwest of Building 136	N/A	N/A	N/A	1

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 Building 134 (Air Traffic Control Building)	Building 134 is connected to the Old Tower (Building 77) and is 1,826 ft ² . Both buildings were connected to a septic system. The buildings are about 1.5 miles south of Trotter Road and are west of Runway 17-35.	<p>The <i>PIH Survey</i> reported that the interior paint in Building 134 is in good condition and a dust wipe sample from the side entrance floor was reported to contain <20 µg/SF of lead (i.e., non-detect). The moderate amount of peeling exterior paint should not pose a hazard to those working in or around the building.</p> <p>The <i>PIH Survey</i> reported that the presumed ACMs associated with the roof felt (1,600 SF) remain in good condition.</p>	Former 275-gal AST. See Removal Action Report for Building 77, Foster Wheeler, January 1999. See Table 2.	Former EBS RIA 34, Marine Hot Refueler. See enclosure (6).	1
L-10 Building 136 (Individual Material Readiness List [IMRL] Compound), Building 143 (Marine Hot Refueler [MHR])	These two open areas are located west of the AIMD building. The IMRL Compound is about 10,000 SF and was used for the temporary storage of material that was to be deployed. The MHR was a 450 SF facility west of Taxiway B that allowed aircraft to refuel without returning to the hangars. The refueler was constructed using a tank from a jet fuel truck mounted on a stand surrounded by a berm.	N/A	Mobile unit for JP-5/8 (removed)	Former RTN 3-16598 (Jet Fuel Pipeline Site). See enclosure (4).	2
				Former EBS RIA 34, Marine Hot Refueler. See enclosure (6).	1
L-10 Old Hangar 2 Area	Open overgrown field containing foundation and footprint of Old (demolished) Hangar 2. Land involved in airfield operations when the base was operational between 1947 and 1997.	N/A	N/A	EBS RIA 111 (Old Hangar 2). See enclosure (6).	3
				Former EBS RIA 5 (GCA Stand in footprint of Old Hangar 2). See enclosure (6).	2
L-10 Near runways and taxiways	Various sparsely vegetated areas near runway lighting suspected of have received overuse of herbicides.	N/A	N/A	Former EBS RIA 2C (Runway/Taxiway Area-Runway Lighting). See enclosure (6).	2
L-10 Between runway and Building 130	Release from three former AvGas USTs (former 'Buildings' 34 through 37).	N/A	N/A	Former RTN 3-19064 (AvGas USTs). See enclosure (4).	2

Building or Area	History/Description	Existing Conditions			FOSL Category (b)
		LBP/ACM (a)	Compliance/Other	Environmental Sites	
L-10 West of Runway	Area west of Runway 8-26; Land involved in airfield operations when the base was operational between 1947 and 1997. Open space containing fields, woods, and wetlands.	N/A	N/A	Former EBS RIA 2E (Runway/Taxiway Area). See enclosure (6).	1
L-10 Area of AOC 4A	Wooded area west of Former Air Traffic Control Buildings 77 and 134.	N/A	N/A	Former CERCLA AOC 4A (Air Traffic Control Area-Abandoned Septic System). See enclosure (5).	2
L-10 Area of RIA 4B	Sparsely vegetated field east of Former Air Traffic Control Tower and adjacent to drainage ditch (French Stream).	N/A	N/A	Former EBS RIA 4B (ATC Area – Alleged Waste Disposal). See enclosure (6).	1
L-10 Area of RIA 10A and 10B	Apron and grassy areas adjacent to the Hangar 1 apron.	N/A	N/A	Former RTN Not Assigned (EBS RIA 10A-Spill off the edge of Hangar 1 Apron). See enclosure (4).	2
				EBS RIA 10B (Spills on the Hangar 1 Apron). See enclosure (6).	2
L-10 West Mat	Decommissioned storm drainage system for western runway area.	N/A	Mapping and cleaning of storm drainage system conducted as compliance action and then as RIA 112.	EBS RIA 112 (West Mat). See enclosure (6).	3

(a) Per the PIH Survey of August 2001, unless otherwise noted.

(b) FOSL Categories:

- Hazardous substance notice need not be given because no hazardous substances or petroleum products were stored for 1 year or more, known to have been released, treated, or disposed of on the parcel;
- Hazardous substance notice will be given of the type and quantity of hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment or disposal took place, but the property is not now contaminated with hazardous substances or petroleum products (e.g., storage for 1 year or more but no release, a release has occurred but no response action is required, or a response action has been completed); or
- The property contains some level of contamination by hazardous substances or petroleum products, and hazardous substance notice shall be given of the type and quantity of such hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment, or disposal took place. However, this property can be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment and without interference with the environmental restoration process. For purposes of this document, category 3 also includes areas that require further investigation.

ENCLOSURE (1) TABLE 4 - SUMMARY OF CONDITIONS FOR LEASE PARCELS: L-11, L-12, L-13, L-14, L-15

Lease Parcel/ Building or Area	History/ Description	Existing Conditions			FOSL Category (b)
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	
L-11	This parcel contains a portion of "Taxiway Charlie" and adjacent land. The land is forested and contains wetlands and the eastern branch of French Stream, from Runway 8-26 to the southern base boundary. A portion of the parcel was used for fire fighter training. Buildings 61 and 62, (removed) were located within this parcel. The past uses of Buildings 61 and 62 are not known, but they may have been associated with the southeast antenna field. No buildings remain.	N/A	Some solid waste debris is present. Presence of state-listed "species of special concern" (eastern box turtle).	IR Site 4 (Fire Fighting Training Area). See enclosure (3).	2
				Former EBS RIA 9A (Final disposition of Building 61). See enclosure (6).	1
				Former EBS RIA 9B (Final disposition of Building 62). See enclosure (6).	1
				EBS RIA 62 (French Stream). See enclosure (6).	3
L-12	This parcel is about 1000 feet east of "Taxiway C" in the Wyoming Street area. The area is generally flat and heavily wooded and about a third of the parcel is designated wetland. Surface water is present seasonally. Former Building 70 housed radar electronics. Elevated PCBs detected in soil near the remnants of the building were addressed as AOC 8 through a soil removal action. The Southeast Antenna Field (RIA 110) consists of four antenna poles with transformer stands and three light poles on approximately 4.5 acres located southeast of RIA 8. The area abuts the base property boundary near Wyoming Street in Rockland.	N/A	Some solid waste debris is present. See enclosure (7). Presence of state-listed "species of special concern" (eastern box turtle).	CERCLA AOC 8 (Wyoming St. Area). See enclosure (5).	2
				EBS RIA 110 - Southeast Antenna Field. See enclosure (6).	3

Lease Parcel/ Building or Area	History/ Description	Existing Conditions			FOSL Category (b)
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	
L-13 Area east of Old Swamp River	L-13 is located in the eastern extension of the Base, east of Runway 8-26 in Rockland. The open space extends to the northern and southern base boundaries. No buildings are present. The areas where no environmental sites are present include wooded wetlands and fields.	N/A	Presence of state-listed "species of special concern" (eastern box turtle).	N/A	1
L-13 Old Swamp River, adjacent banks and buffer zones.	This portion of L-13 contains a segment of Old Swamp River (along with its associated wetlands and ditches including both the northern and southern downgradient watercourse (DWC) tributaries. No buildings are present. A privately owned gas station was formerly located near the intersection of the DWC Southern Tributary and Union Street before the Navy owned the property.	N/A	Some solid waste debris is present. Presence of state-listed "species of special concern" (eastern box turtle).	Former RTN 4-17700 (Union Street Gas Station) (RIA 109). See enclosure (4).	2
				EBS RIA 104 (Old Swamp River). See enclosure (6).	3
				EBS RIA 2A (Runway/Taxiway Area - East of 8-26). See enclosure (6).	2
L-13 Rubble Disposal Area	The Rubble Disposal Area was used for disposal of building debris. It currently is covered with a soil cap and is surrounded by a wooden fence designed to prevent disturbance of the soil cap.	N/A	Presence of state-listed "species of special concern" (eastern box turtle).	IR Site 2 (Rubble Disposal Area). See enclosure (3).	3
L-14 Small Landfill	This parcel contains the 34,700 ft ² Small Landfill and a buffer zone surrounding it. The Small Landfill received concrete rubble and tree stumps for a brief period ending in the mid-1980s.	N/A	Presence of state-listed "species of special concern" (eastern box turtle).	Former IR Site 3 (Small Landfill). See enclosure (3).	3

Lease Parcel/ Building or Area	History/ Description	Existing Conditions			FOSL Category (b)
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	
L-15 Building 112 (Enlisted Club) and open space south of Pidgeon Road	<p>Building 112, the Enlisted Club, is on Pidgeon Road and had two bar/lounge areas, a stage, and a kitchen.</p> <p>IR Program Site 11 is located east northeast of Building 112 in the open space south of Pidgeon Road.</p>	<p>The <i>PIH Survey</i> reported that the interior paint of Building 112 is in good condition and a wipe sample collected from the front entrance floor contained less than 20 µg/SF of lead (i.e., non-detect). The peeling exterior paint is unlikely to pose a hazard to those working in or around the building.</p> <p>The <i>PIH Survey</i> reported that ACMs in Building 112 are in fair condition. ACMs are associated with:</p> <ul style="list-style-type: none"> • Built-up roofing material (6,100 SF) • Roof flashing (675 SF) • The 12-inch x 12-inch green floor tile and mastic (304 SF) • The 12-inch x 12-inch black floor tile and mastic (153 SF) • The gold mastic on concrete in the back bar (30 SF) • The black mastic on concrete in the back bar (11 SF). <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The carpet mastic (3,711 SF) • The ceramic tile mastic (1,535 SF) • The 18-inch by 18-inch rubber floor panels and mastic (216 SF) • The 6-inch x 6-inch wood parquet floor mastic (170 SF) • The fire safe in the office. 	Former 500-gal fuel oil UST No. 31 (see Table 2), UST Removal Action Report, Foster Wheeler, October 1997.	CERCLA AOC 61 (TACAN Ditch and associated areas). See enclosure (5).	3
L-15 Building 129A (Motor cycle Shed)	Building 129A is a 400 SF open air shed used to park personal motorcycles and bicycles.	N/A	N/A	N/A	1

Lease Parcel/ Building or Area	History/ Description	Existing Conditions			FOSL Category (b)
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	
L-15 Building 138 (Enlisted Men's [EM] Storage)	Building 138, the EM Storage Building, is behind the club. It is a 240 SF wooden shed that was used to store items for the club.	<p>The <i>PIH Survey</i> reported that the interior paint of Building 138 is in good condition (no lead dust hazard identified) and the peeling exterior paint is unlikely to present a hazard to people working in and around the building.</p> <p>The <i>PIH Survey</i> reported that the ACMs in Building 138 are in fair condition.</p>	N/A	None.	1

(a) Per the PIH Survey of August 2001.

(b) FOSL Categories:

1. Hazardous substance notice need not be given because no hazardous substances or petroleum products were stored for 1 year or more, known to have been released, treated, or disposed of on the parcel;
2. Hazardous substance notice will be given of the type and quantity of hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment or disposal took place, but the property is not now contaminated with hazardous substances or petroleum products (e.g., storage for 1 year or more but no release, a release has occurred but no response action is required, or a response action has been completed); or
3. The property contains some level of contamination by hazardous substances or petroleum products, and hazardous substance notice shall be given of the type and quantity of such hazardous substances or petroleum products, and the time at which storage for 1 year or more, release, treatment, or disposal took place. However, this property can be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment and without interference with the environmental restoration process. For purposes of this document, category 3 also includes areas that require further investigation.

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
Basewide	Basewide	Use of pesticides and herbicides for insect/weed control	Pesticides and herbicides (applied in accordance with manufacturer's instructions)	Unknown	Circa (c.) 1940s-1990s	No
L-1	33/AOC-53	Former Radio Transmitter Building	Various PAHs, pesticides, and some inorganic constituents (released) to soil and sediment.	Unknown	c. 1940s-1990s	Yes
L-2	AOC-55D	Wetland Area North of Trotter Road	Metals, PCBs (released)	Unknown	c. 1940s-1990s	Yes
L-3	AOC-55C	Pond Area North of Trotter Road	Metals, PAHs, PCBs (released)	Unknown	c. 1940s-1990s	Yes
L-4	IR Program Site 1	West Gate Landfill	Misc. materials including "Flammable Materials" and potentially PCB-containing materials (disposed); various PAHs, metals, pesticides, and PCBs (released)	Unknown	c. 1940s-1972	Yes
L-4	80	Jet Fuel Pump House	AVGAS (stored)	Unknown	c. 1950s-1990s	No
L-4	80/100	Jet Fuel Pipeline Holding Tank Area	Jet Fuel (released and cleaned up; see RTN 3-16598 in enclosure [4])	550-gal UST	Unknown	No
L-4	USCG Buoy Depot Site	Wetland Portion of Site is in the parcel	Lead (released to soil from LBP)	Unknown	c.1975-1985	yes
L-5	IR Program Site 7	Sewage Treatment Plant	Dieldrin, 4,4"-DDT (unknown if application or release or both)	Unknown	c. 1940s-1978	Yes
L-6	82	Hangar 2 – Main Hangar Area	Jet Fuel (stored)	Unknown	c. 1960s-1990s	No
			Hydraulic Fluid (stored)	Unknown	c. 1960s-1990s	No
			Jet Oil (stored)	Unknown	c. 1960s-1990s	No
			Paint Stripper (stored)	Unknown	c. 1960s-1990s	Unknown
			Epoxy Paint (stored)	Unknown	c. 1960s-1990s	No
			Grease (stored)	Unknown	c. 1960s-1990s	No
L-6	82	Hangar 2 – MAG-49	Aircraft engine oil (stored)	225 gal/year	c. 1960s-1990s	No
			Hydraulic Fluid (stored)	300 gal/year	c. 1960s-1990s	No
			Freon TCTFE (solvent) (stored)	125 gal/year	c. 1960s-1990s	Unknown

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
L-6	82	Hangar 2 – Flammable Locker	Paints (stored)	Unknown	c. 1960s-1990s	No
			Paint Thinners (stored)	Unknown	c. 1960s-1990s	Unknown
L-6	82	Hangar 2 – Lean-To (Hazardous Material Locker)	General Purpose Cleaners (stored)	Unknown	c. 1960s-1990s	No
			Hydraulic Fluid (stored)	Unknown	c. 1960s-1990s	No
			Paint Remover (stored)	Unknown	c. 1960s-1990s	Unknown
L-6	82	Hangar 2 – Lean-To (Flammable Locker)	Paints (stored)	Unknown	c. 1960s-1990s	No
			Primers (stored)	Unknown	c. 1960s-1990s	No
			Paint Thinners (stored)	Unknown	c. 1960s-1990s	Unknown
			Alodine (stored)	Unknown	c. 1960s-1990s	No
L-6	82	Hangar 2 – Lean-To (Shop 110)	Dry Cleaning Solvents (stored)	Unknown	c. 1960s-1990s	Unknown
			Isopropyl Alcohol (stored)	Unknown	c. 1960s-1990s	No
L-6	82	Hangar 2 – Lean-To (Shop 120)	Sealants (stored)	Unknown	c. 1960s-1990s	No
			PD680 (a type of dry cleaning solvent/ degreaser) (stored)	Unknown	c. 1960s-1990s	Unknown
			Hydraulic Fluid (stored)	Unknown	c. 1960s-1990s	No
			Grease (stored)	Unknown	c. 1960s-1990s	No
L-6	IR Program Site 10	Hangar 2	Chlorinated solvents and petroleum (released)	Unknown	Unknown	Yes
L-7	AOC Hangar 1	Main Building Floor Drains	Petroleum (released). Addressed through removal actions See Foster Wheeler 2001, 2004.	Unknown	c. 1960s-1990s	No
L-7	AOC Hangar 1	Main Building Floor Drains	PCB (released). Addressed through removal actions See Foster Wheeler 2001, 2004.	Unknown	c. 1960s-1990s	Yes
L-7	Hangar 1	Hangar 1 – HazMat Cage/Locker	PD680 (a type of dry cleaning solvent/ degreaser) (stored)	Unknown	c. 1960s-1990s	Unknown
			Hydraulic Fluid (stored)	Unknown	c. 1960s-1990s	No
			Grease (stored)	Unknown	c. 1960s-1990s	No
L-7	Hangar 1	Hangar 1 – HSL-74	Aircraft engine oil (stored)	240 gal/year	c. 1960s-1990s	No
			Hydraulic fluid (stored)	360 gal/year	c. 1960s-1990s	No
			Hydraulic fluid (stored)	50 gal/year	c. 1960s-1990s	No
			Lube Oils/Greases (stored)	118 gal/year	c. 1960s-1990s	No
			1,1,1-trichloro-ethane (TCA) (stored)	12 gal/year	c. 1960s-1990s	Yes

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
			Methyl ethyl ketone (MEK)/naptha (stored)	15 gal/year	c. 1960s-1990s	Yes
			Methanol (stored)	1920 gal/year	c. 1960s-1990s	Yes
			PD-680 (stored)	290 gal/year	c. 1960s-1990s	Unknown
L-7	Hangar 1	Hangar 1 – VP-92	Aircraft engine oil (stored)	300 gal/year	c. 1960s-1990s	No
			Hydraulic fluid (stored)	300 gal/year	c. 1960s-1990s	No
			Paint wastes (stored)	144 gal/year	c. 1960s-1990s	Unknown
L-7	Hangar 1	Hangar 1 – AIMD-900	Aircraft engine oil (stored)	5 gal/year	c. 1960s-1990s	No
			Auto engine oil (stored)	420 gal/year	c. 1960s-1990s	No
			Hydraulic fluid (stored)	20 gal/year	c. 1960s-1990s	No
			Ethylene glycol (stored)	355 gal/year	c. 1960s-1990s	Yes
			Paint stripper (stored)	240 gal/year	c. 1960s-1990s	Unknown
			PD-680 (stored)	210 gal/year	c. 1960s-1990s	Unknown
			Transmission fluid (stored)	55 gal/year	c. 1960s-1990s	No
L-7	Hangar 1	Hangar 1 – North-Lean-To	Diesel Fuel (stored)	275-gal AST	c. 1940s-1990s	No
			Aqueous Film Forming Foam (stored)	9,915–gal AST	c. 1940s-1990s	No
			Aqueous Film Forming Foam (stored)	9,915-gal AST	c. 1940s-1990s	No
L-7	Hangar 1	Hangar 1 – North-Lean-To (Shops 700 and 950)	Waste Oil (stored)	55-gal drums	c. 1940s-1990s	No
			Hydraulic Fluid (stored)	55-gal drums	c. 1940s-1990s	No
			Oil/Fuel Filters (stored)	55-gal drums	c. 1940s-1990s	No
			Anti-freeze (stored)	55-gal drums	c. 1940s-1990s	No
			Speedi-Dry (stored)	55-gal drums	c. 1940s-1990s	No
			Lubricating Oil (stored)	Unknown	c. 1940s-1990s	No
			Detergents (stored)	Unknown	c. 1940s-1990s	No
			Sealing Compound (stored)	Unknown	c. 1940s-1990s	No
			Greases (stored)	Unknown	c. 1940s-1990s	No
L-7	Hangar 1	Hangar 1 – North-Lean-To (Paint Booth)	Paints (stored)	Unknown	c. 1940s-1990s	No
			Thinners (stored)	Unknown	c. 1940s-1990s	Unknown
			Alcohol (stored)	Unknown	c. 1940s-1990s	No
			Fuel (stored)	Unknown	c. 1940s-1990s	No
			Strippers (stored)	Unknown	c. 1940s-1990s	Unknown
L-7	Hangar 1	Hangar 1 – North-Lean-To (Outdoor Storage Locker East of Lean-To)	90 wt. Oil (stored)	Unknown	c. 1940s-1990s	No
			Anti-Freeze (stored)	Unknown	c. 1940s-1990s	No
			Lubricating Oil (stored)	Unknown	c. 1940s-1990s	No

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
			Freon (R22 and R12) (stored)	Unknown	c. 1940s-1990s	No
			Hydraulic Fluid (stored)	Unknown	c. 1940s-1990s	No
			Grease (stored)	Unknown	c. 1940s-1990s	No
			Batteries (stored)	Unknown	c. 1940s-1990s	No
			Stripper (stored)	Unknown	c. 1940s-1990s	Unknown
			Anti-seize (stored)	Unknown	c. 1940s-1990s	No
			Tire Lubrication (stored)	Unknown	c. 1940s-1990s	No
			Gasoline (stored)	Unknown	c. 1940s-1990s	No
L-7	Hangar 1	Hangar 1 – South-Lean-To (Crash Barn)	Potassium bicarbonate (stored)	5-gal drums	c. 1940s-1990s	No
L-7	1 (cont'd)	Hangar 1 – South-Lean-To (Sensor Station and Training Equipment Area)	Detergents (stored)	"Small Amounts"	c. 1940s-1990s	No
			Solvents (stored)	"Small Amounts"	c. 1940s-1990s	Unknown
			Pump/Compressor oil (stored)	"Small Amounts"	c. 1940s-1990s	No
			Freon (Stored)	"Small Amounts"	c. 1940s-1990s	No
L-7	Hangar 1	Hangar 1 – South-Lean-To (Photo Lab)	Photo Developing Chemicals (stored)	Unknown	c. 1940s-1990s	No
			Photo Fixer Solutions (stored)	Unknown	c. 1940s-1990s	No
L-7	Hangar 1	Hangar 1 – North-Lean-To	Aqueous Film Forming Foam (release)	5,000-10,000 gal AFFF	October 21, 1987	No
			JP-5 (release)	11-50 gal	April 10, 1991	No
			JP-5 (release)	700-gal	September 1992	No
L-7	2	Hazardous Materials Supply Room (Room 400) Supply Office	Various virgin hazardous materials (stored)	Unknown (storage for entire Base Operations)	c. 1945-1990s	Unknown
			Paints (stored)	Unknown	c. 1945-1990s	No
			Aerosols (stored)	Unknown	c. 1945-1990s	No
			Greases (stored)	Unknown	c. 1945-1990s	No
L-7	2	Roadway adjacent to building	Hydraulic Oil (released and cleaned up; see RTN 3-13673 in enclosure [4])	Portion of an overall 41-gal release of Shea Memorial Drive	April 18, 1996	No

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
L-7	2/AOC-13	(Supply Warehouse (Former Railroad Loading and Unloading Area))	Heptachlor epoxide, PAHs (released)	Unknown	c. 1960s-1990s	Yes
L-7	AOC-14	Staining between Hortensphere and Water Tower	PAH and lead (released)	Unknown	Unknown	Yes
L-7	AOC-15	Water Tower	Lead (released)	Unknown	Unknown	Yes
L-7	8	Power House	No. 6 Fuel Oil (stored)	25,000-gal UST	1953-1990s	No
			No. 6 Fuel Oil (stored)	25,000-gal UST	1953-1990s	No
			No. 6 Fuel Oil (stored)	25,000-gal UST	1953-1990s	No
			No. 6 Fuel Oil (stored)	25,000-gal UST	1953-1990s	No
			Waste Oil (stored)	15,000-gal UST	1953-1990s	No
			Diesel (stored)	12,000-gal UST	1990-1990s	No
			Fuel (stored)	25,000-gal UST	c. 1940s-1990s	No
L-7	8	Power House – Flammable Locker	Paints (stored)	Unknown	c. 1940s-1990s	No
			Thinners (stored)	Unknown	c. 1940s-1990s	Unknown
L-7	8	Power House – west of main area	PS-240 (boiler water treatment chemical) (stored)	55-gal drums	c. 1940s-1990s	Unknown
			Inhibitor 101 (boiler water treatment chemical) (stored)	55-gal drums	c. 1940s-1990s	Unknown
L-7	8	Power House – Boiler House	Diesel (stored)	275-gal AST	1953	No
			Diesel (stored)	275-gal AST	1953	No
			Diesel (stored)	150-gal AST	1953	No
L-7	8	Power House	No.6 Fuel Oil (released and cleaned up; see RTN 3-13157 in enclosure [4])	550-gal	April 30, 1992	No
L-7	13	Parking	Engine Oil (stored)	Unknown	c. 1940s-1990s	No
L-7	14	Vehicle Maintenance Facility	No. 2 Oil	1,000-gal UST	1955-1990s	No
			No. 2 fuel oil (released and cleaned up; see RTN 3-10316 and 3-15350 in enclosure [4])	25-35 gal	December 17, 1993	No
L7	81	Building 81 Hazardous Material Locker	Engine Oil (stored)	225 gal/year	c. 1960s-1990s	No
			Lubricating Oil (stored)	Unknown	c. 1960s-1990s	No
			Antifreeze (stored)	Unknown	c. 1960s-1990s	No

