

FINDING OF SUITABILITY TO TRANSFER (FOST)
FOR THIRTY-TWO SUBPARCELS DESIGNATED:
OS-CRP-1, MUV D-1, OS-CRP-2, MUV D-2, OS-CRP-2A,
OS-CRP-3, OS-WEY-2, MUV D-3, OS-CRP-3A, VCD-1,
VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1,
OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7,
OS-RKD-2, OS-RKD-3, RD-1, MUV D-4, OS-WEY-5, OS-
RKD-4, OS-CRP-8, RD-2, MUV D-5, OS-CRP-9, RecD-1,
AND OS-WEY-6
(APPROXIMATELY 314 TOTAL ACRES)

FORMER
NAVAL AIR STATION SOUTH WEYMOUTH,
WEYMOUTH, MASSACHUSETTS

BRAC PROGRAM MANAGEMENT OFFICE
NORTHEAST
U.S. NAVY



MAY 2008

MEMORANDUM FOR THE RECORD

- Subj: FINDING OF SUITABILITY TO TRANSFER (FOST) FOR THIRTY-TWO SUBPARCELS DESIGNATED OS-CRP-1, MUV D-1, OS-CRP-2, MUV D-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV D-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV D-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV D-5, OS-CRP-9, RecD-1, AND OS-WEY-6 (APPROXIMATELY 314 TOTAL ACRES), AT THE FORMER NAVAL AIR STATION (NAS) SOUTH WEYMOUTH, WEYMOUTH, MASSACHUSETTS
- Ref: (a) Reuse Plan for Naval Air Station South Weymouth, as approved by the Corporation [e.g. South Shore Tri-Town Development Corporation] on May 5, 2005, and approved by the Towns of Abington, Rockland, and Weymouth in June and July 2005.
- (b) Zoning and Land Use By-Laws for NAS South Weymouth, as approved by the Corporation on May 5, 2005, and approved by the Towns of Abington, Rockland, and Weymouth in June and July 2005.
- (c) Community Environmental Response Facilitation Act (CERFA) Determination Report, NAS South Weymouth, Massachusetts. March 28, 1997.
- (d) Final Phase I Environmental Baseline Survey (EBS), NAS South Weymouth, MA. November 18, 1996.
- (e) Phase I EBS Report Errata. November 10, 1997.
- (f) Supplemental Environmental Baseline Survey Naval Air Station, South Weymouth, Massachusetts. November 2004.
- (g) DoD Policy on the Environmental Review Process to Reach a Finding of Suitability to Transfer. September 9, 1993.
- (h) Final Report Phase II EBS Workplan, NAS South Weymouth, MA. October 13, 1998.
- (i) Potential Immediate Hazard (PIH) Survey and Materials Table Update for Asbestos and Lead-Based Paint (LBP). August 2001.
- (j) Base Realignment and Closure (BRAC) Cleanup Plan (BCP), NAS South Weymouth, Massachusetts. August 1998.
- (k) Federal Facility Agreement (FFA) for South Weymouth Naval Air Station National Priorities List Site. April 2000.
- (l) Final Record of Decision, Operable Unit 5, Tile Leach Field, NAS South Weymouth, Weymouth, Massachusetts. May 2006.
- (m) Final Record of Decision, Area of Concern 3 – Suspected TACAN Disposal Area, Area of Concern 13 – Supply Warehouse Railroad Spur, Area of Concern 15 – Water Tower, Area of Concern 100 – East Street Gate Area, NAS South Weymouth, Weymouth, Massachusetts. May 2006.
- (n) Final Technical Memorandum, Response to MADEP Comments on RIA 78E Decision Document, NAS South Weymouth, Weymouth, Massachusetts. September 2006.
- (o) Final Record of Decision, Areas of Concern 55A and 55B, NAS South Weymouth, Weymouth, Massachusetts. October 2003.
- (p) Final Record of Decision, Operable Unit 8, Abandoned Bladder Tank Fuel Storage Area, NAS South Weymouth, Weymouth, Massachusetts. May 2003.
- (q) Record of Decision, United States Coast Guard South Weymouth Buoy Depot Site, South Weymouth, Massachusetts. September 2006.
- (r) Final Record of Decision, Operable Unit 1, West Gate Landfill, NAS South Weymouth, Weymouth, Massachusetts. September 2007.
- Encl: (1) Environmental Baseline Survey to Transfer (EBST) for thirty-two subparcels designated OS-CRP-1, MUV D-1, OS-CRP-2, MUV D-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV D-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV D-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV D-5, OS-CRP-9, RecD-1, and OS-WEY-6 (approximately 314 total acres) at the former NAS South Weymouth, Massachusetts.

- (2) Environmental Covenants, Conditions, Reservations, and Restrictions for thirty-two subparcels designated OS-CRP-1, MUV-D-1, OS-CRP-2, MUV-D-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV-D-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV-D-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV-D-5, OS-CRP-9, RecD-1, and OS-WEY-6 (approximately 314 total acres) at the former NAS South Weymouth, Massachusetts.
 - (3) Summary of Installation Restoration (IR) Program Sites
 - (4) Summary of Petroleum Sites
 - (5) Summary of CERCLA Areas of Concern (AOCs)
 - (6) Summary of Environmental Baseline Survey (EBS) Review Item Areas (RIAs)
 - (7) Solid Waste Inventory
 - (8) Responsiveness Summary
1. I have reviewed the Environmental Baseline Survey to Transfer (EBST), enclosure (1), for the thirty-two subparcels at the former Naval Air Station (NAS) South Weymouth, Massachusetts that are the subject of this Finding of Suitability to Transfer (FOST). The subparcels are designated OS-CRP-1, MUV-D-1, OS-CRP-2, MUV-D-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV-D-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV-D-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV-D-5, OS-CRP-9, RecD-1, and OS-WEY-6 (the subject subparcels). These properties are proposed to be transferred from the Navy to the South Shore Tri-Town Development Corporation (SSTTDC), which is the state-approved recipient and redevelopment agency. The following table summarizes information about the subject subparcels:

FOST Subparcel ^a	Cross-Reference to Enclosure (1)		Current/Former Buildings within the Subparcels ^b	Approx. Acreage ^c
	Table No.	Figure No.		
OS-CRP-1	1-1	4	Former Bladder Tank Shack (demolished)	1.69
MUV-D-1	1-2	4	No buildings	0.87
OS-CRP-2	1-3	5	No buildings	0.88
MUV-D-2	1-4	5	No buildings	1.33
OS-CRP-2A	1-5	5	No buildings	0.16
OS-CRP-3	1-6	5	No buildings	0.31
OS-WEY-2	1-7	5	No buildings	1.65
MUV-D-3	1-8	6	No buildings	4.25
OS-CRP-3A	1-9	6	No buildings	10.54
VCD-1	1-10	6	Building 110 (A-Gear Office) Building 110A (A-Gear Garage) Building 111 (Aero Club Hangar) Building 78 (Radio Transmitter)	9.54
VCD-2	1-11	7	No buildings	2.08
OS-WEY-4	1-12	7	No buildings	29.55
OS-ABN-1A	1-12A	7	No buildings	0.72
OS-CRP-4	1-13	8	No buildings	0.78
OS-ABN-1	1-14	9	No buildings	18.4
OS-CRP-5	1-15	9	No buildings	6.48
OS-RKD-1	1-16	9	No buildings	0.38
GOSD-1	1-17	10	No buildings, Runways/taxiways (portions)	53.47
OS-CRP-6	1-18	10	No buildings	8.3
OS-CRP-7	1-19	11	No buildings, Runways/taxiways (portions)	48.68
OS-RKD-2	1-20	12	No buildings	38.64
OS-RKD-3	1-21	13	No buildings	18.21
RD-1	1-22	14	Runways/taxiways (portions)	3.09

FOST Subparcel ^a	Cross-Reference to Enclosure (1)		Current/Former Buildings within the Subparcels ^b	Approx. Acreage ^c
	Table No.	Figure No.		
MUVD-4	1-23	14	Runways/taxiways (portions)	47.16
OS-WEY-5	1-24	14	No buildings	1.5
OS-RKD-4	1-24A	14	No buildings	0.07
OS-CRP-8	1-25	14	No buildings	1.03
RD-2	1-26	14	No buildings	0.26
MUVD-5	1-27	15	No buildings	0.54
OS-CRP-9	1-28	15	Building 101 (Substation)	0.96
RecD-1	1-29	16	Building 95 (Hobby Shop) ^d Building 105 (Bath House) Building 128 (Child Care) ^d	2.01
OS-WEY-6	1-30	16	Building 95 (Hobby Shop) Building 128 (Child Care)	0.39
TOTAL				313.92

NOTES:

- See enclosure (1) for descriptions of the subparcel boundaries.
- See Tables 1-1 through 1-30 and Table 2 in Enclosure (1) for building details.
- Approximate areas. Accurate surveys will be completed as part of the property transfer process.
- Buildings 95 and 128 are also partially located within subparcel OS-WEY-6.

ACRONYMS:

MUVD = Mixed Use Village District
VCD = Village Center District
GOSD = Golf Course/Open Space District
RecD = Recreation District
RD = Residential District
OS-CRP = Open Space – Corporation District (also OS-C)
OS-WEY = Open Space – Weymouth District (also OS-W)
OS-ABN = Open Space – Abington District (also OS-A)
OS-RKD = Open Space – Rockland District (also OS-R)

The SSTTDC's Master Developer, Lennar Partners, developed a Conceptual Master Plan that was presented to the communities September 23, 2004. The Reuse Plan and Zoning By-Laws were voted on and approved by the participating communities during the summer of 2005. Any property found suitable to transfer under this FOST would be suitable for unrestricted use, unless clearly identified through covenants and restrictions, such as those identified in enclosure (2). For some areas where transfer is possible with certain restrictions to ensure protection of human health, the environment, or the environmental restoration process, covenants and restrictions are identified in the FOST and will be identified in the transfer deed.

- The *Community Environmental Response Facilitation Act (CERFA) Determination Report, NAS South Weymouth, Massachusetts*, reference (c), was issued March 28, 1997 by the BRAC Cleanup Team (BCT) to identify "CERFA-uncontaminated" parcels, which are suitable for transfer by deed. CERFA-uncontaminated properties are designated as CERFA Environmental Condition of Property (ECP) category 1. The BCT identified the runways and taxiways at NAS South Weymouth as ECP 1. Enclosure (1) summarizes the CERFA ECP categories for the subject subparcels of this FOST.
- The former NAS South Weymouth is listed on the U.S. Environmental Protection Agency (EPA) National Priority List (NPL). In accordance with the NPL and CERCLA, the Navy is addressing various sites at NAS South Weymouth under the Department of Defense (DoD) Installation Restoration (IR) Program. As documented in references (c) through (f) and enclosure (3), no current IR Program sites are located within the subject subparcels of this FOST. Former IR Program Site 8 – Abandoned Bladder Tank Fuel Storage Area, is located in subparcels OS-CRP-1 and MUVD-1. A

second former IR Program site, Site 5 – Tile Leach Field, is located in subparcel OS-CRP-4. Environmental investigations are complete at IR Program Sites 5 and 8, and the Navy and EPA have signed No Action Records of Decision for those sites (references (l) and (p)). The Massachusetts Department of Environmental Protection (MADEP) submitted a letter of concurrence for both Records of Decision (RODs). There are no identified impacts to the subject subparcels from the IR Program sites located nearby or in other areas at NAS South Weymouth, although certain restrictions regarding groundwater apply, as outlined in clause 9 of enclosure (2) and enclosure (3).

An interim covenant and restriction regarding use of groundwater [see enclosure (2), clause 9] is established for subparcels OS-CRP-1, MUVD-1, VCD-1, VCD-2, OS-WEY-4, RecD-1, and OS-WEY-6. IR Program Site 10 is located approximately 100 ft to the south of subparcel OS-CRP-1 and 175 feet southeast of MUVD-1. IR Program Site 1 is located approximately 50 ft to the south of subparcel VCD-1, 200 feet east of subparcel VCD-2, and 200 feet north of OS-WEY-4. IR Program Site 11 is located approximately 150 ft to the southeast of subparcel RecD-1 and 150 feet southeast of subparcel OS-WEY-6. The interim covenants and restrictions regarding use of groundwater are intended to ensure adequate review of proposed activities on the FOST parcels, such as development of a water supply well (potable or non-potable). The interim covenants and restrictions regarding use of groundwater are established not because the FOST properties are contaminated, but to ensure that activity on the FOST parcels would not adversely impact ongoing investigations or remedy implementation on IR Program Sites 1, 10, or 11.

The United States Coast Guard (USCG) has also addressed the Buoy Depot site under CERCLA. As summarized in enclosure (3), a removal action was completed and USCG and EPA have signed a ROD for this site (reference (q)). The Massachusetts Department of Environmental Protection (MADEP) submitted a letter of concurrence. A soil removal action was conducted in the swale and wetland portion of the Site, and post removal, the area was suitable for unrestricted use. The USCG conducts long-term monitoring (LTM) in this area as required by the ROD. The swale portion of the site is located in subparcel VCD-2. There are no identified impacts to the subject subparcels from the Buoy Depot Site. Per enclosure (2) clause 4, the USCG will require access to the swale portion of subparcel VCD-2 to conduct LTM and any CERCLA actions, as warranted.

4. There are no current CERCLA Areas of Concern (AOCs) located within the subject subparcels. Portions of three former (closed) AOCs, AOC 55A – Antennae Field North of Trotter Road, AOC 55B – Debris Area North of Trotter Road, and AOC 100 – East Street Gate Area were located in the following subparcels: AOC 55A - OS-CRP-3A, MUVD-3, and VCD-1; AOC 55B – MUVD-3; and AOC 100 – OS-ABN-1. As described in enclosures (1) and (5), the Navy and EPA have signed a ROD for No Further Action (NFA) at AOC 55A and No Action at AOC 55B (reference (o)) and a separate ROD for No Further Action at AOC 100 (reference (m)), thereby completing the required CERCLA actions and rendering those properties suitable for transfer. MADEP submitted a letter of concurrence for the AOC 55A/B and AOC 100 RODs. There are no identified impacts to the subject subparcels from the AOCs located nearby or in other areas at NAS South Weymouth.
5. The Navy has addressed sites where the primary chemicals of concern (COCs) have been petroleum constituents or petroleum products (“petroleum sites”), in a manner consistent with the substantive requirements of the Massachusetts Contingency Plan (MCP). For tracking purposes, MADEP has assigned MCP Release Tracking Numbers (RTNs) for specific releases of petroleum products at NAS South Weymouth. As documented in references (c) through (f), as well as in enclosures (1) and (4) of this FOST, there are no active petroleum sites within the subject subparcels. The following three former (closed) petroleum sites are located therein: RTN 3-15342 – Building 78 in subparcel VCD-1; RTN 3-15289 – Building 105 Swimming Pool in subparcel RecD-1; and RTN 4-17700 – Union Street Gas Station in subparcels OS-RKD-2, OS-RKD-3, and MUVD-4. As described in enclosure (4), the Navy has completed final Response Action Outcomes (RAOs) for the three RTNs, thereby completing required actions and rendering those properties suitable for transfer. There are no identified impacts to the subject subparcels from the petroleum sites located in other areas at NAS South Weymouth. The only potential remaining issue within the subject subparcels is RTN 4-3002621 (Basewide NPL). The Basewide NPL RTN is not associated with a specific release of an oil or hazardous substance.

Instead, MADEP has assigned RTN 4-3002621 to all of the sites on the Base that have been or will be addressed under CERCLA. The Navy has completed environmental investigations at five CERCLA sites located within the subject subparcels: IR Site 8 – Abandoned Bladder Tank Fuel Storage Area; IR Site 5 – Tile Leach Field; AOC 55A – Antennae Field North of Trotter Road; AOC 55B – Debris Area North of Trotter Road; and AOC 100 – East Street Gate Area. The Navy and EPA have signed No Action RODs for Site 8, Site 5, and AOC 55B and NFA RODs for AOC 55A and AOC 100, with concurrence letters from MADEP. There are no remaining sites within the subject subparcels that are to be addressed under CERCLA. Therefore, RTN 4-3002621 no longer applies to the subject subparcels.

6. The results of the Basewide Phase I EBS completed at the former NAS South Weymouth, Massachusetts are documented in references (d) and (e). This comprehensive site assessment was performed 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). References (d) and (e) 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. References (d) and (e) incorporated the following: information from previous environmental studies; visual inspections of property and buildings; information on hazardous substance and petroleum product management practices; and descriptions of off-Base properties. References (d) and (e) included reviews of maps, plans, and aerial photographs; interviews with current and former NAS South Weymouth personnel; and records, correspondence, reports, and other information available from NAS South Weymouth and MADEP.

References (d), (e), (f), (h), (i), and (j) summarized the results of the radon, asbestos, and lead-based paint (LBP) surveys completed by the Navy and the status of the identified former and current aboveground storage tanks (ASTs) and underground storage tanks (USTs). In November 2004, the Navy updated the EBS documentation for the remaining property to be transferred, as documented in the SEBS, reference (f). As summarized in enclosures (1) and (6), several former (closed) EBS RIAs were located within the subject subparcels; however, the Navy has issued No Action/NFA Decision Documents for these RIAs or has addressed them under other environmental programs. As summarized in enclosure (6), the environmental conditions at EBS RIAs located nearby the subject subparcels are not believed to have adversely impacted the subject subparcels. Investigations are ongoing at some of the nearby RIAs; however, the currently available information does not indicate that there are potential impacts from these RIAs outside of their mapped areas, as depicted in the figures of enclosure (1). The following EBS RIAs located within the subject subparcels remain active as of October 2007:

- EBS RIA 76D (Basewide Solid Waste)
- EBS RIA 112 (West Mat Stormwater Drainage System).

Solid waste (RIA 76D) is not a CERCLA issue and does not preclude the FOST for the subject subparcels. RIA 112 encompasses subparcel OS-CRP-4 and is near several other subparcels. As summarized in enclosure (6), no adverse impacts to the EBST subparcels from the remaining (ongoing) EBS RIA 112 investigations have been identified. Further limited sampling has been conducted for RIA 112 outside the limits of OS-CRP-4.

7. The EBST, enclosure (1), summarizes the most up-to-date information on existing environmental conditions at the subject subparcels. Additional information on surrounding properties is available in references (d) through (f). In Tables 1-1 through 1-30 of enclosure (1), each subparcel is categorized with respect to its history, use, and ECP category. Enclosure (1) also indicates whether hazardous substances and petroleum products were stored for one year or more, or were known to have been released, treated, or disposed in each subparcel. The CERFA ECP categories are based on criteria for hazardous substance notice established in CERCLA Section 120 (h)(1), 40 CFR 373. Hazardous substances and petroleum products formerly used, released, or disposed of in the subject subparcels are listed in Table 2 of enclosure (1). Notice of hazardous substances under CERCLA 120(h)(1) is provided in Table 3 of enclosure (1) based on available information. The Navy considered property

designated ECP categories 1 through 4 as suitable to transfer via FOST. The ECP categories for the subject subparcels are ECP categories 1 through 4, as documented in enclosure (1), Tables 1-1 through 1-30.

8. The FFA for the NAS South Weymouth NPL site, reference (k), requires that this document, including enclosures (1) through (8), shall be made available as a part of any transfer documents or future leases entered into with any other party for the subject subparcels. References (a) through (p) 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 (a) through (p) shall be available upon request from the Navy's BRAC PMO. The property transfer document(s) and any future lease(s) shall guarantee a right of access by the Navy and regulatory agencies to conduct environmental studies and investigations and to carry out environmental responses as necessary on these or adjacent properties.
9. I hereby find that the subject subparcels are suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2). The environmental conditions are suitable for unrestricted reuse, except as clearly identified through covenants and restrictions identified in enclosure (2). An interim covenant and restriction regarding use of groundwater applies to subparcels OS-CRP-1, MUV-1, VCD-1, VCD-2, OS-WEY-4, RecD-1, and OS-WEY-6, as described in enclosure (2) clause 9. Environmental Covenants, Conditions, Reservations, and Restrictions will be included in the transfer deed as presented in enclosure (2). The record of information before me, which was compiled after diligent inquiry, supports the conclusion that these properties can be used pursuant to the proposed transfer, with the specified use restrictions and conditions in this FOST, with no unacceptable risks to human health or the environment, and without interference from or to the ongoing environmental restoration process at the former NAS South Weymouth. The EPA and MADEP have reviewed this FOST, references (c) through (f) and (h) through (p), and enclosures (1) through (8). Their comments on this FOST and its enclosures have been incorporated or otherwise addressed. A public/regulatory comment period on this FOST and its enclosures was held from April 2, 2007, until May 1, 2007. The comment period was extended by the Navy until May 16, 2007, at the request of MADEP and EPA. The comments received have been incorporated or otherwise addressed, as specified in Enclosure (8). Notice of the Public Comment Period for this FOST was published in the Patriot Ledger on April 3, 2007; in the Abington Rockland Mariner on April 6, 2007; and in the Weymouth News on April 4, 2007. The public was also notified of the upcoming release of the document at the March 8, 2007, Restoration Advisory Board (RAB) meeting and of the extension of the comment period at the April 12, 2007, RAB meeting, prior to the execution of this document. References (d) through (f) shall be incorporated into the Quit Claim Deed by reference, this FOST and its enclosures shall be included in and made part of this deed, and these documents shall be required to be included as part of any future property transfer(s) or lease(s) entered with any other party.

5-29-08

Date



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

ENCLOSURE (1)
ENVIRONMENTAL BASELINE SURVEY TO TRANSFER (EBST)
FOR THIRTY-TWO SUBPARCELS DESIGNATED OS-CRP-1, MUV-1, OS-CRP-2, MUV-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV-5, OS-CRP-9, RecD-1, and OS-WEY-6 (APPROXIMATELY 314 TOTAL ACRES) AT NAS SOUTH WEYMOUTH, MASSACHUSETTS

INTRODUCTION

This Environmental Baseline Survey to Transfer (EBST) summarizes the existing environmental conditions at the thirty-two subject subparcels at the former Naval Air Station (NAS) South Weymouth, Massachusetts. The subparcels are designated OS-CRP-1, MUV-1, OS-CRP-2, MUV-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV-5, OS-CRP-9, RecD-1, and OS-WEY-6 (the subject subparcels). The former NAS is located in the towns of Weymouth, Abington, and Rockland. The EBST categorizes the history of use, storage, or release of hazardous materials or petroleum products, in accordance with the *Department of Defense (DoD) Policy on the Environmental Review Process to Reach a Finding of Suitability to Transfer (FOST)*, September 9, 1993 ("DoD Policy").

Table 1 of the FOST Memorandum provides an overview of the subject subparcels and their approximate acreages. The South Shore Tri-Town Development Corporation (SSTTDC) is the state-designated recipient of the Navy property to be transferred. Information regarding the property reuse is based on the approved allowances in the Reuse and Zoning Plans of May 2005. The SSTTDC's Master Developer, Lennar Partners, developed a Conceptual Master Plan that was presented to the communities on September 23, 2004, and that required changes to the prior approved zoning and reuse plans. The 2005 Zoning and Reuse Plans were approved by the communities during summer 2005. Changes to the Reuse Plan will not have a significant impact on cleanup or the finding of suitability to transfer. Any property found suitable to transfer under this FOST would be suitable for unrestricted use, unless clearly identified through covenants and restrictions such as those identified in enclosure (2). For some areas where transfer is possible with certain restrictions to ensure protection of human health, the environment, or the environmental restoration process, covenants and restrictions are identified in the FOST and will be identified in the transfer deed.

The *Environmental Baseline Survey (EBS) Phase I Report*, (November 1996), the *Phase I EBS Report Errata*, (November 1997), the *EBS Phase II Sampling Work Plan*, (October 1998), and the *Supplemental EBS*, (November 2004), which are incorporated herein by reference, were prepared in accordance with *DoD Policy* and are the source documents for this EBST. The EBS reports describe in more detail the site history, the results of record searches, the available information regarding use, storage, or release of hazardous substances or petroleum products, and the analysis of aerial photographs.

The following figures are included in this EBST to show locations of the subparcels as well as current and former (closed) environmental investigation sites within the subject subparcels:

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|----------|---|
| Figure 1 | Main Base Location Map |
| Figure 2 | Subparcels included in FOSTs 3 and 4 and property transferred by Navy to South Shore Tri-town Development Corp., U.S. Department of Homeland Security, Town of Weymouth, and Town of Rockland |
| Figure 3 | Subparcels included in this FOST 4 |
| Figure 4 | Subparcels OS-CRP-1 and MUV-1 |
| Figure 5 | Subparcels OS-CRP-2, OS-CRP-2A, MUV-2, OS-CRP-3, and OS-WEY-2 |
| Figure 6 | Subparcels MUV-3, OS-CRP-3A, and VCD-1 |
| Figure 7 | Subparcels OS-WEY-4, OS-ABN-1A, and VCD-2 |
| Figure 8 | Subparcel OS-CRP-4 |

Figure 9	Subparcels OS-ABN-1, OS-CRP-5, and OS-RKD-1
Figure 10	Subparcels GOSD-1 and OS-CRP-6
Figure 11	Subparcel OS-CRP-7
Figure 12	Subparcel OS-RKD-2
Figure 13	Subparcel OS-RKD-3
Figure 14	Subparcels RD-1, MUVD-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, and RD-2
Figure 15	Subparcels OS-CRP-9 and MUVD-5
Figure 16	Subparcels RecD-1 and OS-WEY-6

The figures included with this EBST and the descriptions of the subparcels provide a general depiction of the subparcel boundaries. As part of the property transfer process, the Navy will conduct a real estate survey to accurately delineate the extent of the property to be transferred.

The following sections provide the Environmental Condition of Property (ECP) requirements, a summary of the environmental investigation programs in progress, descriptions of the subject subparcels, and a summary of other environmental compliance issues.

ENVIRONMENTAL CONDITION OF PROPERTY

As part of the Navy's FOST process, areas to be transferred must be categorized based on the environmental condition of the property. The following seven CERFA ECP categories are based on criteria for hazardous substance notice recommended in *DoD Policy*:

1. Areas Where No Release or Disposal (Including Migration) Has Occurred
2. Areas Where Only Release or Disposal of Petroleum Products Has Occurred
3. Areas Where Release, Disposal, and/or Migration Has Occurred, but Require No Remedial Action
4. Areas Where Release, Disposal, and/or Migration Has Occurred, and All Remedial Actions Have Been Taken
5. Areas Where Release, Disposal, and/or Migration Has Occurred and Action is Underway, but All Required Remedial Actions Have Not Yet Been Taken
6. Areas Where Release, Disposal, and/or Migration Has Occurred, but Required Response Actions Have Not Yet Been Implemented
7. Unevaluated Areas or Areas Requiring Additional Evaluation.

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 Installation Restoration (IR) Program sites, CERCLA Areas of Concern (AOCs), petroleum sites, and EBS Review Item Areas (RIAs). This EBST summarizes the current environmental status of the subject subparcels; therefore, this EBST also provides the Navy's revised ECP categories for the property contained within the subject subparcels. The ECP categories cited in this FOST supersede the ECP categories for these areas as identified in the *Phase I EBS*, *CERFA Determination Report*, and the *BRAC Cleanup Plan*.

Tables 1-1 through 1-30 of this EBST summarize the relevant information for the ECP determinations for the subject subparcels. Further descriptions of the subject subparcels and the environmental sites (AOCs and EBS RIAs) within and nearby the subparcels are provided below.

ENVIRONMENTAL INVESTIGATIONS

Installation Restoration Program

The IR Program sites at NAS South Weymouth do not adversely affect the transfer of the subject subparcels, except where certain interim covenants and restrictions regarding use of groundwater may apply, as specified in enclosures (2) and (3), due to the proximity of a subparcel to nearby ongoing investigations. The interim covenants and restrictions regarding use of groundwater are intended to ensure adequate review of proposed activities on the FOST parcels, such as development of a water supply well (potable or non-potable). The interim covenants and restrictions regarding use of groundwater were established not because the FOST property was contaminated, but to ensure that activity on FOST parcels would not adversely impact Navy's ongoing investigations or remedy implementation and/or protectiveness on adjacent sites.

The Navy's IR Program addresses specific sites that have been cited for further investigation as part of the National Priorities List (NPL) designation for NAS South Weymouth. The Navy's IR Program closely follows the federal CERCLA, or "Superfund", program and the IR Program sites are often referred to as the CERCLA sites. These are the sites for which the Navy conducts a Remedial Investigation (RI) and, as needed, a Feasibility Study (FS) prior to selecting a Remedial Action.

There are no current (active) IR Program sites within the subject subparcels. The swale portion of the USCG Buoy Depot Site is located in EBST subparcel VCD-2. The USCG has addressed the Buoy Depot site under CERCLA. As summarized in enclosure (3), a removal action was completed and a ROD has been signed for this site. The USCG conducts long-term monitoring in this area in accordance with the ROD.

There are two former (closed) IR Program sites located within the EBST subparcels: IR Program Site 8 – Abandoned Bladder Tank Fuel Storage Area (OS-CRP-1 and MUVD-1), and IR Program Site 5 – Tile Leach Field (OS-CRP-4). As summarized in enclosure (3), the Navy has completed environmental investigations at Sites 5 and 8 and the Navy and EPA have signed No Action Records of Decision (ROD) for the sites. The Massachusetts Department of Environmental Protection (MADEP) submitted a letter of concurrence for both RODs.

The following IR Program sites are located within 200 ft of the EBST subparcels:

- IR Program Site 1 (West Gate Landfill)
- IR Program Site 2 (Rubble Disposal Area)
- IR Program Site 10 (Hangar 2/Building 82), formerly petroleum site RTN 3-18110
- IR Program Site 11 (Solvent Release Area), formerly AOC 108.

As summarized in enclosure (3), there are no identified impacts to the subject subparcels from the IR Program sites located nearby or in other areas at NAS South Weymouth, except where certain restrictions apply, as specified in enclosure (2). Navy and EPA have signed RODs requiring remedial action for Sites 1 and 2. The Navy has completed the Remedial Action at IR Site 2; long-term monitoring is underway. A Pre-Design Investigation is underway at IR Site 1. Remedial investigations are underway at IR Sites 10 and 11.

An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcels OS-CRP-1, MUVD-1, VCD-1, VCD-2, OS-WEY-4, RecD-1, and OS-WEY-6. IR Program Site 10 is located approximately 100 ft to the south of subparcel OS-CRP-1 and 175 feet southeast of MUVD-1. IR Program Site 1 is located approximately 50 ft to the south of subparcel VCD-1, 200 feet east of subparcel VCD-2, and 200 feet north of OS-WEY-4. IR Program Site 11 is located approximately 150 ft to the southeast of subparcel RecD-1 and 150 feet southeast of subparcel OS-WEY-6. The interim covenant and restriction regarding use of groundwater is intended to ensure adequate review of proposed activities such as development of a water supply well (potable or non-potable) on the FOST parcels. The interim covenant and restriction regarding use of groundwater has been established

not because the FOST properties are contaminated, but to ensure that activity on the FOST parcels will not adversely impact ongoing investigations or remedy implementation on IR Program Sites 1, 10, or 11.

CERCLA Areas of Concern

The CERCLA AOCs at NAS South Weymouth do not adversely affect the transfer of the subject subparcels.

At NAS South Weymouth, EBS RIAs that the Navy can address through performance of CERCLA streamlined risk assessments or CERCLA time-critical or non-time-critical removal actions have been designated as Areas of Concern (AOCs).

There are no active CERCLA AOC investigations within the subject subparcels.

Portions of the following three former (closed) CERCLA AOCs are present within subparcels indicated below:

- Former (closed) AOC 55A (North of Trotter Road – Antennae Field) – OS-CRP-3A, MUV-3, and VCD-1 (Figure 6)
- Former (closed) AOC 55B (North of Trotter Road – Debris Area) – MUV-3 (Figure 6)
- Former (closed) AOC 100 (East Street Gate Area) – OS-ABN-1 (Figure 9).

As summarized in enclosure (5), AOCs 55A, 55B, and 100 have been closed because there are no unacceptable risks to human health or the environment. The Navy and EPA signed a final Record of Decision (ROD) in October 2003 that specifies No Further Action (NFA) for AOC 55A and No Action for AOC 55B, and a final No Further Action ROD in April 2006 for AOC 100.

The following AOCs are located nearby (within 200 ft of) the EBST subparcels. As summarized in enclosure (5), there are no identified impacts to the subject subparcels from the nearby AOCs.

- Former (closed) AOC 3 (Suspected TACAN Disposal Area)
- AOC 8 (Wyoming Street Area Remnants of Building 70)
- AOC 55C (North of Trotter Road – Pond Area)
- AOC 55D (Area North of Trotter Road – Wetland Area)
- AOC 60 (East Mat Drainage Ditch)
- AOC 61 (TACAN Ditch and associated areas), formerly RIAs 61 and 30B

Petroleum Sites

The petroleum sites at NAS South Weymouth do not adversely affect the transfer of the subject subparcels.