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed ^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable? ^(b)
			Hydraulic Fluid (stored)	Unknown		No
			Waste Oil (release)	Unknown	Unknown (reported September 15, 1993)	No
			Safety-Kleen solvent (stored)	180 gal/year	c. 1960s-1990s	Unknown
L-7	81/IR Program Site 9	Building 81	Petroleum and VOCs, including chlorinated solvents (presumably released from leak in waste oil UST)	Unknown	c. 1983-1993	Yes
L-7	96	Fire Station – Crash & Structural	Aqueous Film Forming Foam (stored)	157 5-gal cans	c. 1960s-1990s	No
			Degreaser (stored)	55-gal drum	c. 1960s-1990s	Unknown
L-7	116 (former)	Gas Station	Diesel fuel (stored and released; release notification of 30 Aug 96 or 11 Sep 97; cleaned up; see RTN 3-14180 and 3-15516)	5,000-gal UST No. 33	1975 – June 15, 1995	No
			Unleaded gasoline (stored and released; release notification of 30 Aug 96 or 11 Sep 97; cleaned up; see RTN 3-14180 and 3-15516)	10,000-gal UST No. 34	1975 – June 15, 1995	No
L-7	117	AIMD-400	Aircraft engine oil (stored)	620 gal/year	c. 1980s-1990s	No
			Hydraulic Fluid (stored)	120 gal/year	c. 1980s-1990s	No
			Hydraulic Fluid (stored)	200 gal/year	c. 1980s-1990s	No
			PD-680 (solvent) (stored)	120 gal/year	c. 1980s-1990s	Unknown
L-7	117	AIMD-500	Carbon removing compound (solvent) (stored)	300 gal/year	c. 1980s-1990s	Unknown
			Epoxy stripper (solvent) (stored)	150 gal/year	c. 1980s-1990s	Unknown
			Exxon Isopar (solvent) (stored)	80 gal/year	c. 1980s-1990s	Unknown
			Freon TCTFE (solvent) (stored)	10 gal/year	c. 1980s-1990s	Unknown
			Paint thinner (stored)	120 gal/year	c. 1980s-1990s	Unknown
			PD-680 (solvent) (stored)	720 gal/year	c. 1980s-1990s	Unknown
		AIMD - Darkroom	Photo Developer (stored)	Unknown	c. 1980s-1990s	No
			Kodak Photo Fixer (stored)	60 gal/year	c. 1980s-1990s	No
		AIMD – Paint Shop	Paint remover (stored)	55-gal drums	c. 1980s-1990s	Unknown
			Waste Oil (stored)	55-gal drums	c. 1980s-1990s	No
		AIMD – Prop Shop	Jet Fuel (stored)	Unknown	c. 1980s-1990s	No
			Hydraulic Oil (stored)	Unknown	c. 1980s-1990s	No

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
		AIMD – Storage Locker	Diluted Sulfuric Acid (stored)	30-gal drum	c. 1980s-1990s	Yes
L-7	117	Oil water separator	Waste oil in 17000 gal capacity. Addressed as removal action in 1999.	Unknown	c. 1980s-1990s	No
L-7	131	Butler Building	De-Icer containing ethylene glycol (stored)	55-gal drum	c. 1980s-1990s	Yes
			Sodium Bicarbonate (stored)	Three 55-gal drums	c. 1980s-1990s	No
			Bio-Solve emulsifying and dispersing agent (stored)	5- and 55-gal drums	c. 1980s-1990s	No
			Soap (stored)	15-gal drum	c. 1980s-1990s	No
			Fuel oil – tanks removed.	Two 275-gal ASTS	c. 1980s-1990s	No
L-7	140	Marine Corps Training Center	Waste Oil (stored). UST removal documented as RIA 78B. Hydraulic lift removal also occurred.	550-gal UST	1990-1990s	No
L-7	142	90 Day Hazardous Waste Storage Area	Malathion (stored)	55-gal drum	1990s	Yes
			Sulfuric Acid (stored)	Two 15-gal drums	1990s	Yes
			Potassium Permanganate (stored)	Two 5-gal drums	1990s	No
			JP-8 (stored)	55-gal drums	1990s	No
			Paint (stored)	Unknown	1990s	No
			Paint Thinner (stored)	Unknown	1990s	Unknown
			Waste oil, filters (stored)	55-gal drums	1990s	No
			Transmission Fluid (stored)	55-gal drums	1990s	No
			Hydraulic Fluid (stored)	55-gal drums	1990s	No
			Anti-freeze (stored)	55-gal drums	1990s	No
			Speedi-Dry (stored)	55-gal drums	1990s	No
			PAHs, PCBs (released) to soil. Addressed as AOC 83.	Unknown	Unknown	Unknown
			L-8	95/RIA 92	Hobby Shop	Lubricating Oil (stored)
Waste Transmission Fluid (stored)	100 gal/year	c. 1960s-1990s				No
No. 2 Fuel Oil (stored)	500-gal AST	1990s				No
Waste ethylene glycol (stored)	400 gal/year	c. 1960s-1990s				Yes

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
			Safety-Kleen solvent (stored)	300 gal/year	c. 1960s-1990s	Unknown
			Various petroleum constituents and PAHs (released). Addressed through removal action of OWS, AST, floor drain and piping and impacted soil.	Unknown	c. 1960s-1990s	Yes
L-8	125/AOC-35	Pistol Range	Lead (released) and addressed through removal action.	Unknown	c. 1940s-1990s	Yes
L-8	AOC-61	TACAN Outfall and associated areas	PCBs, PAHs, and inorganics (released) and addressed through removal action.	Unknown	c. 1940s-1990s	Yes
L-8	IR Program Site 11	Former AOC 108 – Naval reserve bivouac site	Chlorinated solvents (released)	Unknown	c. 1960s-1990s	Yes
L-9	RIA-39D	East Mat AST	JP-8 (released; cleaned up; see RTN 3-23251 in enclosure [4])	Unknown	c. 1940s-1990s	No
L-9	AOC-60	East Mat Ditch	PAHs, pesticides, PCBs, and inorganics (released) and addressed in removal actions.	Unknown	c. 1940s-1990s	Yes
L-9	225	Courier Station	Lubricating Oil (stored)	1-gal containers	c. 1970s-1990s	No
L-9	226/RIA 41	Aircraft Washrack Facility	Transformer Oil (stored) (PCB-free)	55-gal drum	c. 1970s–1990s	No
			Detergent or other	6,000-gal UST No. 45	Unknown	No
L-10	10	Public Works Shop – Lock Shop	WD-40 (stored)	“Small amounts”	c. 1940s-1990s	No
			Graphite Spray (stored)	“Small amounts”	c. 1940s-1990s	No
			Floor Finish (stored)	“Small amounts”	c. 1940s-1990s	No
L-10	10	Public Works - Refrigeration Shop	Cutting Oil (stored)	Unknown	c. 1940s-1990s	No
			Light lubricating grease (stored)	Unknown	c. 1940s-1990s	No
			Penetrating grease (stored)	Unknown	c. 1940s-1990s	No
			General-purpose cleaners (stored)	Unknown	c. 1940s-1990s	No
			Hydraulic oil (stored)	Unknown	c. 1940s-1990s	No
			Acetylene gas (stored)	Unknown	c. 1940s-1990s	No
			Oxygen gas (stored)	Unknown	c. 1940s-1990s	No
			Argon gas (stored)	Unknown	c. 1940s-1990s	No

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
			Detergents (stored)	Unknown	c. 1940s-1990s	No
L-10	10	Public Works – Paint Shop Flammable Locker	Aerosol paints (stored)	Unknown	c. 1940s-1990s	Unknown
			Paint thinners (stored)	Unknown	c. 1940s-1990s	Unknown
			Various pesticides (stored)	Containers no larger than 5 gal each	c. 1940s-1990s	Unknown
L-10	15	Transportation Garage	Gasoline (stored)	2,000-gal UST	1953-1990s	No
			Diesel (stored)	2,000-gal UST	1953-1990s	No
			Gasoline (released and cleaned up; see RTN 3-14646 in enclosure [4])	Unknown	Unknown	No
			Waste Oil (stored)	Unknown	c. 1940s-1990s	No
			Hydraulic Oil (stored)	72 gal/year	c. 1940s-1990s	No
L-10	15	Transportation Garage	Diesel (stored)	Unknown	c. 1940s-1990s	No
			Anti-freeze (stored)	Unknown	c. 1940s-1990s	No
			Speedi-Dry (stored)	Unknown	c. 1940s-1990s	No
			Hydraulic Oil (release)	20-30-gal	June 1993	No
L-10	15	Transportation Garage	Diesel motor oil (stored)	550 gal/year	c. 1940s-1990s	No
			Brake fluid (stored)	6 gal/year	c. 1940s-1990s	No
			Ethylene glycol (stored)	500 gal/year	c. 1940s-1990s	Yes
			Transmission fluid (stored)	12 gal/year	c. 1940s-1990s	No
L-10	15	Transportation Garage	Petroleum constituents (released). Floor drain, oil water separator, soil removed as part of various removal actions.	unknown	c. 1940s-1990s	No
L-10	15	Transportation Garage	Hydraulic oil (released). Hydraulic lifts and soil removed. See RTN 3-24087	unknown	c. 1940s-1990s	No
L-10	34-37	3 AvGas USTs	Aviation Gasoline (released and cleaned up; see RTN 3-19064 in enclosure [4])	Unknown	Unknown	No
L-10	39	Storehouse	Lubricating Oil (stored)	Unknown (locker)	c. 1940s-1990s	No
			Pipe Cleaner (stored)	Unknown (locker)	c. 1940s-1990s	Unknown
			Anti-freeze (stored)	Unknown (drum)	c. 1940s-1990s	No
L-10	41	Family Service Center	Fuel Oil (stored)	550-gal UST	1980-1990s	No

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
L-10	50	Ordnance Shop – Flammable Locker	Brake Fluid (stored)	Unknown	Unknown	No
			Lubricating Oil (stored)	Unknown	Unknown	No
			Paint (stored)	Unknown	Unknown	No
		Ordnance Shop	Ordnance (stored)	Unknown	c. 1940s-1990s	No
			No. 2 Fuel Oil	275-gal AST	Unknown	No
			No. 2 Fuel Oil	500-gal AST	Unknown	No
L-10	83	Pump House	No. 2 Fuel Oil	275-gal AST	1955-1990s	No
			Diesel	5,000-gal UST	1988-1990s	No
			Lead Acid Batteries (stored)	Unknown	c. 1940s-1990s	No
			Oil Filters (stored)	Unknown	c. 1940a-1990s	No
L-10	69	TACAN	Brake Fluid (stored)	Unknown	Unknown	No
			Fuel Oil (stored)	10,415 gal AST	1966-1990s	No
			Diesel (stored)	192-gal UST	1966-1990s	No
L-10	74	TACAN Transformer VFL	PCB (stored)	Unknown	c. 1940s-1990s	Yes
L-10	RTN-310739	TACAN Ditch	Grease, waste oil wash water from OWS	Unknown	c. 1940s-1990s	No
L-10	AOC-61	TACAN Outfall and associated areas	PCBs, PAHs, and inorganics (released)	Unknown	Circa 1940s-1990s	Yes
L-10	AOC-3	Suspected TACAN Disposal Area	PCBs, PAHs (released)	Unknown	c. 1960s-1990s	Yes
L-10	77/AOC-4A	ATC Abandoned Septic Tank	Arsenic	Unknown	Unknown	Yes
L-10	77	Old ATC	Heating fuel oil	1000-gal UST	1965-1990s	No
			Diesel	275-gal	unknown	No
L-10	83	Pump House	Lead Acid Batteries (stored)	Unknown	c. 1940s-1990s	No
			Oil Filters (stored)	Unknown	c. 1940a-1990s	No
L-10	124	Aircraft Power Check Pad	JP-5/8 (stored)	Unknown volume AST	c. 1980s-1990s	No
L-10	RIA-10A	Hangar 1 – Spills Off Apron	Petroleum, PAHs (released; cleaned up; see enclosure [4])	Unknown	c. 1940s-1990s	No
L-11	IR Program Site 4	Fire Fighting Training Area	Fuels (released then burned and extinguished). See RTN 4-18735.	500-1,500 gal/month	c. 1950s-1986	No
L-12	70/AOC-8	Wyoming Street Area – Building 70	PCBs (released)	Unknown	c. 1960s-1990s	Yes

ENCLOSURE (1) TABLE 5 – HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Parcel	Building/ Site Number	Description	Substance Stored, Released, or Disposed^(a)	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable?^(b)
L-12	RIA 110	Southeast Antenna Field	PAHs (released)	Unknown	c. 1960s-1990s	Yes
L-13	RTN 4-17700	Union Street Gas Station	Gasoline (stored, released; cleaned up; see RTN 4-17700 in enclosure [4])	Unknown	Prior to Navy ownership of the property	No
L-13	IR Program Site 2	Rubble Disposal Area	PCB-containing material, inorganics, PAH (disposed)	Unknown (approximately 54 cubic yards of impacted soil has been removed)	c. 1959-1962 and/or 1978	Yes
L-15	AOC-61	TACAN Outfall and associated areas	PCBs, PAHs, and inorganics (released)	Unknown	Circa 1940s-1990s	Yes

NOTES:

(a) Acronyms and abbreviations used in this table are defined as follows:

- AST = Above ground storage tank
- AvGas = Aviation Gasoline
- CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
- CFR = Code of Federal Regulations
- EBS = Environmental Baseline Survey
- Gal = Gallon
- LBP = lead-based paint
- NAS = Naval Air Station
- PAH = polycyclic aromatic hydrocarbons
- PCBs = Polychlorinated Biphenyls
- RTN = Release Tracking Number
- UST = Underground Storage Tank

(b) Determination made from 40 CFR 302, Table 302.4 "List of Hazardous Substances and Reportable Quantities."

- Releases of petroleum products from the Fuel Farm (no single source) have been addressed (see RTN 3-10858 in enclosure [4]). However, the *Phase I EBS Report Errata* of 10 Nov 97 reported that reviews of the Fire Department Response Records identified 24 spills (fuel, jet fuel, JP-5, gasoline) at the Fuel Farm between 1968 and 1991. Response time varied between 13 minutes to 1 hour and 49 minutes. Released volumes of materials were reported for eight spills: six spills involving 10–100 gal of fuel, and two spills involving 50 and 100 gal of JP-5.
- The *Phase I EBS* of 18 Nov 96 reported that approximately 200,000 gal of JP-8 were used per month by the former NAS South Weymouth.
- The hazardous substances, quantities, and dates listed in this enclosure are based on the available information and documentation.

ENCLOSURE (1) TABLE 6 - NOTICE OF CERCLA HAZARDOUS SUBSTANCES

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-7	Hangar 1 – HazMat Cage/Locker	Cleaners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-7	Building 1 Flammable Locker	Paint thinner	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-7	Building 1 North-Lean-To Paint Booth	Paint thinner	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-7	Building 1 North-Lean-To Paint Booth	Paint stripper	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-7	Hangar 1 – North-Lean-To (Outdoor Storage Locker East of Lean-To)	Paint stripper	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-7	Hangar 1 – South-Lean-To (Sensor Station and Training Equipment Area)	Solvents	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-7	Hangar 1 – HSL-74	1,1,1-trichloroethane (TCA)	71556	None	U226	1000 (454)	12 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – HSL-74	Methyl ethyl ketone/Naptha	1338234	2-Butanone peroxide	U160	10 (4.54)	15 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – HSL-74	Methanol	67561	Methyl alcohol	U154	5000 (2270)	1,920 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – HSL-74	PD-680	Unknown	Unknown	Unknown	Unknown	290 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – AIMD-900	Ethylene glycol	110805	Ethanol, 2-ethoxy-monoethyl ether	U359	1000 (454)	355 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – AIMD-900	Paint stripper	Unknown	Unknown	Unknown	Unknown	240 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – AIMD-900	PD-680	Unknown	Unknown	Unknown	Unknown	210 gal/year	Circa 1960s-1990s
L-7	Hangar 1 – VP-92	Paint wastes	Unknown	Unknown	Unknown	Unknown	144 gal/year	Circa 1960s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-7	Building 2 Hazardous Materials Supply Room (Room 400)	Various virgin hazardous materials	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1945-1990s
L-7	Building 8	Paint Thinners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-7	Building 8 west of main area	PS-240 (boiler water treatment chemical)	Unknown	Unknown	Unknown	Unknown	Unknown (55-gal drums)	Circa 1940s-1990s
L-7	Building 8 west of main area	Inhibitor 101 (boiler water treatment chemical)	Unknown	Unknown	Unknown	Unknown	Unknown (55-gal drums)	Circa 1940s-1990s
L-10	Building 10	Aerosol paints	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1945-1990s
L-10	Building 10	Paint thinners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1945-1990s
L-10	Building 10 Paint Shop Flammable Locker	Aerosol paints	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-10	Building 10 Paint Shop Flammable Locker	Paint thinners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-10	Building 10 Pesticide Shop	Various pesticides	Unknown	Unknown	Unknown	Unknown	Containers no larger than 5 gal each	Circa 1940s-1990s
L-7	Building 14 Flammable Locker	Cleaners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-10	Building 15	Ethylene glycol	110805	Ethanol, 2-ethoxy-monoethyl ether	U359	1000 (454)	500 gal/year	Circa 1940s-1990s
L-10	Building 16 Transformers in Basement	Poly-chlorinated Biphenyls (PCBs)	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1940s-early 1990s
L-10	Building 39	Pipe Cleaner	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1990s
L-10	Building 74	PCB	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-7	Building 81	Safety-Kleen solvent	Unknown	Unknown	Unknown	Unknown	180 gal/year	Circa 1960s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-6	Building 82 Flammable Locker	Freon TCTFE (solvent)	Unknown	Unknown	Unknown	Unknown	125 gal/year	Circa 1960s-1990s
L-6	Building 82 Flammable Locker	Paint Thinners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-6	Building 82 Lean-To Flammable Locker	Paint Thinners	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-6	Building 82 – Main Hangar Area	Paint stripper	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-6	Building 82 Lean-To (Hazardous Material Locker)	Paint remover	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-6	Building 82 – Lean-To Shop 110	Dry cleaning solvents	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-6	Building 82 – Lean-To Shop 120	PD680 (a type of dry cleaning solvent/ degreaser)	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1960s-1990s
L-7	Building 96 - Fire Station – Crash & Structural	Degreaser	Unknown	Unknown	Unknown	Unknown	Unknown (55-gal drum)	Circa 1960s-1990s
L-7	Building 117 – AIMD- 400	PD-680 (solvent)	Unknown	Unknown	Unknown	Unknown	120 gal/year	Circa 1980s-1990s
L-7	Building 117 – AIMD- 500	PD-680 (solvent)	Unknown	Unknown	Unknown	Unknown	720 gal/year	Circa 1980s-1990s
L-7	Building 117 – AIMD- 500	Carbon removing compound (solvent)	Unknown	Unknown	Unknown	Unknown	300 gal/year	Circa 1980s-1990s
L-7	Building 117 – AIMD- 500	Epoxy stripper (solvent)	Unknown	Unknown	Unknown	Unknown	150 gal/year	Circa 1980s-1990s
L-7	Building 117 – AIMD- 500	Exxon Isopar (solvent)	Unknown	Unknown	Unknown	Unknown	80 gal/year	Circa 1980s-1990s
L-7	Building 117 – AIMD- 500	Freon TCTFE (solvent)	Unknown	Unknown	Unknown	Unknown	10 gal/year	Circa 1980s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-7	Building 117 – AIMD-500	Paint thinner	Unknown	Unknown	Unknown	Unknown	120 gal/year	Circa 1980s-1990s
L-7	Building 117 Paint Shop	Paint remover	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1980s-1990s
L-7	Building 117 Storage Locker	Diluted Sulfuric acid	Unknown	Dimethyl sulfate	Unknown	Unknown	Unknown	Circa 1980s-1990s
L-7	Building 131 Butler Building	De-Icer containing ethylene glycol	110805	Ethanol, 2-ethoxy-monoethyl ether	U359	1000 (454)	Unknown (55-gal drum)	Circa 1980s-1990s
L-7	Building 142 Hazardous Waste Storage Area	Sulfuric acid	Unknown	Dimethyl sulfate	Unknown	Unknown	Unknown (two 15-gal drums)	Circa 1990s
L-7	Building 142 Hazardous Waste Storage Area	Malathion	121755	N/A	B	100 (45.4)	Unknown (two 15-gal drums)	Circa 1990s
L-7	Building 142	Paint Thinners	Unknown	Unknown	Unknown	Unknown	Unknown	1990s
L-9	Building 226 Aircraft Washrack Facility	Transformer Oil	Unknown	Unknown	Unknown	Unknown	Unknown (55-gal drum)	Circa 1970s-1990s
L-8	Building 95 (Hobby Shop)	Safety-Kleen solvent	Unknown	Unknown	Unknown	Unknown	300 gal/year	Circa 1960s-1990s
L-8	Building 95 (Hobby Shop)	Waste ethylene glycol	110805	Ethanol, 2-ethoxy-monoethyl ether	U359	1000 (454)	400 gal/year	Circa 1960s-1990s
L-7	AOC Hangar 1 (Main Building Floor Drains)	PCBs	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1960s-1990s
L-10	AOC-3 (Suspected TACAN Disposal Area)	Aroclor-1260	11096-82-5	PCB	N/A	1 (0.454)	Unknown	Circa 1960s-1990s
L-10	AOC-3 (Suspected TACAN Disposal Area)	Benzo(a)-anthracene	56-55-3	N/A	U018	10 (4.54)	Unknown	Circa 1960s-1990s
L-10	AOC-3 (Suspected TACAN Disposal Area)	Benzo(b)-fluoranthene	205-99-2	N/A	N/A	1 (0.454)	Unknown	Circa 1960s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-10	AOC-3 (Suspected TACAN Disposal Area)	Indeno(1,2,3-cd)-pyrene	193-39-5	N/A	U137	100 (45.4)	Unknown	Circa 1960s-1990s
L-10	AOC-4A (ATC abandoned septic tank)	Arsenic (released)	7440-38-2	Arsenic compounds	N/A	1 (0.454)	Unknown	Unknown
L-12	AOC-8 (Wyoming Street Area – Building 70)	PCBs	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1960s-1990s
L-7	AOC-13 (Supply Warehouse - Former Railroad Loading and Unloading Area)	Benzo(b)-fluoranthene (released)	205-99-2	N/A	N/A	1 (0.454)	Unknown	Circa 1960s-1990s
L-7	AOC-13 (Supply Warehouse - Former Railroad Loading and Unloading Area)	Indeno(1,2,3-cd)-pyrene (released)	193-39-5	N/A	U137	100 (45.4)	Unknown	Circa 1960s-1990s
L-7	AOC-13 (Supply Warehouse - Former Railroad Loading and Unloading Area)	Benzo(a)-anthracene (released)	56-55-3	N/A	U018	10 (4.54)	Unknown	Circa 1960s-1990s
L-7	AOC-13 (Supply Warehouse - Former Railroad Loading and Unloading Area)	Benzo (a)pyrene (released)	50-32-8	N/A	U022	1 (0.454)	Unknown	Circa 1960s-1990s
L-7	AOC-14 (Staining between Hortensphere and Water Tower)	PAHs (released)	Various	Various	Various	Various	Unknown	Unknown
L-7	AOC-14 (Staining between Hortensphere and Water Tower)	Lead (released)	7439-92-1	N/A	N/A	10 (4.54)	Unknown	Unknown
L-7	AOC-15 (Water Tower)	Lead	7439-92-1	N/A	N/A	10 (4.54)	Unknown	Unknown

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-7	Runway arresting gear (2 locations)	Ethylene glycol	107-21-1	N/A	N/A	5,000 (2,270)	Four 300-gal tanks (removed)	Circa 1950s-2000s
L-8	AOC-35 (Pistol Range)	Lead	7439-92-1	N/A	N/A	10 (4.54)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Aroclor-1260 (released)	11096-82-5	PCB	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Acetone (released)	67-64-1	N/A	U002	5000 (2270)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Benz(a)-anthracene (released)	56-55-3	N/A	U018	10 (4.54)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Benzo(a)-pyrene (released)	50-32-8	N/A	U022	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Benzo(b)-fluoranthene (released)	205-99-2	N/A	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Dibenz(a,h)-anthracene (released)	53-70-3	N/A	U063	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Heptachlor epoxide (released)	1024-57-3	N/A	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Indeno(1,2,3-cd)pyrene (released)	193-39-5	N/A	U137	100 (45.4)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Pyrene (released)	129-00-0	N/A	N/A	5000 (2270)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	4,4'-DDD (applied/released)	72-54-8	N/A	U060	1 (0.454)	Unknown	Circa 1940s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-1	AOC-53 (Former Radio Transmitter Building)	4,4'-DDE (applied/released)	72-55-9	N/A	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	4,4'-DDT (applied/released)	50-29-3	N/A	U061	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Arsenic (released)	7440-38-2	Arsenic compounds	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Beryllium (released)	N/A	Beryllium compounds	N/A	N/A	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Cadmium (released)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Copper (released)	7440-50-8	Copper compounds	N/A	5000 (2270)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Lead (released)	7439-92-1	N/A	N/A	10 (4.54)	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Mercury (released)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1990s
L-1	AOC-53 (Former Radio Transmitter Building)	Zinc (released)	7440-66-6	Zinc compounds	N/A	1000 (454)	Unknown	Circa 1940s-1990s
L-10	AOC-55B (North of Trotter Road – Debris Area)	PAHs	Various	Various	Various	Various	Unknown	c. 1940s-1990s
L-3	AOC 55C (Pond Area North of Trotter Road)	Metals (released)	Various	Various	Various	Various	Unknown	Circa 1940s-1990s
L-3	AOC 55C (Pond Area North of Trotter Road)	PAHs (released)	Various	Various	Various	Various	Unknown	Circa 1940s-1990s
L-3	AOC 55C (Pond Area North of Trotter Road)	trace PCBs (released)	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1940s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-2	AOC-55D (Wetland Area North of Trotter Road)	Metals (released)	Various	Various	Various	Various	Unknown	Circa 1940s-1990s
L-2	AOC-55D (Wetland Area North of Trotter Road)	PCBs (released)	Unknown	Aroclors	N/A	1 (0.454)	Unknown	c. 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	PAHs (released)	Various	Various	Various	Various	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Acetone (released)	67-64-1	N/A	U002	5000 (2270)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	4,4'-DDD (applied/released)	72-54-8	N/A	U060	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	4,4'-DDE (applied/released)	72-55-9	N/A	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	4,4'-DDT (applied/released)	50-29-3	N/A	U061	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Alpha-chlordane (applied/released)	57-74-9	N/A	U036	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Endosulfan sulfate (applied/released)	1031-07-8	N/A	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Gamma-chlordane (applied/released)	57-74-9	N/A	U036	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Aroclor-1260 (released)	11096-82-5	PCB	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Cadmium (released)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1990s
L-9	AOC-60 (East Mat Ditch)	Lead (released)	7439-92-1	N/A	N/A	10 (4.54)	Unknown	Circa 1940s-1990s

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-9	AOC-60 (East Mat Ditch)	Mercury (released)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1990s
L-8 L-10 L-15	AOC-61 (TACAN Outfall and associated areas)	PCBs (released)	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1940s-1990s
L-8 L-10 L-15	AOC-61 (TACAN Outfall and associated areas)	PAHs (released)	Various	Various	Various	Various	Unknown	Circa 1940s-1990s
L-8 L-10 L-15	AOC-61 (TACAN Outfall and associated areas)	inorganics (released)	Various	Various	Various	Various	Unknown	Circa 1940s-1990s
L-4	IR Program Site 1 (West Gate Landfill)	PAHs (released/discharged)	Various	Various	Various	Various	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	PCBs (released/discharged)	Unknown	Aroclors	N/A	1 (0.454)	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Pesticides (released/discharged)	Various	Various	Various	Various	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Dioxins (released/discharged)	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Arsenic (released/discharged)	7440-38-2	Arsenic compounds	N/A	1 (0.454)	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Cadmium (released/discharged)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Chromium (released/discharged)	7440-47-3	Chromium compounds	N/A	5000 (2270)	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Copper (released/discharged)	7440-50-8	Copper compounds	N/A	5000 (2270)	Unknown	Circa 1940s-1972

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-4	IR Program Site 1 (West Gate Landfill)	Lead (released/disposed)	7439-92-1	N/A	N/A	10 (4.54)	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Mercury (released/disposed)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Nickel (released/disposed)	N/A	Nickel compounds	N/A	N/A	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Silver (released/disposed)	N/A	Silver compounds	N/A	N/A	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Vanadium (released/disposed)	N/A	N/A	N/A	N/A	Unknown	Circa 1940s-1972
L-4	IR Program Site 1 (West Gate Landfill)	Zinc (released/disposed)	N/A	Zinc compounds	N/A	N/A	Unknown	Circa 1940s-1972
L-13	IR Program Site 2 (Rubble Disposal Area)	PCB-containing material (released/disposed)	Unknown	Unknown	Unknown	Unknown	Unknown (approx. 54 cubic yards of impacted soil)	Circa 1959-1962 and/or 1978
L-13	IR Program Site 2 (Rubble Disposal Area)	Arsenic (released/disposed)	7440-38-2	Arsenic compounds	N/A	1 (0.454)	Unknown	Circa 1959-1962 and/or 1978
L-13	IR Program Site 2 (Rubble Disposal Area)	Manganese (released/disposed)	N/A	Manganese compounds	N/A	N/A	Unknown	Circa 1959-1962 and/or 1978
L-13	IR Program Site 2 (Rubble Disposal Area)	Benzo(a)-pyrene (released/disposed)	50-32-8	N/A	U022	1 (0.454)	Unknown	Circa 1959-1962 and/or 1978
L-5	IR Program Site 7 (Sewage Treatment Plant)	Dieldrin (unknown if application or release or both)	60-57-1	N/A	P037	1 (0.454)	Unknown (application or release)	Circa 1940s-1978

Parcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored	Date(s) Stored
L-7	IR Program Site 9 (Building 81)	Chlorinated solvents (released)	Unknown	Unknown	Unknown	Unknown	Unknown	Circa 1983-1993
L-7	IR Program Site 9 (Building 81)	Benzene (released)	71-43-2	N/A	U019	10 (4.54)	Unknown	Circa 1983-1993
L-7	IR Program Site 9 (Building 81)	Toluene (released)	108-88-3	N/A	U220	1000 (454)	Unknown	Circa 1983-1993
L-7	IR Program Site 9 (Building 81)	Ethyl benzene (released)	100-41-4	N/A	N/A	1000 (454)	Unknown	Circa 1983-1993
L-7	IR Program Site 9 (Building 81)	Xylenes (released)	1330-20-7	N/A	U239	100 (45.4)	Unknown	Circa 1983-1993
L-6	IR Program Site 10 (Hangar 2)	Chlorinated solvents	Unknown	Unknown	Unknown	Unknown	Unknown (release)	Unknown
L-8	IR Program Site 11 (former AOC 108)	Tetrachloro-ethylene	127-18-4	N/A	U210	100 (45.4)	Unknown	Circa 1960s-1990s

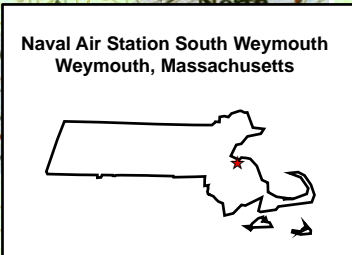
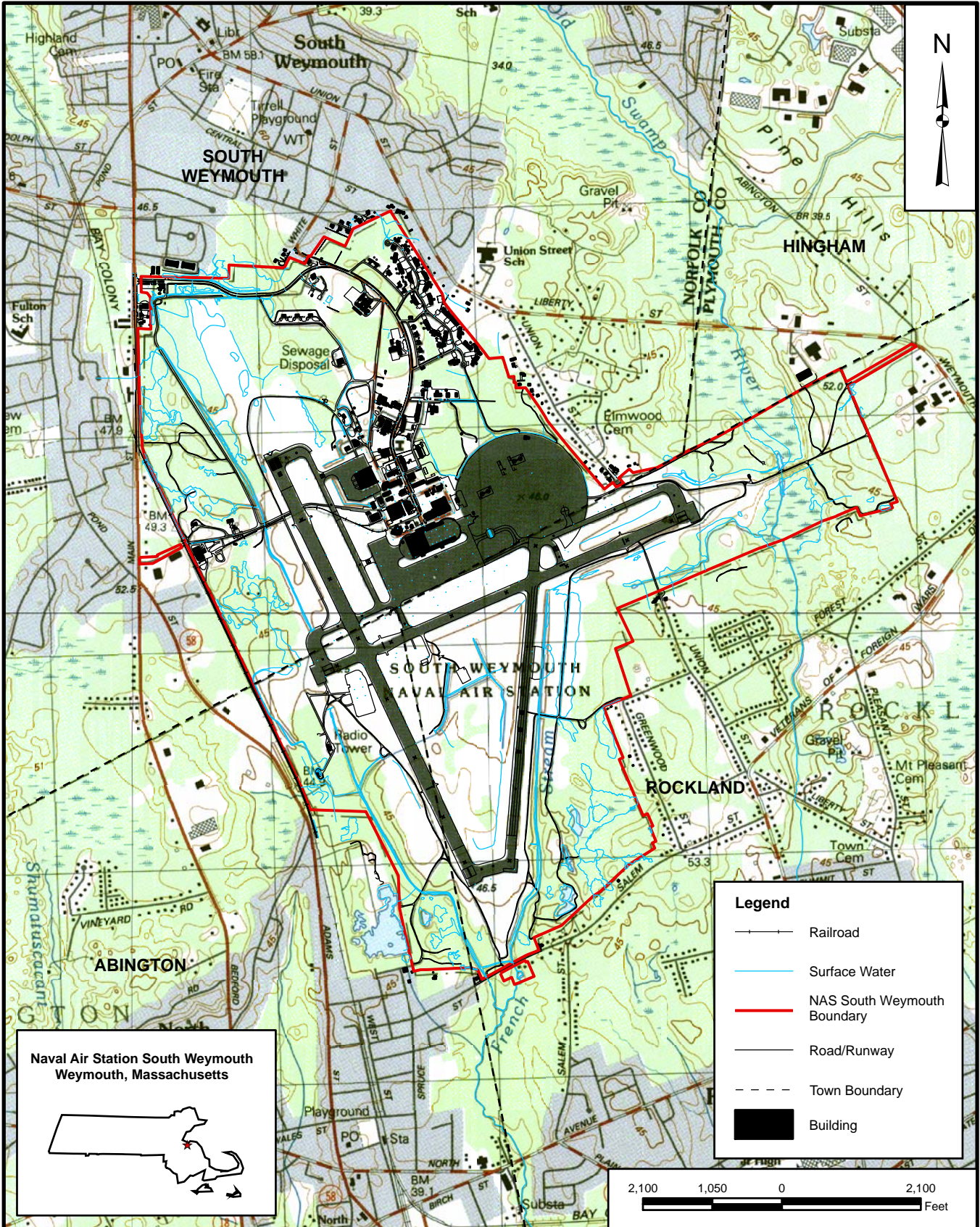
NOTES:

The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of CERCLA 42 U.S.C. Section 9620(h).

The hazardous substances, quantities, and dates listed in this notice are based on the available information and documentation (including interviews with employees). This list may not represent all materials stored or used on the property over the period of operation.

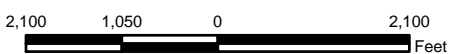
Acronyms and abbreviations are as follows:

- CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
- CAS = Chemical Abstract Service
- Gal = Gallons
- N/A = Not available
- PCBs = Polychlorinated Biphenyls
- RCRA = Resource Conservation and Recovery Act
- U.S.C. = United States Code.



Legend

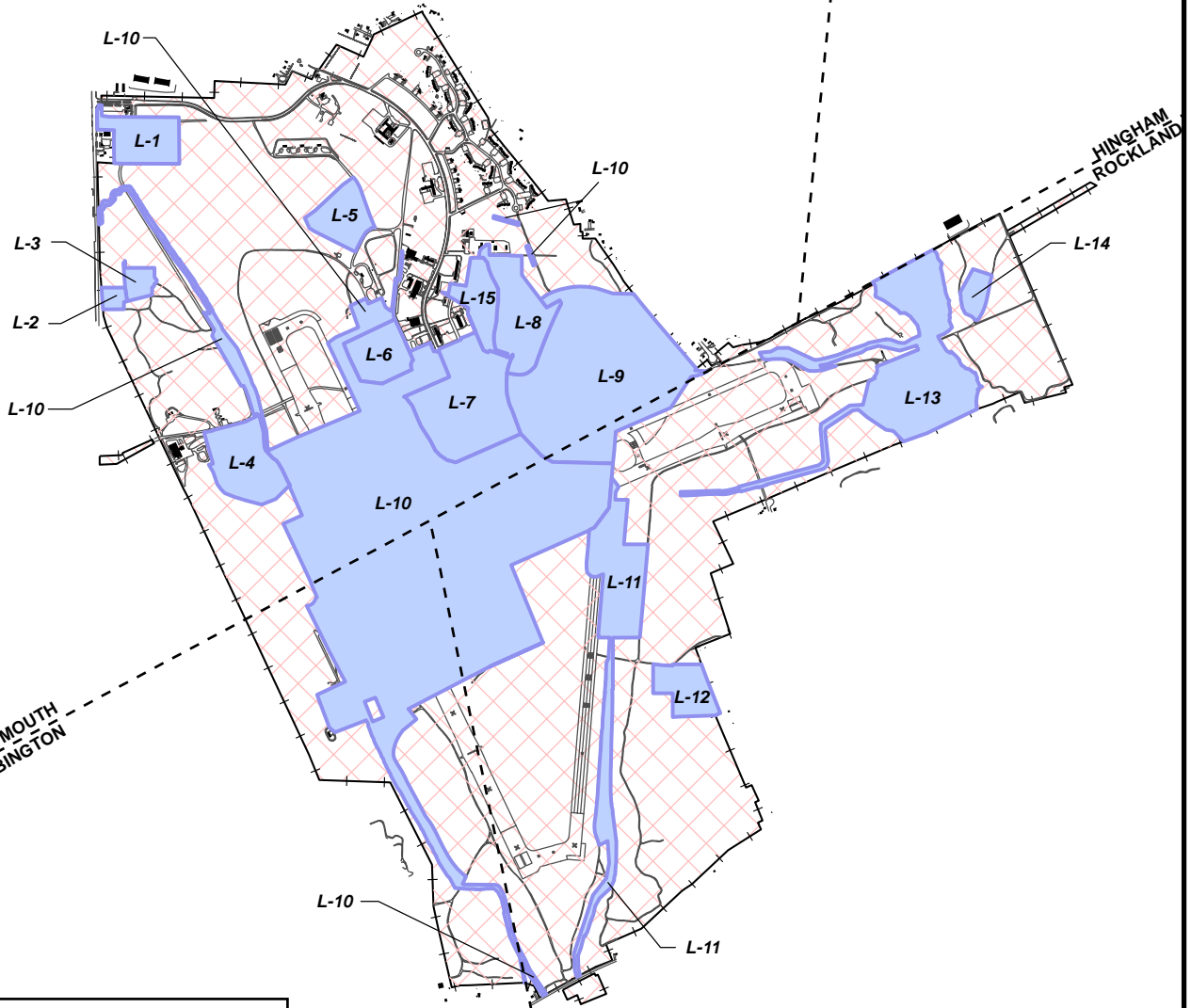
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- Surface Water
- NAS South Weymouth Boundary
- Road/Runway
- Town Boundary
- Building









Tetra Tech NUS, Inc.

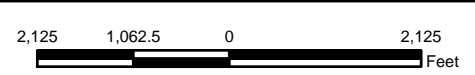
BASE LOCATION MAP
NAVAL STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
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REV 0	DATE 12/19/06
FIGURE NUMBER FIGURE NO. 1	



Legend

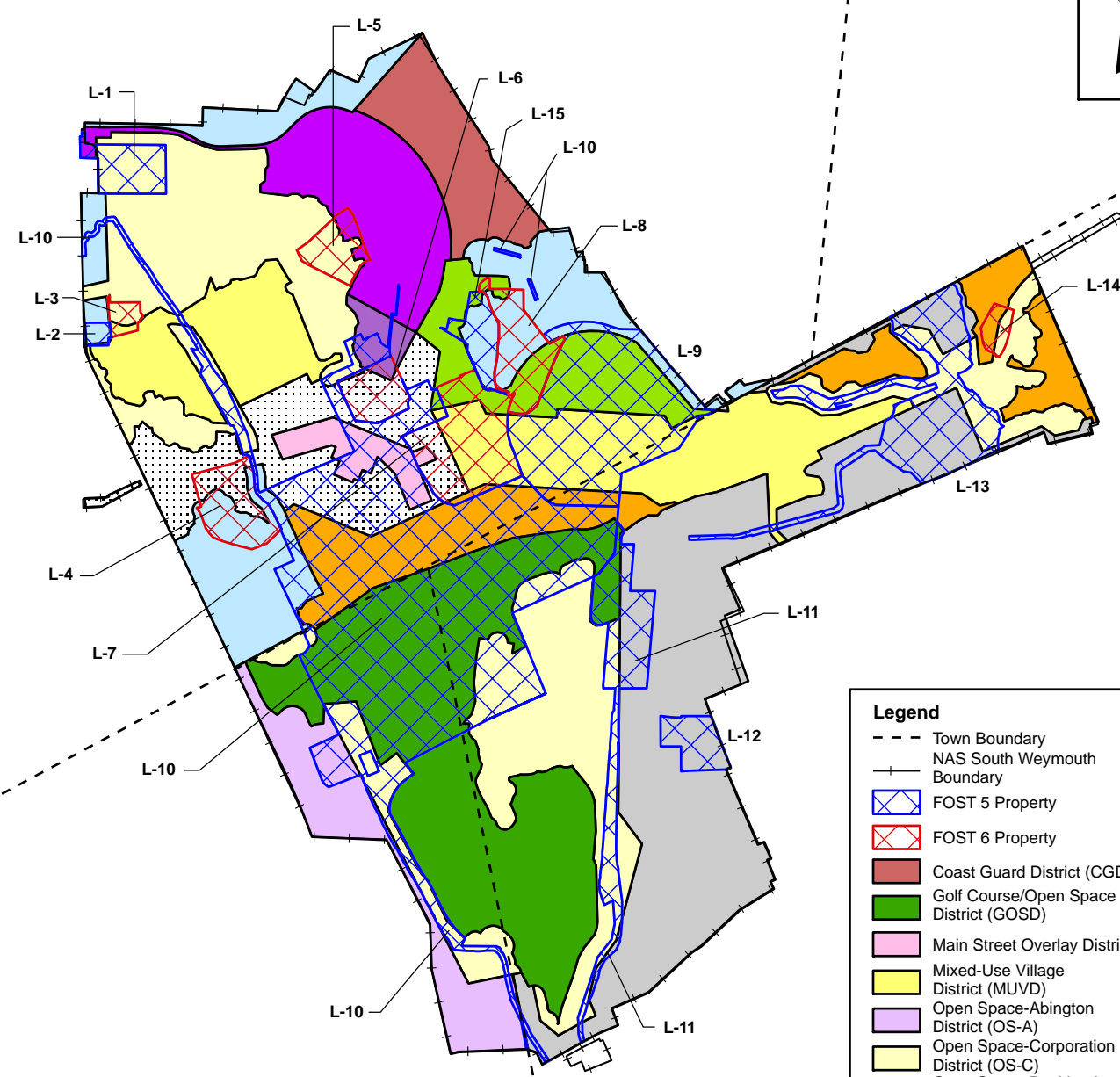
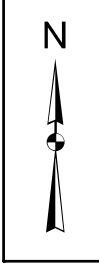
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-  NAS South Weymouth Boundary
-  Town Boundary
-  FOST 3, FOST 4, and Transferred Property
-  FOSL Property
-  Building



Tetra Tech NUS, Inc.

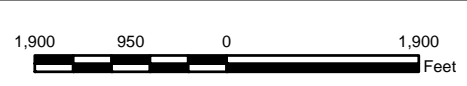
FOSL PROPERTY
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOSL.MXD	
REV 0	DATE 4/12/08
FIGURE NUMBER FIGURE NO. 2	



Legend

- - - Town Boundary
- - - NAS South Weymouth Boundary
- ▣ FOST 5 Property
- ▣ FOST 6 Property
- Coast Guard District (CGD)
- Golf Course/Open Space District (GOSD)
- Main Street Overlay District
- Mixed-Use Village District (MUVD)
- Open Space-Abington District (OS-A)
- Open Space-Corporation District (OS-C)
- Open Space-Rockland District (OS-R)
- Open Space-Weymouth District (OS-W)
- Recreation District (RecD)
- Residential District (RD)
- Shea Village Commercial District (SVCD)
- Shea Village Overlay District
- Village Center District (VCD)



Tetra Tech NUS, Inc.

FOSL PROPERTY AND ZONING
NAS SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOSL_ZONING.MXD	
REV 0	DATE 4/12/08
FIGURE NUMBER FIGURE NO. 3	

ENCLOSURE (2) - REFERENCES

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ENCLOSURE (3)
SUMMARY OF INSTALLATION RESTORATION (IR) PROGRAM SITES

Note: This is a summary of the IR Program sites located within and nearby (within 200 ft of) the lease parcels of this FOSL. Active or current sites (unshaded), former or closed sites (dark shading), and sites transferred and addressed under other programs (light shading) are presented. This summary table indicates whether these areas require site-specific restrictions and/or are subject to parcel-wide lease restrictions (interim soil, sediment or groundwater) included in this FOSL. This information is current as of July 2008.