The Navy has addressed petroleum sites in a manner consistent with the substantive requirements of the Massachusetts Contingency Plan (MCP) when the primary contaminants of concern (COCs) have been petroleum products or petroleum-related constituents. For tracking purposes, MADEP has assigned Release Tracking Numbers (RTNs) for specific releases of petroleum products at NAS South Weymouth.

There are no active petroleum sites within the subject subparcels. However, RTN 4-3002621 was assigned by MADEP to the Basewide NPL. RTN 4-3002621 is not associated with a particular release of oil or hazardous substances at the Base, but instead applies to all of the sites on the Base that have been or will be addressed under CERCLA. There are no remaining sites to be addressed under CERCLA within the subject subparcels.

The following former (closed) petroleum sites are located within the subject subparcels:

- Former (closed) RTN 3-15342 (Building 78) in Subparcel VCD-1
- Former (closed) RTN 3-15289 (Building 105 – Swimming Pool) in Subparcel RecD-1
- Former (closed) RTN 4-17700 (Union Street Gas Station), formerly EBS RIA 109, in Subparcels OS-RKD-2, OS-RKD-3, and MUV-4.

As summarized in enclosure (4), the above-listed sites have been closed and do not adversely affect the FOST determination. No Activity and Use Limitations (AULs) were required for the above-listed sites.

The following current and former (closed) petroleum sites are located within 200 ft of the subject subparcels:

- Former (closed) RTN 3-10858 (Fuel Farm), formerly IR Program Site 6 and EBS RIAs 25 and 26
- Former (closed) RTN 3-13673 (Shea Memorial Drive Spill)
- Former (closed) RTN 3-16598E (Jet Fuel Pipeline)
- RTN 3-16598W (Jet Fuel Pipeline Holding Tank Area), formerly EBS RIAs 54 and 94
- Former (closed) petroleum site, no RTN assigned, formerly EBS RIA 2B (Runway/Taxiway Area – North of 17-35)
- RTN 4-18735 (Fire Fighting Training Area), formerly IR Program Site 4.

As summarized in enclosure (4), there are no adverse impacts to the subject subparcels from RTNs 3-16598W and 4-18735. No impacts from the nearby petroleum investigation (Jet Fuel Pipeline Holding Tank Area) are identified based on the current delineation of petroleum COCs in groundwater and because the groundwater treatment at RTN 3-16598W has successfully remediated that site. In addition, no impacts are identified from the remediation at the Fire Fighting Training Area (RTN 4-18735) based on the excavation of petroleum-impacted soils at that site. The Navy has successfully cleaned and closed the Fuel Farm, Shea Memorial Drive, RIA 2B, and Jet Fuel Pipeline sites.

EBS Review Item Areas (RIAs)

The EBS RIAs at NAS South Weymouth do not adversely affect the transfer of the subject subparcels.

Based on the *Basewide EBS Phase I Report*, the *EBS Report Errata*, and subsequent investigations, various EBS Phase II RIAs were identified at NAS South Weymouth. EBS RIAs are being investigated individually under the Navy's EBS program. Based on the Phase I and Phase II EBS investigation results, the Navy either determines that the RIA requires NFA or addresses the RIA under a separate program as appropriate.

The Navy has completed environmental investigations within the subject subparcels. The following RIAs have not yet been administratively closed:

- EBS RIA 76D (Basewide solid waste)
- EBS RIA 112 (West Mat Stormwater Drainage System).

Solid waste under RIA 76D is not a CERCLA issue and does not preclude the FOST for the subject subparcels. RIA 112 encompasses subparcel OS-CRP-4 and is near several other subparcels. As summarized in enclosure (6), no adverse impacts to the EBST subparcels from the remaining (ongoing) EBS RIA 112 investigations have been identified. Further limited sampling has been conducted for RIA 112 outside the limits of OS-CRP-4.

The following former (closed) RIAs were within, or partially within, the subject subparcels and have been closed with NFA under the EBS program:

- Former (closed) EBS RIA 1 (Runway/Taxiway OLS Vaults)

- Former (closed) EBS RIA 2A (Runway/Taxiway Area – East of 8-26)
- Former (closed) EBS RIA 2C (Herbicides Around Runway Lighting)
- Former (closed) EBS RIA 2D (Runway/Taxiway Area - South End of 17-35)
- Former (closed) EBS RIA 2E (Runway/Taxiway Area – West of 8-26)
- Former (closed) EBS RIA 6 (East Street Gate Area)
- Former (closed) EBS RIA 9A (Disposition of Former Building 61)
- Former (closed) EBS RIA 9B (Disposition of Former Building 62)
- Former (closed) EBS RIA 39H (East Mat – Material in Catch Basins)
- Former (closed) EBS RIA 49 (Swimming Pool)
- Former (closed) EBS RIA 50 (Child Care Center)
- Former (closed) EBS RIA 55A currently designated AOC 55A
- Former (closed) EBS RIA 55B currently designated AOC 55B
- Former (closed) EBS RIA 56/78D (Small Hangar)
- Former (closed) EBS RIA 77 (Basewide Underground Storage Tanks (USTs) – Leak test not performed)
- Former (closed) EBS RIA 78E (Basewide USTs)
- Former (closed) EBS RIA 79 (Basewide Asbestos)
- Former (closed) EBS RIA 80 (Basewide Lead-Based Paint [LBP])
- Former (closed) EBS RIA 84 (Area North of Trotter Road)
- Former (closed) EBS RIA 85 (Areas East of Former Runway 8-26)
- Former (closed) EBS RIA 92 (Hobby Shop – Equipment Pit and Potential Spills)
- Former (closed) EBS RIA 95A (Building 101 - Former PCB Transformer)
- Former (closed) EBS RIA 96B (TACAN – Jet Engine Test Stand SE)
- Former (closed) EBS RIA 101 (East Street Gate Area)
- Former (closed) EBS RIA 102 (East Street Gate Area)
- Former (closed) EBS RIA 105 (Runway/Taxiway Area).

As summarized in enclosure (6), the above-listed RIAs have been closed with NFA decisions and, therefore, do not adversely affect the FOST determination.

The following current and former (closed) RIAs are located nearby (within 200 ft of) the subject subparcels:

- EBS RIA 4B (ATC – Alleged Waste Disposal)
- Former (closed) EBS RIA 31 (Fire Protection Pump House)
- Former (closed) EBS RIA 32 (Non-Potable Water Supply)
- Former (closed) EBS RIA 39A/G (East Mat – Stained and Non-Stained Pavement)
- Former (closed) EBS RIA 39C (East Mat – Groundwater, Spills, and Hazardous Waste Storage)
- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 97 (Fire Department Spill Response)
- EBS RIA 104 (Old Swamp River)
- EBS RIA 110 (Southeast Antenna Field).

As summarized in enclosure (6), no adverse impacts to the EBST subparcels from the nearby remaining (ongoing) EBS RIA investigations at RIAs 4B, 62, 104, and 110 have been identified.

SUBPARCEL DESCRIPTIONS

Further descriptions of the subject subparcels and the completed environmental investigations within these subject subparcels are provided below. The figures included with this EBST and the descriptions below provide a general depiction of the subparcel boundaries. As part of the property transfer process, the Navy will conduct real estate surveys to accurately delineate the extent of the property to be transferred and to generate maps and legal descriptions that meet the requirements of the county's Registry of Deeds.

Tables 1-1 through 1-30 summarize subparcel history, buildings, and property use; physical features of each subparcel; and existing conditions, including presence of lead-based paint (LBP)/asbestos-containing materials (ACM); former (closed) sites; ECP category; and compliance/other. The compliance/other column documents information concerning USTs and Aboveground Storage Tanks (ASTs), solid waste, and endangered species within each subparcel; as well as interim covenants and restrictions regarding use of groundwater.

Interim covenants and restrictions regarding use of groundwater (see enclosure (2) clause 9) are to be established for several subparcels, as shown on Tables 1-1 through 1-30. These interim covenants and restrictions regarding use of groundwater are intended to ensure adequate review of proposed activities on the FOST parcels, such as development of a water supply well (potable or non-potable). The interim covenants and restrictions regarding groundwater are established not because the FOST properties are contaminated, but to ensure that activity on the FOST parcels will not adversely impact ongoing investigations or remedy implementation on nearby sites.

Subparcel OS-CRP-1

The Navy finds that the environmental conditions in subparcel OS-CRP-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of the property to IR Program Site 10. An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel OS-CRP-1 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 10.

The history of use and the details of the environmental conditions in subparcel OS-CRP-1 are summarized in Table 1-1. As shown in Figure 4, subparcel OS-CRP-1 is located in the central portion of the Base, adjacent to Taxiway B. A former shed (Bladder Tank Shack) on the site was demolished and is no longer present. The southern boundary is mainly defined by the southern limits of former IR Site 8. The western boundary is defined by the OS-CRP/MUVD boundary. The northern boundary is defined by the boundary of the property transferred by Navy in May 2003. The eastern edge abuts the north-south trending drainage channel (associated with AOC 61).

There are no current IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel OS-CRP-1.

The following current EBS RIA is located within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following former (closed) site is located within the subparcel, but does not adversely affect the FOST:

- Former (closed) IR Program Site 8 (Abandoned Bladder Tank Fuel Storage Area) – As summarized in enclosure (3), a No Action ROD has been signed for this site.

The following sites are located nearby (within 200 ft of) subparcel OS-CRP-1. As described in enclosures (3), (4), (5), and (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-1.

- IR Program Site 10 (Hangar 2/Building 82), formerly RTN 3-18110 and EBS RIA 107
- CERCLA AOC 61 (TACAN Outfall and associated areas), formerly EBS RIA 61
- Former (closed) RTN 3-10858 (Fuel Farm), formerly IR Program Site 6 and EBS RIAs 25 and 26
- Former (closed) RTN 3-16598E (Jet Fuel Pipeline)
- Former (closed) petroleum site, no RTN assigned, formerly EBS RIA 2B (Runway/Taxiway Area – North of 17-35)

- Former (closed) EBS RIA 31 (Fire Protection Pump House)
- Former (closed) EBS RIA 32 (Non-Potable Water Supply)
- Former (closed) EBS RIA 97 (Fire Department Spill Response).

Subparcel MUV D-1

The Navy finds that the environmental conditions in subparcel MUV D-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of the property to IR Program Site 10. An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel MUV D-1 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 10.

The history of use and the details of the environmental conditions in subparcel MUV D-1 are summarized in Table 1-2. As shown in Figure 4, subparcel MUV D-1 is located in the central portion of the Base, adjacent to Taxiway B. The southern, eastern, and most of the northern boundaries are defined by the OS-CRP/MUV D boundary line. The western boundary is defined by the east edge of the aircraft taxiway. The northern boundary is partially defined by the edge of the property transferred by Navy in May 2003.

There are no current IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel MUV D-1.

The following current EBS RIA is located within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following former (closed) site is partially located within the subparcel, but does not adversely affect the FOST:

- Former (closed) IR Program Site 8 (Abandoned Bladder Tank Fuel Storage Area) – As summarized in enclosure (3), a No Action ROD has been signed for this site.

The following sites are located nearby (within 200 ft of) subparcel MUV D-1. As described in enclosures (3), (4), (5), and (6), these nearby sites do not adversely affect the transfer of subparcel MUV D-1.

- IR Program Site 10 (Hangar 2/Building 82), formerly RTN 3-18110 and EBS RIA 107
- CERCLA AOC 61 (TACAN Outfall and associated areas), formerly EBS RIA 61
- Former (closed) RTN 3-16598E (Jet Fuel Pipeline)
- Former (closed) RTN 3-10858 (Fuel Farm), formerly IR Program Site 6 and EBS RIAs 25 and 26
- Former (closed) petroleum site, no RTN assigned, formerly EBS RIA 2B (Runway/Taxiway Area – North of 17-35)
- Former (closed) EBS RIA 2C (Herbicides Around Runway Lighting)
- Former (closed) EBS RIA 31 (Fire Protection Pump House)
- Former (closed) EBS RIA 32 (Non-Potable Water Supply)
- Former (closed) EBS RIA 97 (Fire Department Spill Response).

Subparcel OS-CRP-2

The Navy finds that the environmental conditions in subparcel OS-CRP-2 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-2 are summarized in Table 1-3. As shown in Figure 5, subparcel OS-CRP-2 is located in the northwest portion of the Base. The northern and eastern boundaries of the subparcel are defined by the edge of the property transferred by Navy in May 2003. The southern boundary is defined by the OS-CRP/MUVD boundary line. The western boundary is defined by a 20 foot setback from the boundary of the delineated wetland encompassing AOC 55C (North of Trotter Road – Pond Area) and a north-south line situated at the end of the dirt roadway.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel OS-CRP-2.

The following current EBS RIA is located within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located within 200 ft of subparcel OS-CRP-2. As described in enclosures (5) and (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-2.

- AOC 55C (North of Trotter Road – Pond Area), formerly EBS RIA 55C
- EBS RIA 62 (French Stream)
- Former (closed) AOC 55B (North of Trotter Road – Debris Area), formerly EBS RIA 55B.

Subparcel MUVD-2

The Navy finds that the environmental conditions in subparcel MUVD-2 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel MUVD-2 are summarized in Table 1-4. As shown in Figure 5, subparcel MUVD-2 is located in the northwest portion of the Base. The northern boundary is defined by the OS-CRP/MUVD boundary line. The eastern boundary of the subparcel is defined by the edge of Calnan Road and the OS-CRP/MUVD boundary line. The southern boundary is defined by the edge of the SR-W-3 parcel included in the August 2006 FOST document (FOST 3) and the OS-CRP boundary. The western boundary is defined by a north-south line situated at the end of the dirt roadway in OS-CRP-2.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel MUVD-2.

The following current EBS RIA is located within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located within 200 ft of subparcel MUVD-2. As described in enclosures (5) and (6), these nearby sites do not adversely affect the transfer of subparcel MUVD-2.

- AOC 55C (North of Trotter Road – Pond Area), formerly EBS RIA 55C
- EBS RIA 62 (French Stream)
- Former (closed) AOC 55B (North of Trotter Road – Debris Area), formerly EBS RIA 55B.

Subparcel OS-CRP-2A

The Navy finds that the environmental conditions in subparcel OS-CRP-2A are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-2A are summarized in Table 1-5. As shown in Figure 5, subparcel OS-CRP-2A is located in the northwest portion of the Base. The northern and western boundaries are defined by the OS-CRP/MUVD boundary line. The eastern boundary of the subparcel is defined by the edge of Calnan Road. The southern boundary is defined by the edge of the SR-W-3 parcel included in the August 2006 FOST document.

There are no current or former (closed) IR Program sites, CERCLA AOCs, petroleum sites, or EBS RIAs located within subparcel OS-CRP-2A.

The following site is located within 200 ft of subparcel OS-CRP-2A. As described in enclosure (6), this nearby site does not adversely affect the transfer of subparcel OS-CRP-2A.

- EBS RIA 62 (French Stream).

Subparcel OS-CRP-3

The Navy finds that the environmental conditions in subparcel OS-CRP-3 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-3 are summarized in Table 1-6. As shown in Figure 5, OS-CRP-3 is located approximately 600 ft west of Calnan Road in the northwestern portion of the Base. The southern boundary is defined by the OS-CRP/OS-WEY boundary. The western boundary is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line). The eastern and northern boundary abuts property transferred to the SSTDTC in May 2003.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel OS-CRP-3.

The following current EBS RIA is located within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites located nearby (within 200 ft of) subparcel OS-CRP-3.

Subparcel OS-WEY-2

The Navy finds that the environmental conditions in subparcel OS-WEY-2 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-WEY-2 are summarized in Table 1-7. As shown in Figure 5, OS-WEY-2 is located approximately 600 ft west of Calnan Road in the northwestern portion of the Base. The northern and eastern boundaries of the subparcel are defined by the OS-CRP/OS-WEY boundary. The southern boundary is defined by an east-

west line that is set back 10 ft from the northern extent of AOC 55D (North of Trotter Road – Wetland Area). The western boundary is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line).

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites located within the subparcel.

The following current EBS RIA is located within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located nearby (within 200 ft of) subparcel OS-WEY-2. As described in enclosure (5), these nearby sites do not adversely affect the transfer of these subparcels.

- AOC 55C (North of Trotter Road – Pond Area), formerly EBS RIA 55C
- AOC 55D (North of Trotter Road – Wetland Area), formerly EBS RIA 55D.

Subparcel MUV-3

The Navy finds that the environmental conditions in subparcel MUV-3 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel MUV-3 are summarized in Table 1-8. As shown in Figure 6, subparcel MUV-3 is located in the northwest portion of the Base. The northern boundary of the subparcel is defined by the edge of the SR-W-3 parcel included in the August 2006 FOST document. The western, southern, and eastern boundaries of the subparcel are defined by the OS-CRP/MUV boundary line.

There are no current or former (closed) IR Program sites or petroleum sites located within subparcel MUV-3.

The following current and former (closed) sites are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- Former (closed) AOC 55A (North of Trotter Road – Antennae Field) - As summarized in enclosure (5), a NFA ROD has been signed for AOC 55A.
- Former (closed) AOC 55B (North of Trotter Road – Debris Area) - As summarized in enclosure (5), a No Action ROD has been signed for AOC 55B.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following site is located within 200 ft of subparcel MUV-3. As described in enclosure (6), this nearby site does not adversely affect the transfer of subparcel MUV-3.

- EBS RIA 62 (French Stream).

Subparcel OS-CRP-3A

The Navy finds that the environmental conditions in subparcel OS-CRP-3A are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-3A are summarized in Table 1-9. As shown in Figure 6, subparcel OS-CRP-3A is located in the northwest portion of the Base. The western boundary of the subparcel is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line). The northern boundary of the subparcel is generally defined by the OS-CRP/MUVD boundary line. Portions of the northern boundary are also defined by the edge of the SR-W-3 parcel included in the August 2006 FOST document. The eastern boundary is defined by the eastern pavement edge of Calnan Road. The southern boundary is defined by the OS-CRP/VCD boundary line.

There are no current or former (closed) IR Program sites or petroleum sites located within subparcel OS-CRP-3A.

The following current and former (closed) sites are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- Former (closed) AOC 55A (North of Trotter Road – Antennae Field) - As summarized in enclosure (5), a NFA ROD has been signed for AOC 55A.
- Former (closed) EBS RIA 56/78D (Small Hangar) - As summarized in enclosure (6), EBS RIAs 56/78D have been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 84 (Area North of Trotter Road Septic System) - As summarized in enclosure (6), EBS RIA 84 has been closed out with a NFA decision.

The following sites are located within 200 ft of subparcel OS-CRP-3A. As described in enclosures (4), (5), and (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-3A.

- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 78E (Basewide USTs - Removal not documented – UST #28A)
- Former (closed) RTN 3-16598E (Jet Fuel Pipeline)
- Former (closed) AOC 55B (North of Trotter Road – Debris Area), formerly EBS RIA 55B
- Former (closed) RTN 3-15342 (Building 78 – Ground Electronics).

Subparcel VCD-1

The Navy finds that the environmental conditions in subparcel VCD-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of the property to IR Program Site 1 (West Gate Landfill). An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel VCD-1 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 1.

The history of use and the details of the environmental conditions in subparcel VCD-1 are summarized in Table 1-10. As shown in Figure 6, subparcel VCD-1 is located in the northwest portion of the Base. The western boundary of the subparcel is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line). The northern boundary of the subparcel is defined by the VCD/OS-CRP boundary lines. The eastern boundary is defined by the eastern pavement edge of Calnan Road. The southern boundary is defined by the southern pavement edge of Trotter Road.

There are no current or former (closed) IR Program sites located within subparcel VCD-1.

The following current and former (closed) sites are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- Former (closed) AOC 55A (North of Trotter Road – Antennae Field) - As summarized in enclosure (5), a NFA ROD has been signed for AOC 55A.
- Former (closed) EBS RIA 56/78D (Small Hangar) - As summarized in enclosure (6), EBS RIA 56/78D has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 78E (Basewide USTs - Removal not documented – UST #28A) - As summarized in enclosure (6), EBS RIA 78E has been closed out with a NFA decision.
- Former (closed) EBS RIA 79 (Basewide asbestos) – NFA is required under the EBS program. ACM is addressed in accordance with DoD policy on a case-by-case basis. See also clause 7 of enclosure (2).
- Former (closed) EBS RIA 80 (Basewide LBP) – NFA is required under the EBS program. Potential LBP hazards are addressed in accordance with DoD policy on a case-by-case basis. See also clause 6 of enclosure (2).
- Former (closed) EBS RIA 84 (Area North of Trotter Road) - As summarized in enclosure (6), EBS RIA 84 has been closed out with a NFA decision.
- Former (closed) RTN 3-15342 (Building 78 – Ground Electronics) -- As summarized in enclosure (4), RTN 3-15342 has been closed. The UST and impacted soil were removed in July 1997.
- The footprint of a former electrical substation located southwest of Building 78 and operated by the local utility company was evaluated in 2007 for PCBs by the Navy after the utility company removed transformers from a fenced area. Based on sampling results, no action is required for this area.

The following sites are located within 200 ft of subparcel VCD-1. As described in enclosures (3), (4), and (6), these nearby sites do not adversely affect the transfer of subparcel VCD-1.

- IR Program Site 1 (West Gate Landfill)
- USCG Buoy Depot Site
- Former (closed) RTN 3-16598E (Jet Fuel Pipeline)
- Former (closed) RTN 3-16598W (Jet Fuel Pipeline Holding Tank Area), formerly RIAs 54 and 94
- EBS RIA 62 (French Stream).

Subparcel VCD-2

The Navy finds that the environmental conditions in subparcel VCD-2 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of the property to IR Program Site 1 (West Gate Landfill). An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel VCD-2 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 1.

The history of use and the details of the environmental conditions in subparcel VCD-2 are summarized in Table 1-11. As shown in Figure 7, subparcel VCD-2 is located near the western Base fence line. The

western boundary of the subparcel is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line). The southern and eastern boundaries of the subparcel are defined by the VCD/OS-WEY boundary lines. The northern boundary is defined by the US Coast Guard (USCG) property line.

There are no current or former (closed) CERCLA AOCs or petroleum sites within subparcel VCD-2.

The following inactive EBS RIA is located within the Subparcel:

- EBS RIA 76D (Basewide solid waste) – Solid waste was removed from the Subparcel; however, some is still present. Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following former (closed) site is located partially within subparcel VCD-2, but does not adversely affect the FOST:

- USCG Buoy Depot Site – As summarized in enclosure (3), a removal action was completed and a ROD has been signed for this site. Long-term monitoring by the USCG is performed on the swale located on the northern edge of subparcel VCD-2. See enclosure (2), clause 4.

The following sites are located within 200 ft of subparcel VCD-2. As described in enclosures (3) and (4), these nearby sites do not adversely affect the transfer of subparcel VCD-2.

- Former (closed) RTN 3-16598W (Jet Fuel Pipeline Holding Tank Area), formerly RIAs 54 and 94.

Subparcel OS-WEY-4

The Navy finds that the environmental conditions in subparcel OS-WEY-4 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of the property to IR Program Site 1 (West Gate Landfill). An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel OS-WEY-4 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 1.

The history of use and the details of the environmental conditions in subparcel OS-WEY-4 are summarized in Table 1-12. As shown in Figure 7, subparcel OS-WEY-4 is located in the western portion of the Base. The northern boundary of this subparcel is defined partly by the VCD/OS-WEY boundary line and partly by a setback from IR Program Site 1. The eastern boundary is defined by the boundary of RIA 112 (West Mat Stormwater Drainage System) and an approximate 20-ft setback from EBS RIA 62 (French Stream). The southern boundary is defined partly by property transferred to SSTDTC in May 2003 and partly by the Weymouth/Rockland town line. The western boundary extends to the Navy's property line, which may extend a few feet beyond the perimeter fence line.

There are no current or former (closed) IR Program sites, petroleum sites, or CERCLA AOCs within subparcel OS-WEY-4.

The following current and former (closed) sites are located within or partially within the subparcel, but do not adversely affect the FOST:

- Former (closed) EBS RIA 2E (Runway/Taxiway Area – West of 8-26) – As summarized in enclosure (6), RIA 2E has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located within 200 ft of subparcel OS-WEY-4 and, as described in enclosures (3), (4), and (6), these nearby sites do not adversely affect the transfer of subparcel OS-WEY-4:

- USCG Buoy Depot Site – As summarized in enclosure (3), a removal action was completed and a ROD has been signed for this site.
- EBS RIA 62 (French Stream).
- EBS RIA 112 (West Mat Stormwater Drainage System).
- Former (closed) RTN 3-16598W (Jet Fuel Pipeline Holding Tank Area), formerly RIAs 54 and 94.

Subparcel OS-ABN-1A

The Navy finds that the environmental conditions in subparcel OS-ABN-1A are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-ABN-1A are summarized in Table 1-12A. As shown in Figure 7, subparcel is located in the western portion of the Base. The northern boundary of this subparcel is defined by the Weymouth/Abington town line. The eastern boundary is defined by the boundary of RIA 112 (West Mat Stormwater Drainage System). The southern boundary is defined by the GOSD-1 subparcel. The western boundary is defined by previously-transferred property.

There are no current or former (closed) IR Program sites, petroleum sites, or CERCLA AOCs within subparcel OS-ABN-1A.

The following current and former (closed) sites are located within or partially within the subparcel, but does not adversely affect the FOST:

- Former (closed) EBS RIA 2E (Runway/Taxiway Area – West of 8-26) – As summarized in enclosure (6), RIA 2E has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located within 200 ft of subparcel OS-ABN-1A and, as described in enclosures (3), (4), and (6), these nearby sites do not adversely affect the transfer of subparcel OS-ABN-1A:

- EBS RIA 62 (French Stream)
- EBS RIA 112 (West Mat Stormwater Drainage System)
- Former (closed) EBS RIA 2C (Runway/Taxiway Area - Runway Lighting)

Subparcel OS-CRP-4

The Navy finds that the environmental conditions in subparcel OS-CRP-4 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-4 are summarized in Table 1-13. As shown in Figure 8, OS-CRP-4 is located in the west-central portion of the Base, adjacent to French Stream. The site is bordered on all sides by OS-CRP- zoned land.

There are no current IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel OS-CRP-4.

The following current and former (closed) sites are located within or partially within the subparcel, but do not adversely affect the FOST:

- Former (closed) IR Program Site 5 (Tile Leach Field) – As summarized in enclosure (3), a No Action ROD has been signed for this site.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- EBS RIA 112 (West Mat Stormwater Drainage System) – As summarized in enclosure (6), RIA 112 encompasses OS-CRP-4. Further limited sampling is planned for RIA 112 outside the limits of OS-CRP-4. This site does not adversely affect the transfer of subparcel OS-CRP-4.

The following sites are located within 200 ft of subparcel OS-CRP-4 and, as described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-4:

- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 4B (ATC Area — Alleged Waste Disposal).

Subparcel OS-ABN-1

The Navy finds that the environmental conditions in subparcel OS-ABN-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-ABN-1 are summarized in Table 1-14. As shown in Figure 9, subparcel OS-ABN-1 is located in the southern portion of the Base. A portion of the north boundary (northwest side) abuts property transferred to the SSTDTC in May 2003. The remainder of the northern boundary of the subparcel is defined by the OS-ABN/OS-CRP boundary line. French Stream and a 20 foot setback on either side are excluded from the parcel. The southern and western boundaries of the subparcel are defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line). The eastern boundary is defined by the OS-ABN/OS-RKD boundary line.

There are no current IR Program sites, CERCLA AOCs, or petroleum sites located within subparcel OS-ABN-1.

The following current and former (closed) sites are located within subparcel OS-ABN-1, but do not adversely affect the FOST:

- Former (closed) CERCLA AOC 100 (East Street Gate Area - Hummocky Terrain) – As summarized in enclosure (5), a No Further Action ROD has been signed for this site.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located within 200 ft of subparcel OS-ABN-1. As described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel OS-ABN-1.

- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 101 (East Street Gate Area – former runway lighting).

Subparcel OS-CRP-5

The Navy finds that the environmental conditions in subparcel OS-CRP-5 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-5 are summarized in Table 1-15. As shown in Figure 9, subparcel OS-CRP-5 is located at the southern end of the Base, west of the runway triangle. Boundaries are defined by the OS-CRP/OS-ABN boundary lines to the south and west, the OS-CRP/OS-RKD boundary to the southeast and the OS-CRP/GOSD boundary to the north and east. French Stream and a 20 foot setback on either side are excluded from the parcel.

There are no current or former (closed) IR Program sites, petroleum sites, or CERCLA AOCs within subparcel OS-CRP-5.

The following current and former (closed) sites are located within, or partially within, subparcel OS-CRP-5, but do not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 101 (East Street Gate Area – former runway lighting) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 2D (Runway/Taxiway Area — South end of 17-35) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) sites are located within 200 ft of subparcel OS-CRP-5. As described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-5.

- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 6 (East Street Gate)

Subparcel OS-RKD-1

The Navy finds that the environmental conditions in subparcel OS-RKD-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-RKD-1 are summarized in Table 1-16. As shown in Figure 9, subparcel OS-RKD-1 is located at the southern end of the Base, west of the runway triangle. The boundaries are defined by property previously transferred to the STTDC in May 2003 and OS-RKD/OS-CRP and GOSD boundary lines.

There are no current or former (closed) IR Program sites, petroleum sites, CERCLA AOCs, or EBS RIAs within subparcel OS-RKD-1.

The following current and former (closed) sites are located within 200 ft of subparcel OS-RKD-1. As described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel OS-RKD-1.

- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 2D (Runway/Taxiway Area — South end of 17-35)
- Former (closed) EBS RIA 6 (East Street Gate)
- Former (closed) EBS RIA 101 (East Street Gate Area – former runway lighting).

Subparcel GOSD-1

The Navy finds that the environmental conditions in subparcel GOSD-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel GOSD-1 are summarized in Table 1-17. As shown in Figure 10, subparcel GOSD-1 is located at the southern end of the Base. Boundaries are defined by the GOSD/OS-CRP boundary to the west and south, and the boundaries of the property transferred to SSTITDC in May 2003 to the east.

There are no current or former (closed) IR Program sites, petroleum sites, or CERCLA AOCs within subparcel GOSD-1.

As summarized in enclosure (6), the following current and former (closed) sites located within, or partially within, subparcel GOSD-1 have been closed with NFA decisions and therefore do not adversely affect the FOST:

- Former (closed) EBS RIA 1 (Runway/Taxiway OLS Vaults)
- Former (closed) EBS RIA 2C (Runway/Taxiway Area - Runway Lighting)
- Former (closed) EBS RIA 2D (Runway/Taxiway Area — South end of 17-35)
- Former (closed) EBS RIA 6 (East Street Gate)
- Former (closed) EBS RIA 101 (East Street Gate Area – former runway lighting)
- Former (closed) EBS RIA 102 (East Street Gate Area - transformer)
- EBS RIA 76D (Basewide solid waste) –Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following current and former (closed) sites are located within 200 ft of subparcel GOSD-1. As described in enclosures (3) and (6), these nearby sites do not adversely affect the transfer of subparcel GOSD-1.

- EBS RIA 62 (French Stream)
- EBS RIA 112 (West Mat Stormwater Drainage System)
- Former (closed) IR Program Site 5 (Tile Leach Field).

Subparcel OS-CRP-6

The Navy finds that the environmental conditions in subparcel OS-CRP-6 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-6 are summarized in Table 1-18. As shown in Figure 10, subparcel OS-CRP-6 is located at the southern end of the Base. The parcel boundaries are defined by the OS-CRP/GOSD boundary to the north and parcels transferred to SSTITDC in May 2003 to the west, south, and east. French Stream and a 20 foot setback on either side are excluded from the parcel.

There are no current or former (closed) IR Program sites, petroleum sites, or CERCLA AOCs within subparcel OS-CRP-6.

The following current and former (closed) EBS RIAs are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 6 (East Street Gate) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 2D (Runway/Taxiway Area — South end of 17-35) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) sites are located within 200 ft of subparcel OS-CRP-6. As described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-6.

- EBS RIA 62 (French Stream)
- Former (closed) EBS RIA 102 (East Street Gate Area - transformer).

Subparcel OS-CRP-7

The Navy finds that the environmental conditions in subparcel OS-CRP-7 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-7 are summarized in Table 1-19. As shown in Figure 11, subparcel OS-CRP-7 is located at the center of the Base. The parcel boundaries are defined by the OS-CRP/GOSD boundary to the west, other OS-CRP areas to the north and east, the property transferred to SSTDC in May 2003 to the south, and setbacks from nearby active sites.

There are no current or former (closed) IR Program sites, petroleum sites, or CERCLA AOCs within subparcel OS-CRP-7.

The following current and former (closed) EBS RIAs are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 96B (TACAN – Jet Engine Test Stand SE) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) sites are located within 200 ft of subparcel OS-CRP-7. As described in enclosures (4), (5), and (6), these nearby sites do not adversely affect the transfer of subparcel OS-CRP-7.

- RTN 4-18735 (Fire Fighting Training Area), formerly IR Program Site 4
- Former (closed) CERCLA AOC 3 (Suspected TACAN Disposal Area), formerly EBS RIA 3
- CERCLA AOC 61 (TACAN Ditch), formerly EBS RIA 61
- EBS RIA 62 (French Stream)
- EBS RIA 112 (West Mat Stormwater Drainage System).