IR Site Number and Name	Parcel	Site Concern	Status	Restrictions	References
ACTIVE SITES					
1 West Gate Landfill	L-4	<p>Past disposal of domestic and potentially other Base wastes.</p> <p>Polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides, dioxins, arsenic, and metals (aluminum, cadmium, chromium, copper, lead, mercury, nickel, silver, vanadium, zinc) present primarily in the landfill surface in excess of background conditions and at concentrations posing potential unacceptable risks to human and ecological receptors.</p>	<p>The Navy and EPA signed the Record of Decision (ROD), with MassDEP concurrence, in September 2007. The selected remedy is a semi-permeable landfill cap, wetland restoration, and institutional controls to prevent disturbance to the protective cap and groundwater use.</p> <p>A pre-design investigation (PDI) will be conducted to obtain information to support the remedial design.</p>	<p>Site-specific restrictions, access control, and parcel-wide lease restrictions required to prevent exposure to soil and groundwater per FOSL Section 3.3, as noted below.</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security Item 20 – LUCs per ROD</p>	<p>Final Remedial Investigation (RI), TtNUS/ENSR, April 2002.</p> <p>Final FS, TtNUS/ENSR, January 2003.</p> <p>Final Record of Decision, Navy, September 2007.</p>

IR Site Number and Name	Parcel	Site Concern	Status	Restrictions	References
2 Rubble Disposal Area	L-13	<p>Past disposal of building debris.</p> <p>PCBs in hydric soil adjacent to the landfill posed potential ecological risks. Arsenic, manganese, and benzo(a)pyrene in groundwater pose slight unacceptable risks if ingested without extraction system and/or treatment.</p>	<p>The Navy and EPA signed a final ROD, with concurrence by MassDEP, in December 2003. The selected remedy included removal of PCB-contaminated hydric soil, capping of the landfill, and long-term monitoring and institutional controls to prevent disturbance to the protective cap and groundwater use. The Navy has completed the Remedial Action. O&M and LTM are ongoing.</p>	<p>Site-specific restrictions and access control (per the ROD) and parcel-wide interim lease restrictions (per FOSL Section 3.3, see below) required to prevent disturbance of soil cap and access to groundwater:</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security Item 20 – LUCs per ROD and Land Use Control RD/IP once finalized.</p>	<p>Final RI, TtNUS/ENSR, January 2001.</p> <p>Final FS, TtNUS/ENSR, March 2002.</p> <p>Final Record of Decision, Navy, December 2003.</p> <p>Draft Final Land Use Control RD/IP, March 2007.</p>
3 Small Landfill	L-14	<p>Past disposal of construction debris, concrete rubble, and tree stumps. Thallium and zinc reported in groundwater but was not attributable to the site. Zinc was from a zinc-galvanized well point, and thallium was a false-positive detection in the laboratory analysis.</p>	<p>Final OD (2002) specified No Action with 1 year of groundwater monitoring to address concerns regarding one detection of thallium in groundwater. Monitoring confirmed no remedial actions under CERCLA are required. Closure under MA Solid Waste regulations, pending completion of final design of reduced footprint geo-textile membrane cover system to MassDEP.</p>	<p>None required due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below:</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security</p>	<p>Final ROD, TtNUS/ENSR, March 2002.</p> <p>Groundwater Monitoring Program, TtNUS/ENSR, October 2002.</p> <p>Draft Corrective Action Design, TtNUS, January 2008.</p>

IR Site Number and Name	Parcel	Site Concern	Status	Restrictions	References
7 Former Sewage Treatment Plant	L-5	<p>Potential past disposal of chemicals into the sewage treatment system, used primarily for domestic wastewater.</p> <p>Pesticides and arsenic were among chemicals identified as contaminants of concern in surface soil and in sediment.</p>	<p>Proposed Plan issued in August 2007.</p> <p>Final ROD signed April 2008. Selected remedy is excavation of soil/sediment for off-site disposal/asphalt batching. Pre-design investigation field program completed; report to be submitted in summer 2008.</p>	<p>Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to surface soil and sediment per FOSL Section 3.3, as noted below:</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security</p>	<p>Final RI, ENSR, April 2002.</p> <p>Feasibility Study Revision 1, TtNUS, April 2007.</p> <p>Final Record of Decision, Navy, April 2008.</p>
9 Building 81	L-7	<p>Former motor pool.</p> <p>Chlorinated volatile organic compounds (VOCs) and benzene, toluene, ethyl benzene, and xylenes (BTEX) were among other contaminants identified as contaminants of concern in soil and groundwater.</p> <p>Site 9 incorporates former EBS RIAs 27 and 28 and former MCP Sites 3-10628 and 3-11622.</p>	<p>Navy conducted a pilot study using in situ chemical oxidation for remediation of groundwater. Included two phases of treatment (October 2000 and March/April 2001) and follow-up assessments through July 2001.</p> <p>The Navy significantly revised the RI work plan in 2006 and implemented the RI in fall/winter 2006. Draft RI report issued May 2008. FS required. The ROD is currently planned for 2009.</p>	<p>Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to soil and groundwater per FOSL Section 3.3, as noted below.</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security Item 20 – LUCs, if required per ROD</p>	<p>Pilot Study Performance Assessment, ENSR, March 2002.</p> <p>Final RI Work Plan, TtNUS, October 2006.</p> <p>Draft RI Report, TtNUS, May 2008.</p>

IR Site Number and Name	Parcel	Site Concern	Status	Restrictions	References
<p>10</p> <p>Hangar 2, Building 82</p>	L-6	<p>Floor drains failure in a former aircraft hangar.</p> <p>Chlorinated volatile organic compounds (VOCs) and benzene, (BTEX) were among other contaminants identified as contaminants of potential concern in soil and groundwater.</p> <p>Former MCP RTN 3-18110 and former EBS RIAs 30A and 107 are included in Site 10.</p>	<p>In 1998, the Navy cleaned interior trench drains, cleaned four gas trap manholes, decommissioned the oil/water separator (and piping) and removed the building's floor drain system. In 2003, the Navy installed some wells in support of property transfer due diligence activities. Navy completed additional floor drain removals and issued an RI Work Plan in 2006.</p> <p>The Navy completed the RI field program in December 2006. Draft RI Report issued in November 2007. FS required. The ROD is currently planned for 2009.</p>	<p>Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to soil and groundwater per FOSL Section 3.3, as noted below.</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security Item 20 – LUCs, if required per ROD</p>	<p>Removal Action Report, Revision 1, Foster Wheeler, March 1999.</p> <p>Phase I Initial Site Investigation Report, ENSR, February 2000.</p> <p>Floor Drain Removal Action Report, Foster Wheeler, April 2002.</p> <p>Final RI Work Plan, TtNUS, October 2006.</p> <p>Draft RI Report, TtNUS, November 2007.</p>
<p>11</p> <p>Solvent Release Area</p>	L-8	<p>This site was initially sampled as a potential background location, but was evaluated through the EBS program as RIA 108 after tetrachloroethene (PCE) was detected in soil. The Navy subsequently detected PCE and other VOCs in groundwater and moved the site to the AOC program (AOC 108) and then to the IR Program (Site 11).</p>	<p>Source delineation and geophysical investigations conducted in September 2004.</p> <p>The Navy completed the RI field program in January 2007. Supplemental sampling conducted in December 2007. RI report in preparation. ROD currently planned for 2010.</p>	<p>Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to soil and groundwater per FOSL Section 3.3, as noted below:</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security Item 20 – LUCs, if required per ROD</p>	<p>Final Summary Report of Background Data Summary Statistics, Stone & Webster, February 2000.</p> <p>Field Report, Stone & Webster, June 2004.</p> <p>Final RI Work Plan, TtNUS, October 2006.</p>

IR Site Number and Name	Parcel	Site Concern	Status	Restrictions	References
Transferred to Other Programs					
<p>4</p> <p>Fire Fighting Training Area</p> <p>See also MCP Site 4-18735, enclosure (4).</p>	L-11	<p>Past burning and extinguishing of waste oils and fuels. See enclosure (4).</p>	<p>No site-related chemicals were detected at concentrations posing unacceptable risks to human health or the environment. No FS was required.</p> <p>The Navy and EPA signed the Record of Decision in 2004, with concurrence from MassDEP. Pending closure under the MCP to address petroleum residuals. See MCP Site 4-18735, enclosure (4).</p>	<p>None required due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3</p>	<p>Final RI, TtNUS/ENSR, April 2001.</p> <p>Final Record of Decision, Navy, September 2004.</p>
<p>6</p> <p>Former Fuel Farm. See MCP Site 3-10858, Enclosure (4)</p>	L-10	<p>Jet fuel and aviation gas releases. See enclosure (4).</p>	<p>The site was removed from the IR Program in 1994, and addressed under the Navy's UST Program as a petroleum site. See MCP Site 3-10858, Enclosure (4).</p>	<p>See enclosure (4).</p>	<p>See enclosure (4).</p>
Closed Sites					
<p>5</p> <p>Tile Leach Field</p>	Adjacent to L-10	<p>Past disposal of sanitary sewage from the former Hangar 2 (Building 59), which may have contained petroleum products and/or battery acid waste. Slight exceedance of benchmark screening values, but no significant risks were identified.</p>	<p>No unacceptable risks to human health or the environment were identified. The Navy and EPA, with concurrence from MassDEP, signed a No Action Record of Decision.</p>	<p>None required due to site-specific conditions.</p>	<p>Final RI, TtNUS/ENSR, May 2002.</p> <p>Field Report, TtNUS, June 2005.</p> <p>Final Record of Decision, Navy, May 2006.</p>

IR Site Number and Name	Parcel	Site Concern	Status	Restrictions	References
8 Abandoned Bladder Tank Fuel Storage Area	Adjacent to L-10	Past storage of aviation gasoline for "hot refueling" operations on the Hangar 2 apron.	The Navy and EPA signed a No Action Record of Decision, with concurrence by MassDEP. No unacceptable risks to human health or the environment were identified. No indication of a release was found.	None required due to site-specific conditions.	Final RI, ENSR, March 2002. Final Record of Decision, Navy, May 2003.
U.S. Coast Guard (USCG) Buoy Depot Site	The wetland portion of the site is in L-4	Metals-contaminated hydric soil present in a drainage swale and wetland area on Navy property south of the USCG Buoy Depot. Lead was the primary contaminant of concern. Lead levels in the hydric soil posed unacceptable risks to human and ecological receptors.	<p>Former Navy property transferred to the USCG. The USCG implemented a non-time-critical removal action to excavate lead-contaminated hydric soil from the swale and wetland areas on Navy property adjacent to the buoy depot. The removal action was completed in 2005.</p> <p>A Proposed Plan for the final, whole site remedy that includes Buoy Depot property and property on Navy land was issued in May 2005. The Record of Decision was signed in 2006 and includes long-term monitoring and land use controls.</p> <p>The remedial action is complete. No groundwater contamination was identified.</p> <p>O&M and LTM are underway.</p>	<p>None required due to site-specific conditions. Per FOSL Section 3.3, Item 3, access must be provided to the USCG to conduct long-term monitoring in the wetland portion of the USCG Buoy Depot Site.</p> <p>Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below:</p> <p>Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment</p>	<p>Final RI, EA, 2000.</p> <p>Final EE/CA, EA, December 2002.</p> <p>Action Memorandum, EA, January 2003.</p> <p>Final FS, EA, February 2004.</p> <p>Final Removal Action Completion Report, Stormwater Installation and Swale and Wetlands Hydric Soil Excavation and Offsite Treatment and Disposal, Nobis Engineering, April 2006.</p> <p>Final Record of Decision, USCG, September 2006.</p>

ENCLOSURE (4) SUMMARY OF PETROLEUM SITES

Note: This is a summary of the petroleum sites located within and adjacent to (within 200 ft of) the parcels of this FOSL. Active or current sites, (unshaded), sites transferred and addressed under other programs (light shading), and former or closed sites (dark shading) are presented. The Navy has addressed petroleum sites in a manner consistent with the substantive requirements of the Massachusetts Contingency Plan (MCP). This summary table indicates whether these areas require site-specific restrictions and/or are subject to parcel-wide lease restrictions (interim soil, sediment, or groundwater) included in this FOSL. This information is current as of July 2008.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
Active RTNs						
4-3002621	Basewide National Priorities List	Basewide	General RTN associated with the CERCLA Sites, not a particular release.	Remains active until basewide CERCLA sites are closed.	None required due to site-specific conditions.	None.
Transferred Sites						
3-10628 and 3-11622	Building 81 (IR Program Site 9)	L-7	See enclosure (3)	Transferred to the Navy's Installation Restoration (IR) Program due to the chlorinated solvents detected in bedrock groundwater. See summary for IR Program Site 9 in enclosure (3).	See enclosure (3).	Massachusetts Department of Environmental Protection (MassDEP) letter of March 30, 1999.
3-18110	Hangar 2 (Building 82)	L-6	See enclosure (3).	Transferred to the Navy's IR Program. See summary for IR Program Site 10 in enclosure (3).	See Enclosure 3.	MassDEP's Deferral to CERCLA Letter, April 2000.
Closed Sites						
3-10316 and 3-15350	Building 14	L-7	No. 2 fuel oil release from Underground Storage Tank (UST).	Closed (Response Action Outcome [RAO] filed). UST and impacted soil removed. No Activity and Use Limitation (AUL).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Immediate Response Action (IRA) Completion and Class A-2 RAO, Brown & Root, May 1998.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-10739	TACAN Outfall	L-10	Storm water drainage area sediment and surface water impacted by grease, waste oil and aircraft wash water from an oil water separator.	Closed. No AUL. Phase II investigation determined a condition of "no significant risk" at the site. The RAO was submitted in August 1997.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class A-2 RAO, Brown & Root, August 1997.
3-10858	Fuel Farm (formerly designated IR Program Site 6, RIA 25, and RIA 26).	L-10	Jet fuel and aviation gas releases. Former IR Program Site 6 and former EBS RIAs 25 and 26 are included in RTN 3-10858. In 1994 the site was removed from the IR Program and addressed under the Navy's UST Program as a petroleum site.	Closed (RAO filed). No AUL. Removed approximately 1,500 tons of petroleum-impacted soil during Spring 1994. USTs and piping were removed during 1994-1997. Impacted soil from the site and a drainage swale were removed and Phase IV activities were completed in 2001. An isolated/point exceedance of the GW-2 standard was addressed prior to closure.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class A-2 RAO, TtNUS/ENSR, February 2002.
3-13157	Building 8 Steam Plant (formerly designated EBS RIAs 17 and 18)	L-7	Oil floating on groundwater discovered in June 1990 during UST installation. Overfill of 550 gal of No. 6 fuel oil in April 1992 (impacts under southeast portion of the building). Failed UST tightness testing in Nov. 1995 (threat of a release).	Closed (RAO filed). Tank and soil removed as part of Remedial Action Measure (RAM). Voluntary AUL imposed to address residual petroleum concentrations in soil near the building foundation and underground utilities.	Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to soil per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 - Site Control and Security Item 20 - MCP AUL in effect	Class A-2 RAO and AUL, ENSR September 15, 2000.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-13673	Shea Memorial Drive Spill	Adjacent to L-7 and L-10	Release of approximately 41 gal of hydraulic oil from street sweeper on April 18, 1996.	Closed (RAO filed). Absorbent material used to clean up oil on the same day as the release. Absorbent material was drummed and properly disposed. No catch basins were affected. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class A-1 RAO, ENSR, June 1996.
3-14180 and 3-15516	Former Gas Station, Building 116 (formerly designated EBS RIA 86)	L-7	Petroleum release (unknown volume) from former fuel station for government vehicles. RTN 3-14180 was from a failed leak test (loose fitting on the dispensing machine, not any particular tank). RTN 3-15516 associated with combined tank grave for removal of the two USTs.	Closed (RAO filed). UST Nos. 33 and 34 and impacted soil were removed. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class B-1 and A-1 RAOs, Brown & Root, July 15, 1997 and September 11, 1998. IRA Completion and RAO Supporting Documentation Report, ENSR, September 1998.
3-14646	Tanks 9A & 9B (Buildings 11 & 15) (formerly designated EBS RIA 19)	L-10	Release from gasoline USTs.	Closed (RAO filed). USTs and impacted soil removed in Dec 96. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class A-2 RAO, Brown & Root, October 1997. Phase I Initial Site Investigation and RAO Supporting Documentation, Brown & Root, November 1997.
3-15289	Building 105 (Swimming Pool)	Approximately 200 ft north west of L-8	Impacts from domestic heating oil.	Closed (RAO filed). UST and impacted soil removed in February 1998. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class A-2 RAO, Brown & Root, August 1998.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-16598E	Jet Fuel Pipeline (includes EBS RIA 54)	L-4, L-10	Releases from jet fuel pipeline.	Closed (RAO filed for the pipeline portion of this RTN). Removed 4,200 ft of pipeline and 1,000 cubic yards (CY) of impacted soil from the area during March-May 1998. Achieved condition of "No Significant Risk" for the pipeline. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	IRA Completion Report and Partial RAO, ENSR, October 1999.
3-16598 W	Jet Fuel Pipeline Holding Tank Area (includes EBS RIA 94)	L-4	Fuel releases from holding tank area (Buildings 80 and 100).	UST, piping, and 100 CY of vadose zone soil were removed in March-May 1998. Condition of "No Significant Risk" established for soil. Further assessment was conducted for petroleum-impacted groundwater (exceeding GW-1 standards) extending several hundred feet to the southeast. Navy implemented a Phase IV response action using in-situ chemical oxidation. Phase IV actions were completed in August 2005. Phase V monitoring was completed in August 2006. Phase V Completion Statement/ RAO submitted in January 2007; site closed under the MCP on February 1, 2007. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Phase IV Remedy Implementation Plan, ENSR, December 2002. Phase IV Completion Statement and Remedy Operation Status Submittal, TtNUS, March 2005. Final Phase V Inspection and Monitoring Status Reports and Response Outcome Statement, TtNUS, January 2007.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-17527	Building 14 Floor Drains (formerly designated EBS RIA 23)	L-7	Release of petroleum products to floor drain system (former EBS RIA 23).	Closed (RAO filed). Completed RAM. Filed AUL to address residual petroleum in soil beneath the eastern portion of the building foundation. The AUL permits residential, commercial and/or industrial uses that do not disturb the eastern half of the building foundation in a manner that would make the soil beneath the foundation accessible from a depth of 3 to 15 feet bgs. If the eastern half of the building foundation is removed, the soil beneath that area must remain inaccessible by replacement of the foundation with another impervious surface. Excavation and removal of soil within the AUL area is permitted so long as certain conditions are met.	Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to soil per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security Item 20 – MCP AUL in effect.	Class A-3 RAO and AUL, ENSR, August 3, 2000.
3-18964	Hangar 1 (Building 1)	L-7	Release of hydraulic oil from a hydraulic lift. Extractable Petroleum Hydrocarbons (EPH) exceeded MCP Reportable Concentration.	Closed (RAO filed). Hydraulic lift and impacted soil were removed under a Limited Removal Action (LRA) and then a RAM. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	RAM Completion and Class A-2 RAO, ENSR, October 31, 2000.
3-19064	Aviation gasoline (AvGas) USTs (Former "Buildings" 34 through 37)	L-10	Release from three former AvGas USTs.	Closed (RAO filed). MassDEP Notification of December 10, 1999. Phase I Initial Site Investigation and Tier Classification of November 14, 2000. RAM completed for the removal of impacted soil in October/November 2000. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Class A-2 RAO, ENSR, June 12, 2001.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
3-23251	Former JP-8 AST, East Mat, (formerly designated EBS RIA 39D)	L-8	Release from former JP-8 AST on the East Mat. Elevated polycyclic aromatic hydrocarbon (PAH) and headspace readings in soil in former AST berm area. Very shallow depth to groundwater.	Transferred from EBS to MCP. Navy issued a RAM work plan to remove impacted soil. Based on post-removal confirmatory soil and groundwater sampling, the Navy determined that no further action was required. A RAM completion report and RAO statement were issued to close the site in accordance with the MCP. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Decision Document, Stone and Webster, June 2003. Final RAM Completion Report and Class A-2 RAO Statement for Review Item Area 39D, Foster Wheeler, July 2004.
3-24087	Former RIA 21, Transportation Garage (Building 15) Hydraulic Lifts	L-10	No record of removal of hydraulic lifts. Potentially hydraulic oil or waste oil.	Transferred from Phase II EBS to the MCP. Hydraulic lift pits had been removed in August 1992. Adjacent area had been paved. Navy conducted additional sampling in Fall 2002 and 2003. Based on results, the Navy developed release abatement measure plan to address the area. RAM Completion Report issued and Class A-2 RAO filed July 11, 2005 to close the site. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Removal Action Report for Building 15, Foster Wheeler, February 1999. Draft Decision Document, Stone & Webster, June 2003. Final RAM Plan, TtEC, July 2005. Final RAM Completion Report & Class A-2 RAO, TtEC, July 11, 2005.
4-13224	Building 77 (Old Tower)	L-10	Release from No. 2 fuel oil UST.	Closed (RAO filed). UST and impacted soil were removed. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Class A-1 RAO, Brown & Root, December 8, 1997.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
4-17700	Union Street Gas Station (formerly designated EBS RIA 109 – detection in background location BG-007)	L-13, near the intersection of the South Tributary and Union Street.	Releases from former gas station that pre-dates the Navy's acquisition of the property. Detections of low levels petroleum constituents (e.g., benzene) in groundwater and subsurface soil and PAHs in surface soil at "background" location BG-007.	Closed (RAO filed). Determined condition of No Significant Risk. No groundwater exceedances. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Summary Report of Background Data Summary Statistics, Stone & Webster, February 2002. Final Phase I Initial Site Investigation Method 1 Risk Characterization and Class B-1 RAO Report, TtNUS/ENSR, January 2003.
4-18735	Former IR Program Site 4, Fire Fighting Training Area	L-11	Past burning and extinguishing of waste oils and fuels.	Closed under CERCLA and transferred to the MCP. RAM excavation and site restoration completed in October 2006. Two groundwater monitoring rounds were completed. RAM completion report and a Class A-2 RAO were issued in July 2008. No AUL.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final RAM Plan, TtEC, July 2005. Final Excavation Plan, TtEC, March 2006. Combined RAM Completion Report and Class A-2 RAO Statement for the Fire Fighting Training Area, TtEC, July 2008.

MCP Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions	References
RTN not assigned	Former RIA 10A, Spills off the edge of Hangar 1 apron		Elevated fuel-related PAHs were reported at one location along the hangar apron.	The Navy addressed the localized area as a limited removal action. Soil removal was completed. Because the volume of soil removed did not exceed 100 CY, an RTN was not required.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Revised Draft Decision Document, Stone and Webster, June 2003. Final LRA Closeout Report, Foster Wheeler, May 2004.