Subparcel OS-RKD-2

The Navy finds that the environmental conditions in subparcel OS-RKD-2 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-RKD-2 are summarized in Table 1-20. As shown in Figure 12, subparcel OS-RKD-2 is located in the eastern section of the Base east of Taxiway "C". The eastern boundary is defined by the edge of the property transferred to SSTDTC in May 2003 and by an approximate 30 ft setback from AOC 8 and EBS RIA 110. A portion of the southern boundary also abuts property transferred to the SSTDTC in May 2003. The northern and northeastern boundaries are defined by the OS-RKD/MUVD boundary lines and by the OS-RKD/RD boundary to the northwest. Other boundaries are defined by setbacks from ongoing environmental investigation sites in adjacent areas. A drainage channel (RIA-104) running through the northeast portion of the parcel toward Old Swamp River is excluded.

There are no current or former (closed) IR Program sites or CERCLA AOCs within subparcel OS-RKD-2.

The following current and former (closed) sites are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 1 (Runway/Taxiway OLS Vaults) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 2C (Runway/ Taxiway Area - Runway Lighting) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 9A (Building 61) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 9B (Building 62) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 39H (East Mat — Material in Catch Basins) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 105 (Runway/Taxiway Area) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) RTN 4-17700 (Union Street Gas Station), formerly RIA 109 – This site was closed with a Class B-1 RAO (condition of No Significant Risk and no AUL required).

The following sites are located within 200 ft of subparcel OS-RKD-2, and as described in enclosures (4), (5), and (6), these nearby sites do not adversely affect the transfer of subparcel OS-RKD-2:

- RTN 4-18735 (Fire Fighting Training Area), formerly IR Program Site 4
- CERCLA AOC 8 (Wyoming Street Area), formerly RIA 8
- EBS RIA 62 (French Stream)
- EBS RIA 104 (Old Swamp River)
- EBS RIA 110 (Southeast Antenna Field)
- EBS RIA 112 (West Mat Stormwater Drainage System).

Subparcel OS-RKD-3

The Navy finds that the environmental conditions in subparcel OS-RKD-3 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-RKD-3 are summarized in Table 1-21. As shown in Figure 13, subparcel OS- RKD-3 is located along the south side of the eastern extension of the Base. The subparcel excludes a drainage ditch that is being evaluated as part of EBS RIA 104 (Old Swamp River). The south boundary of the subparcel is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line). The northern and western boundaries are defined by the OS-RKD/MUVD boundary lines. The eastern boundary is defined by a set back from IR Program Site 2 (Rubble Disposal Area) and EBS RIA 104 (Old Swamp River).

There are no current or former (closed) IR Program sites or CERCLA AOCs within subparcel OS-RKD-3.

The following current and former (closed) sites are located within, or partially within, the subparcel, but do not adversely affect the FOST:

- Former (closed) RTN 4-17700 (Union Street Gas Station), formerly RIA 109 – This site was closed with a Class B-1 RAO (condition of No Significant Risk and no AUL required).
- Former (closed) EBS RIA 2A (East of Runway 8-26) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following sites are located within 200 ft of subparcel OS-RKD-3. As described in enclosures (3) and (6), these nearby sites do not adversely affect the transfer of subparcel OS- RKD-3.

- IR Program Site 2 (Rubble Disposal Area)
- EBS RIA 104 (Old Swamp River)
- Former (closed) EBS RIA 1 (Runway/Taxiway OLS Vaults)
- Former (closed) EBS RIA 85 (Areas East of Former Runway 8-26).

Subparcel RD-1

The Navy finds that the environmental conditions in subparcel RD-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel RD-1 are summarized in Table 1-22. As shown in Figure 14, subparcel RD-1 is located in the center of the Base. The northern and eastern boundaries are defined by the RD/MUVD boundary lines. The southern boundary is defined by the RD/OS-RKD boundary line. The western boundary is defined by the limits of RIA 112.

There are no current or former (closed) IR Program sites, CERCLA AOCs, petroleum sites, or EBS RIAs within subparcel RD-1.

The following current and former (closed) sites are located within 200 ft of subparcel RD-1. As described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel RD-1.

- Former (closed) EBS RIA 39H (East Mat — Material in Catch Basins)
- EBS RIA 62 (French Stream)

- EBS RIA 112 (West Mat Stormwater Drainage System)
- Former (closed) EBS RIA 2C (Runway/Taxiway Area - Runway Lighting).

Subparcel MUV-4

The Navy finds that the environmental conditions in subparcel MUV-4 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel MUV-4 are summarized in Table 1-23. As shown in Figure 14, subparcel MUV-4 is located in the eastern portion of the Base. The boundaries are generally defined to the west by the MUV/RD boundary, to the south by the MUV/OS-RKD boundary, and to the north by the MUV/RecD, OS-WEY, and OS-CRP boundary lines. The eastern end extends to the boundary of parcels transferred to SSTD in May 2003.

There are no current or former (closed) IR Program sites or CERCLA AOCs within subparcel MUV-4.

The following current or former (closed) sites are located within, or partially within, subparcel MUV-4, but do not adversely affect the FOST:

- Former (closed) RTN 4-17700 (Union Street Gas Station), formerly RIA 109 – This site was closed with a Class B-1 RAO (condition of No Significant Risk and no AUL required).
- Former (closed) EBS RIA 1 (Runway/Taxiway OLS Vaults) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 2A (Runway/Taxiway Area - East of 8-26) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 2C (Runway/Taxiway Area - Runway Lighting) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 39H (East Mat — Material in Catch Basins) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 85 (Areas East of Former Runway 8-26) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) sites are located within 200 ft of subparcel MUV-4. As described in enclosures (3), (5), and (6), these nearby sites do not adversely affect the transfer of subparcel MUV-4.

- IR Program Site 2 (Rubble Disposal Area)
- CERCLA AOC 60 (East Mat Drainage Ditch), formerly EBS RIA 60
- Former (closed) EBS RIA 39A/G (East Mat — Stained and Non-Stained Pavement)
- Former (closed) EBS RIA 39C (East Mat — Groundwater Spills and Hazardous Waste Storage)
- EBS RIA 104 (Old Swamp River)
- EBS RIA 112 (West Mat Stormwater Drainage System).

Subparcel OS-WEY-5

The Navy finds that the environmental conditions in subparcel OS-WEY-5 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-WEY-5 are summarized in Table 1-24. As shown in Figure 14, subparcel OS-WEY-5 is located in the northeastern section of the Base. Subparcel OS-WEY-5 includes two small parcels of property along the Base fence line (around the Union Street cul-de-sac). The southern boundary is defined by the OS-WEY/MUVD and Weymouth/Rockland town line. The northern boundary is defined by the Navy's property line (which may extend a few feet beyond the perimeter fence line).

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites within subparcel OS-WEY-5.

The following current and former (closed) sites are located within or partially within subparcel OS-WEY-5, but do not adversely affect the FOST:

- Former (closed) EBS RIA 39H (East Mat — Material in Catch Basins) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

The following current and former (closed) sites are located within 200 ft of subparcel OS-WEY-5. As described in enclosures (5) and (6), these nearby sites do not adversely affect the transfer of subparcel OS-WEY-5.

- CERCLA AOC 60 (East Mat Drainage Ditch), formerly EBS RIA 60
- Former (closed) EBS RIA 2A (Runway/Taxiway Area - East of 8-26)
- EBS RIA 104 (Old Swamp River).

Subparcel OS-RKD-4

The Navy finds that the environmental conditions in subparcel OS-RKD-4 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-RKD-4 are summarized in Table 1-24A. As shown in Figure 14, subparcel OS-RKD-4 is located in the northeastern section of the Base. Subparcel OS-RKD-4 is a small parcel along the Rockland/Weymouth town line (south of the Union Street cul-de-sac). The southern boundary is defined by the MUVD boundary line. The northern boundary is defined by the Rockland/Weymouth Town Line.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites within subparcel OS-RKD-4.

The following former (closed) site is located partially within, subparcel OS-RKD-4, but does not adversely affect the FOST:

- Former (closed) EBS RIA 39H (East Mat — Material in Catch Basins) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) sites are located within 200 ft of subparcel OS-RKD-4. As described in enclosures (5) and (6), these nearby sites do not adversely affect the transfer of subparcel OS-RKD-4.

- CERCLA AOC 60 (East Mat Drainage Ditch), formerly EBS RIA 60
- EBS RIA 104 (Old Swamp River).

Subparcel OS-CRP-8

The Navy finds that the environmental conditions in subparcel OS-CRP-8 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-8 are summarized in Table 1-25. As shown in Figure 14, subparcel OS-CRP-8 is located in the eastern portion of the Base. The boundaries are defined to the north and east by the OS-CRP/RD boundary line and to the southwest by a setback from RIA 104.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites within subparcel OS-CRP-8.

The following former (closed) site is located within, or partially within, subparcel OS-CRP-8, but does not adversely affect the FOST:

- Former (closed) EBS RIA 2A (Runway/Taxiway Area - East of 8-26) - As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current site is located within 200 ft of subparcel OS-CRP-8. As described in enclosure (6), this nearby site does not adversely affect the transfer of subparcel OS-CRP-8.

- EBS RIA 104 (Old Swamp River).

Subparcel RD-2

The Navy finds that the environmental conditions in subparcel RD-2 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel RD-2 are summarized in Table 1-26. As shown in Figure 14, subparcel RD-2 is located in the eastern portion of the Base. The boundaries are defined to the west by the RD/OS-CRP boundary lines and to the north and east by property transferred to SSTD in May 2003.

There are no current or former (closed) IR Program sites, CERCLA AOCs, petroleum sites, or EBS RIAs within subparcel RD-2.

The following current and former (closed) sites are located within 200 ft of subparcel RD-2. As described in enclosure (6), these nearby sites do not adversely affect the transfer of subparcel RD-2.

- Former (closed) EBS RIA 2A (Runway/Taxiway Area - East of 8-26)
- EBS RIA 104 (Old Swamp River).

Subparcel MUV-5

The Navy finds that the environmental conditions in subparcel MUV-5 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel MUV-5 are summarized in Table 1-27. As shown in Figure 15, subparcel MUV-5 is located in the eastern extension of the Base. The western boundary of the subparcel is defined by the edge of property transferred to the SSTD in May 2003. The southern boundary is defined by the south edge of a dirt road. The northern boundary is defined by the MUV/OS-CRP boundary line.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites within subparcel MUV-5.

The following former (closed) EBS RIA is located partially within the subparcel, but does not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 95A (Former PCB Transformer - Building 101) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) environmental sites are located within 200 ft of subparcel MUV-5. As summarized in enclosures (3) and (6), these nearby sites do not adversely impact subparcel MUV-5.

- IR Program Site 2 (Rubble Disposal Area)
- EBS RIA 104 (Old Swamp River).

Subparcel OS-CRP-9

The Navy finds that the environmental conditions in subparcel OS-CRP-9 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2).

The history of use and the details of the environmental conditions in subparcel OS-CRP-9 are summarized in Table 1-28. As shown in Figure 15, subparcel OS-CRP-9 is located in the eastern extension of the Base. The western boundary of the subparcel is defined by the edge of property transferred to the SSTD in May 2003. The southern boundary is defined by the south edge of a dirt road and the OS-CRP/MUV boundary line. The northern and eastern boundaries are defined by a setback from EBS RIA 104 (Old Swamp River). Although Old Swamp River (RIA 104) appears relatively narrow in Figure 15, a large setback is used due to the uncertainty in the extent of potential impacts associated with IR Program Site 2 (Rubble Disposal Area). Unlike French Stream, which has a smaller setback, Old Swamp River is not confined to a narrow channel. As such, the potential floodplain, as defined from the topography and including much of the mapped wetland areas, is excluded from the FOST.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites within subparcel OS-CRP-9.

The following EBS RIAs are located partially within the subparcel, but do not adversely affect the FOST:

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 79 (Basewide asbestos) – NFA is required under the EBS program. ACM is addressed in accordance with DoD policy on a case-by-case basis. See also clause 7 of enclosure (2).
- Former (closed) EBS RIA 80 (Basewide LBP) – NFA is required under the EBS program. Potential LBP hazards are addressed in accordance with DoD policy on a case-by-case basis. See also clause 6 of enclosure (2).
- Former (closed) EBS RIA 95A (Former PCB Transformer - Building 101) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) environmental sites are located within 200 ft of subparcel OS-CRP-9. As summarized in enclosures (3) and (6), these nearby sites do not adversely impact subparcel OS-CRP-9.

- IR Program Site 2 (Rubble Disposal Area)
- EBS RIA 104 (Old Swamp River).

Subparcel RecD-1

The Navy finds that the environmental conditions in subparcel RecD-1 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of portions of the property to IR Program Site 11 (Solvent Release Area). An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel RecD-1 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 11.

The history of use and the details of the environmental conditions in subparcel RecD-1 are summarized in Table 1-29. As shown in Figure 16, subparcel RecD-1 is located in the northeastern portion of the Base. The northern boundary of subparcel RecD-1 is defined by the edge of the property transferred to the USCG in July 1998. The eastern boundaries of the subparcel are defined by the RecD/OS-WEY boundary line and a 150-foot buffer from the northwest corner of IR Program Site 11. The western boundary of the subparcel is defined by the edge of the property transferred to SSTDTC in May 2003. The southern boundary is generally defined by pavement edges and a portion bordering the SR-W-2 parcel included in the August 2006 FOST document.

There are no current or former (closed) IR Program sites or CERCLA AOCs within subparcel RecD-1.

The following current or former (closed) sites are located partially within the subparcel, but do not adversely affect the FOST:

- Former (closed) RTN 3-15289 (Swimming Pool) – As summarized in enclosure (4), the Navy has successfully removed the UST and impacted soil and has closed the site with an RAO.
- Former (closed) EBS RIA 49 (Swimming Pool) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 50 (Child Care Center) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).
- Former (closed) EBS RIA 77 (Basewide USTs - Leak Test Not Performed) – As summarized in enclosure (6), this site has been closed out with a NFA decision.
- Former (closed) EBS RIA 79 (Basewide asbestos) – NFA is required under the EBS program. ACM is addressed in accordance with DoD policy on a case-by-case basis. See also clause 7 of enclosure (2).
- Former (closed) EBS RIA 80 (Basewide LBP) – NFA is required under the EBS program. Potential LBP hazards are addressed in accordance with DoD policy on a case-by-case basis. See also clause 6 of enclosure (2).
- Former (closed) EBS RIA 92 (Hobby Shop - Equipment Pit and Potential Spills) – As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) environmental sites are located within 200 ft of subparcel RecD-1. As summarized in enclosures (3) and (4), these nearby sites do not adversely impact subparcel RecD-1.

- IR Program Site 11 (Solvent Release Area), formerly AOC 108 and RIA 108
- Former (closed) RTN 3-13673 (Shea Memorial Drive Spill).

Subparcel OS-WEY-6

The Navy finds that the environmental conditions in subparcel OS-WEY-6 are such that the property is suitable to transfer under the terms and conditions contained in this FOST, including those described in enclosure (2), noting the proximity of portions of the property to IR Program Site 11 (Solvent Release Area). An interim covenant and restriction regarding use of groundwater (see enclosure (2) clause 9) is established for subparcel OS-WEY-6 to ensure that activity on the FOST parcel will not adversely impact ongoing investigations or remedy implementation on IR Program Site 11.

The history of use and the details of the environmental conditions in subparcel OS-WEY-6 are summarized in Table 1-30. As shown in Figure 16, subparcel OS-WEY-6 is located in the northeastern portion of the Base. The northern and eastern boundaries are defined by the edge of the property transferred to SSTDC in May 2003. The southern and western boundaries of the subparcel are defined by the OS-WEY/RecD boundary line. The northwest boundary is the edge of property transferred to USCG in July 1998.

There are no current or former (closed) IR Program sites, CERCLA AOCs, or petroleum sites within subparcel OS-WEY-6.

The following current or former (closed) EBS RIAs are located partially within the subparcel, but do not adversely affect the FOST:

- Former (closed) EBS RIA 50 (Child Care Center) - As summarized in enclosure (6), this site has been closed out with a NFA decision.
- EBS RIA 76D (Basewide solid waste) – Solid waste is not a CERCLA issue and its presence does not preclude a FOST. Notification of solid waste debris areas within the subject subparcels is provided in enclosure (7).

- Former (closed) EBS RIA 79 (Basewide asbestos) – NFA is required under the EBS program. ACMs are addressed in accordance with DoD policy on a case-by-case basis. See also clause 7 of enclosure (2).
- Former (closed) EBS RIA 80 (Basewide LBP) – NFA is required under the EBS program. Potential LBP hazards are addressed in accordance with DoD policy on a case-by-case basis. See also clause 6 of enclosure (2).
- Former (closed) EBS RIA 92 (Hobby Shop - Equipment Pit and Potential Spills) - As summarized in enclosure (6), this site has been closed out with a NFA decision.

The following current and former (closed) environmental sites are located within 200 ft of subparcel OS-WEY-6. As summarized in enclosures (3), (4), (5), and (6), these nearby sites do not adversely impact subparcel OS-WEY-6.

- IR Program Site 11 (Solvent Release Area), formerly AOC 108 and RIA 108
- Former (closed) RTN 3-13673 (Shea Memorial Drive Spill)
- Former (closed) RTN 3-15289 (Swimming Pool)
- Former (closed) EBS RIA 49 (Swimming Pool)
- Former (closed) EBS RIA 77 (Basewide USTs - Leak Test Not Performed).

COMPLIANCE PROGRAMS

In addition to the specific environmental investigations described above, the Navy has also addressed various regulatory compliance programs at NAS South Weymouth. A summary of these programs and how they affect the subparcels included in this FOST is presented below.

Polychlorinated Biphenyls

As documented in the *PCB-Free Activity Report* (January 4, 1995), NAS South Weymouth has been "PCB-free" (PCB concentrations less than 50 parts per million) for electrical and hydraulic equipment since December 31, 1994. Since the promulgation of the Toxic Substances Control Act (TSCA, 40 CFR 761) in 1976, NAS South Weymouth Environmental/Public Works Department personnel have conducted periodic inspections of PCB-containing equipment at the Base. To confirm that the equipment at the Base is currently PCB-free, the Navy has tested transformers and capacitors and has also verified with the manufacturers that the hydraulic systems do 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 do not contain PCBs.

In subparcel OS-CRP-9, the Navy completed a PCB investigation at EBS RIA 95A (Former PCB Transformer in Building 101). No PCB contamination was found and, as summarized in enclosure (6), an NFA decision has been documented for that site.

As part of EBS RIA 1, the Navy investigated optical landing system vaults, which were partially within GOSD-1, OS-RKD-2, and MUVD-4 and 130 ft northwest of OS-RKD-3. These vaults had housed PCB-containing electrical equipment that had previously been removed. The vaults were cleaned, sampled, and closed and a NFA decision document was prepared for the RIA.

In subparcel VCD-1, the Navy assessed the potential presence of PCBs in soil in the footprint of the former Trotter Road electrical substation operated by the local utility. In March 2007, the Navy completed a sampling effort in the fenced in area where PCB-containing transformers had been located, prior to their

removal by the utility. No PCB contamination was indicated as there were no exceedences of applicable state or federal PCB criteria. There is no identified impact from PCBs on the subparcel.

No PCB contamination has been identified within the subject subparcels. No impacts from PCB contamination in nearby sites (e.g. IR Site 1, IR Site 2, and AOC 8) have been identified in the subject subparcels.

Asbestos

The *Potential Immediate Hazards (PIH) Survey* of November 1999 reported the current types and quantities of 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 ACM in the buildings included in this EBST are summarized in Tables 1-1 through 1-30.

DoD Policy on Asbestos at BRAC Properties of (January 12, 1995) states that ACM shall be remediated prior to property disposal only if it is of a type and condition that is not in compliance with applicable laws, regulations, and standards, or if it poses a threat to human health at the time of transfer of the property (i.e., it is friable, accessible, and damaged [FAD]). The Navy will implement the *DoD policy* regarding ACM in accordance with a written statement of facility-specific utilization or non-utilization as provided by the local reuse authority (i.e., the SSTDTC). A copy of the *DoD policy* on asbestos is presented in the *BRAC Cleanup Plan* (August 1998). Buildings will be transferred “as is.” See clause 7 of enclosure (2).

The possibility remains for the presence of undiscovered ACM associated with underground utilities at NAS South Weymouth. As part of the property transfer, NAS South Weymouth will provide utility maps of the Base property. Due to the presence of such underground utilities, any subsurface work performed by the Grantee must be conducted in accordance with applicable regulations and conducted by trained, properly-equipped personnel.

Lead-Based Paint in Residential Buildings

The *PIH Survey* of August 2001 documented the current paint conditions for the buildings at the Main Base of NAS South Weymouth. Tables 1-1 through 1-30 summarize the paint conditions for the buildings included in this EBST.

It is the Navy’s understanding that no residential reuse is planned for the buildings within the subject subparcels. To date, the Grantee (i.e., SSTDTC) has not indicated that the existing buildings in any subparcel would be used for residential purposes. If the Grantee decides to use the existing buildings in any subparcel for residential purposes, then the Navy will implement the *DoD policy* regarding LBP in accordance with a written statement of facility-specific utilization or non-utilization as provided by the Grantee. 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). If the Grantee decides to modify the planned reuse, including modifying approved zoning such that a building in this EBST would be reused for residential purposes or for purposes that include the presence of children under the age of 6 years, then the Grantee shall assess potential LBP hazards for such uses and, prior to occupancy, shall complete any required abatements or engineering controls in accordance with applicable federal, state, and local regulations. Buildings will be transferred “as is.” See clause 6 of enclosure (2).

Lead in Drinking Water Fountains

As documented in the *BRAC Cleanup Plan* (August 1998), the Base Environmental Office completed testing of lead in drinking water at NAS South Weymouth from July to September 1992. This included 44 drinking water fountains at the Main Base, testing at 25 basewide priority areas, and testing at 259 housing water taps. Of these tested locations, two were within the subject subparcels: Building 78 and Building 128. Samples from both buildings were reported to be below the analytical method detection limit and did not exceed the current federal action level of 15 µg/L for lead in drinking water.

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

As documented in the *BRAC Cleanup Plan* (August 1998) and the *Phase I EBS* (November 18, 1996), the following USTs and ASTs are currently, or were formerly, located within the EBST subparcels. See Tables 1-1 through 1-30 and Table 2 for additional details:

- Former UST No. 15; 1,000-gal, stored No. 2 Fuel Oil (Building 78) [VCD-1]
- Former UST No. 28A; 1,500-gal, stored AvGas (Building 110) [VCD-1]
- Former UST No. 28B; 1,500-gal, stored AvGas (Building 110) [VCD-1]
- Former UST No. 30; 1,000-gal, stored heat/fuel oil (Building 105) [RecD-1]
- Former 275-gal AST, stored Diesel Fuel (Building 78) [VCD-1]
- Former 500-gal AST, stored No. 2 Fuel Oil (Building 95) [OS-WEY-6]
- Former 200-gal AST, stored Aqueous Film Forming Foam (AFFF) at Building 111 [VCD-1]
- Four former 10,000-gal ASTs, stored jet fuel (JP-5) at the Abandoned bladder Tank Fuel Storage Area [OS-CRP-1/MUVD-1]
- Four 300-gal ASTs, stored ethylene glycol [GOSD-1]
- Two 300-gal ASTs, stored ethylene glycol [OS-RKD-2]
- Two 300-gal ASTs, stored ethylene glycol [MUVD-4].

Radon

The *BRAC Cleanup Plan* documented the DoD's voluntary approach to sampling and documenting potential radon exposure at NAS South Weymouth. In 1989, the Navy completed a radon screening at the Main Base of NAS South Weymouth as well as other associated properties at Squantum Gardens and Naval Terrace located in Quincy, MA. The results indicated that none of the facilities or housing units at these locations had radon levels above the U.S. Environmental Protection Agency's (EPA's) advisory action level of 4 picocuries per liter (pCi/L).

Pesticides

Pesticides and herbicides were applied at the Base as part of routine facility maintenance throughout its operational history. Detailed information is not available regarding the specific past use of pesticides within the subject subparcels. 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 is presented in Table 5-16 of the *Phase I EBS*. No additional records of pesticide use prior to 1987 have been 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 pesticide storage and use 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. Site-specific instances of pesticide/herbicide investigations include the following:

- Pesticides detected in soil and sediments at AOCs 55A and 55B have been evaluated in the human health and ecological risk assessments. As summarized in enclosure (5), NFA is required for AOC 55A and No Action is required for AOC 55B.
- 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 have concurred that no action was required for RIA 2C.
- As summarized in enclosure (6), NFA was required for the pesticide concentrations detected in sediment at RIA 84.

Solid Waste

Solid waste is not regulated under CERCLA Section 120(h). DoD BRAC guidance for FOSTs states that, in some cases, it may be required that certain hazards not regulated under CERCLA be disclosed, according to the policies of the particular DoD component (i.e., Navy), and that restrictions on use related to those hazards be stated in the deed of transfer. Such disclosures and restrictions should be described in the FOST. Non-CERCLA hazards can include issues such as solid waste, petroleum products, and safety concerns.

Therefore, the presence of solid waste in the subject subparcels does not preclude the FOST provided that notification and any necessary restrictions are included in the FOST document. Enclosure (7) of this FOST summarizes the types, quantities, and locations of solid waste within the subject subparcels.

Listed 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, although migrating bald eagles could occasionally pass through this area. One state-listed threatened bird species, the northern harrier (*Circus cyaneus*), has been observed at NAS South Weymouth and may pass through the subject subparcels on occasion.

Two state-listed "species of special concern," the grasshopper sparrow (*Ammodramus savannarum*) and the eastern box turtle (*Terrapene carolina*), have been identified at NAS South Weymouth. Potential habitat for these species (e.g., wetland areas) are present in some areas of the EBST subparcels.

NOTICE OF CERCLA HAZARDOUS SUBSTANCES

In accordance with CERCLA Section 120(h)(1), 40 CFR 373, notice is required when a hazardous substance has been stored for one year or more and applies only when the substances are or have been stored in quantities greater than or equal to 1,000 kilograms or the substance's reportable quantity, whichever is greater. There are no records or knowledge that hazardous substances, listed under 40 CFR 261.30 as acutely hazardous waste, were stored for one year or more, in excess of 1 kilogram. Notice is also required when hazardous substances are or have been stored, released, or disposed of in quantities greater than or equal to the substance's CERCLA-reportable quantity. Hazardous substances and petroleum products formerly used, released, or disposed of in the subject subparcels are listed in Table 2. Limited information was available on historical quantities of substances and length of storage. In some cases it is unknown whether the quantities of hazardous substances present within the subject subparcels were sufficient to warrant CERCLA notice; therefore, notice of hazardous substances under CERCLA 120(h)(1) is provided in Table 3 based on available information.

REFERENCES

Tables 1-1 through 1-30 of this EBST summarize the history, past environmental activities, and current conditions for the subject subparcels. Tables 1-1 through 1-30 and the FOST enclosures are the basis for determining the hazardous substance notification required by the *DoD Policy*. The following documents located in the Caretaker Site Office (CSO) at NAS South Weymouth serve as the basis for the information contained in Tables 1-1 through 1-30, this EBST, and the FOST enclosures:

AFFF Storage Tank and fire Extinguishers Closure Report, Foster Wheeler, January 1999.

Asbestos, Lead Paint, and Radon Policies at BRAC Properties, Office of the Under Secretary of Defense, January 12, 1995.

AST Removals Closeout Report, Foster Wheeler, December 1997.

Base Realignment and Closure (BRAC) Cleanup Plan (BCP), the BRAC Cleanup Team and EA Engineering, Science, and Technology, October 1996 (revised August 1998).

Community Environmental Response Facilitation Act (CERFA) Determination Report, NAS South Weymouth, Massachusetts, Department of the Navy, March 28, 1997.

DoD Policy on the Environmental Review Process to Reach a Finding of Suitability to Transfer. September 9, 1993.

Draft Completion Report for Solid Waste Investigation and Removal, Tetra Tech ECI, December 2007.

Draft Decision Document, RIA 55A North of Trotter Road – Antennae Field, Stone and Webster, January 2001.

Draft Removal Action Report for Septic Systems, Foster Wheeler, July 1999.

EBS Phase II Field Report, Downgradient Water Course, Stone and Webster, March 2003.

EBS Phase II Project Memorandum, Downgradient Water Course – North Tributary Sampling Results Summary, Stone and Webster, June 2003

EBS Phase II Project Memorandum, Downgradient Water Course – South Tributary Sampling Results Summary, Stone and Webster, August 2003

EBS Review Items Requiring NFA under the EBS, EA Engineering, Science, and Technology, effective January 18, 2002 and signed February 2002.

EPA Internal Memorandum, from Daniel Granz to Patti Whittemore, June 28, 2004.

Federal Facility Agreement (FFA) for South Weymouth Naval Air Station National Priorities List Site. April 2000.

Final Basewide Environmental Baseline Survey (EBS), Phase I, Stone & Webster Environmental Technology & Services, November 18, 1996.

Final Basewide EBS Phase II Sampling Work Plan, Stone & Webster Environmental Technology & Services, October 13, 1998.

Final Closeout Report for West Mat Stormwater Drainage System Remediation, TtEC, April 2005.

Final Maintenance Action Report for RIA 39H, Maintenance Cleaning of the East Mat Stormwater Drainage System, Foster Wheeler, June 2004.

Final Proposed Plan, Operable Unit 1, West Gate Landfill, NAS South Weymouth, Weymouth, Massachusetts, May 2007.

Final Record of Decision, Operable Unit 8, Abandoned Bladder Tank Fuel Storage Area, Naval Air Station South Weymouth, Weymouth, Massachusetts, EA Engineering, Science, and Technology, May 2003.

Final Record of Decision, Area of Concern 55A – North of Trotter Road – Antennae Field, Area of Concern 55B – North of Trotter Road – Debris Area, NAS South Weymouth, Weymouth, Massachusetts, EA Engineering, Science, and Technology, October 2003.

Final Record of Decision, Area of Concern 3 – Suspected TACAN Disposal Area, Area of Concern 13 – Supply Warehouse Railroad Spur, Area of Concern 15 – Water Tower, Area of Concern 100 – East Street Gate Area, NAS South Weymouth, Weymouth, Massachusetts, May 2006.

Final Record of Decision, Operable Unit 5, Tile Leach Field, NAS South Weymouth, Weymouth, Massachusetts, May 2006.

Final Record of Decision, Operable Unit 1, West Gate Landfill, Weymouth, Massachusetts, Tt NUS, September 2007.

Final Removal Action Completion Report, Stormwater Installation and Swale and Wetlands Hydric Soil Excavation and Offsite Treatment and Disposal, Nobis Engineering, April 2006.

Final Sampling Plan for West Mat and East Mat Stormwater Drainage Systems, TtEC, March 2007.

Final Streamlined HHRA, AOC 55A North of Trotter Road – Antennae Field, EA Engineering, Science, and Technology, November 2002.

Final Supplemental Environmental Baseline Survey Naval Air Station, South Weymouth, Massachusetts, EA Engineering, Science, and Technology, November 2004.

Final Technical Memorandum, Response to MADEP Comments on RIA 78E Decision Document, NAS South Weymouth, Weymouth, Massachusetts, September 2006.

Lead Remediation Survey, Dewberry & Davis, June 1997.

Lead-Based Paint (LBP) Policy for Disposal and Residential Real Property, DoD Memorandum, January 7, 2000.

Phase I EBS Report Errata, Stone & Webster Environmental Technology & Services, November 10, 1997.

Polychlorinated Biphenyls (PCB)-Free Activity Report, NAS South Weymouth, January 4, 1995.

Potential Immediate Hazards (PIH) Survey and Materials Update for Asbestos and Lead-Based Paint (LBP), NAS South Weymouth, Massachusetts, Dewberry & Davis, August 2001.

Project Memorandum, RIA 102, East Street Gate Area, Navy, February 2003.

RAO, Building 78, RTN 3-15342, December 1997.

RAO, Building 105 Swimming Pool, RTN 3-15289, August 1998.

RAO, Union Street Gas Station, RTN 4-17700, January 2003.

Record of Decision, United States Coast Guard South Weymouth Buoy Depot Site, South Weymouth, Massachusetts. September 2006.

Release Notification and Response Action Outcome (RAO) Statement for South Weymouth Naval Air Station, Shea Memorial Drive, Weymouth, MA, Release Tracking Number (RTN) 3-13673, ENSR June 14, 1996.

Removal action conducted for AST removal, floor drain, piping, and hydraulic lift in Building 95, Foster Wheeler, February 1999.

Removal Action Report, UST removals - Swimming Pool (Bldg 105, Tank 30), Foster Wheeler, August and October 1997.

Results of March 2007 Sampling Event for Trotter Road Substation at Naval Air Station South Weymouth, South Weymouth, MA, Tetra Tech, May 2007.

Reuse Plan for Naval Air Station South Weymouth, as approved by the Corporation [e.g. South Shore Tri-Town Development Corporation] on May 5, 2005, and approved by the Towns of Abington, Rockland, and Weymouth in June and July 2005.

RIA 56/78D Exploratory Subsurface Sampling Results, Tetra Tech EC, August 2005.

Supplemental Environmental Baseline Survey Naval Air Station, South Weymouth, Massachusetts. EA Engineering, Science, and Technology, Inc., November 2004.

Technical Memorandum – Review Item Area 39H. Tetra Tech NUS, Inc. October 2007.

UST (No. 15) Closeout Report, Foster Wheeler, October 1997.

Zoning and Land Use By-Laws for NAS South Weymouth, as approved by the Corporation on May 5, 2005, and approved by the Towns of Abington, Rockland, and Weymouth in June and July 2005.

Table 1-1 Summary of Conditions – Subparcel OS-CRP-1

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-1 See Figure 4.	Wooded area and flat, open field. Wetlands are present in a drainage channel along the south side of the subparcel. No buildings are present.	None	Some solid waste is present. See enclosure (7). See clause 9 of enclosure (2) regarding an interim covenant and restriction for use of groundwater that applies to subparcel OS-CRP-1 based on proximity to IR Site 10. Two former 10,000 gal. ASTs, removed. See Table 2.	Former IR Site 8 (Abandoned Bladder Tank Fuel Storage Area). See enclosure (3). Former RTN 3-16598E (Jet fuel Pipeline). See enclosure (4).	2

(a) As per the August 2001 PIH Survey .

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-2 Summary of Conditions – Subparcel MUV D-1

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
MUV D-1 See Figure 4.	Wooded area and flat, open field. No buildings are present.	None	Some solid waste is present. See enclosure (7). See clause 9 of enclosure (2) regarding an interim covenant and restriction for use of groundwater that applies to subparcel MUV D-1 based on proximity to IR Site 10. Two former 10,000 gal. ASTs, removed. See Table 2.	Former IR Site 8 (Abandoned Bladder Tank Fuel Storage Area). See enclosure (3).	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-3 Summary of Conditions – Subparcel OS-CRP-2

Building of Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	ECP Category ^(b)
OS-CRP-2 See Figure 5.	The property was used as open space and is forested. Wetlands and dirt access roads are present. There are no buildings or other structures present.	None	Some solid waste is present. See enclosure (7).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-4 Summary of Conditions – Subparcel MUV D-2

Building of Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	ECP Category ^(b)
MUV D-2 See Figure 5.	The property was used as open space and is forested. A dirt access road is present. There are no buildings or other structures present.	None	Some solid waste is present. See enclosure (7).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-5 Summary of Conditions – Subparcel OS-CRP-2A

Building of Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	ECP Category ^(b)
OS-CRP-2A See Figure 5.	The property was used as open space and is forested. There are no buildings or other structures present.	None	Not Applicable	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-6 Summary of Conditions – Subparcel OS-CRP-3

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites	ECP Category ^(b)
OS-CRP-3 See Figure 5.	This subparcel was used as open space (forested) and old access roads and wetlands are present. No buildings or other structures aside from the fenceline are present.	None	Solid waste is present. See enclosure (7).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-7 Summary of Conditions – Subparcel OS-WEY-2

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	ECP Category ^(b)
OS-WEY-2 See Figure 5.	This subparcel was used as open space (forested) and old access roads and wetlands are present. No buildings or other structures aside from the fenceline are present.	None	Solid waste is present. See enclosure (7).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-8 Summary of Conditions – Subparcel MUV D-3

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
MUV D-3 See Figure 6.	Forested, dirt access roads, some solid waste and rubble disposal. No buildings or other structures are present.	None	Some solid waste is present. See enclosure (7).	Former CERCLA AOC 55B (Debris Area). See enclosure (5).	3
				Former CERCLA AOC 55A (Antennae Field). See enclosure (5).	4

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-9 Summary of Conditions – Subparcel OS-CRP-3A

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-3A Central area See Figure 6.	Forested land and wetlands. No buildings or other structures are present.	None	Some solid waste is present. See enclosure (7).	Former EBS RIA 84 (Area North of Trotter Road Septic System). See enclosure (6).	3
OS-CRP-3A South side adjacent to Building 111 See Figure 6.	Forested land and wetlands. No buildings or other structures are present.	None	Some solid waste is present. See enclosure (7).	Former EBS RIAs 56/78D (Small Hangar). See enclosure (6).	3
OS-CRP-3A West side See Figure 6.	Western portion is forested wetlands, dirt access roads. Abuts western base fenceline. Includes a portion of a former antennae field. No buildings or other structures aside from the fenceline are present.	None	Some solid waste is present. See enclosure (7).	Former CERCLA AOC 55A (Antennae Field). See enclosure (5).	4
OS-CRP-3A East side See Figure 6.	Eastern portion, forested wetland, extends to and includes a portion of Calnan Road. No buildings or other structures are present.	None	Some solid waste is present. See enclosure (7).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-10 Summary of Conditions – Subparcel VCD-1

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
VCD-1 Building 78 (Ground Electronics) See Figure 6.	Building 78 – Ground Electronics (radio transmitter building) is a two-story, 3,840 SF building situated north of the U.S. Coast Guard Buoy Depot. It served as the headquarters for the ground electronics division, which monitored and maintained airfield lighting, radio communications, and the TACAN radar. The building housed the Base's radio communication equipment and spare parts for all related equipment. It was heated by an oil-fired boiler. Large antennae towers are present behind the building.	<p>The August 2001 <i>Potential Immediate Hazard (PIH)</i> Survey reported that small amounts of paint are peeling on the walls and ceiling of Building 78 and a wipe sample collected from the floor contained 77.2 µg/SF of lead. The building's exterior paint is in good condition.</p> <p>The <i>PIH</i> Survey reported that the ACMs in Building 78 are in fair condition. The ACMs are associated with:</p> <ul style="list-style-type: none"> • The 12-inch x 12-inch beige floor tile and mastic (1,290 SF) • 12-inch x 12-inch gray floor tile and mastic (1,204 SF) • The 9-inch x 9-inch gray floor tile and mastic (293 SF) • The 71 2-inch to 4-inch cal/mag pipe insulation and fittings (216 SF) • The 2-foot x 9-inch black floor tile and mastic (134 SF) • The flashing compound on the roof (65 SF) • The 12-inch x 12-inch white floor tile and mastic (35 SF) • 18 window caulking • The 2-inch to 4-inch layered paper pipe insulation and fitting (15 LF). <p>Presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • The gypsum board (750 SF) • The joint compound (75 SF) • The 4-inch vinyl baseboard and mastic (27 LF) • The 4-inch black vinyl baseboard and mastic (23 LF). 	<p>Former 275-gal AST, removed. See Table 2.</p> <p>Former 1,000-gal UST (No. 15), removed. See Table 2.</p>	Former Building 78 Ground Electronics. See enclosure (4): RTN 3-15342	2
				Former EBS RIA 84 (Area North of Trotter Road). See enclosure (6).	3
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1
				Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1
VCD-1 Building 110 (Arresting Gear Office) See Figure 6.	The Arresting Gear Office was built on the foundation of the old Aero Club. It was used as the office and workshop for arresting gear work.	<p>The <i>PIH</i> Survey reported a wipe sample collected from the front entrance floor of Building 110 contained 92.4 µg/SF of lead. The building will not be used for residential purposes; therefore, no remediation of lead dust is required by the Navy. The exterior paint is in good condition.</p> <p>The <i>PIH</i> Survey reported that there are no ACMs in Building 110.</p>	Two former 1,500-gal USTs (Tanks 28A and 28B), removed. See Table 2.	Former EBS RIA 78E (Basewide USTs). See enclosure (6).	2
				Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1

Table 1-10 Summary of Conditions – Subparcel VCD-1

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
VCD-1 Building 110A (Arresting Gear Shed) See Figure 6.	The Arresting Gear Shed (110A) is located behind Building 110 and stored arresting gear parts and equipment.	The <i>PIH Survey</i> reported that a wipe sample collected from the floor contained 203.3 µg/SF of lead. Therefore, the <i>PIH Survey</i> recommended that protective footwear be worn in the building. There are no ACMs.	Not applicable	Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1
VCD-1 Building 111 (Aero Club Hangar) See Figure 6.	The Aero Club Hangar, Building 111 is a garage-style building that housed up to three Aero Club planes when the Aero Club was in operation.	<p>The <i>PIH Survey</i> reported that a small amount of paint is peeling on the interior door of Building 111. There is a small amount of paint on the floor that appears to have come from an I-beam along the ceiling. A wipe sample collected from the main room floor contained 749.7 µg/SF of lead. The exterior paint is in good condition.</p> <p>The <i>PIH Survey</i> reported that the presumed ACMs in Building 111 are in good condition. They are associated with:</p> <ul style="list-style-type: none"> • The mastic on the garage door interiors (955 SF) • The tar sealant around the base of the foundation (70 SF). 	Former 200-gal AST, removed. See Table 2.	Former EBS RIAs 56/78D (Small Hangar). See enclosure (6).	3
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1
				Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1
VCD-1 See Figure 6.	Forested land, dirt access roads and portions of Trotter Road and Calnan Road. Several buildings as described above.	See above.	<p>Some solid waste is present. See enclosure (7).</p> <p>See clause 9 of enclosure (2) concerning an interim covenant and restriction for use of groundwater that applies to subparcel VCD-1 based on proximity to IR Site 1.</p> <p>A former electrical substation operated by the local utility was present southwest of Bldg 78 on Trotter Road. All equipment was removed by the utility; Navy sampled soils for PCBs in 2007 and all results were below applicable state and Federal criteria. No action is required.</p>	See above.	3

Table 1-10 Summary of Conditions – Subparcel VCD-1

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
VCD-1 northwest portion See Figure 6.	Forested land and dirt access road	None	Some solid waste is present. See enclosure (7).	Former CERCLA AOC 55A (Antennae Field). See enclosure (5).	4

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-11 Summary of Conditions – Subparcel VCD-2

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites	ECP Category ^(b)
VCD-2 See Figure 7.	The property is comprised of wooded land and open fields. It extends to the western Base boundary and fenceline. No buildings or other structures aside from the fenceline are present.	None	See clause 9 of enclosure (2) regarding an interim covenant and restriction for use of groundwater that applies to subparcel VCD-2 based on proximity to IR Site 1. See also clause (4) regarding reservation of access in the portion of the USCG Buoy Depot Site in VDC-2 that is accessed by the USCG for long-term monitoring. See enclosure (7). Some solid waste is present.	USCG Buoy Depot Site Removal Action. See enclosure (3).	4

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-12 Summary of Conditions – Subparcel OS-WEY-4

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-WEY-4 See Figure 7.	This subparcel was used as open space/clear zone at the runway end. The property is comprised of wooded land, open fields, wetlands and vernal pools. It extends to the western Base boundary and fenceline. No buildings or other structures aside from the fenceline are present.	None	Some solid waste is present. See enclosure (7). See clause 9 of enclosure (2) regarding an interim covenant and restriction regarding use of groundwater that applies to the subparcel OS-WEY-4 based on proximity to IR Site 1.	Former RIA 2E (Runway/Taxiway Area – West of 8-26). See enclosure (6).	2
				USCG Buoy Depot Site Removal Action. See enclosure (3).	4

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-12A Summary of Conditions – Subparcel OS-ABN-1A

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-ABN-1A See Figure 7.	This subparcel is a 0.72 acre parcel adjacent to previously transferred property that was used as open space/clear zone at the runway end. The property is comprised of wooded land. No buildings or other structures are present.	None	Some solid waste is present. See enclosure (7).	Former RIA 2E (Runway/Taxiway Area – West of 8-26). See enclosure (6).	2
				Former RIA 2C Runway/ Taxiway Area - Runway Lighting. See enclosure (6).	3

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-13 Summary of Conditions – Subparcel OS-CRP-4

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-4 See Figure 8.	Between approximately 1945 and the early 1950s, the Tile Leach Field was used for the disposal of sanitary wastes pumped via underground pipes from the former Hangar 2. There were initial concerns that the Tile Leach Field may have received gasoline, other fuels, and potentially battery acid via the hangar's sewer system. The site is a relatively flat, unpaved area bordered by French Stream to the west. The western portions of the site are covered with shrubs and young tree growth and the area to the east is covered with small shrubs and grass. There are no buildings or other structures present.	None	Some solid waste is present. Some was removed under PSSA# 1. See enclosure (7).	Former IR Site 5 (Tile Leach field). See enclosure (3).	3
				EBS RIA 112 (West Mat Stormwater Drainage System). RIA 112 encompasses OS-CRP-4. Further limited sampling has been conducted for RIA 112 outside the limits of OS-CRP-4. See enclosure (6).	3

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-14 Summary of Conditions – Subparcel OS-ABN-1

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-ABN-1 See Figure 9.	Property located at the southwest corner of the former Base that is wooded and comprised of hummocky terrain, wetland areas, and overgrown dirt access roads, fill, piles of stockpiled peat. No buildings or other structures aside from the fenceline are present.	None	Some solid waste is present. See enclosure (7).	Former AOC 100 East Street Gate Area - Hummocky Terrain (formerly designated EBS RIA 100). See enclosure (5).	4

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-15 Summary of Conditions – Subparcel OS-CRP-5

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-5 See Figure 9.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains a wetland area west of the runway triangle. There are no buildings or other structures present.	None	Some solid waste is present, including a pile of asphalt rubble northwest of RIA 101. See enclosure (7).	Former EBS RIA 2D (Runway/Taxiway Area). See enclosure (6).	2
				Former EBS RIA 101 (East St. Gate Area). See enclosure (6).	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-16 Summary of Conditions – Subparcel OS-RKD-1

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites	ECP Category ^(b)
OS-RKD-1 See Figure 9.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains two small open space areas at the southern end of the Base west of the runway triangle. There are no buildings or other structures present.	None	Not applicable	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-17 Summary of Conditions – Subparcel GOSD-1

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
GOSD-1 See Figure 10.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains a small portion of crosswind Runway 17-35 (north-south), and open areas in and around the runway triangle. There are no buildings or other structures present.	None	Four former 300-gal. ASTs containing ethylene glycol removed in late 1990s. See Table 2.	Former EBS RIA 1 (Runway/Taxiway OLS Vaults). See enclosure (6).	3
			The runway arresting gear system was removed as documented in the Final Removal Action Report, RIAs 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals, Foster Wheeler, May 2002. The arresting gear assemblies, including the steel spindles were removed, emptied and rinsed. Glycol and water mixture was removed from subsurface vaults, which were inspected (no evidence of leakage noted) and backfilled. Some solid waste is present. See enclosure (7).	Former EBS RIA 2C (Runway/Taxiway Area - Runway Lighting). See enclosure (6).	3
				Former EBS RIA 2D (Runway/Taxiway Area). See enclosure (6).	2
				Former EBS RIA 6 (East Street Gate – Sparse Vegetation). See enclosure (6).	1
				Former EBS RIA 102 (East St. Gate Area). See enclosure (6).	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-18 Summary of Conditions – Subparcel OS-CRP-6

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-6 See Figure 10.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains wetland areas in and around the southern end of the runway triangle. There are no buildings or other structures present.	None	Some solid waste is present. See enclosure (7).	Former EBS RIA 2D (Runway/Taxiway Area). See enclosure (6).	2
				Former EBS RIA 6 (East Street Gate – Sparse Vegetation). See enclosure (6).	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-19 Summary of Conditions – Subparcel OS-CRP-7

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-7 See Figure 11.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains a portion of Taxiway “C” and wetland areas within the runway triangle. There are no buildings or other structures present.	None	Presence of state-listed “species of special concern” (eastern box turtle). Some solid waste is present. See enclosure (7).	Former EBS RIA 96B (TACAN – Jet Engine Test Stand SE). See enclosure (6).	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-20 Summary of Conditions – Subparcel OS-RKD-2

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-RKD-2 See Figure 12.	<p>Subparcel east of intersection of Taxiway Charlie. Open space including dirt roads, fields, woods, wetlands primarily east of the north-south access road.</p> <p>Former buildings 61, 62, and 70 [Radio Receiver Building] (demolished) were located within this parcel. The past uses of Buildings 61 and 62 are unknown. No buildings remain in this subparcel.</p> <p>A gas station was located at the northeastern portion of the parcel prior to Navy acquisition of the property.</p>	None	<p>Some solid waste debris is present. See enclosure (7).</p> <p>Presence of state-listed “species of special concern” (eastern box turtle).</p> <p>Two 300-gal ASTs containing ethylene glycol and associated with the runway arresting gear system were removed in the late 1990s. The runway arresting gear system was removed as documented in the Final Removal Action Report, RIAs 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals, Foster Wheeler, May 2002. The arresting gear assemblies, including the steel spindles were removed, emptied, and rinsed. Glycol and water mixture was removed from subsurface vaults, which were inspected (no evidence of leakage noted), power washed, and backfilled. See Table 2.</p>	Former EBS RIA 1 (Runway/ Taxiway OLS Vaults). See enclosure (6).	3
				Former EBS RIA 2C (Runway Lighting). See enclosure (6).	3
				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
				Former EBS RIA 39H (East Mat – Material in Catch Basins). See enclosure (6).	3
				Former EBS RIA 105 (Runway/Taxiway Area). See enclosure (6).	1
				Former RTN 4-17700 (Former Union Street Gas Station). See enclosure (4).	2

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-21 Summary of Conditions – Subparcel OS-RKD-3

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-RKD-3 See Figure 13.	The property is located in the eastern extension of the Base and was used as open space. It is comprised of wooded wetlands and open fields. No buildings are present, although a gas station was located at the western edge of the parcel prior to Navy acquisition of the property.	None	Some solid waste is present. See enclosure (7).	Former Union Street Gas Station. See enclosure (4): RTN 4-17700.	2
				Former EBS RIA 2A (East of Runway 8-26). See enclosure (6).	2

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-22 Summary of Conditions – Subparcel RD-1

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	ECP Category ^(b)
RD-1 See Figure 14.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains a portion of the principal Runway 8-26 (east-west). There are no buildings or other structures present.	None	Not applicable	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-23 Summary of Conditions – Subparcel MUVD-4

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
MUVD-4 See Figure 14.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area contains a portion of the principal Runway 8-26 (east-west), helicopter landing pads, and surrounding areas. There are no buildings or other structures present. A gas station was located at the southern portion of the parcel prior to Navy acquisition of the property.	None	Some solid waste is present. See enclosure (7).	Former EBS RIA 1 (Runway/ Taxiway OLS Vaults). See enclosure (6).	3
			Presence of state-listed “species of special concern” (eastern box turtle).	Former EBS RIA 2A (Runway/Taxiway Area - East of 8-26). See enclosure (6).	2
			As documented in an <i>EPA Internal Memorandum</i> (June 28, 2004), a sample of yellow paint from the concrete runway at the eastern end of the Base had a low concentration of PCBs, which was just over the analytical method reporting limit.	Former EBS RIA 2C (Runway/ Taxiway Area - Runway Lighting). See enclosure (6).	3
			Two 300-gal ASTs containing ethylene glycol were removed from the arresting gears in the late 1990s. The runway arresting gear system was removed, as documented in the Final Removal Action Report, RIAs 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals, Foster Wheeler, May 2002. The gear assemblies, including the steel spindles, were removed, emptied, and rinsed. Glycol and water mixture was removed from subsurface vaults, which were inspected (no evidence of leakage noted), power washed, and backfilled. There were no other subsurface structures. See Table 2.	Former EBS RIA 39H (East Mat – Material in Catch Basins). See enclosure (6).	3
				Former EBS RIA 85 (Areas East of Former Runway 8-26). See enclosure (6).	1
				Former RTN 4-17700 (Former Union Street Gas Station). See enclosure (4).	2

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-24 Summary of Conditions – Subparcel OS-WEY-5

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-WEY-5 See Figure 14.	This subparcel consists of grass-covered fields and lightly wooded areas around the facility fenceline by Union Street in Weymouth. There are no buildings within this subparcel.	None	Some solid waste is present. See enclosure (7).	Former EBS RIA 39H (East Mat – Material in Catch Basin). See enclosure (6).	3

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-24A Summary of Conditions – Subparcel OS-RKD-4

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-RKD-4 See Figure 14.	This subparcel consists of grass-covered fields and lightly wooded areas around the facility fenceline by Union Street in Weymouth. There are no buildings within this subparcel.	None	Not applicable	Former EBS RIA 39H (East Mat – Material in Catch Basin). See enclosure (6).	3

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-25 Summary of Conditions – Subparcel OS-CRP-8

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-CRP-8 See Figure 14.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This wetland area lies at the eastern end of the principal Runway 8-26 (east-west). There are no buildings or other structures present.	None	Presence of state-listed “species of special concern” (eastern box turtle).	Former EBS RIA 2A (Runway/Taxiway Area - East of 8-26). See enclosure (6).	2

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-26 Summary of Conditions – Subparcel RD-2

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites	ECP Category ^(b)
RD-2 See Figure 14.	Includes land involved in the airfield operations when the Base was active between 1942 and 1997. This area lies at the eastern end of the principal Runway 8-26 (east-west) and is open space. There are no buildings or other structures present.	None	Presence of state-listed “species of special concern” (eastern box turtle).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

Table 1-27 Summary of Conditions – Subparcel MUV D-5

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
MUV D-5 See Figure 15.	Includes grass-covered lawn around Building 101, wooded areas and dirt roads. There are no buildings or other structures present.	None	Some solid waste is present. See enclosure (7). Potential presence of state-listed “species of special concern” (eastern box turtle).	Former EBS RIA 95A (Former PCB Transformer). See enclosure (6).	3

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) Categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) “Former” indicates closed.

Table 1-28 Summary of Conditions – Subparcel OS-CRP-9

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
Building 101 (Substation) See Figure 15.	Building 101 is a one-story, 760 SF building that was used to store electrical equipment including PCB-containing transformers and a main circuit breaker.	The <i>PIH Survey</i> reported that moderate amounts of paint are peeling in the building's interior and a wipe sample collected from the main room floor contained 2873.4 µg/SF of lead. Significant amounts of the building's exterior paint is peeling but is unlikely to pose a hazard to people working in or around the building. Per PIH, protective footwear recommended for lead dust. The <i>PIH Survey</i> reported that the presumed ACM in Building 101 are in good condition.	Not applicable	Former EBS RIA 95A (Former PCB Transformer). See enclosure (6).	3
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1
				Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1
Remaining area of OS-CRP-9 See Figure 15.	Includes grass-covered lawn around Building 101, wooded areas abutting a stream channel located outside of the subparcel, and a dirt road.	None	Some solid waste debris is present. See enclosure (7). Potential presence of state-listed "species of special concern" (eastern box turtle).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) Categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-29 Summary of Conditions – Subparcel RecD-1

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
95 (Hobby Shop) See Figure 16.	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 of lead. 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 SF) • Asphalt felt (120 SF). 	Former 500-gal AST, removed. See Table 2.	Former EBS RIA 92 (Hobby Shop). See enclosure (6).	2
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1
				Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1
105 (Bath House) See Figure 16.	Building 105 is on the corner of Shea Memorial Drive and Pidgeon Road. The one-story building was a part of the swimming pool area.	<p>The <i>PIH Survey</i> reported that moderate amounts of paint are peeling on the walls of Building 105, however, no lead was detected (less than 20 µg/SF) in a wipe sample collected from the center hallway floor.</p> <p>The <i>PIH Survey</i> reported that ACMs in Building 105 are in good condition. The ACMs are associated with:</p> <ul style="list-style-type: none"> • Flashing compound (200 SF). <p>The presumed ACMs are associated with:</p> <ul style="list-style-type: none"> • 11 fittings on fiberglass lines • Fire safe in the office. 	Former 1,000-gal. UST (Tank No. 30), removed. See Table 2.	Former Building 105 Swimming Pool. See enclosure (4), RTN 3-15289.	2
				Former EBS RIA 49 (Swimming Pool). See enclosure (6).	1
				Former EBS RIA 77 (Basewide USTs-leak tests not performed). See enclosure (6).	1
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1

Table 1-29 Summary of Conditions – Subparcel RecD-1

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
128 (Child Care) See Figure 16.	Building 128 is on Pidgeon Road between the pool and Hobby Shop, south of the USCG residential section.	The <i>PIH Survey</i> reported that Building 128 has a small amount of interior paint peeling on a cupboard; however, there was no paint on the floor to present a hazard. No possible lead hazards have been identified. Small amounts of exterior peeling paint are unlikely to present a hazard to people in or around the building.	Not applicable	Former EBS RIA 50 (Child Care Center). See enclosure (6).	1
		The <i>PIH Survey</i> reported that the presumed ACMs in Building 128 are in good condition. They are associated with: <ul style="list-style-type: none"> • The gypsum board (14,958 SF) • The gray asphalt shingles (6,068 SF) • The roof felt (6,068 SF) • The 12-inch x 12-inch gray floor tile and mastic (2,289 SF) • The carpet mastic (1,577 SF) • The joint compound (1,495 SF) • The tan pebble vinyl sheet and mastic (910 SF) • The 2-foot x 2-foot acoustical tile (739 SF) • The 12-inch x 12-inch pink floor tile and mastic (661 SF) • The 4-inch gray vinyl baseboard and mastic (630 LF) • The 4-inch black vinyl baseboard and mastic (204 LF) • The 4-inch cream vinyl baseboard and mastic (55 LF). 		Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1
Remainder of RecD-1 See Figure 16.	The remainder of the subparcel contains the paved roads, parking areas, and grounds (lawn, wooded) for the aforementioned buildings.	None	See clause 9 of enclosure (2) regarding an interim covenant and restriction for groundwater use that applies to subparcel RecD-1 based on proximity to IR Site 11. Some solid waste is present. See enclosure (7).	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

Table 1-30 Summary of Conditions – Subparcel OS-WEY-6

Building or Area	History/ Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
95 (Hobby Shop) See Figure 16.	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 of lead. 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 SF) • Asphalt felt (120 SF). 	Former 500-gal AST, removed. See Table 2.	Former EBS RIA 92 (Hobby Shop). See enclosure (6).	2
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1
				Former EBS RIA 80 (Basewide LBP). See enclosure (6).	1
128 (Child Care) See Figure 16.	Building 128 is on Pidgeon Road between the pool and Hobby Shop, south of the USCG residential section.	<p>The <i>PIH Survey</i> reported that Building 128 has a small amount of interior paint peeling on a cupboard; however, there was no paint on the floor to present a hazard. No possible lead hazards have been identified. Small amounts of exterior peeling paint are unlikely to present a hazard to people in or around the building.</p> <p>The <i>PIH Survey</i> reported that the presumed ACMs in Building 128 are in good condition. They are associated with:</p> <ul style="list-style-type: none"> • The gypsum board (14,958 SF) • The gray asphalt shingles (6,068 SF) • The roof felt (6,068 SF) • The 12-inch x 12-inch gray floor tile and mastic (2,289 SF) • The carpet mastic (1,577 SF) • The joint compound (1,495 SF) • The tan pebble vinyl sheet and mastic (910 SF) • The 2-foot x 2-foot acoustical tile (739 SF) • The 12-inch x 12-inch pink floor tile and mastic (661 SF) • The 4-inch gray vinyl baseboard and mastic (630 LF) • The 4-inch black vinyl baseboard and mastic (204 LF) • The 4-inch cream vinyl baseboard and mastic (55 LF). 	Not applicable	Former EBS RIA 50 (Child Care Center). See enclosure (6).	1
				Former EBS RIA 79 (Basewide Asbestos). See enclosure (6).	1

Table 1-30 Summary of Conditions – Subparcel OS-WEY-6

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/Other	Environmental Sites ^(c)	ECP Category ^(b)
Remainder of OS-WEY-6 See Figure 16.	The remainder of the subparcel contains the paved roads, parking areas, and grounds (lawn, wooded) for the aforementioned buildings.	None	Some solid waste is present. See enclosure (7). See clause 9 of enclosure (2) regarding an interim covenant and restriction regarding use of groundwater that applies to subparcel OS-WEY-6 based on proximity to IR Site 11.	None	1

(a) As per the August 2001 PIH Survey.

(b) Environmental Condition of Property (ECP) categories:

1. Areas where no release or disposal (including migration) has occurred.
2. Areas where only release or disposal of petroleum products has occurred.
3. Areas where release, disposal, and/or migration has occurred, but require no remedial action.
4. Areas where release, disposal, and/or migration has occurred, and all remedial actions have been taken.
5. Areas where release, disposal, and/or migration has occurred and action is underway, but all required remedial actions have not yet been taken.
6. Areas where release, disposal, and/or migration has occurred, but required response actions have not yet been implemented.
7. Unevaluated areas or areas requiring additional evaluation.

(c) "Former" indicates closed.

TABLE 2 HAZARDOUS SUBSTANCE AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Subparcel ^(a)	Building/ Site Number	Description	Substance Stored, Released, or Disposed	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable? ^{(b)(c)}
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
OS-CRP-1 and MUV-1	IR Program Site 8	Abandoned Bladder Tank Fuel Storage Area	JP-5 (temporarily stored as needed for training exercises; no release).	No more than two of the four 10,000-gal fabric bladder tanks (ASTs) were filled at any one time.	c. 1982/1983-1987	No
VCD-1	78	Radio Transmitter	Diesel	275-gal AST	Unknown	No
			No. 2 Fuel Oil	1,000-gal UST	1953-1990s	No
			No. 2 Fuel Oil (released and cleaned up; see RTN 3-15342 in enclosure [4]).	Unknown	Unknown	No
		Radio Transmitter – Basement	Mercury Switches (stored)	Unknown	c. 1950s-1990s	No
			Low-level Radioactive electron tubes (stored)	Unknown	c. 1950s-1990s	No
		Radio Transmitter – Flammable Locker	Paints (stored)	Less than 5-gal	c. 1950s-1990s	No
			Greases (stored)	Less than 5-gal	c. 1950s-1990s	No
			Oils (stored)	Less than 5-gal	c. 1950s-1990s	No
		Radio Transmitter – Corrosive Locker	Dry Batteries (stored)	Unknown	c. 1950s-1990s	No
	110	Arresting Gear Office	Aviation Gasoline	Two 1,500-gal USTs	c. 1965-1990s	No
	110A	Arresting Gear – Flammable Locker	Paint (stored)	Unknown	c. 1970s-1990s	No
			Battery Acid (stored)	4-gal	c. 1970s-1990s	No
		Arresting Gear – Flammable Corrosives Locker	Gas Cans (stored)	Unknown	c. 1970s-1990s	No
	111	Aero Club	Antifreeze (stored)	Six 55-gal drums	c. 1970s-1990s	No
			Halon 1211 (stored)	Four 55-gal drums	c. 1970s-1990s	No
			Fuel (stored)	Unknown	c. 1970s-1990s	No
	Former electrical substation	Operated and closed by utility.	Potential PCB-containing oil in transformers (potentially stored). Navy sampled surface soil for PCBs with no evidence of release of reportable quantity.	UnKnown	Unknown	Yes
VCD-1, OS-CRP-3A, and MUV-3	AOC-55A	Antennae Field North of Trotter Road	Chromium, copper, PAHs, and pesticides (released)	Unknown	c. 1940s-1990s	Yes

TABLE 2 HAZARDOUS SUBSTANCE AND PETROLEUM PRODUCTS STORED, RELEASED, OR DISPOSED

Subparcel ^(a)	Building/ Site Number	Description	Substance Stored, Released, or Disposed	Quantity	Date(s) Stored, Released, or Disposed	CERCLA 120(h)(1) Reportable? ^{(b)(c)}
OS-RKD-2, OS-RKD-3, and MUV-4	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
OS-RKD-2, MUV-4, GOSD-1	RIA 1	Runway optical lighting vaults	PCB-containing oil used in switch gears. No release to the environment.	Unknown	c. 1950s-2000s	Yes
GOSD-1	N/A	Runway arresting gear (2 locations)	Ethylene glycol (stored)	Four 300-gal ASTs (removed)	c. 1950s-1990s	Yes
OS-CRP-9	101/RIA 95A	Electrical equipment storage building and transformer	PCB-containing transformer formerly present. Floor drain and drywell removed. No release to environment of PCBs	Unknown	c. 1950-2000s	Yes
RecD-1 and OS-WEY-6	95	Hobby Shop	Waste auto engine oil (stored)	800 gal/year	c. 1960s-1990s	No
			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
			Safety-Kleen solvent (stored)	300 gal/year	c. 1960s-1990s	Unknown
RecD-1	105	Bath House	Heat/Fuel Oil (stored; released; cleaned up; see RTN 3-15289 in enclosure [4]).	1,000-gal UST	1963-1990s	No

NOTES:

- (a) Acronyms and abbreviations used in this table are defined as follows:
CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
Gal = Gallon
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."
- (c) The hazardous substances, quantities, and dates listed in this notice are based on the available information and documentation.