**ENCLOSURE (5)
SUMMARY OF CERCLA AREAS OF CONCERN (AOCs)**

Note: This is a summary of the current (unshaded), transferred (light shading), and former (dark shading) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) AOCs located within and adjacent to (within 200 ft of) the subparcels of this FOSL. This summary table indicates whether these areas require site-specific restrictions and/or are subject to parcel-wide lease restrictions (interim soil, sediment, or groundwater) included in this FOSL. This information is current as of July 2008.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
Active AOCs						
Hangar 1	Main Building Floor Drains	L-7	Petroleum and PCBs associated with floor drain system.	Completed various removal actions and a time-critical removal action. The Navy issued a technical memorandum documenting no impact to groundwater at AOC Hangar 1. The next step is to resolve outstanding technical issues associated with AOC Hangar 1 documentation. Pending issue resolution and revision and acceptance of removal action reports, preparation of Proposed Plan and ROD will follow.	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below: Item 14 – Site Control and Security	Removal Action Report for Building 1 (Hangar 1) (fuel oil AST removal, cleaned aqueous film forming foam (AFFF) ASTs, oil/water separator removal, floor drain cleaning), Foster Wheeler, March 1999. Removal Action Report - Floor Drain System Soil Remediation Hangar 1 (Bldg 1), Foster Wheeler, February 27, 2001. Technical Memorandum Hangar 1-Groundwater Analytical Data & Groundwater Flow Direction, Stone and Webster, December 2004.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 14	Water Tower Staining between Hortensphere and Water Tower (formerly designated EBS RIA 14)	L-7	Former drum storage area. PAH and lead in soil.	Streamlined HHRA evaluated PAH and lead in soil and indicated risks were within EPA's acceptable risk range. The risk associated with lead was further reduced because the Navy removed the soil containing elevated lead levels as part of the removal action for AOC 15, the water tower. Draft No Action Proposed Plan issued March 29, 2006. Further progress on hold pending resolution of MassDEP issues.	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below: Item 14 – Site Control and Security	Draft Decision Document, Stone & Webster of April 11, 2000 (combined with RIA 13). Final HHRA, EA. September 2002. Draft Proposed Plan, TtNUS, March 2006.
AOC 55C	North of Trotter Road – Poned Area	L-3	Metallic debris in heavily wooded area and pond. Metals in soil and sediment.	Navy collected samples from RIA 55C in August 2001. Sampling results showed exceedances of both human health and ecological benchmarks in surface soil, subsurface soil, sediment, and surface water. Additional field work (soil borings and surface water and sediment sampling) was performed to delineate the extent of contamination. The Navy prepared a field report to document the results. Additional field investigations in the wetland and site soils were performed in 2007. An ERA and HHRA have been performed. A removal action is anticipated.	Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to surface soil and sediment per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security	Final Removal Action Report (drum), CD CTO 48-26, Foster Wheeler, May 2002. Mob 2 Field Report, Stone & Webster, July 2002. Field Report for RIA 55C, Stone and Webster, July 2004. Draft Ecological Risk Assessment, TtNUS, October 2007. Human Health Risk Assessment, TtNUS, January 2008.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 60	East Mat Drainage Ditch (formerly designated EBS RIA 60) – east side	L-9	<p>Fuel from aircraft fuel tanks was reportedly discharged to the East Mat and hosed off to the East Mat ditch.</p> <p>Discolored water and solid waste identified in drainage ditch.</p> <p>COCs include PAHs, pesticides, PCBs, and inorganics.</p>	<p>EBS investigations found several detected analytes above ecological benchmarks. In January 2002, the Navy issued an Ecological Risk Assessment. The Navy removed approximately 63 tons of sediment from 3 locations in the East Mat Ditch and the northernmost section of the downstream tributary in January 2004. The removals are detailed in the Final Closeout Report Action Memorandum. Additional sampling was conducted in January 2006 at 100 ft intervals along the ditch; as a result, a hot spot removal was conducted. Next actions include finalization of the hot spot removal closure report and the Technical Memorandum comparing pre- and post-removal data sets. Navy anticipates NFA Proposed Plan/ROD.</p>	<p>None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply.</p>	<p>Final AOC 60, East Mat Drainage Ditch Streamlined ERA, Stone & Webster, August 2004.</p> <p>Final Closeout Report Action Memorandum, TtECI, May 2006.</p> <p>Draft Final Closeout Report for East Mat Ditch Spot Removal, TtECI, June 2008</p> <p>Technical Memorandum, AOC 60, TtNUS, March 2008</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 61	TACAN Ditch and associated areas (formerly designated EBS RIA 61 and includes RIA 30B)	L-8, L-10, L-15	<p>Stormwater and sediment. Historic releases of material and documented fuel spills to the storm water system's major discharge area, the TACAN outfall. Discolored water in drainage ditch.</p> <p>PCBs, PAHs, and inorganics in sediment addressed under the TACAN Outfall Removal Action. Removal Action addressed the TACAN Outfall drainage system including RIA 30B ditch and various drainage swales and catch basins.</p>	<p>Removal action field work completed in December 2003. Previously, the Navy prepared Engineering Evaluation/Cost Analysis (EE/CA) for removal of PAHs and PCBs in sediment. In Fall 2002, the Navy conducted a Removal Action in the TACAN Outfall drainage system. The action addressed RIA 30B ditch and open drainage swales, and included maintenance actions in storm sewer lines, and catch basins.</p> <p>In December 2006, sampling was performed in portions of the stormwater drainage system (AOC 60, RIA 30B, NEX Swale, and Barracks Ditches) in response to EPA comments on the AOC 61 Draft Closeout Report. Additional samples were collected in 2007 and June 2008. Following resolution of regulator comments on the December 2006 report and 2008 Technical Memorandum, Navy anticipates an NFA Proposed Plan/ROD."</p>	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply.	<p>Draft Action Memorandum, Navy, November 2002.</p> <p>Draft Closeout Report for TACAN Outfall Excavation, Storm Water Drainage System Cleaning and Associated Ditch/Swale Excavation, Foster Wheeler, July 2004.</p> <p>Final EE/CA for TACAN Outfall Sediment Removal and Storm Sewer System Cleaning, TtECI, April 2005.</p> <p>Results of December 2006 Sampling Event for AOC 60, RIA 30B, NEX Swale, and Barracks Ditches, TtECI, October 2007.</p> <p>Technical Memorandum. TtNUS, April 2008.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 83	Hazardous Waste Storage Area; Resource Conservation Recovery Act (RCRA) Closure	L-7	PCB in surface soil below pavement.	Navy conducted additional sampling in Fall 2002, Spring/Summer 2003. Based on results, the Navy prepared a streamlined risk assessment to demonstrate no unacceptable risk for residential or recreational users. Draft No Action Proposed Plan issued March 29, 2006. Further progress on hold due to MassDEP issues.	Site-specific restrictions, access control, and parcel-wide interim lease restrictions required to prevent exposure to surface soil per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security	Final <90 Day Hazardous Waste Accumulation Assessment Report, Malcolm Pirnie, October 2000. Final Streamlined Human Health Risk Assessment for AOC 83, EA, October 2004. Draft Proposed Plan, Navy, March 2006.
Transferred to Other Programs						
AOC 108	Background Sample Location BG-005 (RIA 108)	L-8	See Enclosure (3).	Transferred to the IR Program as Site 11. See Enclosure (3).	See Enclosure (3).	See Enclosure (3).
Closed AOCs						
AOC 3	Suspected TACAN Disposal Area (formerly designated EBS RIA 3)	L-10	Pile of rubble, soil, and metal debris containing PAHs and PCB in soil above benchmarks and background levels.	The Navy removed 51 tons of soil and debris in October 2001. Post-removal sample results confirmed that remediation goals were achieved. The Navy issued the Closeout Report Action Memorandum in July 2003. A No Further Action Proposed Plan was issued in November 2005. Navy and EPA, with MassDEP concurrence, signed a No Further Action ROD in May 2006.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report, Foster Wheeler, May 2002. Draft Closeout Report Action Memorandum, Stone & Webster, July 2003. Final ROD, Navy, May 2006.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 4A	Air Traffic Control (ATC) Area - abandoned septic system	L-10	<p>Alleged liquid and solid waste disposal; abandoned septic system. Arsenic in forested wetland hydric soil was detected at levels above background and its occurrence was further evaluated.</p> <p>Abandoned septic system.</p>	<p>Streamlined Human Health and Ecological Risk Assessments show acceptable risks to human and ecological receptors. Manganese concentrations in groundwater exceeded the benchmark but were within background levels. Re-sampled hydric soil and groundwater in August 2001. Based on results, conducted further sampling for arsenic in hydric soil (0-6 in.) in April 2002 and in May 2003. Validated data were incorporated into the risk assessments. No Action Proposed Plan issued in June 2007. Final No Action ROD issued December 2007; ROD completed January 2008.</p> <p>Navy removed the septic system in late 2007.</p>	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	<p>Draft Decision Document, Stone & Webster, May 17, 2001.</p> <p>Letter re: Arsenic Results, Stone & Webster, January 2003.</p> <p>Final Streamlined Ecological Risk Assessment, Stone & Webster, July 2004.</p> <p>Final Streamlined Human Health Risk Assessment, EA, July 2004.</p> <p>Final ROD, Navy, December 2007.</p>
AOC 8	Wyoming St. Area – Building 70 (formerly designated EBS RIA 8)	L-12	<p>Remnants of Building 70, which housed radar electronics. Elevated concentrations of PCBs detected in soil.</p> <p>State-listed “species of special concern” (eastern box turtles) present in this area.</p>	<p>Time Critical Removal Action was conducted to address PCBs in soil.</p> <p>A No Further Action Proposed Plan was issued in June 2007. Final No Further Action ROD issued December 2007; ROD completed January 2008. Post remediation wetland monitoring is ongoing.</p>	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	<p>Draft Decision Document, Stone & Webster, January 2003.</p> <p>Final Closeout Report Action Memorandum for AOC 8, TtECI, October 2006.</p> <p>Final ROD, Navy, December 2007.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 13	Supply Warehouse (Former Railroad Loading and Unloading Area) (formerly designated EBS RIA 13)	L-7	Stained soil along former railroad loading and unloading area. Exceedances of benchmarks and background levels by PAHs and pesticides in soil.	The Navy completed a CERCLA removal action in October 2001 to address PAHs in soil (8 tons of soil removed). Post-removal sample results show residual PAHs slightly above cleanup criteria but consistent with MassDEP published background values for soil. Navy collected additional subsurface sidewall confirmatory samples in early 2004 to support resolution of regulatory comments. Closeout Report Action Memorandum issued. Additional soil was removed in September 2004. A No Further Action Proposed Plan was issued in November 2005. Navy and EPA, with MassDEP concurrence, signed a No Further Action ROD in May 2006.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report, Foster Wheeler of May 2002. Addendum No. 1, Closeout Report Action Memorandum, TtEC, February 2, 2005. Final ROD, Navy, May 2006.
AOC 15	Water Tower (formerly designated EBS RIA 15)	L-7	Possible lead paint in soil (paint chips from sandblasting of tower). Concentrations of lead in soil up to 3,800 mg/kg.	Navy completed Time Critical Removal Action in June 2000 and March 2002. Removal in June 2000 addressed lead in soil (280 tons of soil removed). Removal in March 2002 (104 tons of soil) to address elevated lead reported from one adjacent AOC 14 sample. Confirmatory samples indicated that cleanup goal of 300 mg/kg was achieved. A No Further Action Proposed Plan was issued in November 2005. Navy and EPA, with MassDEP concurrence, signed a No Further Action ROD in May 2006.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Action Memo, Foster Wheeler, January 2000. Removal Action Report, Foster Wheeler, August 16, 2000. Final Closeout Report, Addendum to TCAM, Foster Wheeler, May 2002. Final ROD, Navy, May 2006.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 35	Pistol Range (formerly designated EBS RIA 35)	L-8	<p>Small arms ammunition rounds at historic pistol range. Possible (but undocumented) use of mound as de-armament embankment.</p> <p>Lead was detected in soil at concentrations up to 580 mg/kg in pistol range.</p>	Removal of the soil embankment (pistol range/de-armament berm) completed in December 2003. No evidence of ordnance or explosives encountered. Pistol range removal action, testing, and soil removals were completed in June 2000. Approximately 134 tons of soil were removed to address lead in soil. Navy installed wells and sampled groundwater to confirm that impacts to groundwater from the pistol range have not occurred. A technical memorandum on groundwater documented results of groundwater sampling. A No Further Action Proposed Plan issued September 2004. No Further Action ROD signed in February 2005.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	<p>Draft Cleanup Activity Report for Time-Critical Removal Action Item 35, Foster Wheeler, June 2000.</p> <p>Final Closeout Report for Pistol Range and De-armament Embankment, Foster Wheeler, March 2004.</p> <p>Field Report, AOC 35, Stone and Webster, September 2004.</p> <p>Technical Memorandum, AOC 35, Stone and Webster, September 2004.</p> <p>Final ROD, Navy, February 2005.</p>
AOC 53	Former Radio Transmitter Building Area (formerly designated EBS RIA 53)	L-1	<p>Alleged disposal area.</p> <p>Primarily PAHs in soil (suspected petroleum release).</p> <p>Mainly PAHs and some inorganic constituents detected in sediment.</p> <p>Analyte exceedance in surface water sample.</p>	Time Critical Removal Action was conducted inside former building foundation and at stream bed sediment hot spots. Most of the foundation and fill materials were removed (1,152 tons). Also, 94 tons of sediment were removed from the stream bed. Additional sediment removed in December 2003. Soil removal complete. A No Further Action Proposed Plan was issued in June 2007. Final No Further Action ROD issued in December 2007; ROD completed in January 2008.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	<p>Draft Decision Document, Stone & Webster of December 2002.</p> <p>Closeout Report Action Memorandum for AOC 53, Radio Transmitter Building, TtEC, June 2005.</p> <p>Final ROD, Navy, December 2007.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions	Key References
AOC 55B	North of Trotter Road - Debris Area (formerly designated EBS RIA 55B)	L-10	Solid waste disposal over a large, heavily wooded area. Antimony, chromium, mercury, and pesticides exceeding benchmarks and background values in soil.	Initially investigated under Phase II EBS. Due to low ecological risks associated primarily with the wetland area in the northwest portion of the site, that area was re-designated as AOC 55D and is addressed separately from AOC 55B. A No Further Action Proposed Plan was issued for public comment in August 2003. The Navy and EPA, with MassDEP concurrence, signed the No Further Action ROD in October 2003.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Streamlined Ecological Risk Assessment for AOC 55B/D, Stone & Webster, December 2002. Final Streamlined Human Health Risk Assessment for AOC 55B/D, EA, December 2002. Final ROD, Navy, October 2003.
AOC 55D	North of Trotter Road – Wetland Area (formerly part of AOC 55B)	L-2	Metals, PCBs exceed ecological benchmarks in surface water and sediment.	Area originally characterized and risks assessed as part of AOC 55B. This parcel was cut out of 55B and was further characterized (sampled) in Fall 2002 and in Fall 2003. To incorporate the new data, new human health and ecological risk assessments were prepared in 2004. No unacceptable human health or ecological risk. Final No Action Proposed Plan issued in June 2007. Final No Action ROD issued in December 2007; ROD completed in January 2008.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Streamlined Human Health Risk Assessment, EA, September 2004. Final Ecological Risk Assessment for AOC 55D, Stone & Webster, October 2004. Final ROD, Navy, December 2007.

ENCLOSURE (6)
SUMMARY OF ENVIRONMENTAL BASELINE SURVEY (EBS) REVIEW ITEM AREAS (RIAs)

Note: This is a summary of the EBS RIAs located within and nearby (within 200 ft of) the subparcels of this Finding of Suitability to Transfer (FOSL). Active RIAs (unshaded), RIAs that have been addressed under other programs (light shading) and former or closed RIAs (dark shading) are presented. This summary table indicates whether these areas require site-specific restrictions and/or are subject to parcel-wide lease restrictions (interim soil, sediment or groundwater) included in this FOSL. This information is current as of July 2008.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
Active RIAs						
RIA 10C	Hangar 1 – North Lean-To and South Lean-To	L-7	Concern regarding floor drains.	Navy evaluated the floor drain/storm water system and conducted a soil removal. Navy reviewed historical information and conducted site walks. Draft Decision Document recommended NFA. Pending regulatory concurrence.	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below: Item 14 – Site Control and Security	Draft Work Plan, Foster Wheeler, October 23, 2002. Final Removal Action Report for Removal of N & S Lean-To Storm Water Drainage Systems (RIA 10C), Foster Wheeler, June 6, 2004. Draft Phase II EBS Decision Document, EA, December 2004.
RIA 11	Hangar 1 – Aqueous Film Forming Foam (AFFF)	L-7	Potential releases of AFFF into hangar.	Proposed NFA (pending regulatory concurrence). Massachusetts Department of Environmental Protection (MassDEP) requested that additional information on constituents of AFFF be researched.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below: Item 14 – Site Control and Security	Phase I EBS, Stone & Webster, November 18, 1996.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 33	AIMD Building Shops (Building 117)	L-7	Trace dioxin in soil associated with a discontinuous coal and slag layer under the building foundation. Low levels of PAHs, volatile organic compounds (VOCs) detected in soil beneath the building.	Floor drains removed. Soil and concrete rubble remain on the building floor. Coal layer remains beneath the building. Additional samples collected in Fall 2002. Navy conducted delineation of coal in fill in area surrounding Building 117 in the Spring 2003. Results showed discontinuous thin lenses of coal material in fill. Final decision document required.	Site-specific restrictions, access control, and parcel-wide lease restrictions required to prevent exposure to soil per FOSL Section 3.3 as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security	Final Removal Action Report, Foster Wheeler, April 2001. Draft Decision Document, EA, November 2001. Work Plan for RIAs 33, 82, 88; Stone & Webster, August 2002. Mob 3 Field Report, for RIAs 33, 82, 88; Stone & Webster, March 2003.
RIA 62	French Stream	L-10, L-11	Potential past releases to French Stream.	Navy using data compiled for the Basewide Assessment and other relevant studies to prepare decision document.	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below: Item 14 – Site Control and Security	French Stream Ecological Risk Assessment Technical Memorandum, ENSR, September 2007. Geochemical Investigation Technical Memorandum, ENSR, January 2007. Human Health Risk Assessment Technical Memorandum, ENSR, April 2007. Hydrogeologic Investigation Technical Memorandum, ENSR, December 2006.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 76E	Basewide Solid Waste	Various areas identified Basewide	Areas of solid waste and/or debris. RIA 76E pertains to solid waste within the subject parcels of this FOSL.	Individual areas to be addressed on a case-by-case basis as necessary to support property transfers.	None. Not a CERCLA issue.	Phase I EBS, Stone & Webster, November 1996, Table 10-3; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.
RIA 82	Power House Storage of coal and coal ash	L-7	Storage of coal and coal ash. PAHs and dioxin in soil; result of coal contamination. Exempt under EPA and MADEP programs per Navy.	Concentrations exceed residential screening criteria but not industrial. Final Decision Document and combined RIA 33, 82, 88 Field Report issued December 2004. Pending additional data review.	Site-specific restrictions, access control, and parcel-wide lease restrictions required to prevent exposure to soil per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security.	Work Plan for RIAs 33, 82, 88; Stone & Webster, August 2002. Mob 3 Field Report, Stone & Webster, March 12, 2003. Final Decision Document, Stone & Webster, December 2004. Final Field Report for RIAs 33, 82, 88; Stone & Webster, December 2004.
RIA 99	Hangar 1 Radiological Survey	L-7	Radiological survey.	Proposed NFA (pending issuance of field report and regulatory concurrence). Navy screened for radium use. Clearance letter issued from Radiological Affairs Support Office (RASO). Additional walkover with radiological survey conducted December 4, 2003. Radiation above background levels not detected. NFA pending issuance of Technical Memorandum.	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply.	NFA Letter, EA, June 7, 2000. Radiological Investigation of Former NAS South Weymouth, Navy RASO, August 11, 2003.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 104	Old Swamp River	L-13	Potential past releases to Old Swamp River.	<p>The stormwater system on the East Mat includes pipelines that end at a headwall. From that headwall, drainage is to north and south tributary ditches that discharge to Old Swamp River.</p> <p>The stormwater system was cleaned as part of a maintenance activity for RIA 39H. Under the EBS program, sediment and surface water samples were collected in the tributary ditches, as documented the field report for the Downgradient Water Course (DWC). Data were further evaluated with respect to human health and ecological benchmarks as documented in project memoranda.</p> <p>Navy preparing a decision document comparing data to EBS benchmarks.</p>	<p>None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below:</p> <p>Item 14 – Site Control and Security</p>	<p>Final Maintenance Action Report for RIA 39H, Foster Wheeler, June 2004.</p> <p>EBS Phase II Field Report, Downgradient Water Course, Stone & Webster, March 2003.</p> <p>EBS Phase II Project Memorandum, Downgradient Water Course – North Tributary Sampling Results Summary, Stone & Webster, June 2003.</p> <p>EBS Phase II Project Memorandum, Downgradient Water Course –South Tributary Sampling Results Summary, Stone & Webster, August 2003.</p> <p>Geochemical Investigation Technical Memorandum, ENSR, January 2007.</p> <p>Hydrogeologic Investigation Technical Memorandum, ENSR, December 2006.</p>

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 110	Southeast Antenna Field	L-12	Former antennae field: potential for PAHs and metals in soil and sediment. Active turtle habitat (state-listed species of special concern).	Phase II EBS sampling and additional samples in March 2004. Phase II EBS sampling; additional samples in March 2004. Regulators have commented on risk evaluations. Based on the March 4, 2008 BCT meeting, path forward is to close under CERCLA and move to MCP for follow up.	Site-specific restrictions, access control, and parcel-wide lease restrictions required to prevent exposure to soil per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security.	Work Plan, Stone & Webster, March 2003. Draft Human Health Risk Evaluation, EA, August 2004. Draft Ecological Risk Evaluation, Stone & Webster, June 2004.
RIA 111	Old Hangar 2	L-10	Potential releases from floor drains in demolished hangar.	Limited floor drain investigation conducted by TtEC in 2003 and 2004. Additional samples collected August 2007. Navy issued a draft decision document and has collected additional samples to close data gaps. Pending sampling results.	Site-specific restrictions, access control, and parcel-wide lease restrictions required to prevent exposure to soil per FOSL Section 3.3, as noted below: Item 8 - Interim Groundwater Item 9 - Interim Soil and Sediment Item 14 – Site Control and Security	Final Closeout Report Action Memorandum Maintenance and Mapping Activities for RIA 111, TtECI, March 2006. Final Sampling Plan for West Mat and East Mat Stormwater Drainage Systems, TtECI, March 2007. Results of August 2007 Sampling Events for West Mat and East Mat, TtECI, December 2007. Draft Decision Document, TtNUS, May 2008.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 112	West Mat Stormwater Drainage System	L-10	Abandoned storm drainage system for the decommissioned West Mat.	The Navy conducted a limited floor drain/storm drain investigation in 2003 and 2004 and also cleaned out storm drains as part of the RIA 112 and TACAN outfall maintenance action. Additional samples collected August 2007. Navy preparing a decision document screening site data against EBS benchmarks.	None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3, as noted below: Item 14 – Site Control and Security	Final Closeout Report for West Mat Stormwater Drainage System Remediation, TtECI, April 2005. Final Sampling Plan for West Mat and East Mat Stormwater Drainage Systems, TtECI, March 2007. Results of August 2007 Sampling Events for West Mat and East Mat, TtECI, December 2007.
Transferred RIAs						
RIA 3	Suspected Tactical Air Navigation (TACAN) Disposal Area	L-10	See enclosure (5).	Addressed as CERCLA Area of Concern (AOC) 3. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 4A	Air Traffic Control (ATC) Area — abandoned septic system	L-10	See enclosure (5).	Addressed as CERCLA AOC 4A. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 8	Wyoming St. Area - Remnants of Building 70 demolition.	L-12	See enclosure (5).	Addressed as CERCLA AOC 8. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 10A	Spills Off Edge of Hangar 1 Apron (on grassy area)	L-10	See enclosure (4), RTN not assigned.	Addressed as a petroleum site with no RTN. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 13	Supply Warehouse	L-7	See enclosure (5).	Addressed as CERCLA AOC 13. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 14	Water Tower Staining between Horten-sphere and Water Tower	L-7	See enclosure (5).	Addressed as CERCLA AOC 14. See enclosure (5).	See enclosure (5).	See enclosure (5).