TABLE 3 NOTICE OF CERCLA HAZARDOUS SUBSTANCES

Subparcel	Location	Substance Stored	CAS Number	Regulatory Synonym	RCRA Hazardous Waste Number	CERCLA Reportable Quantity lbs (kg)	Quantity Stored (kg)	Date(s) Stored
RecD-1 and OS-WEY-6	Building 95 (Hobby Shop)	Safety-Kleen solvent (stored)	Unknown	Unknown	Unknown	Unknown	300 gal/year	Circa 1960s-1990s
		Waste ethylene glycol (stored)	110805	Ethanol, 2-ethoxy-monoethyl ether	U359	1000 (454)	400 gal/year	Circa 1960s-1990s
GOSD-1	Runway arresting gear (2 locations)	Ethylene glycol (stored)	107-21-1	N.A.	N.A.	5,000 (2,270)	Four 300-gal tanks (removed)	Circa 1950s-1990s
OS-RKD-2, MUV-4, GOSD-1	RIA 1, Runway optical lighting vaults	PCB-containing oil used in switch gears. No release to the environment.	1336363	Aroclors	N.A.	1 (0.454)	Unknown	Circa 1950s-1990s
VCD-1	Former electrical substation operated and closed by utility.	Potential PCB-containing oils were used in transformers. (potentially stored). Navy sampled surface soil for PCBs with no evidence of release to the environment.	1336363	Aroclors	N.A.	1 (0.454)	Unknown	Unknown
OS-CRP-9	Building 101/RIA 95A, Electrical equipment storage building and transformer	PCB-containing transformer formerly present. PCB-oil potentially stored. Floor drain and drywell removed. No release to environment of PCBs.	1336363	Aroclors		1 (0.454)	Unknown	Circa 1950s-1990s
VCD-1, OS-CRP-3A, and MUV-3	AOC-55A (Antennae Field North of Trotter Road)	Chromium (released and remediated)	7440-47-3	Chromium compounds	N.A.	5000 (2270)	Unknown	c. 1940s-1990s
		Copper (released and remediated)	7440-50-8	Copper compounds	N.A.	5000 (2270)	Unknown	c. 1940s-1990s
		PAHs (released and remediated)	Various	Various	Various	Various	Unknown	c. 1940s-1990s
		Pesticides (released and remediated)	Various	Various	Various	Various	Unknown	c. 1940s-1990s

NOTES:

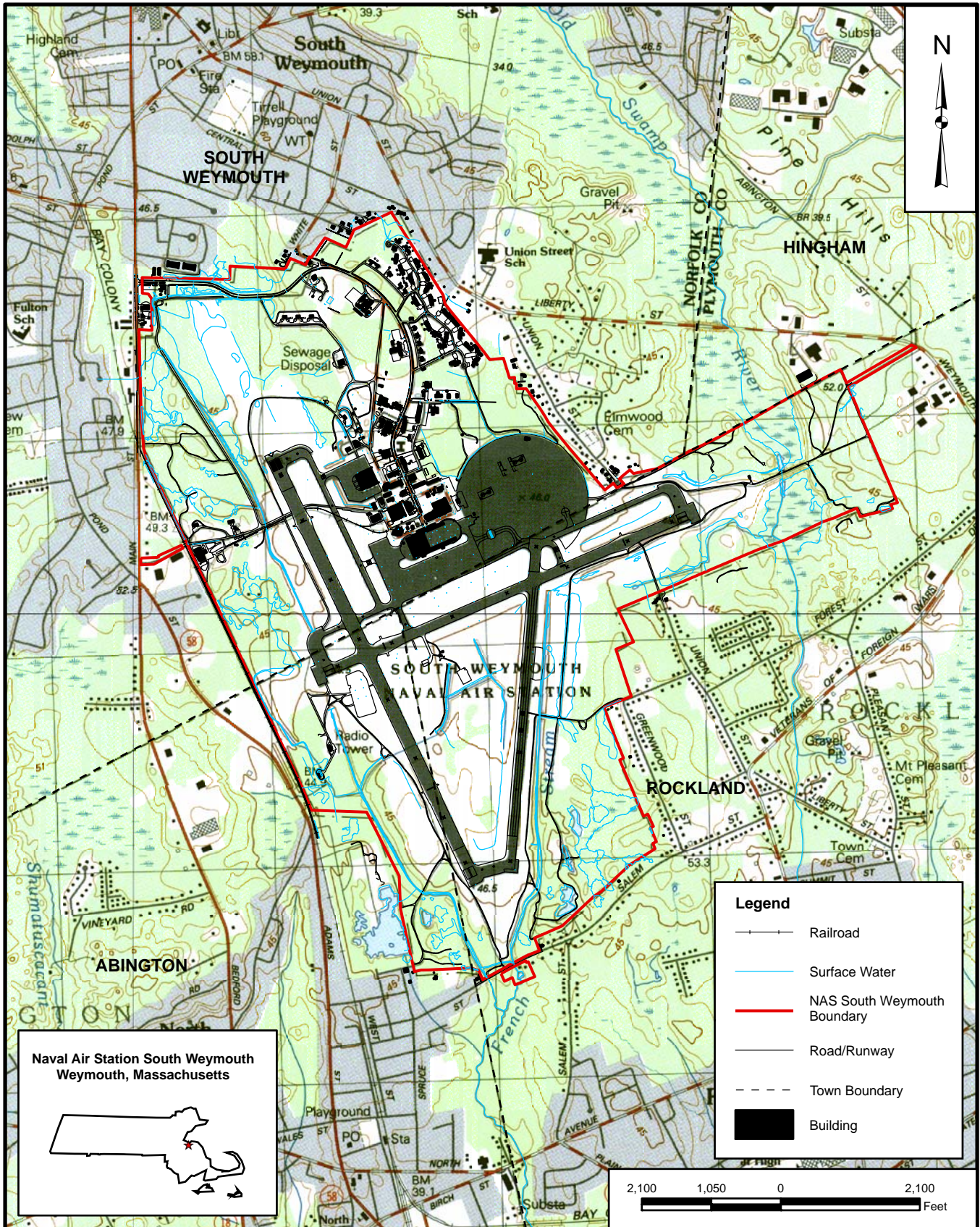
The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of CERCLA 42 U.S.C. Section 9620(h).

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:

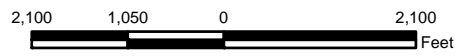
CERCLA = Comprehensive Environmental Response,
Compensation, and Liability Act
CAS = Chemical Abstract Service
Gal = Gallons
N.A. = Not available

RCRA = Resource Conservation and Recovery Act
U.S.C. = United States Code.



Legend

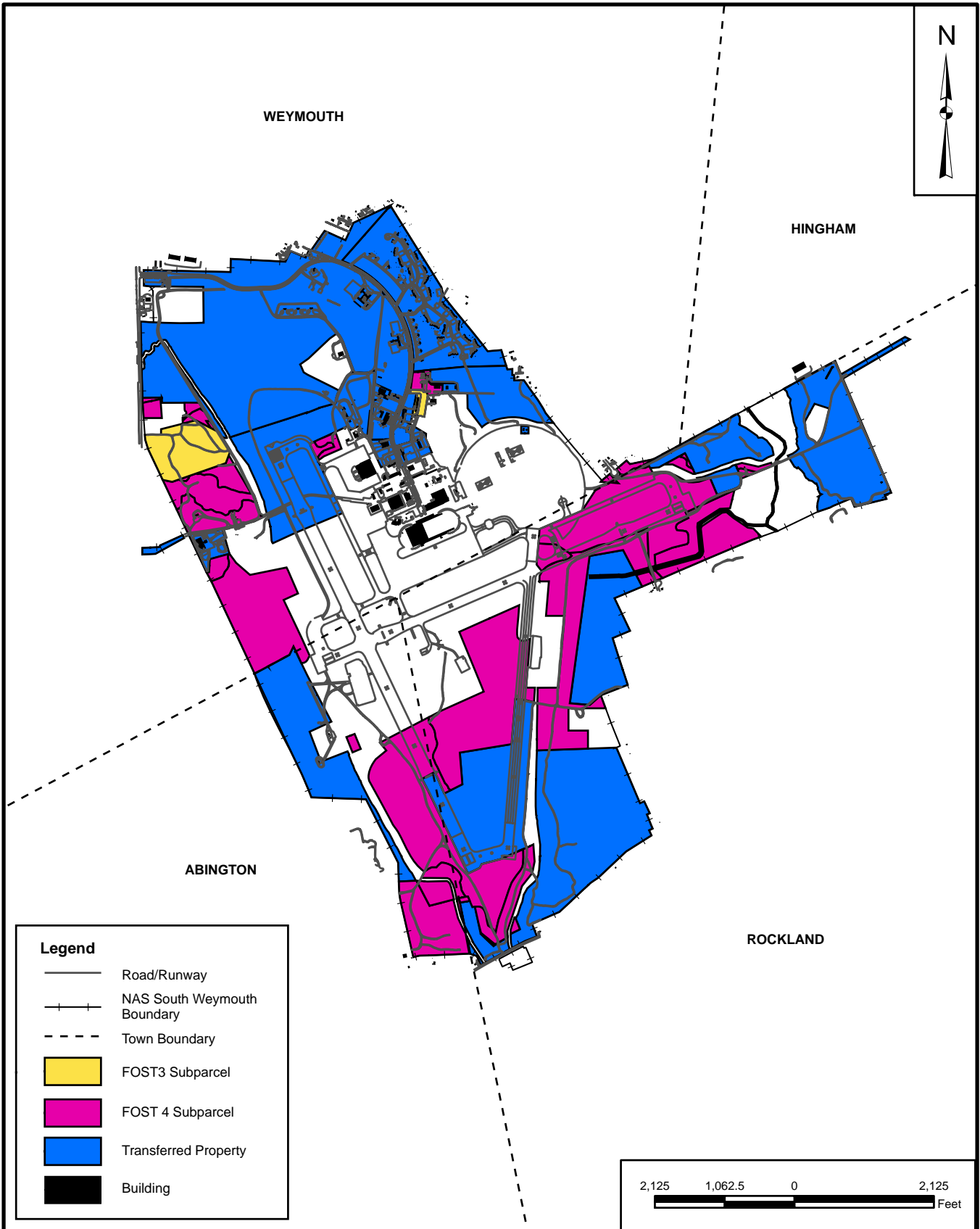
- Railroad
- Surface Water
- NAS South Weymouth Boundary
- Road/Runway
- Town Boundary
- Building



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BASE LOCATION MAP
NAVAL STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

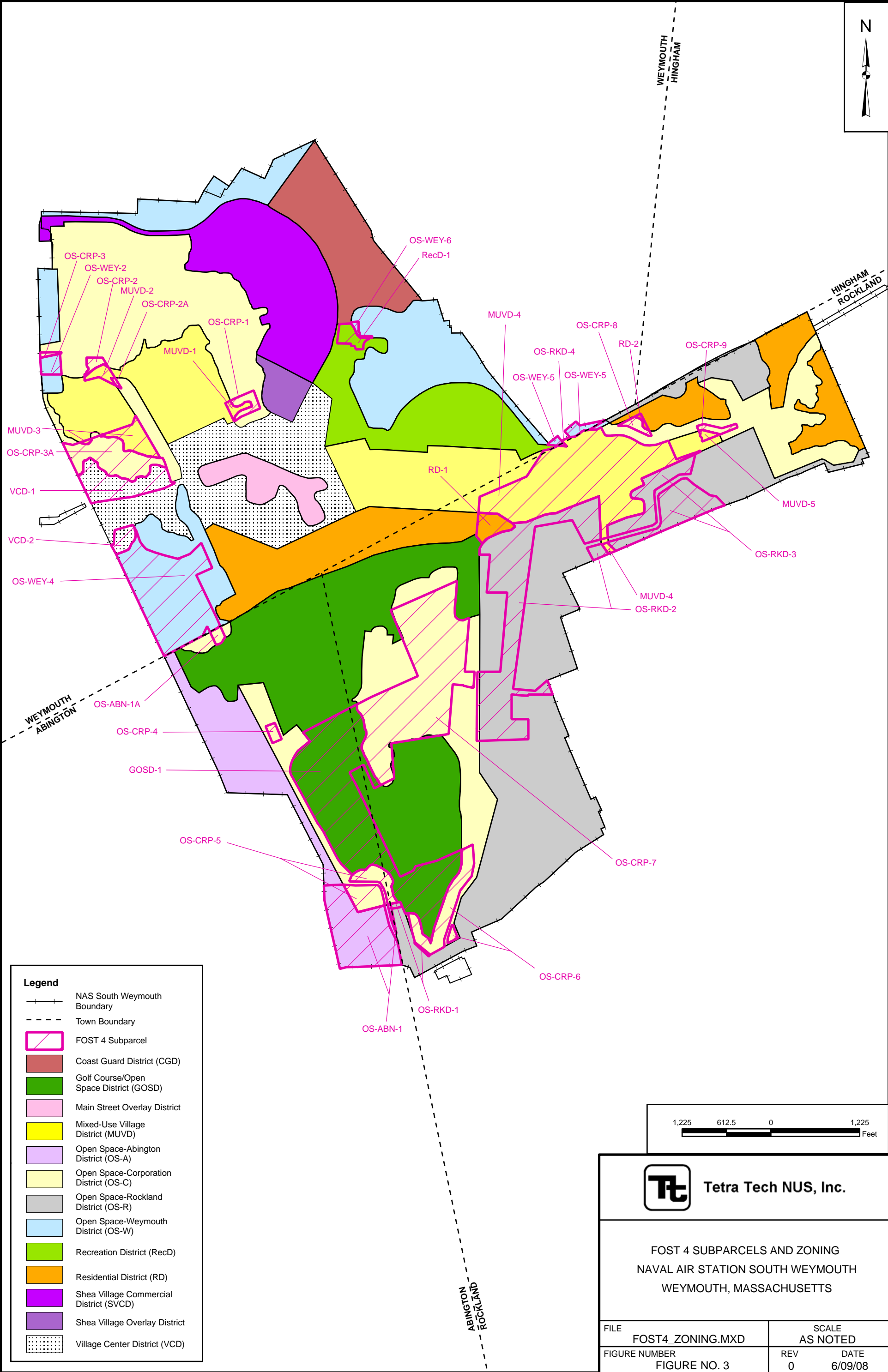
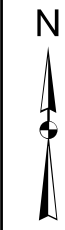
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AND TRANSFERRED PROPERTY
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
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FIGURE NUMBER FIGURE NO. 2	



Legend

- NAS South Weymouth Boundary
- Town Boundary
- FOST 4 Subparcel
- Coast Guard District (CGD)
- Golf Course/Open Space District (GOSD)
- Main Street Overlay District
- Mixed-Use Village District (MUV-1)
- 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)

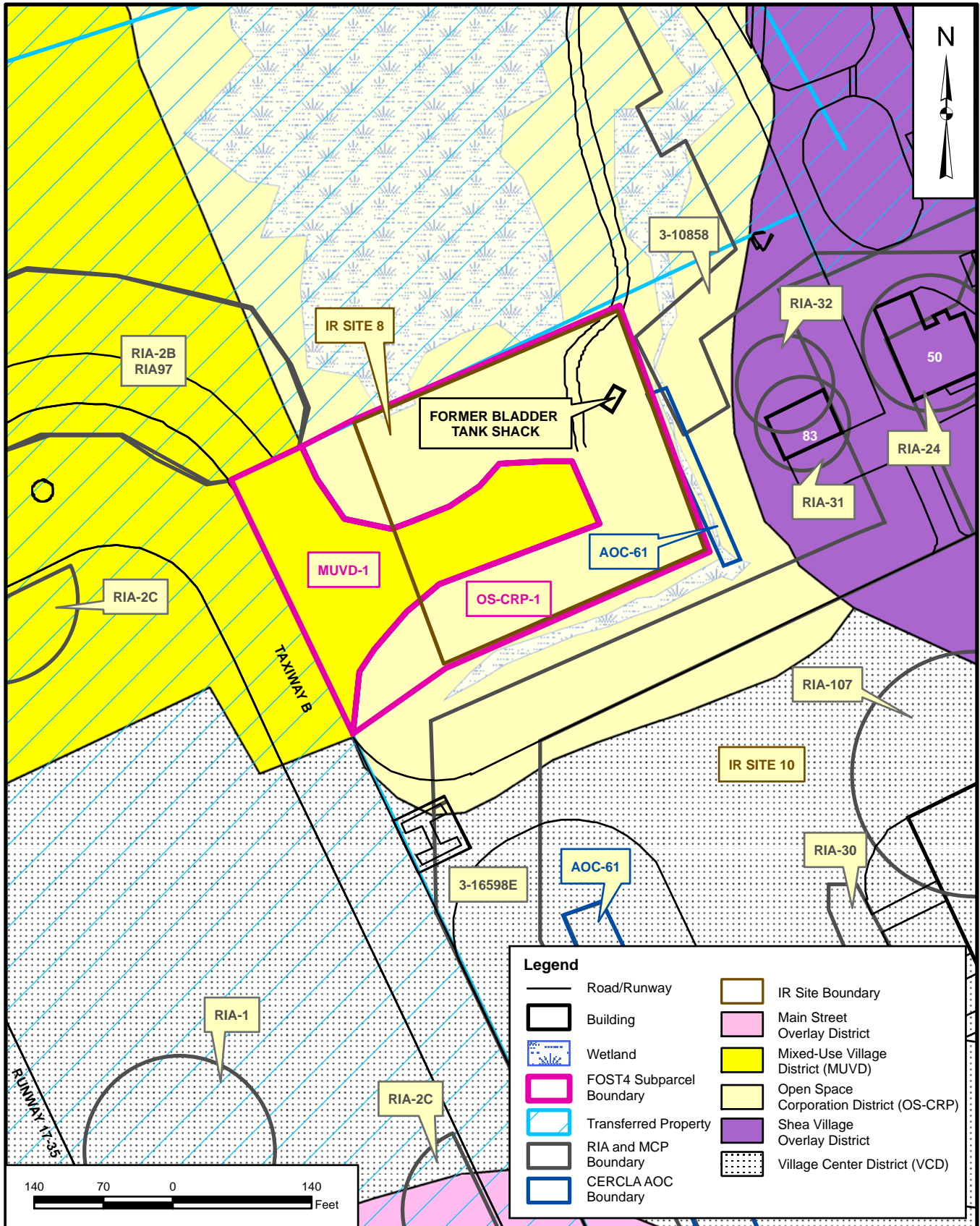
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Tetra Tech NUS, Inc.

FOST 4 SUBPARCELS AND ZONING
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

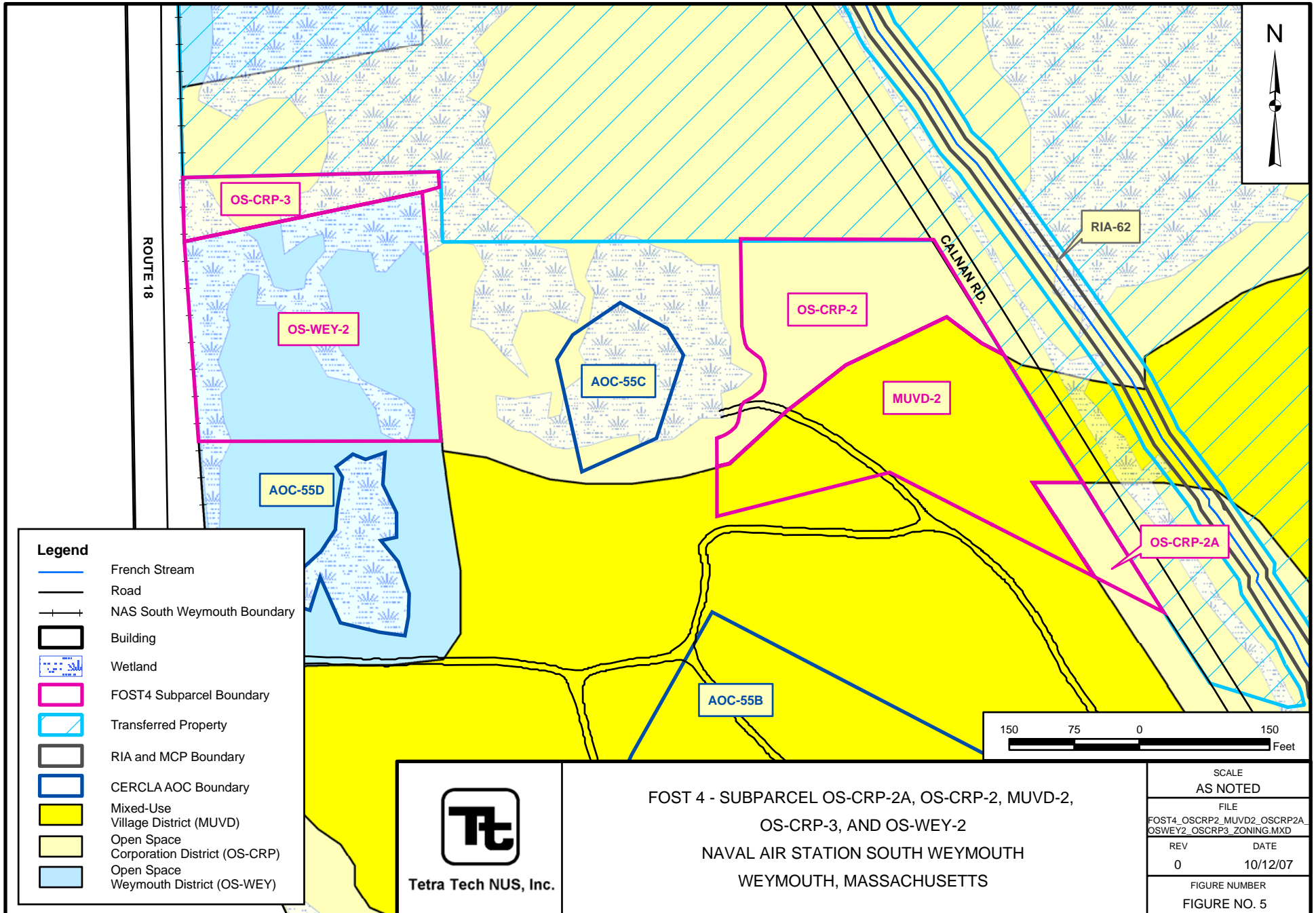
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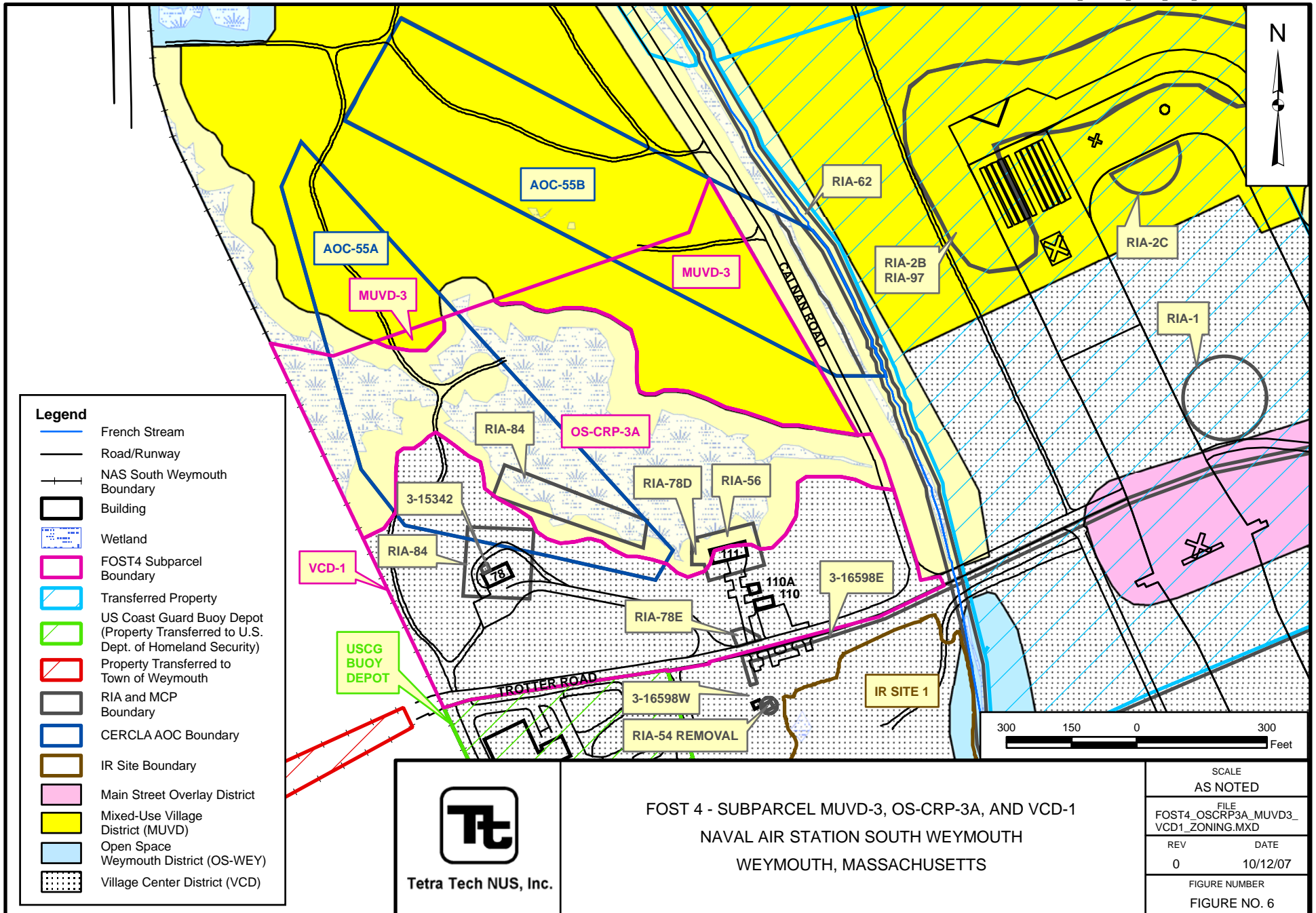


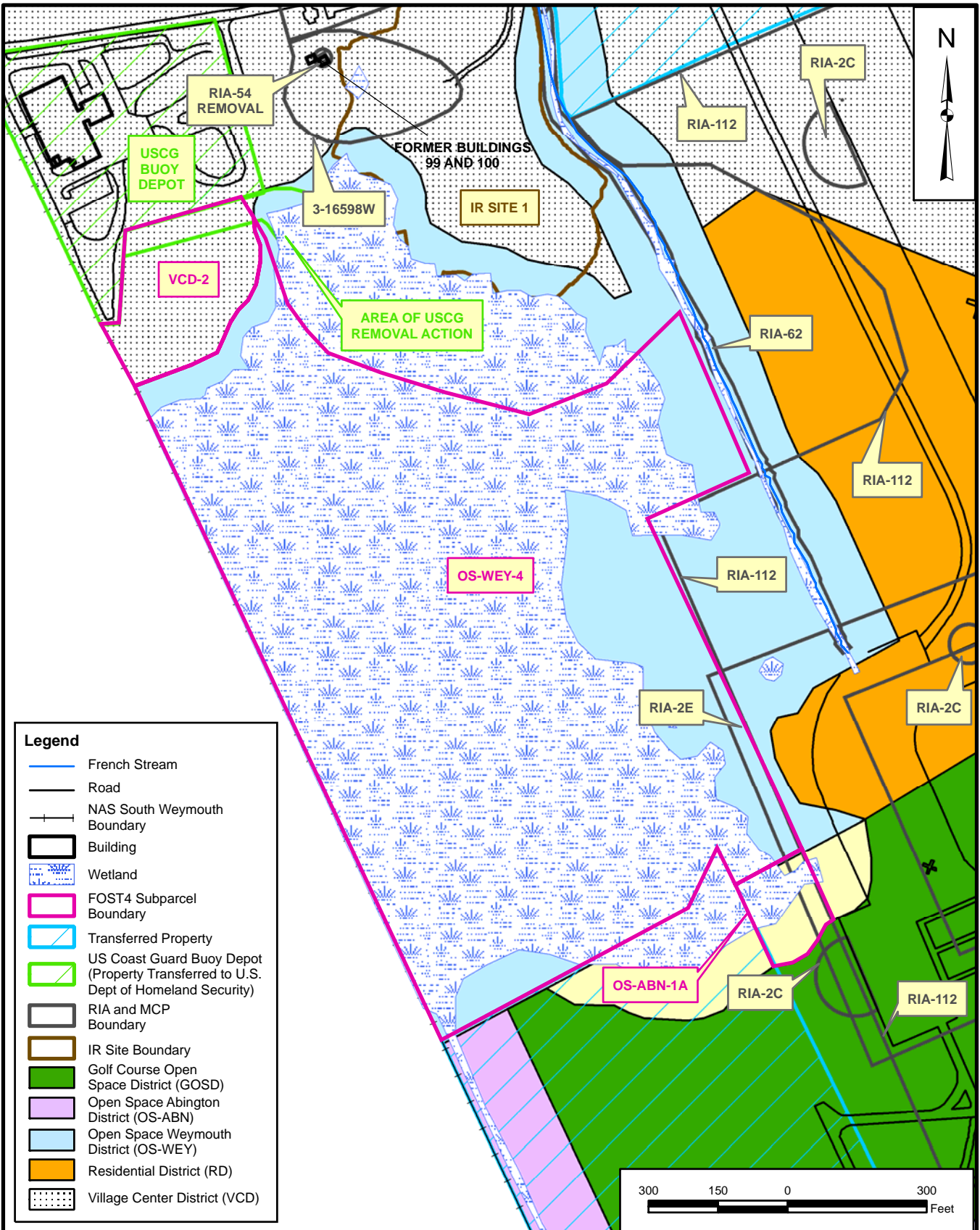
Tetra Tech NUS, Inc.

FOST 4 - SUBPARCEL OS-CRP-1 AND MUVD-1
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

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FIGURE NUMBER FIGURE NO. 4	



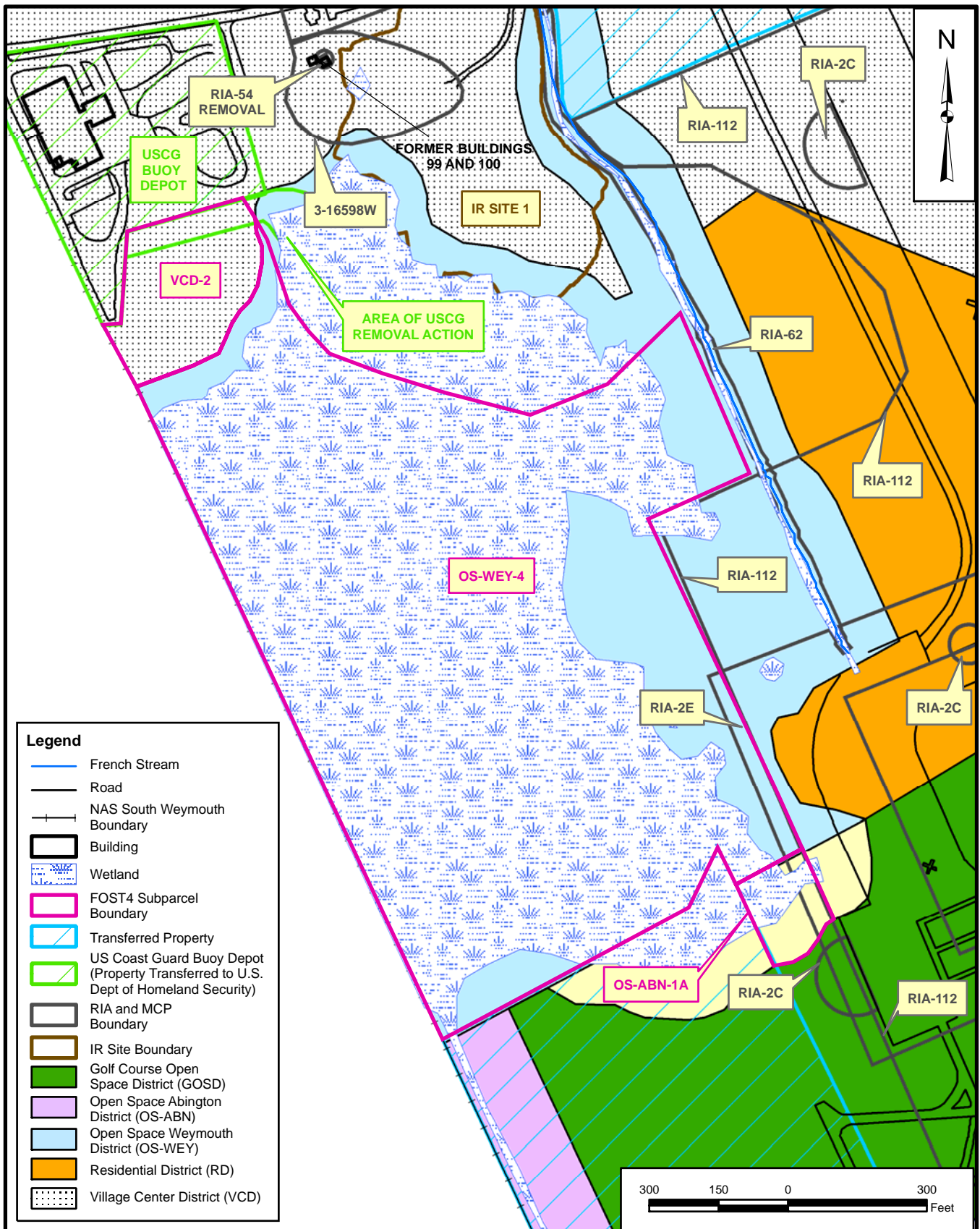




Tetra Tech NUS, Inc.