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 15	Water Tower	L-7	See enclosure (5).	Addressed as CERCLA AOC. See enclosure (5).	See enclosure (5).	See enclosure (5)
RIA 17	Boiler House Building 8	L-7	See enclosure (4).	Addressed as petroleum site RTN-3-13157. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 18	Boiler house, Building 8	L-7	See enclosure (4).	Addressed as petroleum site RTN-3-13157. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 19	Transportation Garage Building 15	L-10	See enclosure (4).	Addressed as petroleum site RTN-3-14646. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 21	Transportation Garage (Building 15) Hydraulic Lifts	L-10	See enclosure (4).	Addressed as petroleum site, RTN 3-24087. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 23	Vehicle Maintenance (Building 14)	L-7	See enclosure (4).	Addressed as a petroleum site, RTN 3-17527. See enclosure (4).	See enclosure (4).	See enclosure (4)
RIA 25	Former Fuel Farm, Initially designated IR Program Site 6.	Adjacent to L-5, L-6	See enclosure (4).	Addressed as petroleum site RTN 3-10858. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 27	Marine Air Reserve Training Building	L-7	See enclosure (3).	Addressed as RTN 3-10628 and IR Site 9. See enclosure (3).	See enclosure (3).	See enclosure (3).
RIA 28	Building 81	L-7	See enclosure (3).	Addressed as IR Site 9. See enclosure (3).	See enclosure (3).	See enclosure (3).
RIA 30A	Hangar 2 – Spills On Apron	L-6	See enclosure (3).	Addressed as IR Site 10. See enclosure (3).	See enclosure (3).	See enclosure (3).
RIA 30B	Hangar 2 - Spills Off Edge of Apron	L-10	See enclosure (5).	Addressed as CERCLA AOC 61. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 35	Pistol Range	L-8	See Enclosure (5).	Addressed as part of CERCLA AOC 35. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 39D	East Mat — JP-8 AST	L-8	See enclosure (4)	NFA under the EBS program. Addressed as a petroleum site, RTN 3-23251. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 53	Former Radio Transmitter Building Area	L-1	See enclosure (5).	Addressed as CERCLA AOC 53. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 54	Area South of Trotter Road	L-4	See enclosure (4).	Addressed as a petroleum site - RTN 3-16598E. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 55B	Debris Area North of Trotter Road	L-10	See enclosure (5).	Addressed as CERCLA AOC 55B. See enclosure (5).	See enclosure (5).	See enclosure (5).

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 55C	North of Trotter Road – Pondered Area	L-3	See enclosure (5).	Addressed as CERCLA AOC 55C. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 55D	Wetland Area north of Trotter Road	L-2	See enclosure (5).	Addressed as CERCLA AOC 55D. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 60	East Mat Drainage Ditch	L-9	See enclosure (5).	Addressed as CERCLA AOC 60. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 61	TACAN Ditch	L-8, L-10	See enclosure (5).	Addressed as CERCLA AOC 61. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 83	Hazardous Waste Storage Area; Resource Conservation Recovery Act (RCRA) Closure	L-7	See enclosure (5).	Addressed as CERCLA AOC 83. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 86	Vehicle Maintenance/ Gas Island	L-7	See enclosure (4).	Addressed and closed as RTN 3-15516. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 94	Jet Fuel Pipeline	L-4	See enclosure (4).	Addressed as petroleum site RTN 3-16598W. See enclosure (4).	See enclosure (4).	See enclosure (4).
RIA 107	Hangar 2 – Spills On Apron	L-6	See enclosure (3).	Transferred to IR Program (part of Site 10). See enclosure (3).	See enclosure (3).	See enclosure (3).
RIA 108	Background Sample Location BG-005	L-8	See enclosure (3).	Addressed as CERCLA AOC 108 and then moved to the IR Program as IR Site 11. See enclosure (3).	See enclosure (3).	See enclosure (3).
RIA 109	Former Union Street Gas Station	Adjacent to L-13	See enclosure (4).	Addressed as a petroleum site - RTN 4-17700. See enclosure (4).	See enclosure (4).	See enclosure (4).
Closed RIAs						
RIA 2A	Runway/ Taxiway Area - East of 8-26	Partially in L-13	Potential past releases of petroleum products from aircraft operations.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, August 2001.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 2C	Runway/ Taxiway Area - Runway Lighting	L-10 and within 200 ft of L-6	Sparse vegetation between taxiways and runways. Suspected over-use of herbicides at various locations.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final NFA Decision Document, Stone & Webster, October 2002.
RIA 2D	Runway/ Taxiway Area — South end of 17-35	Within 200 ft of L-10 and L-11 at the southern end of the Base.	Potential past release of petroleum products/spills from aircraft operations.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Revised Decision Document, Stone & Webster, January 2004.
RIA 2E	Runway/ Taxiway Area — West of 8-26	L-10 at west end of E-W runway.	Potential past releases of petroleum products from aircraft operations. Potential petroleum hydrocarbons and lead.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, February 2003. Addendum to Final Decision Document, Stone & Webster, June 2003.
RIA 4B	ATC Area — Alleged Waste Disposal	L-10	Alleged liquid and solid waste disposal.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Rev. 1 Decision Document, Stone & Webster, January 2004.
RIA 5	GCA Stand in Footprint of Old Hangar 2	L-10	Sparse vegetation in and around GCA stand. Cracks in pavement.	RIA 5 redefined as GCA stand only. Slight exceedances of benchmarks in Phase II EBS data did not exceed background. Foster Wheeler data used to assess GCA stand does not exceed background. EPA and MADEP concurred on NFA in 2005.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Draft Decision Document, Stone & Webster, July 19, 2001. Project Memorandum, Stone & Webster, January 22, 2004.
RIA 6	East Street Gate Area	Within 200 ft of L-11 at southern tip of Base.	Black, dry soil and construction debris near clear zone.	NFA (regulators concur). Debris is no longer present.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, May 2002.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 9A	Building 61	Adjacent to L-11	Final disposition of Building 61 (associated with Building 70).	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Revised Decision Document, Stone & Webster, August 2003.
RIA 9B	Building 62	L-11	Final disposition of Building 62 (associated with Building 70).	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, September 2003.
RIA 10B	Hangar 1 — Spills On Apron	L-7 and L-10	Potential past releases of petroleum products from aircraft operations.	NFA (with regulatory concurrence). Human health benchmarks were not exceeded.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, Dec. 26, 2002.
RIA 12	Hangar 1 — Staining on Cracked Asphalt	L-7	Area between the North Lean-To and South Lean-To at eastern end of first level.	NFA (with regulator concurrence). Data below benchmarks. No chemicals of potential concern (COPCs) identified. NFA based on results of groundwater flow direction analysis and groundwater sample collected in Fall 2002.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Revised Draft Decision Document, Stone & Webster, June 12, 2003. Final Revised Decision Document, November 4, 2003.
RIA 16	Sewage Lift Station Equalization Tank	L-7	200,000-gal sewage tank, southwest of Building 117.	NFA (regulators concur). Phase II EBS results within background levels. The Navy removed and sampled the sludge in the tank, steam cleaned the tank, and conducted a tightness test of the tank. Tank was closed in accordance with appropriate regulations and was left in place, as it is still an overflow tank for the current system). Groundwater sampled in Fall 2002.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report, CTO-48-27, Foster Wheeler, May 2002. Final Decision Document, Stone & Webster, April 2003. Addendum to Final Decision Document, Stone & Webster, September 2003.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 20	Transportation Garage Building 15	L-10	Approximate 20-gal hydraulic oil spill.	NFA (regulators concur). Spills managed per SPCC plan.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS, Stone & Webster, November 18, 1996. Final Phase II Work Plan, Screening Matrix, Stone & Webster, October 1998. EBS NFA letter, January 18, 2002.
RIA 22	Vehicle Maintenance (Building 14)	L-7	Observed area outside of Building 14 with no vegetation and rust-colored soil.	NFA (regulators concur). The area was vegetated upon re-inspection during the Phase II EBS.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	EBS NFA letter, January 18, 2002.
RIA 24	Ordnance Shop (former Building 50)	L-10	Presence of oil/water separator connected to leach field. Arsenic, iron, and manganese exceeded EBS benchmark criteria; however, none are present at concentrations that exceed background conditions.	NFA (regulators concur). Removal action completed under Various Removal Action program. Additional sampling conducted in Fall 2002 to obtain confirmatory sample data. In December 2003, septic system was closed in accordance with Title V MADEP regulations.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Removal Action for Building 50, Floor Drain and Oil/Water Separator Closure, Foster Wheeler, January 1999. Septic System Closure Report, Foster Wheeler, July 1999. Final Decision Document, Stone & Webster, February 19, 2004. Septic System Closure Report, Foster Wheeler, February 4, 2004.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 29	Wash Rack, Facility 126	L-7	Wash Rack diversion valve was inoperative. Maintenance issue.	NFA (regulators concur). The maintenance repair was completed.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. Phase I EBS Report Errata, Stone & Webster, November 19, 1997. EBS NFA list, January 18, 2002.
RIA 31	Fire Protection Pump House	L-10	Acid staining and pitting beneath battery rack.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS, Stone & Webster, November 1996. Final Phase II Work Plan Screening Matrix, Stone & Webster, October 1998. EBS NFA list, January 2002.
RIA 32	Non-Potable Water Supply	L-10	400,000-gallon Underground Storage Tank (UST) used to store water for fire protection system ("Building 84"). Also known as the Deluge Tank.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS, Stone & Webster, November 1996. Final Removal Action Report RIA 95A, 56, 7A, 36, 55C, 96A, Deluge Tank and BBQ Pit/Incinerator Area (R1), Foster Wheeler, May 2002. RIA 32 NFA Memo, Stone & Webster, December 2002.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 34	Marine Hot Refueler Area Building 143	L-10	Area of sparse vegetation; dark on historical aerial photos.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Work Plan, Stone & Webster, January 2002. Final Decision Document, Stone & Webster, September 30, 2003.
RIA 36	Training Material Storage Area	L-8	Partially buried drum and metal in pit west of pistol range. Trace PCB present at benchmark level. Drum and metal removed.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report RIA 95A, 56, 7A, 36, 55C, 96A, Deluge Tank and BBQ Pit/Incinerator Area (R1), Foster Wheeler, Mary 1, 2002. Final Decision Document, Stone & Webster, January 17, 2003.
RIA 37	Courier Station Building 225	L-9	Storage of hazardous materials on bare ground.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Work Plan, Stone & Webster, January 2001. Final Revised Decision Document, Stone & Webster, July 2003.
RIA 39A/G	East Mat — Stained and Non-Stained Pavement	L-9	Sampled at clean locations as a baseline to compare other East Mat areas.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, January 2004.
RIA 39B	East Mat — Construction Debris Area	L-9	PAHs in groundwater exceeded Phase II EBS human health risk benchmarks. Elevated chromium and vanadium in soil. Groundwater is addressed under RIA 39C.	NFA with EPA and MADEP concurrence. Additional sampling conducted Fall 2002 confirmed NFA warranted.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, January 2004.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 39C	East Mat — Groundwater	L-9	Potential for spills and hazardous waste storage.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, January 2004.
RIA 39E	East Mat — Long-Term Storage Area	L-9	Lead, chromium, and arsenic in groundwater exceed Phase II EBS human health benchmarks and background values.	NFA with EPA and MADEP concurrence. No COPCs identified in soil.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, June 2004.
RIA 39F	East Mat — Near Catch Basins	L-9	Beryllium in subsurface soil exceeds (0.81 mg/kg) Phase II EBS human health benchmark and background value.	NFA with EPA and MADEP concurrence. Navy conducted additional sampling in Fall 2002 to assess beryllium and replace rejected VOC data.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, January 2004.
RIA 39H	East Mat — Material in Catch Basins	L-9	Sampled catch basins in a proactive effort to screen the material for disposal.	NFA (regulators concur). Navy evaluated and cleaned catch basins and stormwater lines in Summer 2003 as a maintenance action. Technical Memorandum documented evidence supporting the NFA decision.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase II EBS Field Report, Stone & Webster, June 3, 1999. Final Maintenance Action Report for RIA 39H, Foster Wheeler, June 2004. Technical Memorandum, RIA 39H, TtNUS, October 2007.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 40	Aircraft Washrack Facility	L-9	A 55-gal drum was labeled "transformer oil."	NFA (regulators concur). Material Safety Data Sheet (MSDS) documents that the oil was PCB-free. Drum removed.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS, Stone & Webster, November 18, 1996. Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. EBS NFA List, EA, January 18, 2002.
RIA 41	Aircraft Washrack Facility	L-9	Abandoned 6,000-gal UST (Tank No. 45) formerly used to store detergent.	UST removed as various removal action in 1997. Sampling conducted in Summer 2003. Data showed no evidence of a release. Additional data were collected late Summer 2004. Navy issued responses to comments on the Decision Document February 26, 2008, concluding NFA required. EPA and MassDEP concurred with NFA.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Closeout Report for UST and AST Removals, Foster Wheeler, April 2001. Memorandum RE: RIA 41, Stone & Webster, February 2003. Final Decision Document, Stone & Webster, November 2004. Decision Document Addendum – Responses to EPA and DEP Comments, TtNUS, February 2008.
RIA 49	Swimming Pool	Within 200 ft of L-15	Discharge of chlorinated pool water.	NFA (regulators concur). This compliance issue was handled with the Massachusetts Water Resources Authority (MWRA).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS, Stone & Webster, November 1996; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. EBS NFA list, EA, January 2002.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 50	Child Care Center	Within 200 ft of L-8	Possible lead-based paint (LBP) in soil from the Hobby Shop's peeling paint.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS, Stone & Webster, November 1996; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. Lead Remediation Survey, Dewberry & Davis, 1997. Lead in Soil Sample Results, June 1997.
RIA 56/78D	Small Hangar Building 111	Adjacent to L-4	RIA 56 pertained to discharges to a drywell in a hangar used for personal planes. RIA 78D pertained to report of an undocumented removal of a UST. No UST was present, but there had been an AST.	NFA (regulators concur). Navy completed a removal action for two floor drains and piping in October 2001. In addition, exploratory subsurface sampling was conducted in 2005.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report, Foster Wheeler, May 2002. Draft Decision Document, Stone & Webster, August 2004. RIA 56/78D Exploratory Subsurface Sampling Results, TtECI, August 2005.
RIA 77	Basewide USTs - Leak Test Not Performed	Various areas basewide	Base Closure Program - removed all USTs including those listed in the EBS Phase I Tables 10-4 and 10-5. If releases were noted, tanks were moved to the petroleum site program.	NFA (regulators concur). All USTs identified have been addressed.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	EBS NFA letter, January 2002.
RIA 78A	Basewide USTs – Removal Not Documented – UST No. 12 at Building 41	L-10	Undocumented UST removal.	NFA (regulators concur). No analyte exceedances were detected.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, October 23, 2002.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 78B	Basewide USTs – Removal Not Documented – UST No. 44 at Building 140	L-7	Undocumented UST removal.	NFA (regulators concur). UST survey of Mar 97 provided no confirmation of proper closure. Further sampling conducted during Fall 2002.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, September 30, 2003.
RIA 78E	Basewide USTs – Removal Not Documented – UST No. 28A and No. 28B near Buildings 110 and 110A	North of L-4 within 200 ft	UST survey of March 1997 provided no confirmation of proper closure.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, November 2004. Technical Memorandum, TtNUS, September 25, 2006.
RIA 79	Basewide Asbestos	Various locations Basewide	Presence of asbestos-containing materials (ACMs).	NFA under the EBS program (regulators concur). Ongoing evaluations and abatements for individual locations required as necessary in accordance with DoD policy.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. EBS NFA list, EA, January 2002.
RIA 80	Basewide Lead-Based Paint (LBP)	Various locations Basewide	Presence of LBP (or potential presence).	NFA under the EBS program (regulators concur). Ongoing evaluations and abatements for individual locations required as necessary in accordance with DoD policy.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. EBS NFA list, EA, January 2002.
RIA 85	Areas East of Former Runway 8-26	Adjacent to L-13	Potential second fire fighting training area.	NFA (regulators concur). Fire Department confirmed no second fire fighting training area.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. Phase I Report Errata, Stone & Webster, November 1997. EBS NFA list, EA, January 2002.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 88	AIMD (Building 117) – Alleged Waste Oil Disposal	L-7	Metals in groundwater detected at concentrations above benchmarks and background levels due to turbidity in small diameter wells.	NFA with regulator concurrence. Completed removal action of floor drains as VRA — See RIA 33. Additional samples collected in Fall 2002 to confirm groundwater results.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report for Floor Drain Systems, Foster Wheeler, April 2002. Mob 3 Field Report, Stone & Webster, March 2003. Field Report, Stone & Webster, December 2004. Final Decision Document, Stone & Webster, May 8, 2004.
RIA 89	Courier Station	L-9	Septic system closure.	NFA (regulators concur). Navy sampled, pumped out, and demolished septic system in June 1999.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Phase I EBS of 18 Nov 96; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998. Draft Closeout Report for Septic System, Foster Wheeler, July 15, 1999. EBS NFA letter, EA of January 18, 2002.
RIA 92	Hobby Shop (Building 95) Equipment Pit and Potential Spills	L-8	Motor vehicle maintenance; drips and spills in left equipment pit.	NFA (regulators concur). Removal Actions completed inside Building 95 in June 1998 to remove the hydraulic lifts and petroleum-impacted soil.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Removal Action Report, Building 95, Foster Wheeler, February 1999. Final Decision Document, Stone & Webster, June 2004.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 95A	Former PCB Transformer (Building 101)	Within 200 ft of L-13	Possible PCBs in transformers located within Building 101.	NFA (regulators concur). In October 2001, Navy closed floor drain and confirmed that drywell was underneath. Soil samples from drywell did not contain elevated soil concentrations.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report, Foster Wheeler, May 2002. Final Decision Document, Stone & Webster, May 2003.
RIA 95B	PCB Storage/Use Building 74	L-10	PCB testing recommended by EPA and MADEP.	NFA (with regulator concurrence). Time-Critical Removal Action was started and then revoked because there was no release to the environment (just to the concrete). Citric acid used to extract PCBs from concrete. Sampling confirmed PCBs successfully removed.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Closeout Report for the Final Time Critical Removal Action for Building 74, Foster Wheeler, August 13, 2000. Final Decision Document, Stone & Webster, April 14, 2003.
RIA 95C	PCB Storage/Use Building 16	L-10	Former PCB-containing transformers in basement.	NFA (with regulator concurrence). In Fall 2001, the Navy completed a removal action to close the floor drains and document their discharge to the storm water system. Confirmatory sample results indicate that existing conditions are representative of background and do not pose a hazard.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action for RIAs 109, 95C, 16, Runway Arresting Gear, Various Solid Waste Report, Foster Wheeler, May 2002. Final Decision Document, Stone & Webster, April 14, 2003.
RIA 96A	TACAN - Jet Engine Test Stand NW	L-10	Sampling recommended by EPA and MADEP based on experience at other bases.	NFA (regulators concur). Test pit excavated along floor drain showed drainage to TACAN Outfall. No staining or headspace readings observed. Drain cleaned as part of TACAN Outfall removal action.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Removal Action Report RIA 95A, 56, 7A, 36, 55C, 96A, Deluge Tank and BBQ Pit/Incinerator Area (R1), Foster Wheeler, May 1, 2002.
RIA 96B	TACAN – Jet Engine Test Stand SE	L-10	Sampling recommended by EPA and MADEP based on experience at other bases.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final NFA Decision Document, Stone & Webster, January 2003.

EBS RIA	Description	Location	Site Concern	Status	Restrictions	References
RIA 101	East Street Gate Area	Adjacent to L-10	Possible disposal site of former runway lighting.	NFA (regulators concur). Navy has confirmation that the power isolation transformers are non-PCB.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final NFA Decision Document, Stone & Webster, October 2003. Project Memorandum East Street Gate Cables/Transformer Testing, Stone & Webster, July 2003.
RIA 105	Runway/ Taxiway Area	Adjacent to L-11	In old aerial photographs, two areas interpreted as concrete pads (now gone) are visible near Taxiway C on east side of the stream.	NFA (regulators concur).	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Final Decision Document, Stone & Webster, January 2003.
RIA 106	Fire House (Building 96)	L-7	Potential petroleum hydrocarbons and antifreeze in floor drain system.	NFA (regulators concur). VRA completed for floor drains in May 2000. Confirmatory sample results did not exceed MCP RCS-1 criteria.	None required due to site-specific conditions. Parcel-wide interim lease restrictions apply.	Removal Action Report for Floor Drain, Foster Wheeler, April 2001. Closeout Report for AST West of Fire Station, Foster Wheeler, April 2001. Final Decision Document, EA, June 2004.

**ENCLOSURE (7)
RESPONSIVENESS SUMMARY
DRAFT FINDING OF SUITABILITY TO LEASE (FOSL)
PARCELS L-1 THROUGH L-15 (APPROXIMATELY 492 ACRES),
FORMER NAVAL AIR STATION (NAS) SOUTH WEYMOUTH,
WEYMOUTH, MASSACHUSETTS**

TABLE OF CONTENTS

Introduction	1
Responses to EPA Comments.....	2
Responses to MassDEP Comments.....	6
Responses to Mr. Bromberg’s Comments	10
Responses to Ms. Deveney’s Comments	11
Responses to Mr. Galluzzo’s Comments	13
Responses to Ms. Hilbert’s Comments	14
Responses to Ms. Parsons’s Comments	15
Responses to Mr. and Ms. Sortin’s Comments	17
Responses to Mr. Wilmot’s Comments.....	18

INTRODUCTION

This Responsiveness Summary contains the Department of the Navy’s responses to comments that were received on the May 2008 Finding of Suitability to Lease (FOSL), Parcels L-1 through L-15 (approximately 492 acres), Former Naval Air Station South Weymouth, Weymouth, Massachusetts.

Public Notice of the Navy’s intent to sign this FOST was provided in the *Patriot Ledger* on May 19, 2008, in the *Weymouth News* on May 21, 2008, and in the *Rockland Mariner/Standard* on May 23, 2008. The public comment period was held from May 19, 2008 to June 18, 2008; a written request to extend the comment period until June 30, 2008 was granted by Navy. The following comments were received during the comment period (complete copies of the comments are attached at the end of this Responsiveness Summary):

Letter to Brian Helland, Navy, BRAC Program Management Office NE, from Kymberlee Keckler, Remedial Project Manager, U.S. EPA re: Finding of Suitability to Lease Parcels L-1 through L-15, dated June 16, 2008.

Letter to Dave Barney, Navy Caretaker Site Office (CSO), from David Chaffin, Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup, re: Draft Finding of Suitability to Lease Parcels L-1 through L-15, RTN 4-3002621, Former NAS South Weymouth, dated June 13, 2008.

Letters via email to Brian Helland, Navy, BRAC PMO Northeast, from Mike Bromberg, Rockland, MA, re: Finding of Suitability to Lease FOSL, dated June 18, 2008 and June 30, 2008.

Letter via email to David Barney, BRAC Environmental Coordinator, PMO Northeast, from Suzanne Deveney, Kingston, MA, dated June 20, 2008.

Letter via email to Dave Barney and Brian Helland, Navy, from Dominic Galluzzo, Weymouth, MA, re: South Weymouth Naval Air Station FOSL, dated June 18, 2008.

Letter via email to Dave Barney and Brian Helland, Navy, from Anne Hilbert, dated June 18, 2008.

Letter via email to Navy BRAC Program Management Office, from Mary Parsons, Rockland, MA, dated June 17, 2008.

Letter via email to Dave Barney and Brian Helland, Navy, from Beth and Phil Sortin, Abington, MA, dated June 15, 2008.

Letter via email to Dave Barney and Brian Helland, Navy, from David Wilmot, Abington, MA, re: South Weymouth Naval Air Station FOSL, dated June 18, 2008.

EPA COMMENTS

EPA Letter

1. The differentiation between IR sites and CERCLA sites is not clear. All of the sites listed in Sections 3.1.1 and 3.1.3 have (or are planned to have) CERCLA RODs.