FOST 4 - SUBPARCEL OS-WEY-4, OS-ABN-1A, AND VCD-2
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
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FIGURE NUMBER FIGURE NO. 7	



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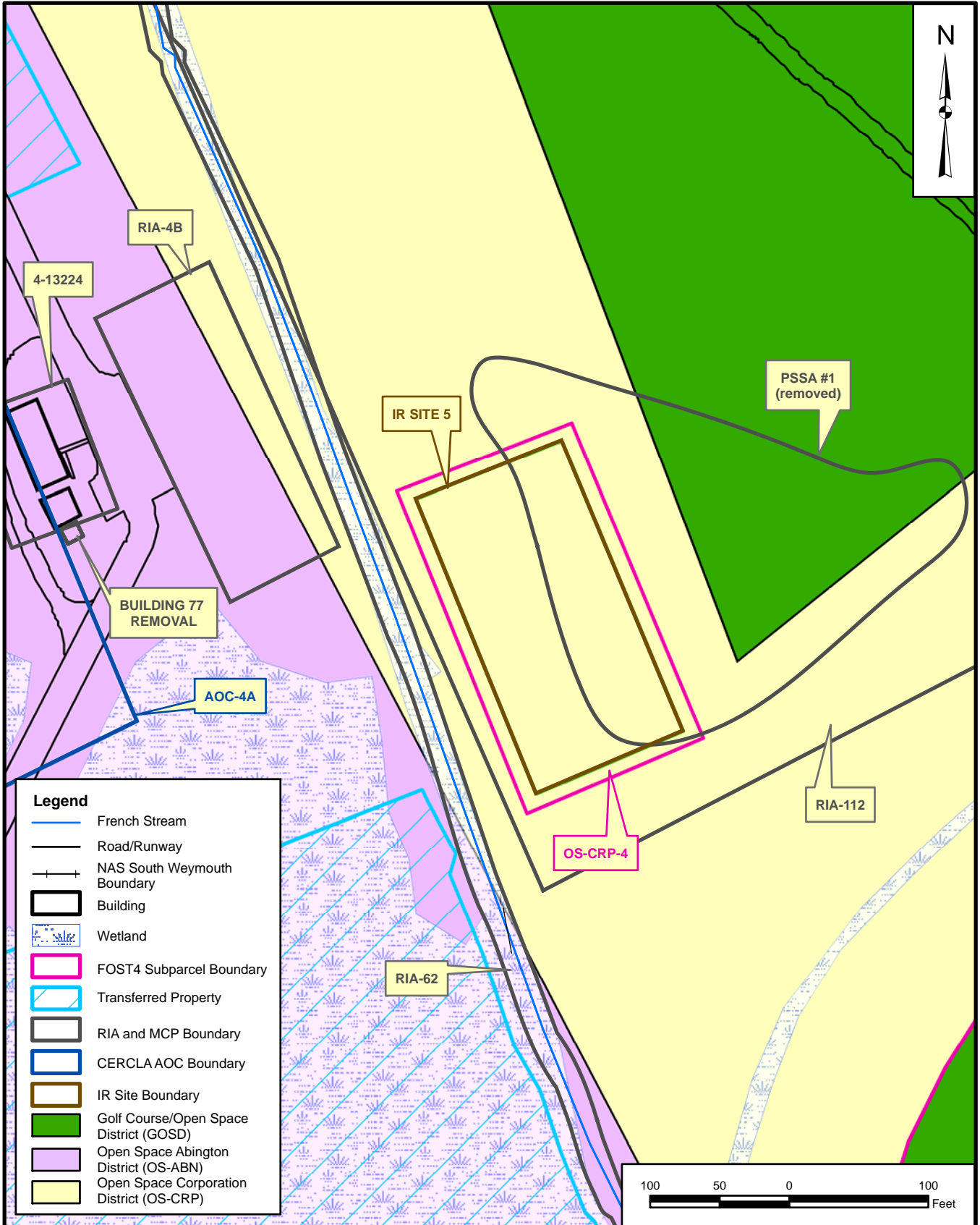
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- Road
- NAS South Weymouth Boundary
- Building
- Wetland
- FOST4 Subparcel Boundary
- Transferred Property
- US Coast Guard Buoy Depot (Property Transferred to U.S. Dept of Homeland Security)
- RIA and MCP Boundary
- IR Site Boundary
- Golf Course Open Space District (GOSD)
- Open Space Abington District (OS-ABN)
- Open Space Weymouth District (OS-WEY)
- Residential District (RD)
- Village Center District (VCD)



Tetra Tech NUS, Inc.

FOST 4 - SUBPARCEL OS-WEY-4, OS-ABN-1A, AND VCD-2
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
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FIGURE NUMBER FIGURE NO. 7	



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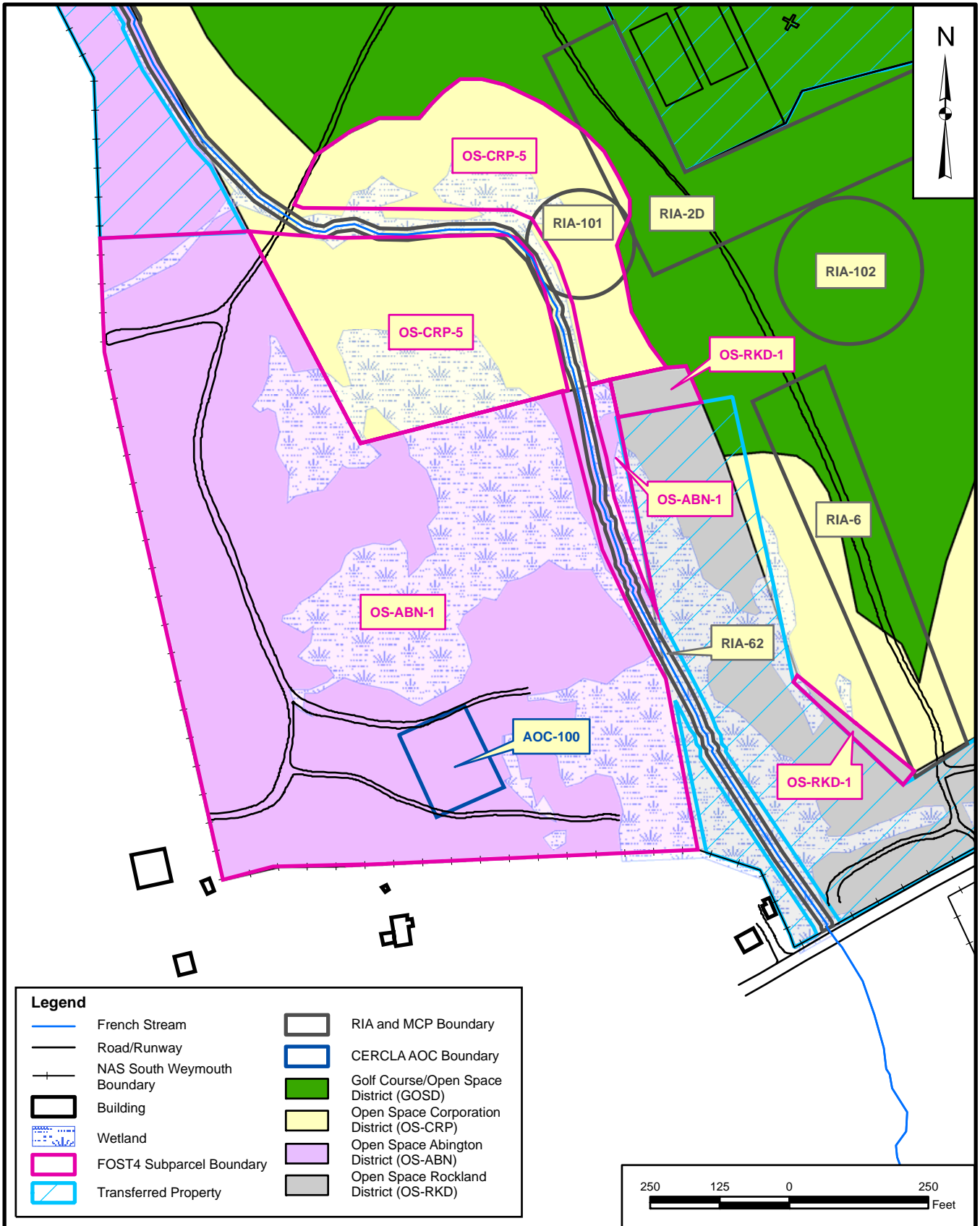
- French Stream
- Road/Runway
- +— NAS South Weymouth Boundary
- Building
- Wetland
- FOST4 Subparcel Boundary
- Transferred Property
- RIA and MCP Boundary
- CERCLA AOC Boundary
- IR Site Boundary
- Golf Course/Open Space District (GOSD)
- Open Space Abington District (OS-ABN)
- Open Space Corporation District (OS-CRP)



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FOST 4 - SUBPARCEL OS-CRP-4
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

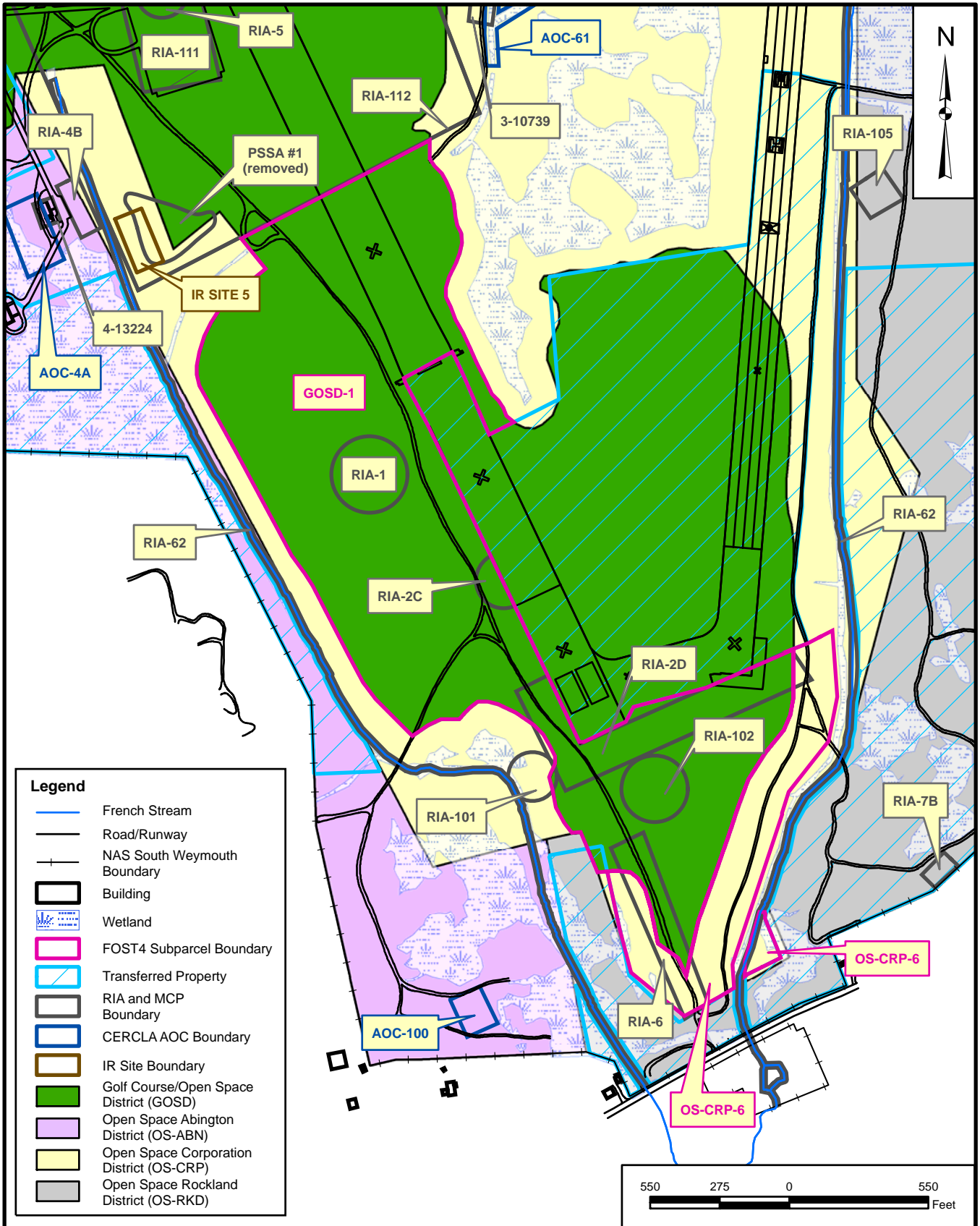
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FIGURE NUMBER FIGURE NO. 8	



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FOST 4 - SUBPARCEL OS-ABN-1, OS-CRP-5, AND OS-RKD-1
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

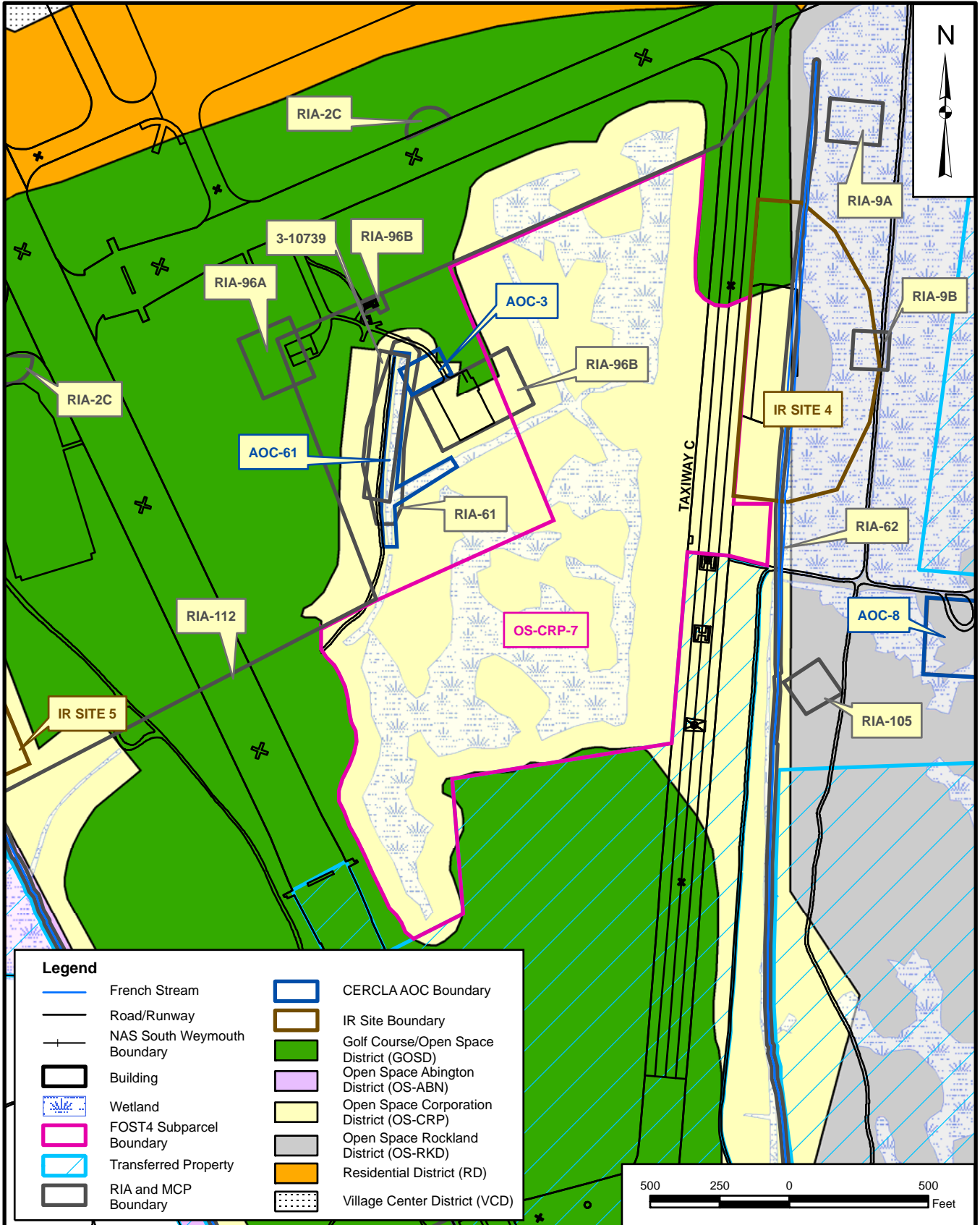
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FIGURE NUMBER FIGURE NO. 9	



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FOST 4 - SUBPARCEL GOSD-1 AND OS-CRP-6
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
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REV	DATE
0	2/01/07
FIGURE NUMBER FIGURE NO. 10	



Legend

- | | | | |
|--|-----------------------------|--|--|
| | French Stream | | CERCLA AOC Boundary |
| | Road/Runway | | IR Site Boundary |
| | NAS South Weymouth Boundary | | Golf Course/Open Space District (GOSD) |
| | Building | | Open Space Abington District (OS-ABN) |
| | Wetland | | Open Space Corporation District (OS-CRP) |
| | FOST4 Subparcel Boundary | | Open Space Rockland District (OS-RKD) |
| | Transferred Property | | Residential District (RD) |
| | RIA and MCP Boundary | | Village Center District (VCD) |



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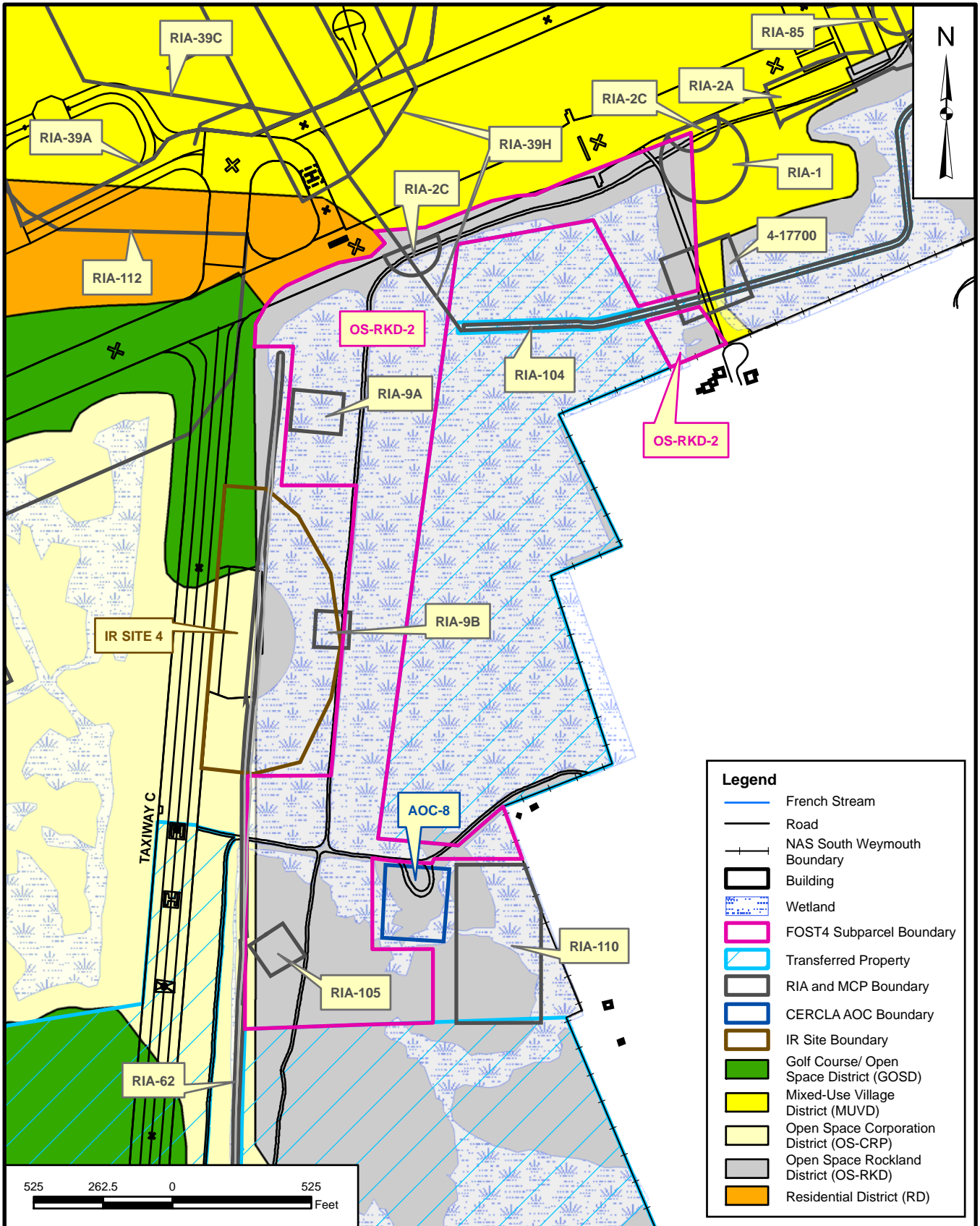
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NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

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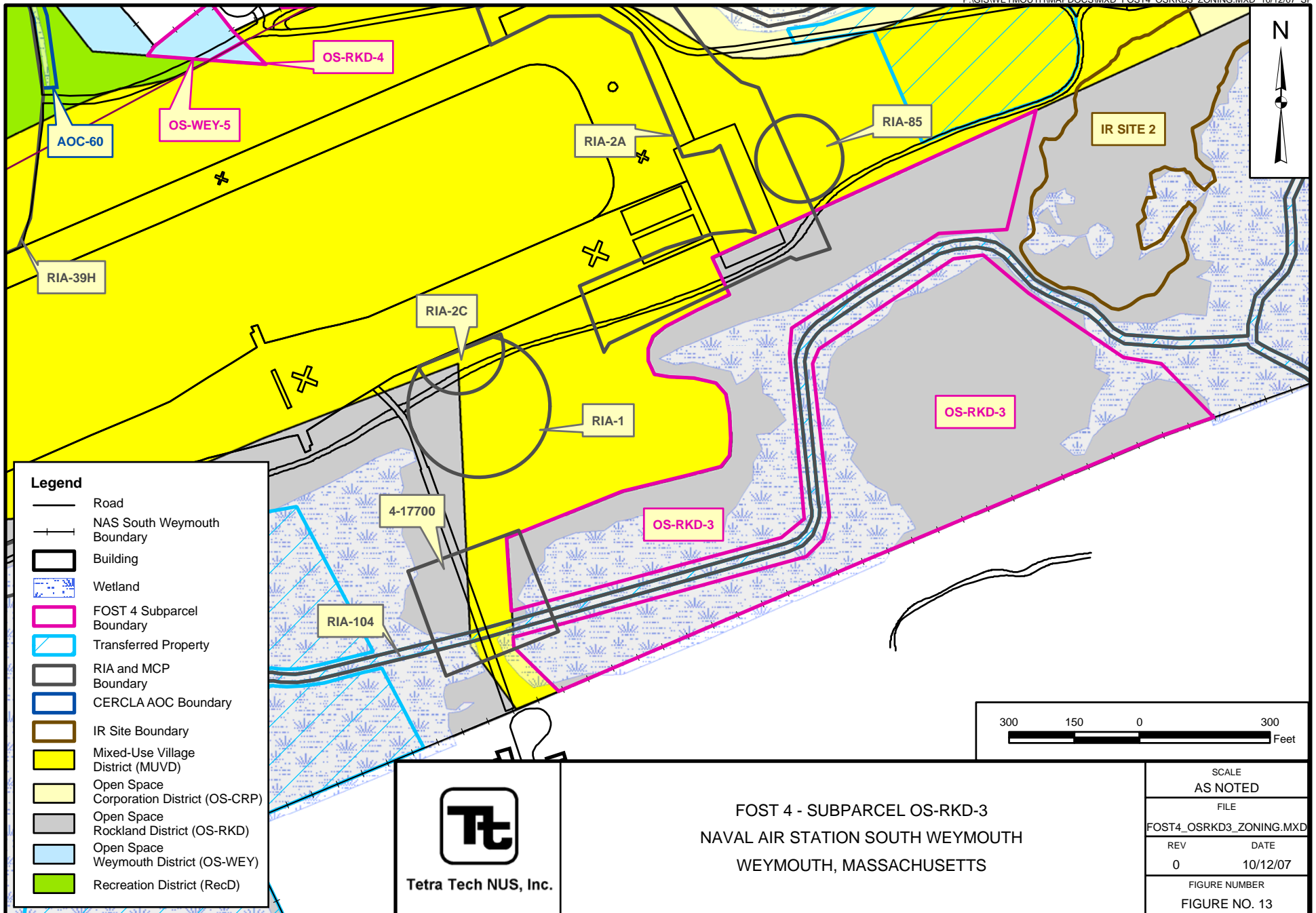
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FIGURE NO. 11

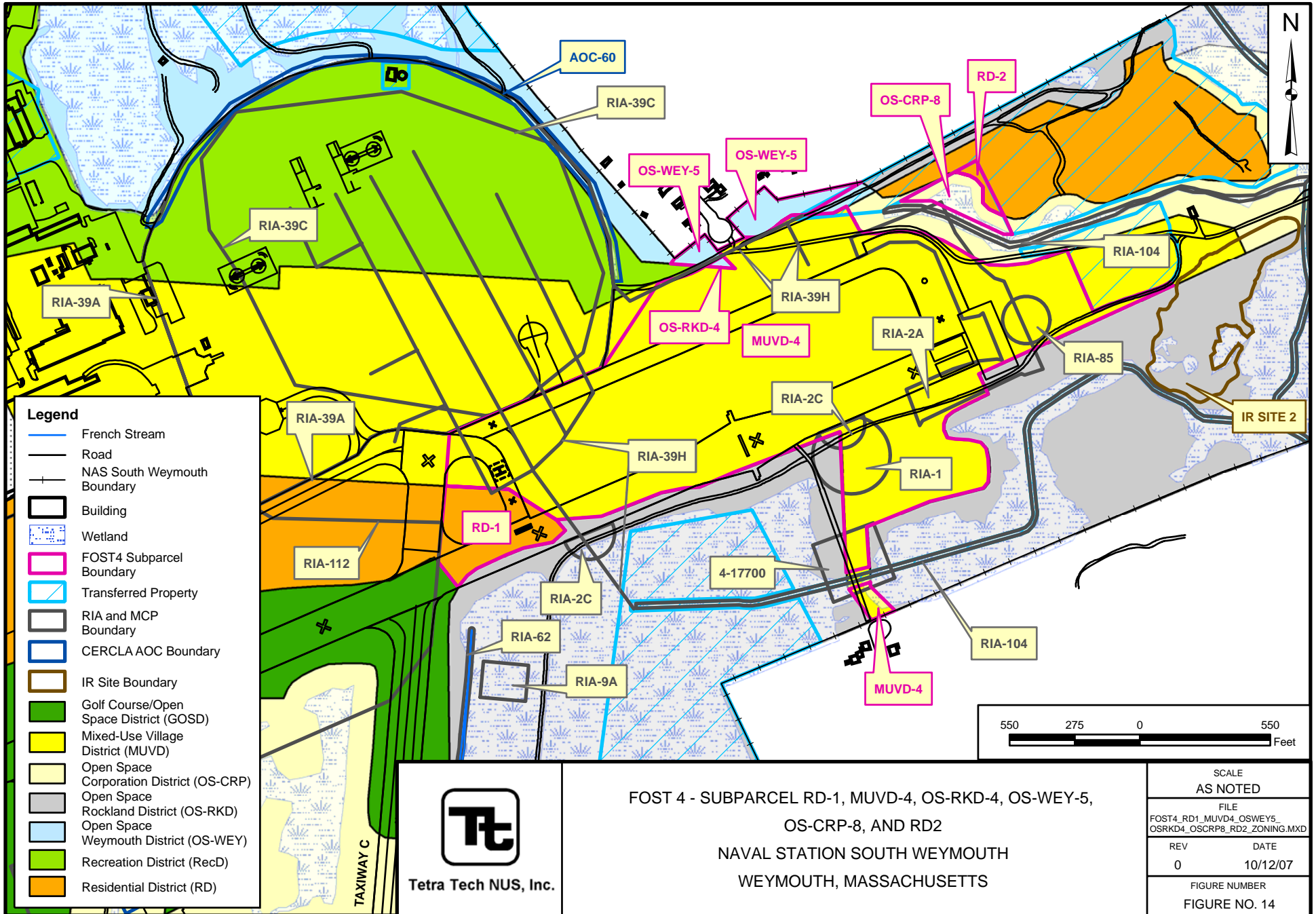


Tetra Tech NUS, Inc.

FOST 4 - SUBPARCEL OS-RKD-2
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

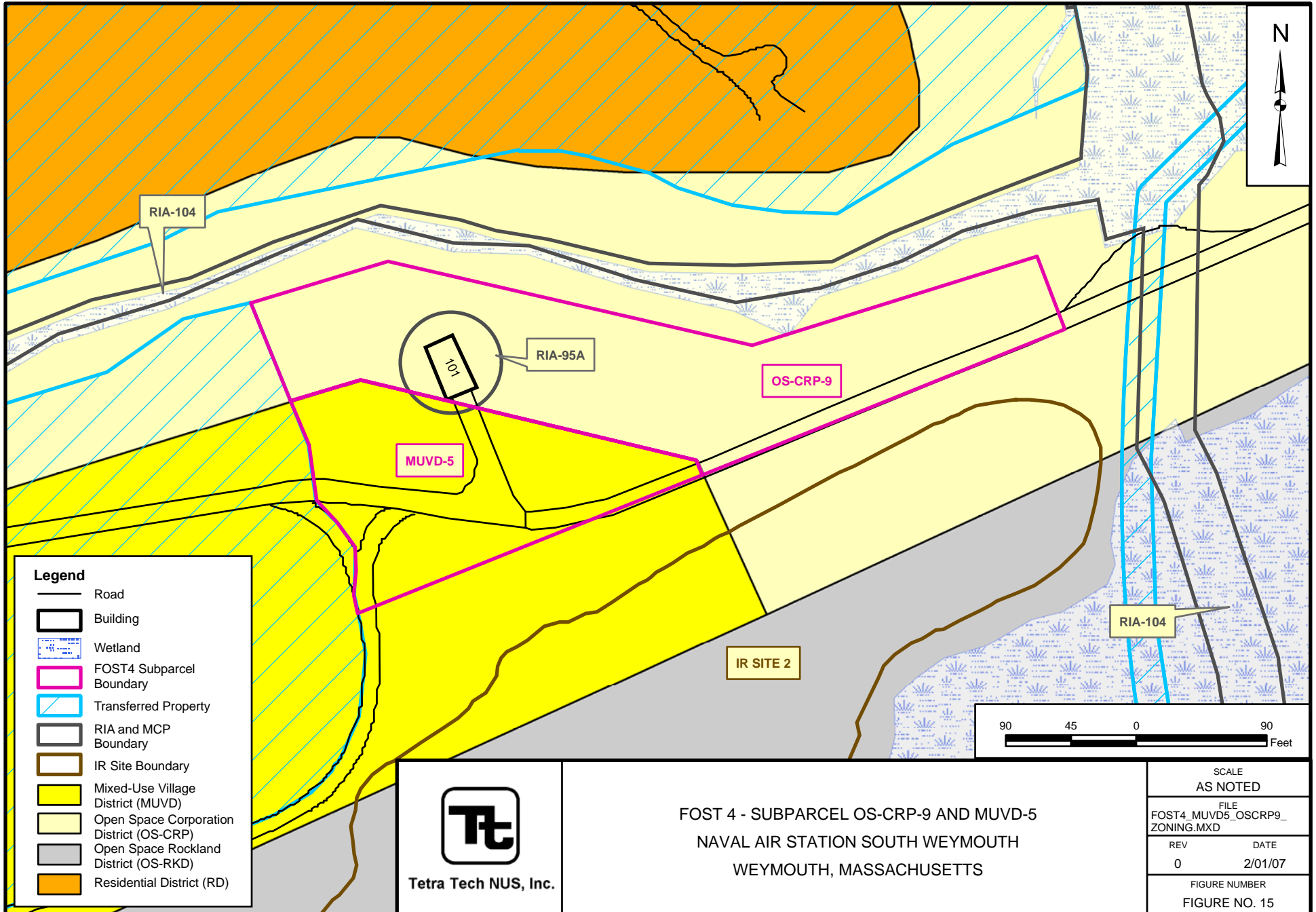
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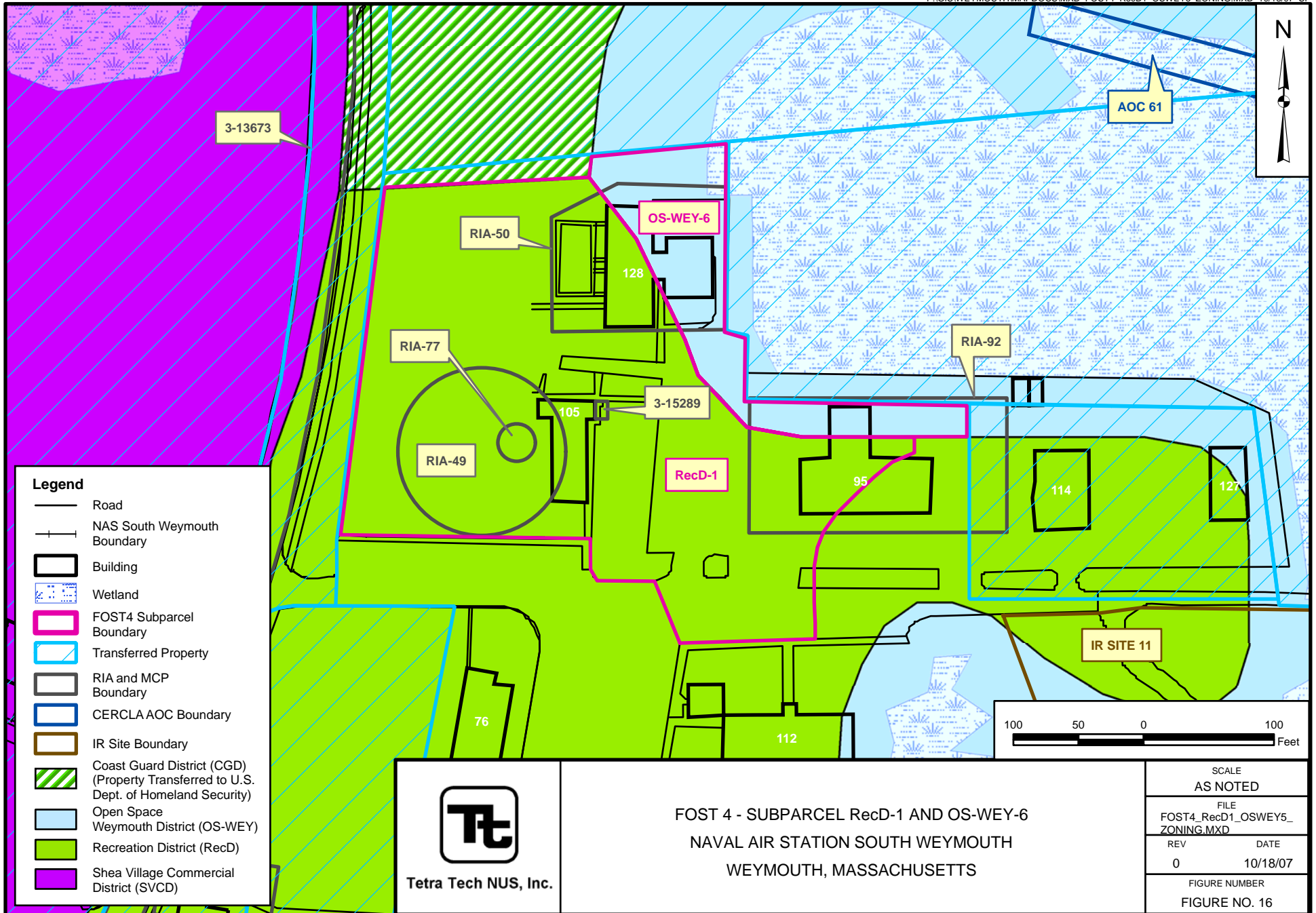




FOST 4 - SUBPARCEL RD-1, MUVD-4, OS-RKD-4, OS-WEY-5,
OS-CRP-8, AND RD2
NAVAL STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOST4_RD1_MUVD4_OSWEY5_ OSRKD4_OSCR8_RD2_ZONING.MXD	
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FIGURE NUMBER FIGURE NO. 14	





ENCLOSURE (2)
**ENVIRONMENTAL COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS FOR
THIRTY-TWO SUBPARCELS DESIGNATED OS-CRP-1, MUV D-1, OS-CRP-2, MUV D-2, OS-CRP-2A,
OS-CRP-3, OS-WEY-2, MUV D-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4,
OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1,
MUV D-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV D-5, OS-CRP-9, RecD-1, and OS-WEY-6
(APPROXIMATELY 314 TOTAL ACRES) AT THE FORMER NAS SOUTH WEYMOUTH, WEYMOUTH,
MASSACHUSETTS**

1. Notice of Environmental Condition: Information concerning the environmental condition of the Subparcels OS-CRP-1, MUV D-1, OS-CRP-2, MUV D-2, OS-CRP-2A, OS-CRP-3, OS-WEY-2, MUV D-3, OS-CRP-3A, VCD-1, VCD-2, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV D-4, OS-WEY-5, OS-RKD-4, OS-CRP-8, RD-2, MUV D-5, OS-CRP-9, RecD-1, and OS-WEY-6 ("the subject subparcels"), including the type and quantity of hazardous substances stored for one year or more, known by the GRANTOR 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 referenced in numerous reports, including, but not limited to, documents identified as follows, which are also incorporated herein by reference:
 - (a) *Polychlorinated Biphenyls (PCB)-Free Activity Report, NAS South Weymouth, January 4, 1995.*
 - (b) *Asbestos, Lead Paint, and Radon Policies at BRAC Properties, Office of the Under Secretary of Defense, January 12, 1995.*
 - (c) *Release Notification and Response Action Outcome (RAO) Statement for South Weymouth Naval Air Station, Shea Memorial Drive, Weymouth, MA, Release Tracking Number (RTN) 3-13673, ENSR June 14, 1996.*
 - (d) *Final Basewide EBS Phase I, Stone & Webster Environmental Technology & Services, November 18, 1996.*
 - (e) *Community Environmental Response Facilitation Act (CERFA) Determination Report, NAS South Weymouth, Massachusetts, Department of the Navy, March 28, 1997.*
 - (f) *Lead Remediation Survey, Dewberry & Davis, June 1997.*
 - (g) *UST (No. 15) Closeout Report, Foster Wheeler, October 1997.*
 - (h) *Removal Action Report, UST removals - Swimming Pool (Bldg 105, Tank 30), Foster Wheeler, August and October 1997.*
 - (i) *Phase I EBS Report Errata, Stone & Webster Environmental Technology & Services, November 10, 1997.*
 - (j) *AST Removals Closeout Report, Foster Wheeler, December 1997.*
 - (k) *Response Action Outcome (RAO) Statement for South Weymouth Naval Air Station, Building 78 Ground Electronics, Weymouth, MA, Release Tracking Number (RTN) 3-15342, Brown & Root, December 1997.*
 - (l) *BRAC Cleanup Plan (BCP), NAS South Weymouth, Massachusetts. October 1996 (revised August 1998).*

- (m) *Response Action Outcome (RAO) Statement for South Weymouth Naval Air Station, Building 105 Swimming Pool, RTN 3-15289, August 1998.*
- (n) *Final Basewide EBS Phase II Sampling Work Plan, Stone & Webster Environmental Technology & Services, October 13, 1998.*
- (o) *AFFF Storage Tank and Fire Extinguishers Closure Report, Foster Wheeler, January 1999.*
- (p) *Removal action conducted for AST removal, floor drain, piping, and hydraulic lift in Building 95, Foster Wheeler, February 1999.*
- (q) *Draft Removal Action Report for Septic Systems, Foster Wheeler, July 1999.*
- (r) *Lead-Based Paint (LBP) Policy for Disposal and Residential Real Property, DoD Memorandum, January 7, 2000.*
- (s) *Potential Immediate Hazards (PIH) Survey and Materials Update for Asbestos and LBP, NAS South Weymouth, Massachusetts, Dewberry & Davis, August 2001.*
- (t) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 2A, East of Runway 8-26, Stone & Webster Environmental Technology & Services, August 2001.*
- (u) *EBS Review Items Requiring NFA under the EBS, EA Engineering, Science, and Technology, effective January 18, 2002 and signed February 2002.*
- (v) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 6, East Street Gate Sparse Vegetation, NAS South Weymouth, Stone & Webster Environmental Technology & Services, May 2002.*
- (w) *Draft Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 1 (Optical Lighting System Vaults), EA Engineering, Science, and Technology, September 2002.*
- (x) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 2C, Runway Lighting, Stone & Webster Environmental Technology & Services, October 2002.*
- (y) *Response Action Outcome (RAO) Statement for South Weymouth Naval Air Station, Union Street Gas Station, Weymouth, MA, Release Tracking Number (RTN) 4-17700, TtNUS/ENSR, January 2003.*
- (z) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 96B, Jet Engine test Stand - SE, NAS South Weymouth, Stone & Webster Environmental Technology & Services, January 2003.*
- (aa) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 105, Concrete slabs East of Taxiway C, NAS South Weymouth, Stone & Webster Environmental Technology & Services, January 2003.*
- (bb) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 101, East Street Gate Cables, NAS South Weymouth, Stone & Webster Environmental Technology & Services, October 2003.*

- (cc) *Final Record of Decision for Operable Unit 8, Abandoned Bladder Tank Fuel Storage Area, Naval Air Station South Weymouth, Weymouth, Massachusetts*, EA Engineering, Science, and Technology, May 2003.
- (dd) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 95A – Building 101, NAS South Weymouth*, Stone & Webster Environmental Technology & Services, May 2003.
- (ee) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 2E, West of Runway 8-26*, Stone & Webster Environmental Technology & Services, February 2003.
- (ff) *Final Phase II Environmental Baseline Survey Revised Decision Document for Review Item Area 9A, D.P.Building (Building No.61), NAS South Weymouth*, Stone & Webster Environmental Technology & Services, August 2003.
- (gg) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 9B, D.A.B.Building (Building No.62), NAS South Weymouth*, Stone & Webster Environmental Technology & Services, September 2003.
- (hh) *Final Record of Decision for Area of Concern 55A – North of Trotter Road – Antennae Field, Area of Concern 55B – North of Trotter Road – Debris Area, NAS South Weymouth, Weymouth, Massachusetts*, EA Engineering, Science, and Technology, October 2003.
- (ii) *Final Rev. 1 Phase II Environmental Baseline Survey Decision Document for Review Item Area 4B, Air Traffic Control Waste Disposal, NAS South Weymouth*, Stone & Webster Environmental Technology & Services, January 2004.
- (jj) *Final Revised Phase II Environmental Baseline Survey Decision Document for Review Item Area 2D, South End of Runway 17-35*, Stone & Webster Environmental Technology & Services, January 2004.
- (kk) *Final Phase II Environmental Baseline Survey Revised Decision Document for Review Item Area 92, Building No.95, NAS South Weymouth*, Stone & Webster Environmental Technology & Services, June 2004.
- (ll) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 84, Building No.78, NAS South Weymouth*, Stone & Webster Environmental Technology & Services, August 2004.
- (mm) *Draft Phase II Environmental Baseline Survey Decision Document for Review Item Area 56/78D, Small Hangar, NAS South Weymouth*, Stone & Webster Environmental Technology & Services, August 2004.
- (nn) *Final Supplemental Environmental Baseline Survey Naval Air Station South Weymouth, Weymouth, Massachusetts*, EA Engineering, Science, and Technology, November 2004.
- (oo) *Final Phase II Environmental Baseline Survey Decision Document for Review Item Area 78E, Undocumented Underground Storage Tank Removal – UST Nos. 28A and 28B, NAS South Weymouth*, Stone & Webster Environmental Technology & Services, November 2004.
- (pp) *Zoning and Land Use By-Laws for NAS South Weymouth*, as approved by the Corporation on May 5, 2005, and approved by the Towns of Abington, Rockland, and Weymouth in June and July 2005.

- (qq) *Reuse Plan for Naval Air Station South Weymouth*, as approved by the Corporation [e.g. South Shore Tri-Town Development Corporation] on May 5, 2005, and approved by the Towns of Abington, Rockland, and Weymouth in June and July 2005.
 - (rr) *Results RIA 56/78D Exploratory Subsurface Sampling Results*, Tetra Tech EC, August 2005.
 - (ss) *Radiological Assessment Field Report for RIA 84-Building 78, NAS South Weymouth*, TtNUS, November 2005.
 - (tt) *Final Record of Decision, Area of Concern 3 – Suspected TACAN Disposal Area, Area of Concern 13 – Supply Warehouse Railroad Spur, Area of Concern 15 – Water Tower, Area of Concern 100 – East Street Gate Area, NAS South Weymouth, Weymouth, Massachusetts*. May 2006.
 - (uu) *Final Record of Decision, Operable Unit 5, Tile Leach Field, NAS South Weymouth, Weymouth, Massachusetts*. May 2006.
 - (vv) *Final Technical Memorandum, Response to MADEP Comments on RIA 78E Decision Document, NAS South Weymouth, Weymouth, Massachusetts*, September 2006.
 - (ww) *Record of Decision, United States Coast Guard South Weymouth Buoy Depot Site, South Weymouth, Massachusetts*. September 2006.
 - (xx) *Results of March 2007 Sampling Event for Trotter Road Substation at Naval Air Station South Weymouth, South Weymouth, MA*, Tetra Tech, May 2007
 - (yy) *Site Management Plan, Revision 7, for Naval Air Station South Weymouth, Weymouth, Massachusetts*, Tetra Tech NUS, Inc., September 2007 (updated annually).
 - (zz) *Final Record of Decision, Operable Unit 1, West Gate Landfill, Weymouth, Massachusetts*, Tt NUS, September 2007.
 - (aaa) *Technical Memorandum – Review Item Area 39H*. Tetra Tech NUS, Inc. October 2007.
2. CERCLA Notification: Pursuant to CERCLA Title 42 United States Code (U.S.C.), Section 9620(h), notice is hereby provided that information contained in the FOST Enclosure (1) Table 3 attached hereto and made a part hereof, identifies hazardous substances that were stored for one year or more, known to have been released or disposed of on the subject subparcels. The GRANTOR has made a complete search of its files and records concerning the subject subparcels and represents that the FOST 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. Representation, Warranty, and Covenant required by Title 42, U.S.C., Section 9620(h)(3)(A)(ii): In accordance with the requirements and limitations contained in Title 42, U.S.C., Section 9620(h)(3)(A)(ii), the GRANTOR hereby warrants that:
 - (a) All remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the subject subparcels has been taken by the GRANTOR, and
 - (b) Any additional remedial action found to be necessary after delivery of this Quit Claim Deed shall be conducted by the GRANTOR.

4. Reservation of Access by Title 42, U.S.C., § 9620(h)(3)(A)(iii): In accordance with 42 U.S.C. § 9620(h)(3)(A)(iii), THE GRANTOR reserves all reasonable and appropriate rights of access to the CONVEYED PROPERTY whenever any remedial action or corrective action is found to be necessary. The right of access described herein shall include the right to conduct tests, investigations, and surveys (including, where necessary, drilling, test pitting, boring, and other similar activities). Such right shall also include the right to conduct, operate, maintain, or undertake any other response or remedial action as reasonably necessary (including but not limited to monitoring wells, pumping wells, and treatment facilities). Any such entry, and all responses, or remedial actions, shall be coordinated in advance by THE GRANTOR, with such coordination including reasonable notice provided to GRANTEE or its successors and assigns, and shall be performed in a manner which eliminates, or minimizes to the maximum extent possible, (i) any damage to any structures now or hereafter located on the CONVEYED PROPERTY and (ii) any disruption or disturbance of the use and enjoyment of the CONVEYED PROPERTY.

Enclosure (1) of the Finding of Suitability to Transfer (FOST) includes figures showing the site location and the subject subparcels.

5. Deleted. The reference to Public United States Public Law 102-484 Section 330 has been deleted in accordance with 32 CFR Section 174.15.
6. Presence of Lead-Based Paint (LBP): The GRANTEE covenants and agrees, on behalf of itself, its successors and assigns, that it will comply with all federal, state, and local laws relating to lead-based paint ("LBP") in its use and occupancy of the subject subparcels (including demolition and disposal of existing improvements). The GRANTOR assumes no new or further liability as a result of this transfer 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 subject subparcels, arising after the conveyance of the subject subparcels from the GRANTOR to the GRANTEE. Improvements on the subject subparcels were constructed prior to 1978 and, as with all such improvements, an LBP hazard may be present. The GRANTOR expressly acknowledges that this Section 6 shall not in any way eradicate or diminish any of the GRANTOR's obligations regarding: (a) indemnification pursuant to Section 330 of the National Defense Authorization Act of 1993 (P.L. 102-484), as amended by Section 1002 of P.L. 103-160; (b) covenants and warranties required pursuant to 42 U.S.C., Section 9620(h)(3)(A); and (c) any other applicable law. In August 2001, the Navy completed the update of the *Potential Immediate Hazards (PIH) Survey and Materials Update for Asbestos and LBP at NAS South Weymouth, Massachusetts*. This provision only applies to military improvements and not to any newly discovered LBP that may be found to have been disposed of by the military. Buildings will be transferred "as is" and LBP hazards will become the responsibility of the Grantee.
7. Presence of Asbestos: The GRANTEE covenants and agrees, on behalf of itself, its successors and assigns, that it will comply with all federal, state, and local laws relating to asbestos containing materials ("ACM") in its use and occupancy of the subject subparcels (including demolition and disposal of existing improvements). The GRANTOR assumes no new or further liability as a result of this transfer 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 subject subparcels, arising after the conveyance of the subject subparcels from the GRANTOR to the GRANTEE. The GRANTOR expressly acknowledges that this Section 7 shall not in any way eradicate or diminish any of the GRANTOR's obligations regarding: (a) indemnification pursuant to Section 330 of the National Defense Authorization Act of 1993 (P.L. 102-484), as amended by Section 1002 of P.L. 103-160; (b) covenants and warranties required pursuant to 42 U.S.C., Section 9620(h)(3)(A); and (c) any other applicable law. Buildings will be transferred "as is" and asbestos hazards will become the responsibility of the Grantee.

8. Presence of Historic Fill Material: The GRANTEE, its successors and assigns, acknowledges that certain portions of the subject subparcels are underlain by historic fill material deposited by parties other than the GRANTOR, 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. The GRANTEE, by acceptance of this Deed, covenants and agrees, for itself, its heirs, successors and assigns, that in its use and occupancy of the subject subparcels (including excavation) the GRANTEE will comply with all federal, state and local laws relating to the constituents of such historic fill and that the GRANTOR assumes no new or further liability as a result of this transfer than it would otherwise have for damages for personal injury, illness, disability or death to the GRANTEE, or to the GRANTEE'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 on the subject subparcels, whether the GRANTEE, its heirs, successors or assigns, has properly warned or failed to properly warn the individual(s) injured. The GRANTOR expressly acknowledges that this Section 8 shall not in any way eradicate or diminish any of the GRANTOR's obligations regarding: (a) indemnification pursuant to Section 330 of the National Defense Authorization Act of 1993 (P.L. 102-484), as amended by Section 1002 of P.L. 103-160; (b) covenants and warranties required pursuant to 42 U.S.C., Section 9620(h)(3)(A); and (c) any other applicable law.
9. Interim Covenant and Restriction Concerning the Use of Groundwater: Navy is currently evaluating Installation Restoration (IR) Program Site 10, Building 82 and Site 11, Solvent Release Area. IR Program Site 10 is located approximately 100 ft to the south of subparcel OS-CRP-1 and 175 feet southeast of MUVD-1. IR Program Site 11 is located approximately 150 ft to the southeast of subparcel RecD-1 and 150 feet southeast of subparcel OS-WEY-6. IR Program Site 1 (West Gate Landfill), which is entering the Remedial Design Phase, is located approximately 50 ft to the south of subparcel VCD-1, 200 feet east of subparcel VCD-2, and 200 feet north of OS-WEY-4. Pending completion of the evaluation and any subsequent response actions, THE GRANTOR and GRANTEE agree to implement this interim groundwater restriction.

The GRANTEE covenants, on behalf of itself, its successors and assigns, that no groundwater extraction/production/supply wells shall be installed or permitted, and that no access to groundwater shall be permitted in the portions of the CONVEYED PROPERTY known as subparcels OS-CRP-1; MUVD-1; RecD-1; OS-WEY-4; OS-WEY-6; VCD-1; VCD-2; as such subparcels are shown in Enclosure (1), without the written approval of the United States Environmental Protection Agency ("EPA") or the Massachusetts Department of Environmental Protection or its successors ("MADEP"). This restriction shall terminate upon the recording of a notice that there has been: (1) a determination in writing by the EPA or MADEP or both, as may be appropriate, that the groundwater at the West Gate Landfill (IR Site 1), Building 82 (IR Site 10), and Solvent Release Area (IR Site 11) poses no unacceptable risks to human health or the environment; or (2) written concurrence by the EPA or MADEP or both, as may be appropriate, in a determination made by the party responsible for response actions at the IR Site 1, IR Site 10, or IR Site 11 that the groundwater at that site poses no unacceptable risks to human health or the environment; or (3) issuance of the Navy covenant required by 42 U.S.C. § 9620(h)(3)(A)(ii)(I) for IR Site 1, IR Site 10 or IR Site 11, certifying that all remedial action necessary to protect human health or the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer, whichever is the first to occur.

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

Note: This is a summary of the current and former (shaded rows) IR Program sites located within and nearby (within 200 ft of) the subparcels of this Finding of Suitability to Transfer (FOST). This summary table indicates whether these areas have potential impacts to or restrictions for the subparcels included in this FOST. This information is current as of October 2007.

IR Site Number and Name	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
1 West Gate Landfill	50 ft south of VCD-1 200 ft east of VCD-2 200 ft north of OS-WEY-4	Past disposal of domestic and potentially other Base wastes. 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.	The Navy issued a Proposed Plan on the preferred remedial alternative for public review in May 2007. The Navy and EPA signed the Record of Decision (ROD), with MADEP concurrence, in September 2007. The selected remedy is a landfill cap, wetland restoration, and institutional controls to prevent disturbance to the protective cap. A pre-design investigation (PDI) will be conducted to obtain information to support the remedial design.	See clause 9 of enclosure (2) regarding an interim covenant and restriction concerning the use of groundwater that applies to subparcels VCD-1, VCD-2, and OS-WEY-4. The area to be remediated is limited to soil outside of the subject subparcels; the PDI will further delineate the extent of the area to be remediated.	Final Remedial Investigation (RI), TtNUS/ENSR, April 2002. Final FS, TtNUS/ENSR, January 2003. Final Proposed Plan, Navy, May 2007. Final Record of Decision, Navy, September 2007.
2 Rubble Disposal Area	50 ft east of OS-RKD-3 25 ft south of MUVD-5 and OS-CRP-9 abuts MUVD-4	Past disposal of building debris. 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.	The Navy and EPA signed a final Record of Decision, with concurrence by MADEP, in December 2003. The selected remedy included removal of PCB-contaminated hydric soil, capping of the landfill, and long-term monitoring. The Navy has completed the Remedial Action. Long-term monitoring is underway.	None. No groundwater contamination identified and impacted soil has been removed or is being contained. The remediated area is limited to soil outside of the subject subparcels.	Final RI, TtNUS/ENSR, January 2001. Final FS, TtNUS/ENSR, March 2002. Final Proposed Plan, Navy, February 2003. Final Record of Decision, Navy, December 2003.

IR Site Number and Name	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
4 Fire Fighting Training Area	See enclosure (4).	Past burning and extinguishing of waste oils and fuels. See enclosure (4).	No site-related chemicals were detected at concentrations posing unacceptable risks to human health or the environment. No FS was required. A No Action Proposed Plan was presented for public review and the Navy and EPA have signed the Record of Decision, with concurrence from MADEP. Further assessment of petroleum residuals is being addressed under the MCP. See MCP Site 4-18735, enclosure (4).	None. See enclosure (4).	Final RI, TtNUS/ENSR, April 2001. Final Proposed Plan, Navy, September 2003. Final Record of Decision, Navy, September 2004.
5 Tile Leach Field	Within OS-CRP-4 60 feet west of GOSD-1	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.	No unacceptable risks to human health or the environment were identified. The Navy and EPA, with concurrence from MADEP, signed a No Action Record of Decision.	None.	Final RI, TtNUS/ENSR, May 2002. Field Report, TtNUS, June 2005. Final Proposed Plan, Navy, November 2005. Final Record of Decision, Navy, May 2006.
6 Former Fuel Farm	See enclosure (4).	Jet fuel and aviation gas releases. See enclosure (4).	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).	See enclosure (4).	Class A-2 RAO, TtNUS/ENSR, February 2002.
8 Abandoned Bladder Tank Fuel Storage Area	Within OS-CRP-1 and MUVD-1	Past storage of aviation gasoline for "hot refueling" operations on the Hangar 2 apron.	The Navy and EPA have signed a No Action Record of Decision, with concurrence by MADEP. No unacceptable risks to human health or the environment were identified. No indication of a release was found.	None.	Final RI, TtNUS/ENSR, March 02. Final Proposed Plan, Navy, October 2002. Final Record of Decision, Navy, May 2003.

IR Site Number and Name	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
10 Hangar 2, Building 82	100 ft south of OS-CRP-1 175 ft southeast of MUVD-1	Floor drains failure in a former aircraft hangar. Chlorinated VOCs and benzene were detected in groundwater above benchmark screening criteria. Former RTN 3-18110 and former EBS RIAs 30A and 107 are included in Site 10.	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. During Spring 2003, the Navy installed some wells in support of property transfer due diligence activities. Navy completed additional floor drain removals in 2006. The Navy completed the remedial investigation (RI) field program in December 2006. The RI Report will be issued during autumn 2007.	See clause 9 of enclosure (2) regarding an interim covenant and restriction concerning the use of groundwater that applies to subparcels OS-CRP-1 and MUVD-1.	Removal Action Report, Revision 1, Foster Wheeler, March 1999. Phase I Initial Site Investigation Report, ENSR, February 2000. Floor Drain Removal Action Report, Foster Wheeler, April 2002. Final RI Work Plan, TtNUS, October 2006.
11 Solvent Release Area	150 ft southeast of RecD-1 150 ft southeast of OS-WEY-6.	This site was initially sampled as a potential background location. However, the Navy entered the site into the EBS program (EBS RIA 108) after detecting tetrachloroethene (PCE) in soil. The Navy subsequently detected PCE and other VOCs in groundwater and moved the site to the AOC program (AOC 108) and then the IR Program (Site 11).	Source delineation and geophysical investigations conducted in September 2004. The Navy completed the remedial investigation (RI) field program in January 2007. The Navy is reviewing the results of the field program with the regulators to evaluate data gaps prior to the completion of the RI Report.	See clause 9 of enclosure (2), regarding an interim covenant and restriction concerning the use of groundwater that applies to RecD-1 and OS-WEY-6.	Final Summary Report of Background Data Summary Statistics, Stone & Webster, February 2000. Field Report, Stone & Webster, June 2004. Final RI Work Plan, TtNUS, October 2006.
U.S. Coast Guard (USCG) Buoy Depot Site	USCG removal action within portions of VCD-2. Abuts a portion of VCD-1, VCD-2, and OS-WEY-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.	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. A Proposed Plan for the final, whole site remedy that includes Buoy Depot property was issued in May 2005. The Record of Decision was signed in 2006 and includes long-term monitoring and land use controls. Long-term monitoring is underway at the site.	The remedial action is complete. No groundwater contamination has been identified. Long-term monitoring is ongoing in the swale portion of the site located in subparcel VCD-2 and access must be provided to the USCG in accordance with enclosure (2), clause 4.	Final RI, EA, 2000. Final EE/CA, EA, December 2002. Action Memorandum, EA, January 2003. Final FS, EA, February 2004. Final Removal Action Completion Report, Stormwater Installation and Swale and Wetlands Hydric Soil Excavation and Offsite Treatment and Disposal, Nobis Engineering, April 2006. Final Record of Decision, USCG, September 2006.

**ENCLOSURE (4)
SUMMARY OF PETROLEUM SITES**

Note: This is a summary of the current and former (shaded rows) petroleum sites located within and nearby (within 200 ft of) the subparcels of this Finding of Suitability to Transfer (FOST). 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 have potential impacts to or restrictions for the subparcels included in this FOST. This information is current as of October 2007.

Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
3-10858	Fuel Farm Formerly designated IR Program Site 6, RIA 25, and RIA 26.	25 ft east of OS-CRP-1 120 ft east of MUVD-1.	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 in one well received additional remediation.	None.	Class A-2 RAO, TtNUS/ENSR, February 2002.
3-13673	Shea Memorial Drive Spill	25 ft west of RecD-1 180 ft west of OS-WEY-6	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 of. No catch basins were affected. No AUL.	None.	Class A-1 RAO, ENSR, June 1996.
3-15289	Building 105 (Swimming Pool)	Within RecD-1 75 ft west of OS-WEY-6	Impacts from domestic heating oil.	Closed (RAO filed). UST and impacted soil removed in February 1998. No AUL.	None.	Class A-2 RAO, Brown & Root, August 1998.
3-15342	Building 78 (Ground Electronics)	Within VCD-1 120 ft southwest of OS-CRP-3A	Release from No. 2 fuel oil UST.	Closed (RAO filed). UST and impacted soil removed July 28-29, 1997. No AUL.	None.	Class A-2 RAO, Brown & Root, December 1997.

Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
3-16598E	Jet Fuel Pipeline	35 feet south of OS-CRP-1 Abuts VCD-1 75 ft southeast of MUV-D-1 200 ft south of OS-CRP-3A	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.	IRA Completion Report and Partial RAO, ENSR, October 1999.
3-16598W	Jet Fuel Pipeline Holding Tank Area (formerly designated EBS RIA 54 and 94)	100 ft south of VCD-1 200 ft northeast of VCD-2 and OS-WEY-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.	None. Groundwater has been successfully remediated. Site groundwater has not impacted FOST subparcels.	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.
3-18110	Hangar 2 (Building 82)	See enclosure (3).	Petroleum release. Floor drain system failure. See enclosure (3).	The site work has been transferred to the Navy's IR Program. See summary for Site 10 in enclosure (3).	See enclosure (3).	Phase I Initial Site Investigation Report, ENSR, February 2000. MADEP's Deferral to CERCLA Letter, April 2000.

Release Tracking Number (RTN)	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
4-17700	Union Street Gas Station (formerly designated EBS RIA 109 – detection in background location BG-007)	Within OS-RKD-2, OS-RKD-3, and MUV-D-4.	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.	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	Formerly IR Program Site 4, Fire Fighting Training Area	Abuts OS-CRP-7 100 ft west of RKD-2	Past burning and extinguishing of waste oils and fuels.	Release Abatement Measure (RAM) excavation and site restoration completed in October 2006. Two groundwater monitoring rounds will be followed by a RAM completion report.	None.	Final RAM Plan, TtECI, July 2005. Final Excavation Plan, TtECI, March 2006.
RTN not assigned	Former RIA 2B, Runway/ Taxiway Area – North of 17-35	Abuts OS-CRP-1 and MUV-D-1	Potential past releases of petroleum products from aircraft operations.	Closed. Navy conducted a Limited Removal Action (LRA) to address elevated PAH and lead concentrations in soil associated with fuel at this location. Confirmatory samples showed no residual contamination.	None.	Draft Decision Document, Stone & Webster, February 2000. Final Closure Report (CD CTO 48-31), May 2002. Phase II EBS Addendum to Decision Document, Stone & Webster, October 2002.
4-3002621	Basewide National Priorities List	Basewide	General RTN associated with the CERCLA Sites, not a particular release.	Active until Basewide CERCLA sites are closed. CERCLA sites within the subject subparcels have been closed. See enclosures (3) and (5).	None. There are no remaining sites in the FOST to be addressed under CERCLA.	None.