Response: The original differentiation is as follows: the IR Program sites have proceeded or will continue to proceed through the CERCLA process through conduct of Site Inspections, Remedial Investigations, Feasibility Studies, Proposed Plans and Records of Decision (RODs). CERCLA Areas of Concern (AOCs) were initially identified through the Phase II Environmental Baseline Survey (EBS) as Review Item Areas (RIAs) and most were then addressed as AOCs through either time-critical or non-time critical removal actions. In accordance with CERCLA and to expedite the reuse process, the Navy planned to close these AOCs with the Action Memoranda. EPA Region I subsequently requested that Proposed Plans and RODs be prepared for all AOCs. The process to closeout CERCLA AOCs with RODs was agreed to by EPA and Navy, as documented in a flow chart dated April 28, 2000.

2. EPA believes that it would lend clarity to the report if all sites addressed by the FOSL were listed on one table that lists the site name, references all numbering systems used for the site, describes status, includes a schedule for environmental cleanup, lists the parcel number (building or area), describes the proposed reuse, and lists the authority(ies) that addresses site contamination. Enclosure 3 could be expanded to add the necessary columns to accomplish this. The maps that identify specific parcels should reflect the same system so it is clear where the parcel is and that it is identified in the same manner in both the text and the graphic. As currently written, it is challenging to collectively garner this information from the report and the need to refer to several tables, maps, and plans to understand which parcel is discussed is both confusing and awkward. An explanation of the acronyms used in the document would also be helpful.

Response: This FOSL reflects a balance between presenting the information in a manner consistent with the more than 15 FOST, FOSL, and EBS documents already completed for NAS South Weymouth and the need to meet the requirements of 2006 and 2007 Navy BRAC policy and guidance. The Navy plans to retain this format for the FOSL and also for FOST 5, which is in preparation. A list of acronyms will be added. Other information suggested in the comment, such as a schedule for environmental cleanup, is a key component of the annual Site Management Plan.

EPA Specific Comments

1. p. 6 of 20, §2.2, ¶2: The statute is properly entitled "Defense Base Closure and Realignment Act."

Response: The Navy concurs. The text will be revised accordingly.

2. p. 8 of 20, §3.0: Both the "No" and the "Yes" columns are checked for Lead in drinking water fountains and Radon. Please clarify.

Response: Radon and lead in drinking water studies have been performed, but are not applicable as indicated in the notes. The "Yes" column will be unchecked.

3. p. 9 of 20, §3.1.1: Please state that the Record of Decision for the Rubble Disposal Area requires institutional controls to protect humans from exposure to groundwater contamination and to prohibit damage to the soil cap.

Response: This statement will be added to the RDA entry in Enclosure 3.

4. p. 10 of 20, §3.1.3: This section should include all of the items listed in Enclosure 5.

Response: To avoid repetition and keep the body of the document concise, Section 3.1 of the FOSL lists just active sites and includes references to the Enclosures for details on all other sites.

5. p. 10 of 20, §3.1.3: As discussed on May 28, 2008, EPA does not agree that AOC 55C will be closed with an NFA ROD.

Response: Navy plans to perform a removal action at AOC 55C. Once completed, Navy would then close the site with an NFA ROD.

6. p. 12 of 20, §3.1.7: This section indicates that no residential reuse is planned for the buildings within the lease parcels. Since there appears to be accessible lead-based paint in most of the evaluated buildings and some are occupiable, a prohibition on residential reuse or use by children (*i.e.*, daycare, medical care, education) should be incorporated as a condition in Section 3.3.

Response: There is no reuse planned for the buildings within the lease parcels. They are all slated for demolition and so the requested restriction is not necessary. In addition, Section 3.3, paragraph 5 requires LESSEE to adhere to all federal, state and local laws and regulations pertaining to lead-based paint, including any facility which may be occupied in the future.

7. p. 13 of 20, §3.1.11: Please indicate that solid waste is also present at AOC55C.

Response: The text will be changed to state that solid waste including asphalt, brick, concrete, and surface debris is present at several areas in the lease parcels, including AOC 55C.

8. p. 14 of 20, §3.1.13: The second paragraph implies that the bald eagle is on the federal threatened species list. While bald eagles are still protected, they are no longer listed as threatened species. Please correct. Also, for consistency, please also include the Latin name for the bald eagle.

Response: The reference to the bald eagle will be removed since there are likely other protected species passing through during migration, but which do not nest and are not mentioned.

9. p. 14 of 20, §3.2: Please specify that the LESSEE is required to notify EPA and MADEP if unanticipated hazardous wastes are identified on-site.

Response: The purpose of Section 3.2 is to present Navy's actions and notifications to satisfy requirements related to hazardous substances, petroleum products and other related materials in the FOSL parcels, so the requested text change will not be made to this section. Section 3.3 identifies the restrictions, provisions, and conditions the LESSEE must comply with. Item 21 notes that the LESSEE is responsible for compliance with all applicable federal, state, and local environmental laws, which would include any of the associated notification requirements.

10. p. 16 of 20, §3.3, #3: (a) Please change the end of the first sentence to add "RCRA" after "CERCLA."

Response: There are no sites at the Base being managed or closed under RCRA. Thus the suggested change will not be made.

(b) The Coast Guard and its contractors will also require access to the U.S. Coast Guard Site for ongoing monitoring and remediation as necessary. Please address.

Response: The following sentence will be added. "The LESSEE will ensure that the U.S. Coast Guard is afforded similar access to the portions of the USCG Buoy Depot Site located on Navy property."

11. p. 18 of 20, §3.3, #8: (a) EPA recommends that all institutional controls required by CERCLA RODs be in place before the property is leased.

Response: The Navy intends to have the LUCs in place for the RDA by the time the lease, or preferably deed transfer, is executed. The ROD for the West Gate Landfill indicates that institutional controls will be defined during the remedial design phase. The ROD-required pre-design investigation must be completed prior to commencement of the remedial design phase. These activities will occur during the lease period.

(b) The second sentence should be changed to indicate that access to groundwater will be prohibited until there is no unacceptable risk as well as no MCL exceedances. Therefore, please change this sentence from "Unless and until further investigations or monitoring demonstrate that there is no unacceptable risk associated with exposure to groundwater at these sites..." to "Unless and until further investigations or monitoring demonstrate that there is no unacceptable risk associated with exposure to groundwater or exceedance of MCLs, MMCLs, or other ARARs at these sites..."

Response: The Navy does not agree with the suggested change; the text will remain as is.

12. p. 18 of 20, §3.3, #12: Please include a requirement to notify and receive approval from Navy, and regulatory agencies as appropriate, before performing work that deviates from approved work plans. Please also include a completion report that documents how the work was completed and describes any deviations from the approved work plan.

Response: The following text will be added to item 12: "The LESSEE must promptly notify and receive approval from Navy, and the applicable regulatory agencies, as appropriate, before performing any work that deviates from approved documents. All deviations and changes to approved plans must be documented in writing. Any deviations from approved work plans must be described in a completion report which also documents how the work was completed."

13. p. 18 of 20, §3.3, #13: (a) Please insert "by the LESSEE" after "tested" in the third sentence.

Response: The suggested change will be made.

(b) This section indicates that the Navy maintains the right to approve the disposal facility before offsite movement of soil from the lease parcels. Please revise this language to ensure that the lessee must obtain Navy and EPA approval of disposal facility prior to offsite movement of soil from the lease parcels. EPA's suggested language is: "The LESSEE shall obtain approval of the disposal facility from the Navy and EPA before offsite movement of soil from the lease parcels."

Response: The suggested change will be made.

14. p. 18 of 20, §3.3, #14: A fence should be erected in all areas where any unacceptable risks exist, not solely those that pose an "imminent hazard or significant risk." Specifically, EPA believes that the Westgate landfill should be fenced as soon as possible.

Response: A schedule for implementation of the West Gate Landfill remedial action will be developed by the LESSEE. With respect to other areas, the LESSEE shall be required to prepare a Site Control Plan, or similar plans to document the actions it will perform to ensure protection of human health and the environment during the lease period.

The text of Item #14 will be revised as follows: "The LESSEE will be responsible for specifying and implementing access controls on all leased property. Within 30 days of the execution of the Lease, the

LESSEE shall submit a Site Control Plan or similar plans or documents that will specify the access controls it will establish for all environmental site and development work, including but not limited to, fencing, temporary fencing, signage, flagging, cones, security patrols, or other. The LESSEE shall implement said Plan no later than 45 days after receipt of agency comments on the plan.”

15. p. 19 of 20, §3.3, #17: Disposal of hazardous waste from any CERCLA site must meet the standards established under the CERCLA Off-Site Rule, 40 C.F.R. §300.440, for the disposal of CERCLA wastes (including a finding from EPA that the facility is acceptable to accept CERCLA waste under the CERCLA Off-Site Rule).

Response: The text will be revised to include this information.

16. p. 19 of 20, §3.3, #20: Please clarify whether the LUCs for the Rubble Disposal Area will be in place at the time of the lease.

Response: Navy intends to have the LUCs in place for the RDA by the time the lease, or preferably deed transfer, is executed.

17. Enclosure (1): The Main Gate Encroachment Area is briefly noted in the History column for Lease Parcel L-1 but is not included in the Environmental Sites column. Please add it and change the FOSL Category to 3 to reflect that further evaluation is required. Also, the Main Gate Encroachment Area should be described in the report to be consistent with other RIAs, etc.

Response: The Main Gate Encroachment Area will be added to the Environmental Sites column and the FOSL Category changed to 3. The site has not to date been designated as an RIA. Should the results of the initial site investigation lead to an RIA designation, the site will be added to Enclosure (6).

18. Enclosure (3): In the Site Concern column for the Former Sewage Treatment Plant, DDT, DDD, DDE, dieldrin, and arsenic are the only detected chemicals listed. Many other chemicals were detected in site media and some chemicals beyond those listed have PRGs (PAHs and methyl mercury). The COCs that pose concern at the site should be listed more clearly.

Response: The Navy concurs that there are additional COCs. However, the Site Concern column was not intended to have an all inclusive list of human health and ecological COCs or COPCS, but rather to identify the original concerns and provide a brief summary of the key factors that caused the site to be investigated. Minor edits will be made to clarify this point.

19. Enclosure (3): In the Site Concern column for Building 81, only VOCs in groundwater are listed as chemicals exceeding benchmarks. Many other chemicals in groundwater and soil were detected at concentrations exceeding benchmarks. The COCs that pose concern at the site should be listed more clearly.

Response: The Navy concurs that there are additional COCs at Building 81. However, the Site Concern column was not intended to have an all inclusive list of human health and ecological COCs or COPCS, but rather to identify the original concerns and provide a brief summary of the key factors that caused the site to be investigated. Minor edits will be made to clarify this point.

20. Enclosure (3): In the Site Concern column for Building 82, only VOCs in groundwater are listed as chemicals exceeding benchmarks. Many other chemicals in groundwater and soil were detected at concentrations exceeding benchmarks. The COCs that pose concern at the site should be listed more clearly.

Response: The Navy concurs that there are additional COCs. However, the Site Concern column was not intended to have an all inclusive list of human health and ecological COCs or COPCS, but rather to identify the original concerns and provide a brief summary of the key factors that caused the site to be investigated. Minor edits will be made to clarify this point.

21. Enclosure (5): The Status of Hangar 1 should identify when comments related to risk and the adequacy of characterization were resolved on the 2004 Tech memo referred to in the Key References column on Page 1 of 8.

Response: The text will be changed to indicate that the next step is to resolve any outstanding technical issues associated with Hangar 1.

22. Enclosure (5): The Status of AOC 61 should recognize that further samples are proposed to ensure that periodic, historic flooding in the wetlands adjacent to the TACAN outfall did not transport contamination from the ditch to the wetland area. Pending review of the data, the status described in the FOSL is premature.

Response: Navy has collected the referenced soil samples at locations near the TACAN outfall determined by EPA. The data will be discussed in the Technical Memorandum. The final sentence of the status column will be revised as follows: "Following resolution of regulator comments on the December 2006 report and 2008 Technical Memorandum, Navy anticipates an NFA Proposed Plan/ROD." The 2008 Technical Memorandum will be added to the Key References column.

23. Enclosure (5): Please state that the post-remediation wetland monitoring for AOC 8 is ongoing.

Response: This statement will be added to the status column.

MASSDEP COMMENTS

Finding of Suitability to Lease

1. Section 2.1: The table should:

- Indicate that Main Gate Encroachment Area (MGEA) is an active environmental site located on Parcel L-1,
- Indicate that Building 129 is located on Parcel L-7 (refer to Figure 5), and
- Identify the table and figure associated with Parcel L-15.

Response:

- The suggested change will be made.
 - The building labeled 129 in the draft FOSL is actually Building 130. The building labeled 130 in the draft FOSL is actually Building 132. The corrections will be made.
 - The table will be revised to indicate that L-15 is included in Table 4 and on Figure 6.
2. Section 2.3: To demonstrate the adequacy of the proposed lease restrictions, the description of the allowable uses during the lease period should be clarified to indicate whether or not the alterations and improvements would include: (1) construction of residential, commercial or industrial buildings, and (2) occupation of new or existing buildings.

Response: As noted in Section 2.3, all activities performed by the LESSEE under the terms of the FOSL will require approval by Navy, and EPA/MassDEP as applicable, prior to the commencement of any work. Thus each activity will be evaluated on a case-by-case basis, allowing it to be properly considered in light of the planned use, zoning, etc. The Navy believes that the text of Section 2.3 does not require further clarification.

3. Section 3.1.2: RTN 3-2621 should be replaced with RTN 4-3002621 throughout the FOSL.

Response: The Navy concurs. The FOSL will be revised to make this change throughout.

4. Section 3.1.4: The RIA list should include the MGEA site.

Response: The MGEA site has not to date been designated as an RIA. Should the results of the initial site investigation lead to an RIA designation, the site will be added to Enclosure (6).

5. Section 3.3, Bullet 9: Soil and/or sediment are known or potential media of concern at all of the active environmental sites in the lease area. Accordingly, the interim soil and sediment restrictions should be associated with all of the active sites, and the sites listed here should include: Small Landfill, Sewage Treatment Plant, RIA 11, RIA 62, and MGEA.

Response: The first four sentences of Item 9 will be replaced with the following text: "Soil and/or sediment are media of concern at a number of active IR Sites, AOCs, RIAs, and MCP sites closed with AULs. Unless and until further investigations or monitoring demonstrate that there is no unacceptable risk associated with exposure to soil or sediment at these sites, disturbance of soil or sediment within all lease parcels that include such sites and their buffer zones shall be prohibited without prior approval as discussed in Items 10, 12, and 13."

6. Section 3.3, Bullet 13: The FOSL should explicitly state that the Soil Management Plan will include provisions to address the potential discovery of unknown disposal sites during any work that disturbs soil in the lease area.

Response: The Navy concurs. The text will be revised as follows: "The soil management plan will include provisions to address potential discovery of previously unknown contamination in the lease parcels."

7. Section 3.3, Bullet 14: Due to unacceptable risks to human health posed by surficial media at the West Gate Landfill, Sewage Treatment Plant, and AOC 55C, the FOSL should explicitly require the installation of perimeter security fences and signs at these sites until response actions have been completed.

Response: FOSL Section 3.3, Item 14 will be revised as follows: "The LESSEE will be responsible for specifying and implementing access controls on all leased property. Within 30 days of the execution of the Lease, the LESSEE shall submit a Site Control Plan or similar plans or documents that will specify the access controls it will establish for all environmental site and development work, including but not limited to, fencing, temporary fencing, signage, flagging, cones, security patrols, or other. The LESSEE shall implement said Plan no later than 45 days after receipt of agency comments on the plan."

In addition, since all development and environmental cleanup activities must be approved by the Navy, and reviewed or approved by regulatory agencies, as applicable, MassDEP will have the opportunity to provide input on proposed site access control plan for the environmental sites.

Enclosure 1 - Figures and Tables

8. Figure 4: The location of the MGEA site should be identified.

Response: The location of the MGEA will be added to Figure 4.

9. Figure 5: The location associated with RTN 3-14646 should be corrected (the correct location coincides with RIA 19), and the locations of Buildings 84 and 116 should be identified.

Response: The figures will be revised as noted.

10. Figure 6: The location associated with RIA 41 should be corrected (RIA 41 is located west of Building 226).

Response: The figure will be revised and the location of RIA 41 will be corrected.

11. Figure 7: The first version of this figure should be deleted from the FOSL, and the location of Building 77 should be identified in the retained (second) version.

Response: The duplicate figure will be removed, and Building 77 labeled.

12. Table 1: The MGEA site should be listed in the fifth column as an environmental site located on Parcel L-1, and the associated FOSL category should be changed to Category 3 because the MGEA is currently under investigation.

Response: The Main Gate Encroachment Area will be added to the Environmental Sites column and the FOSL Category changed to 3.

13. Table 3: The FOSL categories assigned to RIA 62, RIA 111, and 112 should be changed to Category 3 because these RIAs are currently under investigation.

Response: The FOSL category will be changed to 3 if the RIAs are not closed out prior to finalization of the FOSL.

14. Table 4: The FOSL categories assigned to RIA 62 and RIA 104 should be changed to Category 3 because these RIAs are currently under investigation.

Response: The FOSL category will be changed to 3 if the RIAs are not closed out prior to finalization of the FOSL.

Enclosure 3 - Summary of Installation Restoration (IR) Program Sites

15. The particular restrictions that apply to each of the sites listed in this enclosure cannot be determined without referring to other sections of the FOSL. Based on Section 3.3 of the FOSL, which appears to identify three classes of restrictions that may apply to environmental sites (in addition to global requirements subjecting all soil disturbance activities to approved plans): (1) perimeter warning signs, (2) perimeter fences and warning signs, and (3) site-specific land use controls (LUCs) imposed as part of a remedial action (e.g., CERCLA ICs and AULs), MassDEP recommends that the heading and contents of the "Site Impact on Restrictions for Lease Parcels?" column be replaced with terms that would be more useful to the expected FOSL readers (e.g., lessees, security personnel, and construction workers). A column heading such as "Applicable Restrictions" or "Site Restrictions" and column entries such as "Signs", "Signs and Fences", and "LUCs" supported by footnotes are suggested.

Response: The column heading will be changed to "Restrictions." The note at the top of the enclosure will clarify that the summary table indicates whether these areas require site-specific restrictions and/or are subject to parcel-wide lease restrictions (interim soil, sediment, or groundwater) included in FOSL Section 3.3.

For example, the West Gate Landfill column entry will be revised as follows: "Site-specific restrictions, access control, and parcel-wide lease restrictions required to prevent exposure to soil and groundwater per FOSL Section 3.3, as noted below:

Item 8 - Interim Groundwater
Item 9 - Interim Soil and Sediment
Item 14 – Site Control and Security
Item 20 – LUCs per ROD."

The column entry for sites that require no further action will state: "None required due to site-specific conditions. Parcel-wide interim lease restrictions apply." If the site is pending closure, the table will

indicate that “None anticipated due to site-specific conditions. Parcel-wide interim lease restrictions apply per FOSL Section 3.3.”

The specifics of site control and access restriction measures (signage, fencing, etc) will be presented by the LESSEE in a site control plan, or similar document.

16. Until a remedial action is completed to address the unacceptable risks posed by surficial media at the West Gate Landfill and Sewage Treatment Plant, the site-specific restrictions associated with these sites should include a perimeter security fence and warning signs.

Response: The restrictions column currently references Section 3.3 of the FOSL. The entry will be clarified to refer specifically to Items 8, 9, 14 and 20 in Section 3.3. See also the Response to MassDEP Comment No. 15.

17. Information concerning land use controls at the Rubble Disposal Area should be corrected; the Navy has not completed the remedial action because LUCs have not been implemented (refer to “Status” column), and the LUCs that are expected to be implemented were not identified in the ROD, which only specified the LUC objectives (refer to “Restrictions” column).

Response: The Navy plans to have the LUCs implemented by the time the lease is executed. The text in the “Status” and “Restrictions” columns will be revised to clarify the LUCs.

Enclosure 4 - Summary of Petroleum Sites

18. MassDEP recommends that the heading and contents of the “Site Impact on Restrictions for Lease Parcels?” column be changed as described in Comment 15.

Response: The column heading will be changed to “Restrictions” and the entries will be clarified as described in the Response to Comment 15.

Enclosure 5 - Summary of CERCLA Areas of Concern

19. MassDEP recommends that the heading and contents of the “Site Impact on Restrictions for Lease Parcels?” column be changed as described in Comment 15.

Response: The column heading will be changed to “Restrictions” and the entries will be clarified as described in the Response to Comment 15.

20. Because investigations of AOC Hangar 1, AOC 14, and AOC 83 are on-going, the site-specific restrictions associated with these sites should include placement of warning signs.

Response: An entry will be added to the restrictions column that refers specifically to Item 14 in Section 3.3 of the FOSL.

21. Until a remedial action is completed to address the unacceptable risks posed by surficial media at AOC 55C, the site-specific restrictions associated with the site should include a perimeter security fence and warning signs.

Response: The restrictions column currently references Section 3.3 of the FOSL. The entry will be clarified to refer specifically to Items 9 and 14 in Section 3.3.

Enclosure 6 - Summary of Environmental Baseline Survey RIAs

22. MassDEP recommends that the heading and contents of the “Site Impact on Restrictions for Lease Parcels?” column be revised be revised as described in Comment 15.

Response: The column heading will be changed to "Restrictions" and the entries will be clarified as described in the Response to Comment 15.

23. Because investigations RIA 10C, RIA 11, RIA 33, RIA 62, RIA 82, RIA 104, RIA 110, RIA 111, RIA 112, and RIA MGEA are on-going, the site-specific restrictions associated with these sites should include placement of warning signs.

Response: The restrictions column will be revised to refer specifically to Item 14 in Section 3.3.

24. RIA MGEA should be listed in this enclosure.

Response: As noted in the Response to MassDEP Comment No. 4, the MGEA site has not to date been designated as an RIA. Should the results of the initial site investigation lead to an RIA designation, the site will be added to Enclosure (6).

MR. BROMBERG'S COMMENTS

The following comments are paraphrased from Mr. Bromberg's comments received on June 18, 2008 and June 30, 2008. The original emailed comments are attached to the end of this Responsiveness Summary.

1. Suggestion that before any land is transferred, all solid waste issues be addressed on those parcels being transferred.

Response: The FOSL deals specifically with issues associated with the Lease in Furtherance of Conveyance. At a future date once all environmental cleanups are completed, the leased land will be transferred via the FOST process. As noted in previous FOSTs, solid waste is not a CERCLA issue. Navy will continue to make its best efforts to locate and remove and non-asphalt, brick, concrete solid waste debris on FOST parcels.

Note that FOSL Section 3.3, Item 21 requires that LESSEE comply with all applicable federal state and local laws, regulations and standards, in the course of its work. The suggested details regarding a solid waste compliance schedule are not provided in the FOSL, which focuses on identifying the requirements needed to ensure protection of human health and the environment with respect to potential exposure to CERCLA hazardous substances that may have been stored, disposed, or released, and how the Navy will meet those requirements.

2. Who will be responsible for long term monitoring and maintenance at CERCLA sites under the LIFO.

Response: The Navy is responsible for ensuring that the requirements of CERCLA are met for all the identified sites, during the lease and after transfer of the property. The Navy may transfer various operational responsibilities for these actions to other parties through contracts and/or agreements executed concurrent with the lease or property deed.

3. Questions related to the agreement with SSTDTC on costs and response actions for IR sites that are still under investigation:

Response: The remedial investigations for the Building 81, Building 82, and Solvent Release Area IR sites have not been completed and the feasibility studies, which develop costs for various remedial alternatives, have not been started. Therefore, remedies have not been evaluated or selected for these IR Program sites. For long term budgeting purposes, Navy estimates typical costs for various clean up scenarios for remaining sites (and those that potentially could be discovered) and these estimates have been considered as part of cost-to-complete analyses performed for the Base. As discussed at the June

12, 2008 RAB meeting, the Navy's cost-to-complete estimates are one of a number of costing exercises employed to develop the cost agreement with SSTTDC.

4. How can the Navy lease and transfer property when the Basewide Watershed Assessment has not been completed? Have conclusions been reached by Navy, EPA, and MassDEP associated with iron floc and manganese in French Stream?

Response: At this time, the property under discussion in the FOSL is to be leased, not transferred to the SSTTDC. The Lease in Furtherance of Conveyance will allow development activities to proceed, with Navy and/or regulatory agency approval, concurrently with environmental investigations and cleanups required to address the contamination still present. Navy is addressing comments received from EPA and MassDEP on the four Technical Memoranda comprising the Basewide Watershed Assessment. The Technical Memoranda address human health and ecological risks in French Stream as well as geochemistry associated with formation of floc. The French Stream Human Health Risk Assessment Technical Memorandum prepared in 2007 (and cited in Enclosure 6 as a key reference for RIA 62) evaluated the potential risks associated with the iron floc. The analysis did not identify unacceptable risks associated with the most sensitive receptors (child resident) being exposed floc. Further discussions with EPA and MassDEP on the Basewide Watershed Assessment are anticipated once the responses to their comments have been issued. The Basewide Watershed Assessment work can continue concurrent with the planned lease activities.

Restrictions to ensure protection of human health and the environment will be in place during the period of the lease, and as described in Section 3.3 of the FOSL. The Navy plans to transfer the remaining land, as mandated under BRAC law, once it has been found environmentally suitable to transfer in accordance with the requirements of CERCLA, the federal environmental regulation with which it must comply.

5. Suggestion to modify Section 3.3, Item 3, Reservation of Access, to allow continued escorted public access to sites of concern.

Response: Since the Navy retains ownership of the property covered by the lease, there will be no change in Navy's ability to provide escorted site visits to portions of the leased property where site environmental cleanup activities continue. As in the past, any site visits by concerned citizens must be requested and scheduled by Navy. The public would only be allowed in areas where there are no possible concerns regarding health and safety.

MS. DEVENEY'S COMMENTS

1. All acronyms are not always defined and should be defined either in a separate table of at least the first time the acronym is used (i.e., ACM for Asbestos-containing material, etc., etc.)

Response: A list of acronyms will be added to the document and all acronyms will be defined when first used.

2. The enclosure list on Page 1 of 20 does not agree with the TOC on page i. Enclosure (4) in the TOC should read Summary of Petroleum Sites.

Response: The edit will be made.

3. I assume the final FOSL will be paginated – it would make it easier to follow

Response: The FOSL is paginated, as are the enclosures, with the exception of the Figures which are provided in numerical order.

4. The table in Section 3.0 (Page 8 of 20) is confusing where it lists an X in both “Yes” and “No” columns for Lead and Radon. Since the table footer acknowledges these two environmental conditions, it may be more appropriate to remove the X’s in the “No” column.

Response: Radon and lead in drinking water studies have been performed, but are not applicable as indicated in the notes. The “Yes” column will be unchecked.

5. Section 3.1.1 (Page 9 of 20) Paragraph 2. The last sentence indicates that the other five sites are active and at various stages of investigation and/or cleanup. It would be helpful to further elaborate on the status of the investigation and/or cleanup for these sites or if applicable, reference another section in this document.

Response: The sentence in the 3rd paragraph indicating that the status of each IR Program is contained in Enclosure 3 will be moved up to the 2nd paragraph.

6. Arsenic is mentioned in Section 3.1.9 under pesticides. Why isn’t there a separate section on metals?

Response: Some pesticides that were applied legally and in accordance with manufacturer’s instructions and pest management plans contained arsenic, which is why it was mentioned in this section. Sometimes when arsenic is detected at levels that exceed naturally occurring background, its presence can be correlated with pesticide use. This would be true at many non-military properties such as old orchards. Metals or pesticides that are present because of a release from site-specific Navy activities (i.e., disposal of batteries, release of waste oil, pesticide spills) have been addressed as site-specific contaminants of potential concern at the individual sites. Metals are not included in the Environmental Conditions table in Section 3.0.

7. Section 3.3 Environmental Restrictions, Provisions, and Conditions:

- It would be helpful if the Section 3.3 paragraphs followed a similar order as the same topic in Section 3.1 (Asbestos, Lead Based Paint, etc)

Response: In Section 3.3, the paragraph dealing with asbestos will be renumbered as Item 5 and the lead-based paint paragraph will be renumbered as Item 6.

- Section 3.3 Item 3 – the last sentence should include Navy contractors and regulatory agency personnel

Response: The suggested change will be made.

- Section 3.3 Item 7. Presence of Historic Fill material and Surface Debris seems to correspond to the Solid Waste topic in Section 3.1.11. If so, it would be helpful if the same wording was used.

Response: The two sections are related but not identical. Section 3.1.11 is a brief discussion of the actions conducted to date pursuant to applicable solid waste regulations. Section 3.3, Item 7 is a condition of the lease that solid waste may potentially exist on the leased parcels and that the LESSEE accepts responsibility for this solid waste.

- It seems that there should be a paragraph in Section 3.3 for each of the following: USTs and ASTs; pesticides/herbicides; metals; Munitions and explosives; PCBs; Mold and Fungi; Threatened and endangered species, and radiological materials. For example, although Section 3.1.12 states that all unoccupied buildings should be considered to contain potential hazards associated with mold/fungal growth, mold and fungi are not included in Section 3.3. Section 3.1.13 mentions the eastern box turtle although it is not mentioned in Section 3.3. At a minimum, these topics should be mentioned in Section 3.3 to document the environmental restrictions,

provisions and conditions associated with them and document responsibility associated with them in case there are further issues.

Response: Section 3.1 describes environmental conditions and documents information relevant to Navy's past activities and operations at the Base. Section 3.3 of the FOSL addresses only items for which restrictions, provisions, or special conditions are required. For example there are no longer any USTs on the base, and there is only one active AST. There are no remaining issues associated with munitions or explosives, nor is there known PCB-containing equipment remaining on the base. Since mold and fungi are not CERCLA hazardous substances, notification of their presence is given in section 3.1.12 for health and safety reasons and to allow the LESSEE to comply with any applicable OSHA or other requirements, per Section 3.3, Item 21. Item 21 addresses the LESSEE's responsibility to comply with all applicable laws, regulations, and standards during performance of all work under the terms of the lease.

8. Figures 4 through 8 are cluttered and most call-out boxes are barely legible. The figures would be more legible if perhaps a few of the less important map layers were removed, additional figures were added, and a larger font size was used.

Response: Navy agrees that there is a lot of information included on the figures. In part this is due to the large number of sites under the various regulatory programs (CERCLA, MCP, etc.) applicable to the environmental cleanup activities at the Base. The site features (roads, buildings, wetlands, etc.) are necessary for the descriptions of the lease parcels and environmental sites. The color shading of the lease parcels will be lightened to allow the various labels to be easier to discern.

MR. GALLUZZO'S COMMENTS

The following comments are paraphrased from the comments dated June 18, 2008. The original comments are attached to the end of this Responsiveness Summary.

1. Concerns about the reuse plan and enabling legislation.

Response: The Navy can address comments on the draft FOSL and the suitability to lease parcels for proposed activities under the terms of the lease. Comments on the reuse plan or enabling legislation however, should be raised with and addressed by the local and state elected officials and the SSTDTC.

2. Concerns about compliance with environmental standards for development activities completed on runways on property transferred by Navy and now owned by LNR.

Response: The activities referred to in the comment are on land that was found suitable for transfer. Environmental cleanup issues, if identified, had been addressed by the Navy prior to property transfer. In the case of the runways, no sites were identified through the CERCLA process. The developer must comply with all applicable regulations and permits, many of which are under the purview of the MassDEP. As discussed at RAB meetings, any alleged incidents have been referred to the appropriate agency officials for follow-up.

3. Concerns about the availability of the "Data Collection Health Report," "DDA Report," and identified source of water for the planned development

Response: It is assumed that the "Data Collection Health Report" refers to the Massachusetts DPH ALS and MS Study. EPA has been in contact with the DPH who has indicated that the study is undergoing peer review. The Disposition and Development Agreement (DDA) was amended effective March 24, 2008. The document can be viewed at: http://www.sstdtc.com/sstdtc_documents/dda/2008_dda.pdf; contact SSTDTC to request a paper copy. The Town of Weymouth has agreed to provide water for the first phases of the development. Questions regarding the source of water for the full development should be directed to SSTDTC.

4. Concern about a lack of full disclosure by SSTTDC and LNR at RAB meetings.

Response: As is clearly stated at each RAB meeting, the purpose of the RAB is to discuss environmental cleanup issues. Issues that arise concerning the re-development of the Base are routinely noted and either responded to at the RAB meetings, or provided to SSTTDC, which has responded in writing. Copies of these responses have been provided at subsequent RAB meetings.

MS. HILBERT'S COMMENTS

The following comments are paraphrased from the comments received via email on June 18, 2008. The original emailed comments are attached to the end of this Responsiveness Summary.

1. Concern that land is being transferred before it is found suitable to transfer.

Response: At this time, the property discussed in the FOSL is to be leased, not transferred to the SSTTDC. The Lease in Furtherance of Conveyance will allow some development activities to proceed, with Navy approval, concurrently with environmental investigations and cleanups required to address the contamination still present. Restrictions to ensure protection of human health and the environment will be in place during the period of the lease, and as described in Section 3.3 of the FOSL. The Navy plans to transfer the remaining land, as mandated under BRAC law, once it has been found environmentally suitable to transfer in accordance with the requirements of CERCLA, the federal environmental regulation with which it must comply.

2. Concern about transfer of land prior to release of the Massachusetts Department of Public Health/ATSDR study on ALS and MS as well as delays in the release of the study.

Response: The results of study are important to the community and concerns about the delay in the release of the study are recognized. The study was designed to estimate the prevalence of MS and ALS in southeastern Massachusetts and thus will provide information regarding the distribution and occurrence of these diseases. As reported at recent Restoration Advisory Board meetings, EPA is in regular contact with the Massachusetts Department of Public Health (DPH) regarding the status of the study. The most recent information from the DPH is that the study is undergoing peer review; a date when the study will be released was not known.

The study will not identify contaminant sources on the Base or link historical exposures to contaminants on the Base to the occurrence of disease. The Navy's mandate under CERCLA is to ensure that appropriate assessments and required remedial actions have been taken where necessary, before the land is transferred back to the community. To this end, Navy has completed human health (and ecological) risk screening and/or risk assessments on identified sites, or is currently in the process of doing so. Consistent with EPA's CERCLA guidance, risk assessments evaluate how contaminants of concern could affect health of current or future users, to determine if cleanup is warranted. Sites are cleaned up to levels that toxicologists have accepted as protective of human health and the environment.

3. Concern that elected representatives and appointed officials are not responsive to the public's concerns.

Response: The Navy, with oversight from the EPA and MassDEP, has sought transparency with respect to its process for conducting the environmental investigations; assessing human health and ecological risk; and developing and implementing feasible remedies at environmental sites. The RAB meetings are the forum for discussing environmental cleanup issues at the Base. Navy has provided public access to documents, information upon request, public presentations by technical experts, and guided tours. The Navy will ensure that this approach will continue when the SSTTDC is performing environmental work. Note however, that the Navy has consistently referred citizen questions about development issues to the

SSTTDC and public (local and state) officials, because they are the legal representatives of the community for re-development of the Base.

MS. PARSONS'S COMMENTS

The concerns and questions contained in Ms. Parsons comments dated June 17, 2008 have been grouped into categories and are addressed in the responses that follow:

1. The FOSL does not identify all state-Listed Threatened and Endangered Species.

Response: Navy is not aware of additional state-listed Threatened or Endangered species identified on the Base other than those discussed in Section 3.1.13 of the FOSL.

2. The public does not have the same accessibility to observe cleanup activities at the Base as it does for some other sites in Rockland. There is concern for continued access to information when the SSTTDC assumes responsibility to conduct environmental response actions. There is concern that contractors hired by the LESSEE for environmental cleanup will not perform to current standards, and that there will not be sufficient oversight by EPA and MassDEP.

Response: The Navy recognizes that there are concerns about SSTTDC taking on some environmental clean up responsibilities and that the process appears complex. Because of the sheer size of the Base and the need to maintain controlled access for health and safety purposes, environmental assessment and response activities have always been fairly difficult for the public to directly observe and that will not likely change. The Navy has accommodated requests for guided tours at various times. Since the Navy retains ownership of the property covered by the lease, there will be no change in Navy's ability to provide escorted site visits to portions of the leased property where site environmental cleanup activities continue. As in the past, any site visits by concerned citizens must be requested and scheduled by Navy. The public would only be allowed in areas where there are no possible concerns regarding health and safety. The RAB will continue to be the primary mechanism for providing the community with access to information and sharing technical and regulatory expertise about the environmental issues and activities. This point, as well as a commitment to public involvement, were noted in the SSTTDC presentation and Fact Sheet provided at the June 12, 2008 RAB meeting.

The Navy believes that by allowing some integration of site clean-up with development activities, the community will experience the benefits of economic development and beneficial reuse sooner. The Navy's mandate under the BRAC process is to transfer the property to the designated reuse authority as soon as feasible. If goals of environmental clean up can be met in parallel with preparation for development, everyone will benefit, and jobs will be created sooner.

All environmental work will still be conducted by qualified personnel in accordance with approved work plans, and with Navy and regulatory oversight. The Navy, the EPA, and MassDEP will ensure that the environmental work continues to be performed in accordance with all approved plans and consistent with CERCLA and the Navy's BRAC process. Requirements that such work be performed in accordance with the Federal Facility Agreement and, if appropriate, the Massachusetts Contingency Plan (MCP) are identified in the FOSL and will be contained in the lease documents. The EPA and MassDEP (both federal facilities and solid waste departments) will continue to provide oversight for investigations and response actions performed under CERCLA, MCP, the EBS, and solid waste regulations. At recent RAB meetings, both EPA and MassDEP have indicated that their field oversight will continue.

3. There are concerns that the LESSEE has not prepared certain plans or obtained specific permits to conduct development work in rare species habitats:

Response: The Lease in Furtherance of Conveyance must first be in place to allow SSTTDC and LNR to proceed with development activities for which they may then have to obtain permits. Once the lease is in place, they will have a 'real property interest' and will then be able to obtain all required permits for the

development work, including those that may be needed to conduct work in habitat of the state-listed species of special concern. The SSTTDC cannot obtain permits to conduct work on land for which they currently do not have access.

4. The FOSL does not specifically discuss the need for an Environmental Impact Report to address requirements of MEPA for development activities:

Response: The FOSL and the lease will not specify all the permitting requirements for development activities; rather, as described in Section 3.3, Item 21, the FOSL specifies that LESSEE will be required to comply with applicable environmental laws, regulations and standards.

5. There is concern about the language in Section 3.3, Item 7, regarding the Navy's responsibility with respect to historic fill and surface debris. The commenter believes that the historic fill and surface debris are directly linked to the Navy because of the extensive excavation and relocation of soil, associated with creation of runways and landfills, and construction and demolitions of buildings that occurred starting in the early 1940s.

Response: The Navy has completed an extensive basewide study of the conditions across NAS South Weymouth as part of the EBS and other environmental programs. All known sites are currently being addressed under the IR, MCP, EBS, or solid waste programs. The Navy has also removed a significant amount of solid waste from the Base. This standard clause in the FOSL is an acknowledgement and notification that much of the land of NAS South Weymouth was reworked during its construction and, therefore, fill material is present in many areas. However, while there may be physical hazards, the basewide investigations at NAS South Weymouth have not identified environmental concerns for these fill areas. The language in Item 7 of Section 3.3 or similar has been included in all of the FOSLs and FOSTs to date.

6. The commenter wants to know if the public can review the draft Economic Development Conveyance Memorandum of Understanding (MOU), the Purchase Agreement, and Federal Facilities Agreement (FFA).

Response: An Economic Development Conveyance MOU is not being prepared. The Term Sheet is available to the public and the Purchase Agreement will be available to the public after it is signed. The FFA was submitted for public review and is available to the public at any of the information repositories. The FFA has been in place since Navy and EPA signed the document in 1999.

7. The commenter is concerned that there is no solid waste plan for removal of peat and tree stumps in the northwest portion of the Base and suggests that this plan be in place before the FOSL is finalized.

Response: The northwest portion of the Base was transferred to SSTTDC in 2002 and thus is not included in the FOSL. This acreage is now owned by LNR who is responsible for all applicable plans associated with their development activities.

8. Concern that the RAB will be discontinued.

Response: The RAB will continue for as long as necessary, until the cleanup is complete. This commitment has been reiterated at several RAB meetings, most recently at the June 12, 2008, RAB meeting. This commitment is documented in the RAB meeting minutes which are distributed to a mailing list of more than 100 addressees.

9. Concern about the need to clean up iron floc in the streams and ditches.

Response: The human health risk assessment prepared for French Stream in 2007 as part of the Basewide Watershed Assessment (cited in Enclosure 6 as a key reference for RIA 62) evaluated the potential risks associated with the iron floc. The analysis did not identify unacceptable risks associated with the most sensitive receptors (child resident) being exposed to floc. Since no risk was identified, an action to cleanup iron floc is not warranted. The two major stream systems on the Base have been

evaluated as RIA 62 (French Stream) and RIA 104, Old Swamp River (near the Rubble Disposal Area), and as summarized in Enclosure 6, they are pending decision documents.

10. Site-Specific Concerns about IR Program Site 9 (Building 81) and IR Site 11, (Solvent Release Area).

Response: The current status of the active IR Program sites is noted in Enclosure 3 of the FOSL. The remedial investigations for these two sites are in progress. Feasibility studies, as well as proposed plans and records of decision will be prepared during the period of the lease. The public comment process will be the same as it has been for the other IR Program sites, in accordance with CERCLA.

11. The feasibility studies and other documents should be provided to the entire mailing list of interested parties.

Response: Under CERCLA, the Navy is required to establish an information repository, which is the key location/mechanism for providing the public with access to documents. For NAS South Weymouth, the Navy established 4 repositories at the local town libraries, and one at the Caretaker Site Office. The Navy has made documents available to RAB town representatives and provided copies to some interested parties as a courtesy. The Navy prefers to distribute reports electronically given the volume of paper consumed by printing many copies of lengthy reports. The RAB members who are provided copies are expected to share and disseminate information to the public, per the RAB charter. Navy does not produce unlimited copies, and the SSTTDC will be expected to continue to meet the same requirements.

12. There should be signage posting restrictions at the individual sites.

Response: Following execution of the lease, the LESSEE will submit a Site Control Plan or similar plans that will specify the access controls it will establish for all environmental site and development work. Signage will likely be a key element of such plans. Please see the Responses to EPA Specific Comment #14 and MassDEP Comment #7.

MR. & MS. SORTIN'S COMMENTS

The following comments are paraphrased from the comments received via email on June 15, 2008. The original emailed comments are attached to the end of this Responsiveness Summary.

1. Concern that the FOSL is premature because necessary permits are not in place for development work.

Response: The Lease in Furtherance of Conveyance must first be in place to allow SSTTDC and LNR to proceed with development activities for which permits may be required. Once the lease is in place, they will have a 'real property interest' and will then be able to obtain the required permits for the development work. The SSTTDC can not obtain permits to conduct work on land for which they currently have no rights of access.

2. Concern that contractors hired by the LESSEE for environmental cleanup will not perform to Navy or regulator standards, and preference that Navy continue to conduct environmental assessment and cleanup activities.

Response: The Navy recognizes that there are concerns about SSTTDC taking on some environmental responsibilities and that the process appears complex. The Navy also believes that by integrating site clean-up with development, consistent with the terms of the lease, the process of getting to "clean" or to a remedy operating successfully – conditions making property suitable to transfer - can be accelerated. The Navy is mandated under the BRAC process to transfer the property to the receiving authority and make it available for economic and beneficial reuse as soon as feasible. If goals of environmental clean up can be met in parallel with preparation for development, everyone will benefit, and jobs will be created sooner.

All environmental work will be conducted by qualified personnel in accordance with approved work plans, and with Navy and regulatory oversight. The Navy, the EPA, and MassDEP will ensure that the environmental work continues to be performed in accordance with all approved plans and consistent with CERCLA and the Navy's BRAC process.

Under the proposed arrangement, the Navy remains ultimately responsible. By law, when Navy transfers property on which hazardous substances have been stored for one year or more, or are known to have been released or disposed of, the deed must contain covenants warranting that:

- All remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken before the date of transfer (CERCLA Section 120(h)(3)(A)(ii)(I)), and
- Any additional remedial action found to be necessary after the date of the transfer shall be conducted by the United States (CERCLA Section 120(h)(3)(A)(ii)(II)).

3. Concern that the RAB will be discontinued.

Response: The RAB will continue for as long as necessary, until the cleanup is complete. This commitment has been reiterated at several RAB meetings, most recently at the June 12, 2008, RAB meeting. This commitment is documented in the RAB meeting minutes which are distributed to a mailing list of more than 100 addressees.

MR. WILMOT'S COMMENTS

The following comments are paraphrased from the comments dated June 18, 2008. The original comments are attached to the end of this Responsiveness Summary.

1. Concerns about the adequacy of EPA's remediation standards and the environmental clean up at the Base, including the selected remedy for the West Gate Landfill.

Response: Because NAS South Weymouth is a National Priorities List (NPL) site, Navy is performing all environmental clean up activities consistent with federal CERCLA regulations and state regulations, under the Massachusetts Contingency Plan, where applicable. The Navy works closely with EPA and MassDEP, and will continue to do so, on all aspects of site environmental clean ups, from investigation to remedy selection and remedy implementation. For the West Gate Landfill, the RI/FS process led to selection of a remedy to construct a soil cover over the landfill, with long-term monitoring and institutional controls. This remedial alternative was selected by the Navy and EPA, with concurrence from MassDEP as the lowest cost option that will be protective of human health and the environment. The entire process to date has complied with all applicable CERCLA requirements; the future remedial design and implementation phases will also comply with CERCLA. While statements were made in the past that the developer would pay to remove the West Gate Landfill, the cost of this option was estimated to be over ten times greater than the estimated cost of the selected remedy.

2. Concerns about delays in completion of the Massachusetts Department of Public Health MS and ALS study.

Response: As reported at recent Restoration Advisory Board meetings, EPA is in regular contact with the Massachusetts Department of Public Health (DPH) regarding the status of the study. The most recent information from the DPH is that the study is still undergoing peer review; a date when the study will be released was not known. The study was designed to estimate the prevalence of MS and ALS in southeastern Massachusetts. The study will not identify contaminant sources on the Base or link historical exposures to contaminants on the Base to the occurrence of disease.

The Navy's mandate under CERCLA is to ensure that appropriate assessments and required remedial actions have been taken where necessary, before the land is transferred back to the community. To this end, Navy has completed human health (and ecological) risk screening and/or risk assessments on identified sites, or is currently in the process of doing so. Risk assessments evaluate how contaminants of concern could potentially affect health of current or future users, using the site-specific chemical data. If cleanups are needed, sites are cleaned up to levels that risk assessors and toxicologists have accepted as protective of human health and the environment. The data used to determine clean up levels are updated periodically to account for changes in the scientific literature. The site work will continue to be performed in accordance with CERCLA under the terms of the FOSL.