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

Note: This is a summary of the current and former (shaded rows) Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) AOCs located within and nearby (within 200 ft of) the subparcels of this Finding of Suitability to Transfer (FOST). This summary table indicates whether these areas have potential impacts to or restrictions for the subparcels included in this FOST. This information is current as of October 2007.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
AOC 3	Suspected TACAN Disposal Area (formerly designated EBS RIA 3)	150 ft west of OS-CRP-7	Pile of rubble, soil, and metal debris containing PAHs and PCB in soil above benchmarks and background levels.	<p>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.</p> <p>A No Action Proposed Plan was issued in November 2005. Navy and EPA, with MADEP concurrence, signed a No Action ROD in May 2006.</p>	None.	<p>Final Removal Action Report, Foster Wheeler, May 2002.</p> <p>Draft Closeout Report Action Memorandum, Stone & Webster, July 2003.</p> <p>Final Proposed Plan, Navy, November 2005.</p> <p>Record of Decision, Navy, May 2006.</p>
AOC 8	Wyoming St. Area – Building 70 (formerly designated EBS RIA 8)	30 ft east of OS-RKD-2	<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) are present in this area.</p>	<p>Time Critical Removal Action has been conducted.</p> <p>A No Further Action Proposed Plan was issued in June 2007. No Further Action ROD to follow.</p>	None.	<p>Draft Decision Document, Stone & Webster, January 2003.</p> <p>Final Closeout Report Action Memorandum for AOC 8, TtECI, October 2006.</p> <p>Final Proposed Plan, Navy, June 2007.</p>

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
AOC 55A	North of Trotter Road – Antennae Field (formerly designated EBS RIA 55A)	Partly within OS-CRP-3A, MUVD-3, and VCD-1.	Seven antennae poles and the associated copper cables. Chromium, copper, PAHs, and pesticides in surface soil above benchmarks and background.	Initially investigated under Phase II EBS. In September 2002, Navy conducted a removal action to remove the antennae poles, platforms, grounding wires, and adjacent soil (840 tons of soil) and to lower ecological risk. A No Further Action Proposed Plan was issued for public comment in August 2003. The Navy and EPA, with MADEP concurrence, signed the No Further Action ROD in October 2003.	None.	Draft Decision Document, Stone and Webster, January 2001. Final Streamlined HHRA, EA, November 2002. Final Closeout Report Action Memorandum, Foster Wheeler, April 2003. Final Proposed Plan, Navy, August 2003. Final Record of Decision, Navy, October 2003.
AOC 55B	North of Trotter Road - Debris Area (formerly designated EBS RIA 55B)	Partly within MUVD-3 100 ft south of MUVD-2 150 ft south of OS-CRP-2 125 ft north of OS-CRP-3A	Solid waste disposal over a large, heavily wooded area. Antimony, chromium, mercury, and pesticides exceeding benchmarks and background.	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. AOC 55D now addressed separately from AOC 55B. A No Further Action Proposed Plan was issued for public comment in August 2003. The Navy and EPA, with MADEP concurrence, signed the No Further Action ROD in October 2003	None.	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 Proposed Plan, Navy, August 2003. Final Record of Decision, Navy, October 2003.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
AOC 55C	North of Trotter Road – Pond Area	60 ft west of OS-CRP-2 130 ft east of OS-WEY-2 75 ft west of MUV D-2	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 of its investigation. Additional field investigations in the wetland and site soils were performed and a draft Ecological Risk Assessment has been issued.	None. Potential risks limited to pond area outside of the FOST subparcels.	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.
AOC 55D	North of Trotter Road – Wetland Area (formerly part of AOC 55B)	10 ft south of OS-WEY-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. No Action Record of Decision to follow.	None.	Final Streamlined Human Health Risk Assessment, EA, September 2004. Final Ecological Risk Assessment for AOC 55D, Stone & Webster, October 2004. Final Proposed Plan, Navy, June 2007.
AOC 60	East Mat Drainage Ditch (formerly designated EBS RIA 60) – east side	130 ft north of MUV D-4 160 ft west of OS-WEY-5	Fuel from aircraft fuel tanks was reportedly discharged to the East Mat and hosed off to the East Mat ditch. Discolored water and solid waste identified in drainage ditch. COCs include PAHs, pesticides, PCBs, and inorganics.	EBS investigations found several detected analytes above ecological benchmarks. In January 2002, the Navy issued a 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; as a result, a hot spot removal is planned. Following concurrence on NFA based on risk assessments, an NFA Proposed Plan will be completed, followed by a ROD.	None.	Final AOC 60, East Mat Drainage Ditch Streamlined ERA, Stone & Webster, August 2004. Final Closeout Report Action Memorandum, TtECI, May 2006.

CERCLA AOC	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
AOC 61	TACAN Ditch and associated areas (formerly designated EBS RIA 61)	Abuts OS-CRP-1 120 ft east of MUV-1 West of OS-CRP-7	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. 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.	Removal action field work completed in December 2003. Data evaluation and reporting conducted through Summer 2004. 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. 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. Following satisfactory resolution of regulator comments on the December 2006 sampling report leading to concurrence on NFA, an NFA Proposed Plan and ROD will be issued.	None.	Draft Action Memorandum, Navy, November 2002. Draft Closeout Report for TACAN Outfall Excavation, Storm Water Drainage System Cleaning and Associated Ditch/Swale Excavation, Foster Wheeler, July 2004. Final EE/CA for TACAN Outfall Sediment Removal and Storm Sewer System Cleaning, TtECI, April 2005. Results of December 2006 Sampling Event for AOC 60, RIA 30B, NEX Swale, and Barracks Ditches, TtECI, October 2007.
AOC 100	East Street Gate Area - Hummocky Terrain (formerly designated EBS RIA 100)	Within OS-ABN-1	Debris disposal area. Various inorganics detected in surface soil at concentrations above background and ecological benchmarks.	The Navy conducted a Removal Action in Fall 2001, removing 1,194 tons of soil and debris. Post-removal sampling confirmed that remediation goals were achieved. A No Further Action Proposed Plan was issued November 2005. The Navy and EPA, with MADEP concurrence, signed a No Further Action ROD in May 2006.	None.	Final Removal Action Report, Foster Wheeler, May 2002. Draft Closeout Report Action Memorandum, Stone & Webster, July 2003. Final Proposed Plan, Navy, November 2005. Record of Decision, Navy, May 2006.
AOC 108	Background Sample Location BG-005	See Enclosure (3).	See Enclosure (3).	Moved to the IR Program as Site 11. See Enclosure (3).	See Enclosure (3).	See Enclosure (3).

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

Note: This is a summary of the current and former (shaded rows) EBS RIAs located within and nearby (within 200 ft of) the subparcels of this Finding of Suitability to Transfer (FOST). This summary table indicates whether these areas have potential impacts to or restrictions for the subparcels included in this FOST. This information is current as of October 2007.

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 1	Runway/ Taxiway Optical Lighting System (OLS) Vaults	Partially within GOSD-1, OS- RKD-2, and MUVD-4 130 ft northwest of OS-RKD-3	Potential releases of PCBs from switch gears within the vaults.	No Further Action (NFA) (regulators concur). Navy has removed the switch gears, and also has cleaned, sampled, and closed the vaults in place.	None.	Final Closeout Report, Foster Wheeler, September 2002. Draft Final Decision Document, EA, September 2002. Responses to Environmental Protection Agency (EPA) Comments, EA, November 2002 (this document finalizes the Decision Document).
RIA 2A	Runway/ Taxiway Area - East of 8-26	Partially within OS-RKD-3, MUVD-4, and OS-CRP-8 200 ft southeast of OS-WEY-5 200 ft southwest of RD-2	Potential past releases of petroleum products from aircraft operations.	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, August 2001.
RIA 2B	Runway/ Taxiway Area – North of 17-35	See enclosure (4).	See enclosure (4).	Addressed as a petroleum site without RTN. See enclosure (4).	None.	See enclosure (4).

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 2C	Runway/ Taxiway Area - Runway Lighting	Partly within GOSD-1, OS- RKD-2, and MUVD-4 Abuts RD-1 25 ft south of OS-ABN-1A 190 ft west of MUVD-1	Sparse vegetation between taxiways and runways. Suspected over-use of herbicides at various locations.	NFA (regulators concur).	None.	Final NFA Decision Document, Stone & Webster, October 2002.
RIA 2D	Runway/ Taxiway Area — South end of 17- 35	Partially within GOSD-1, OS- CRP-5, and OS- CRP-6 170 ft north of OS-RKD-1	Potential past release of petroleum products/spills from aircraft operations.	NFA (regulators concur).	None.	Final Revised Decision Document, Stone & Webster, January 2004.
RIA 2E	Runway/ Taxiway Area — West of 8-26	Partially within OS-WEY-4 and OS-ABN-1A	Potential past releases of petroleum products from aircraft operations. Potential petroleum hydrocarbons and lead.	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, February 2003. Addendum to Final Decision Document, Stone & Webster, June 2003.
RIA 3	Suspected Tactical Air Navigation (TACAN) Disposal Area	See enclosure (5).	See enclosure (5).	Addressed as CERCLA Area of Concern (AOC) 3. See enclosure (5).	None.	See enclosure (5).
RIA 4B	ATC Area — Alleged Waste Disposal	60 ft west of OS- CRP-4	Alleged liquid and solid waste disposal.	NFA (regulators concur).	None.	Final Rev. 1 Decision Document, Stone & Webster, January 2004.

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 6	East Street Gate Area	Within GOSD-1 and OS-CRP-6 180 ft southeast of OS-CRP-5 abuts OS-RKD-1	Black, dry soil and construction debris near clear zone.	NFA (regulators concur). Debris is no longer present.	None.	Final Decision Document, Stone & Webster, May 2002.
RIA 8	Wyoming St. Area – Remnants of Building 70 demolition.	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 8. See enclosure (5).	None.	See enclosure (5).
RIA 9A	Building 61	Within OS-RKD-2	Final disposition of Building 61 (associated with Building 70).	NFA (regulators concur).	None.	Final Revised Decision Document, Stone & Webster, August 2003.
RIA 9B	Building 62	Partially within OS-RKD-2	Final disposition of Building 62 (associated with Building 70).	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, September 2003.
RIA 25	Former Fuel Farm Formerly designated IR Site 6.	See enclosure (4).	See enclosure (4).	Addressed as petroleum site RTN 3-10858. See enclosure (4).	None.	See enclosure (4).
RIA 30A	Hangar 2 – Spills On Apron	See enclosure (3).	See enclosure (3).	Addressed as IR Site 10. See enclosure (3).	None.	See enclosure (3).
RIA 30B	Hangar 2 - Spills Off Edge of Apron	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 61. See enclosure (5).	None.	See enclosure (5).
RIA 31	Fire Protection Pump House	95 ft east of OS-CRP-1 175 ft east of MUV-D-1	Acid staining and pitting beneath battery rack.	NFA (regulators concur).	None.	Phase I EBS, Stone & Webster, November 1996. Final Phase II Work Plan Screening Matrix, Stone & Webster, October 1998. EBS NFA list, January 2002.

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 32	Non-Potable Water Supply	95 ft east of OS-CRP-1 175 ft east of MUVD-1	40,000-Gallon Underground Storage Tank (UST) used to store water for fire protection system ("Building 84").	NFA (regulators concur).	None.	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.
RIA 39A/G	East Mat — Stained and Non-Stained Pavement	Abuts MUVD-4	Sampled at clean locations as a baseline to compare other East Mat areas.	NFA (regulators concur).	None.	Draft Decision Document, Stone & Webster, April 2000; Revision 1 issued May 2002. Final Decision Document, Stone & Webster, January 2004.
RIA 39C	East Mat — Groundwater	Abuts MUVD-4	Potential for spills and hazardous waste storage.	NFA (regulators concur).	None.	Draft Decision Document, Stone & Webster, April 2000; Revision 1 issued May 2002. Final Decision Document, Stone & Webster, January 2004.
RIA 39H	East Mat — Material in Catch Basins	Partially within OS-RKD-2, OS-RKD-4, MUVD-4, and OS-WEY-5 Abuts RD-1	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.	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 for Subject Subparcels?	References
RIA 49	Swimming Pool	Within RecD-1 110 ft southwest of OS-WEY-6	Discharge of chlorinated pool water.	NFA (regulators concur). This compliance issue was handled with the Massachusetts Water Resources Authority (MWRA).	None.	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.
RIA 50	Child Care Center	Within RecD-1 and OS-WEY-6	Possible lead-based paint (LBP) in soil from the Hobby Shop's peeling paint.	NFA (regulators concur).	None.	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 54	Area South of Trotter Road	See enclosure (4).	See enclosure (4).	Addressed as a petroleum site - RTN 3-16598W. See enclosure (4).	None.	See enclosure(4).
RIA 55A	Area North of Trotter Road – Antennae Field	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 55A. See enclosure (5).	None.	See enclosure (5).
RIA 55B	Debris Area North of Trotter Road	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 55B. See enclosure (5).	None.	See enclosure (5).
RIA 55C	North of Trotter Road – Pond Area	See enclosure (5).	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	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 55D. See enclosure (5).	See enclosure (5).	See enclosure (5).

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 56/78D	Small Hangar Building 111	Within OS-CRP-3A and VCD-1	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.	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 60	East Mat Drainage Ditch	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 60. See enclosure (5).	None.	See enclosure (5).
RIA 61	TACAN Ditch	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 61. See enclosure (5).	None.	See enclosure (5).
RIA 62	French Stream	Nearby OS-CRP-2, MUV-2, OS-CRP-2A, MUV-3, OS-CRP-3A, VCD-1, OS-WEY-4, OS-ABN-1A, OS-CRP-4, OS-ABN-1, OS-RKD-1, OS-CRP-5, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, AND RD-1	Potential past releases to French Stream.	The Basewide Watershed Evaluation will support closure of this item.	None. A minimum 20-ft buffer zone has been established until RIA 62 is resolved. No impact to the FOST subparcels is anticipated. Potential environmental impacts are expected to be limited to the immediate streambed.	Pending Basewide Watershed Study.
RIA 76D	Basewide Solid Waste	Various areas identified Basewide	Areas of solid waste and/or debris. RIA 76D pertains to solid waste within the subject subparcels of this FOST/EBST.	Individual areas to be addressed on a case-by-case basis as necessary to support property transfers. See enclosure (7).	None. Not a CERCLA issue. See enclosure (7).	Phase I EBS, Stone & Webster, November 1996, Table 10-3; Final Phase II Work Plan Screening Matrix, Table 2-2, Stone & Webster, October 1998.

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 77	Basewide USTs - Leak Test Not Performed	Partially within RecD-1 130 ft southeast of OS-WEY-6	Base Closure Program - removed all USTs including those listed in the EBS Phase I Tables 10-4 and 10-5, except at Main Gate (Bldg 133) and Galley (Bldg 103). The Galley tank was removed in August 2001. If releases were noted, tanks were moved to the petroleum site program. If not, tank removal reports on file at the CSO.	NFA (regulators concur). All USTs identified in RIA 77 have been addressed, including UST No. 30 associated with Building 105 in subparcel RecD-1.	None.	EBS NFA letter, EA, January 2002.
RIA 78E	Basewide USTs – Removal Not Documented – UST No. 28A and No. 28B near Buildings 110 and 110A	Within VCD-1 160 ft south of OS-CRP-3A	UST survey of March 1997 provided no confirmation of proper closure.	NFA (regulators concur).	None.	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 as necessary in accordance with DoD policy.	None.	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 as necessary in accordance with DoD policy.	None.	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 for Subject Subparcels?	References
RIA 84	Area North of Trotter Road	South portion within VCD-1 North portion within OS-CRP-3A	Abandoned septic tank and leach field behind Building 78. building 78 formerly served as ground electronics division headquarters.	NFA (regulators concur).	None.	Buildings 50 and 78 Septic Tank System Demolition Memorandum, Foster Wheeler, February 2004. Final Decision Document, Stone & Webster, August 2004. Radiological Assessment Field Report for RIA 84-Building 78, TtNUS, November 2005.
RIA 85	Areas East of Former Runway 8-26	Within MUVD-4 10 ft north of OS-RKD-3	Potential second fire fighting training area.	NFA (regulators concur). Fire Department confirmed no second fire fighting training area.	None.	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.
RIA 92	Hobby Shop (Building 95) Equipment Pit and Potential Spills	Within RecD-1 and OS-WEY-6	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.	Removal Action Report, Building 95, Foster Wheeler, February 1999. Final Decision Document, Stone & Webster, June 2004.
RIA 94	Jet Fuel Pipeline	See enclosure (4).	See enclosure (4).	Addressed as petroleum site RTN 3-16598E. See enclosure (4).	None.	See enclosure (4).
RIA 95A	Former PCB Transformer (Building 101)	Within MUVD-5 and OS-CRP-9	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.	Final Removal Action Report, Foster Wheeler, May 2002. Final Decision Document, Stone & Webster, May 2003.
RIA 96B	TACAN – Jet Engine Test Stand SE	Partially within OS-CRP-7	Sampling recommended by EPA and MADEP based on experience at other bases.	NFA (regulators concur).	None.	Final NFA Decision Document, Stone & Webster, January 2003.
RIA 97	Fire Department spill response records	Abuts OS-CRP-1 and MUVD-1	Past Fire Department Responses.	NFA.	None.	

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 100	East Street Gate Area	See enclosure (5).	See enclosure (5).	Addressed as CERCLA AOC 100. See enclosure (5).	See enclosure (5).	See enclosure (5).
RIA 101	East Street Gate Area	Within OS-CRP-5 Abuts GOSD-1 150 ft north of OS-ABN-1 150 ft north of OS-RKD-1	Possible disposal site of former runway lighting.	NFA (regulators concur). Navy has confirmation that the power isolation transformers are non-PCB.	None.	Final NFA Decision Document, Stone & Webster, October 2003. Project Memorandum East Street Gate Cables/Transformer Testing, Stone & Webster, July 2003.
RIA 102	East Street Gate Area	Within GOSD-1 200 ft north of OS-CRP-6	Former PCB transformer.	NFA (regulators concur). Handled through Base closure and the Toxic Substances Control Act (TSCA).	None.	Final Phase II Work Plan Screening Matrix, Stone & Webster, October 1998. EBS Phase I Errata Report, Stone & Webster, November 1997. Project Memorandum, Navy, February 2003.

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 104	Old Swamp River	RIA 104 passes through and is excluded (along with a setback of at least 20 ft) from subparcels OS-RKD-2, OS-RKD-3, and MUV-D-4 Nearby OS-CRP-9, OS-WEY-5, MUV-D-5, RD-2, OS-RKD-4, and OS-CRP-8	Potential past releases to Old Swamp River.	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. 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. The Basewide Assessment will also support closure of this item.	None. Old Swamp River is not confined to a narrow channel. As such, the potential floodplain, as defined from the topography and including much of the mapped wetland areas, is excluded from the FOST. A minimum 20-ft buffer zone has been established until RIA 104 is resolved. No impact to the FOST subparcels is anticipated.	Pending Final Basewide Assessment Report. Final Maintenance Action Report for RIA 39H, Foster Wheeler, June 2004. EBS Phase II Field Report, Downgradient Water Course, Stone & Webster, March 2003. EBS Phase II Project Memorandum, Downgradient Water Course – North Tributary Sampling Results Summary, Stone & Webster, June 2003. EBS Phase II Project Memorandum, Downgradient Water Course –South Tributary Sampling Results Summary, Stone & Webster, August 2003.
RIA 105	Runway/ Taxiway Area	Within OS-RKD-2	In old aerial photographs, two areas interpreted as concrete pads (now gone) are visible near Taxiway C on the east side of the stream.	NFA (regulators concur).	None.	Final Decision Document, Stone & Webster, January 2003.
RIA 107	Hangar 2 – Spills On Apron	See enclosure (3).	See enclosure (3).	Transferred to IR Program (part of Site 10). See enclosure (3).	None.	See enclosure (3). Letter from EPA, July 2002.
RIA 108	Background Sample Location BG-005	See enclosure (3).	See enclosure (3).	Addressed as CERCLA AOC108 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	See enclosure (4).	See enclosure (4).	Addressed as a petroleum site - RTN 4-17700. See enclosure (4).	None.	See enclosure (4).

EBS RIA	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
RIA 110	Southeast Antenna Field	25 ft southeast of OS-RKD-2	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. The Navy is considering addressing this site consistent with the MCP.	None. Potential impacts limited to local soil and sediment.	Work Plan, Stone & Webster, March 2003.
RIA 112	West Mat Stormwater Drainage System	Encompasses OS-CRP-4 Abuts OS-WEY-4, OS-ABN-1A, GOSD-1, OS-CRP-7, and RD-1 30 ft west of OS-RKD-2 160 ft southwest of MUVD-4	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. Further limited sampling is currently planned outside the limits of OS-CRP-4.	None. Stormwater drains have been cleaned.	Final Work Plan for the West Mat Storm Drain Remediation, Foster Wheeler, November 2003. 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.

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
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Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
MUVD-2	1	metal (track)	1	1	--	remove & NFA	Removed	--
MUVD-2	1	wood (10 ft plank)	0.2	1	--	remove & NFA	Removed	--
MUVD-2	1	concrete block	0.1	4	--	notify & NFA	notify & NFA	--
MUVD-2	1	concrete (2 blocks w/encased pipes)	0.2	1, 4	--	notify & NFA	notify & NFA	--
MUVD-2	1	Cinder block	NC	4	--	notify & NFA	notify & NFA	Item #1
MUVD-2	1	Concrete curb	NC	4	--	notify & NFA	notify & NFA	Item #3
MUVD-2	1	bucket (5-gal, empty)	0	3	--	remove & NFA	Removed	no clear markings
MUVD-2	1	concrete encased conduit	3	1, 4	--	notify & NFA	notify & NFA	with encased metal pipes
OS-CRP-2	1	Metal track	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #2
OS-CRP-3	1	concrete w/ rebar	30	2, 4	--	remove rebar at surface, notify & NFA	Could not locate	--
OS-CRP-3	1	Concrete with rebar	NC	2, 4	--	Remove non-ABC at surface & NFA	Could not locate	Item #4
OS-WEY-2	1	concrete	0.4	4	--	notify & NFA	notify & NFA	--
OS-WEY-2	1	metal (6-ft track)	0.2	1	--	remove & NFA	Could not locate	--
OS-WEY-2	1	concrete w/ rebar	5	2, 4	--	remove rebar, notify & NFA	Could not locate	--
OS-WEY-2	1	concrete w/ encased pipe	0.1	1, 4	--	notify & NFA	notify & NFA	possible buried concrete
OS-WEY-2	1	Concrete with rebar	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #1
OS-WEY-2	1	Cinder block	NC	4	--	notify & NFA	notify & NFA	Item #2
OS-WEY-2	1	Concrete with rebar	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #3
OS-WEY-2	1	Concrete with rebar	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #5
OS-WEY-2	1	Tire	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #6
OS-WEY-2	1	Tire	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #7
OS-WEY-2	1	Copper wire	NC	2	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #8
OS-WEY-2	1	Concrete with rebar	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #9
OS-ABN-1	2	fill	TBD	1	--	notify & NFA	notify & NFA	--
OS-ABN-1	2	concrete, misc, debris	2	1, 4	SWF3-10,11	remove non-ABC & NFA	Could not locate	--
OS-ABN-1	2	ABC	15	4	SWF3-15	notify & NFA	notify & NFA	--
OS-ABN-1	2	Wood plank	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #1
OS-ABN-1	2	Metal debris, 55-gallon drums, tire	NC	1, 3	--	Remove non-ABC at surface & NFA	Removed	Item #2
OS-ABN-1	2	Tires	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #3
OS-ABN-1	2	Metal debris	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #11
OS-ABN-1	2	Wood debris	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #4
OS-ABN-1	2	Steel cable	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #5
OS-ABN-1	2	Metal debris	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #6
OS-ABN-1	2	Domestic debris	NC	1	--	Remove and NFA	Removed	Item #7
OS-ABN-1	2	Domestic debris	NC	1	--	Remove and NFA	Removed	Item #8

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
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Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
OS-ABN-1	2	Plastic bucket	NC	1	--	Remove and NFA	Removed	Item #10
OS-ABN-1	2	Treated wood (fence post pieces)	NC	1	--	Remove and NFA	Removed	Item #9
OS-ABN-1	2	metal (scrap)	TBD	1	--	Remove and NFA	Removed	may have been part of AOC 100 removal
OS-ABN-1	2	asphalt	TBD	4	SWF3-09	TBD		may have been part of AOC 100 removal
OS-ABN-1	2	metal, buckets, plastic	TBD	1, 3	--	notify & NFA	notify & NFA	non-Navy debris
OS-ABN-1	2	metal (corrugated sheets)	5	1	--	notify & NFA	notify & NFA	non-Navy debris
OS-ABN-1	2	lifter-trespass (bottles, etc.)	1	1	--	notify & NFA	notify & NFA	non-Navy debris
OS-ABN-1	2	drum (5-gallon), metal (scrap)	15	1, 3	SWF3-06-08	test pit/remove	notify & NFA	PSSA#3
OS-ABN-1	2	canisters (empty), metal debris	30	1, 3	SWF3-12	test pit/remove	Previous removal	PSSA#4; did test pits
OS-CRP-5	2	Asphalt pile	NC	4	--	notify	notify & NFA	Item #1
OS-CRP-5	2	Metal debris, steel cable, railroad ties, metal 5-gallon can	NC	1, 3	--	remove non-ABC, notify & NFA	Could not remove metal 5 gallon	Item #2
OS-CRP-5	2	Metal track(?), wood debris	NC	1	--	remove non-ABC, notify & NFA	Could not remove	Item #3
OS-CRP-5	2	Runway lighting cable	NC	1	--	remove non-ABC, notify & NFA	Could not locate	Item #4
OS-CRP-5	2	Weathered asphalt surface	NC	1	--	notify & NFA	notify & NFA	Item #5
OS-CRP-5	2	Concrete light vault	NC	4	--	notify & NFA	notify & NFA	Item #6
OS-CRP-5	2	Concrete	NC	4	--	notify & NFA	notify & NFA	Item #7
OS-CRP-5	2	Concrete light vault	NC	4	--	notify & NFA	notify & NFA	Item #8
OS-CRP-5	2	Wood debris	NC	1	--	remove & NFA	Could not locate	Item #9
OS-CRP-5	2	Concentrated waste area: extensive asphalt rubble	NC	4	--	remove non-ABC, notify & NFA	Removed	Item #L
OS-CRP-5	2	runway lighting (suspected buried)	100	1	SWF3-05	remove & NFA	Previous removal	RIA 101
OS-CRP-4	3	Ceramic tile pipe	NC	1	--	notify & NFA	notify & NFA	Item #1
OS-CRP-4	3	Railroad ties	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #2
OS-CRP-4	3	Railroad ties	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #3
OS-CRP-4	3	Railroad ties, caster	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #4, outside boundary
OS-CRP-4	3	concrete, rebar, brick, wood, steel, transite tile	unknown	4	PSSA#1	NFA	notify & NFA	partially within IR Site 5
OS-CRP-4	3	Railroad ties	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #5
OS-ABN-1A	4	Concrete slab	NC	4	--	notify	notify & NFA	Item #7
OS-WEY-4	4	Metal debris, wood, cinder blocks	NC	1, 4	--	remove non-ABC at surface, notify & NFA	Removed	Item #1, outside boundary in IR Site1 buffer zone
OS-WEY-4	4	Metal debris (fence wire)	NC	2	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #2
OS-WEY-4	4	Metal box	NC	3	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #3

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
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Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
OS-WEY-4	4	Wood pallets	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #8
OS-WEY-4	4	Concentrated waste associated with West Gate Landfill	NC	1, 2, 3, 4	--	notify & NFA	notify & NFA	Item #K, outside boundary in IR Site 1 buffer zone
OS-WEY-4	4	Metal 5-gallon can	NC	3	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #4, outside boundary
OS-WEY-4	4	Metal pipe	NC	2	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #5, outside boundary
OS-WEY-4	4	Fabric	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #6, outside boundary
VCD-2	4	Metal debris, concrete with rebar (street light poles)	NC	1, 2, 4	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #1
VCD-2	4	Concrete with metal	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #10
VCD-2	4	Concrete with metal	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #11
VCD-2	4	Concrete with metal	NC	2, 4	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #2
VCD-2	4	Concrete	NC	4	--	notify	notify & NFA	Item #3
VCD-2	4	Metal debris (fence parts), concrete with rebar (street light poles)	NC	1, 2, 4	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #4
VCD-2	4	Concrete pipe	NC	4	--	notify & NFA	notify & NFA	Item #5
VCD-2	4	Concrete pipe	NC	4	--	notify & NFA	notify & NFA	Item #6
VCD-2	4	Cinder blocks	NC	4	--	notify & NFA	notify & NFA	Item #7
VCD-2	4	Metal pipe	NC	2	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #8
VCD-2	4	Steel I-beam	NC	1	--	remove non-ABC at surface, notify & NFA	Could not remove	Item #9
OS-CRP-7	5	cable (steel)	0.1	1	--	remove& NFA	Could not locate	--
OS-CRP-7	5	Concrete equipment pad	NC	4	--	notify & NFA	notify & NFA	Item #1
OS-CRP-7	5	Steel cable	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #10
OS-CRP-7	5	Cinder blocks	NC	4	--	notify & NFA	notify & NFA	Item #2
OS-CRP-7	5	Metal debris (5-gallon can)	NC	3	--	remove non-ABC at surface, notify & NFA	Removed	Item #3
OS-CRP-7	5	Several floodlights were observed near this location	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #4
OS-CRP-7	5	Highway construction barrel	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #5
OS-CRP-7	5	Several floodlights were observed near this location	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #6
OS-CRP-7	5	Floodlight	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #7
OS-CRP-7	5	Asphalt rubble in gravel pile	NC	4	--	notify	notify & NFA	Item #8
OS-CRP-7	5	Concrete equipment mounting and vault	NC	4	--	notify & NFA	notify & NFA	Item #9
GOSD-1	6	Concrete slabs	NC	4	--	notify & NFA	notify & NFA	Item #12
GOSD-1	6	Asphalt rubble	NC	4	--	notify & NFA	notify & NFA	Item #13

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Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
GOSD-1	6	Concrete blocks	NC	4	--	notify & NFA	notify & NFA	Item #14
GOSD-1	6	Cinder block	NC	4	--	notify & NFA	notify & NFA	Item #15
GOSD-1	6	Massive concrete with rebar	NC	2, 3	--	Remove non-ABC at surface and notify	Could not remove	Item #16
GOSD-1	6	Massive concrete with steel plates, metal debris, brick	NC	1, 4	--	Remove non-ABC at surface and notify	Could not remove	Item #17
GOSD-1	6	Grounding rod next to equipment mount and vault	NC	2	--	Remove non-ABC at surface and notify	Removed	Item #18
GOSD-1	6	Concrete light vault on runway	NC	4	--	notify & NFA	notify & NFA	Item #19
GOSD-1	6	Wood sign posts	NC	1	--	notify & NFA	notify & NFA	Item #20
GOSD-1	6	Concentrated waste area: extensive asphalt rubble	NC	4	--	notify & NFA	notify & NFA	Item #M
GOSD-1	6	Runway caulking fragments adjacent to south end of runway	NC	2	--	notify & NFA	notify & NFA	Item #21
GOSD-1	6	Runway caulking fragments adjacent to south end of runway	NC	2	--	notify & NFA	notify & NFA	Item #22
GOSD-1	6	Metal debris	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #23
GOSD-1	6	Asphalt rubble on gravel pile	NC	4	--	notify & NFA	notify & NFA	Item #24
GOSD-1	6	Metal posts	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #1
GOSD-1	6	Wood debris (2 x 4s)	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #2
GOSD-1	6	Asphalt rubble	NC	4	--	notify & NFA	notify & NFA	Item #3
GOSD-1	6	Steel cable	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #4
GOSD-1	6	Steel cable	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #5
GOSD-1	6	Metal debris	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #6
GOSD-1	6	Asphalt and concrete rubble on gravel pile	NC	4	--	notify & NFA	notify & NFA	Item #7
GOSD-1	6	Tire on gravel pile	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #10
GOSD-1	6	Concrete slab on gravel pile	NC	4	--	notify & NFA	notify & NFA	Item #11
GOSD-1	6	Metal debris on gravel pile	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #8
GOSD-1	6	Steel plate	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #9
OS-CRP-6	6	Concrete, metal (drain pipes)	2	1, 4	SWF3-01	remove non-ABC, notify & NFA	Previous removal	--
OS-CRP-6	6	Metal debris (muffler-like appearance)	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #1
OS-CRP-6	6	Vehicle axle	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #2
OS-CRP-6	6	Steel cable	NC	2	--	remove non-ABC, notify & NFA	Removed	Item #3
OS-CRP-6	6	Floodlights	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #4
OS-CRP-6	6	Rebar	NC	2	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #5
MUVD-3	7	Metal bar, clay pipe pieces	0.2	1	--	remove & NFA	Removed	--
MUVD-3	7	Glass (bottle dump)	NC	1	--	remove & NFA	Could not locate	Item #1

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Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
MUVD-3	7	Antenna debris: treated wood platform, grounding rods deployed in circular array, metal track(?), metal debris	NC	2	--	Remove non-ABC at surface & NFA	Could not locate	Item #10
MUVD-3	7	Treated wood poles	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #2
MUVD-3	7	Metal debris	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #3
MUVD-3	7	Steel cable	NC	2	--	Remove non-ABC at surface & NFA	Could not locate	Item #4
MUVD-3	7	Rebar	NC	2	--	Remove non-ABC at surface & NFA	Could not remove	Item #5
MUVD-3	7	Pipe	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #6
MUVD-3	7	Tire, 5-gallon metal can, concrete	NC	1, 3, 4	--	Remove non-ABC at surface and Notify	Removed	Item #7
MUVD-3	7	Concrete	NC	4	--	notify & NFA	notify & NFA	Item #8
MUVD-3	7	Concrete equipment pad	NC	4	--	notify & NFA	notify & NFA	Item #9
MUVD-3	7	Concentrated waste area: rebar, metal debris, 55-gallon drum fragments, steel cable, RR ties, rubber, concrete rubble, massive concrete	NC	1, 2, 3, 4	--	Remove non-ABC at surface and Notify	Could not locate	Item #D
MUVD-3	7	ABC, metal (scrap)	10	1, 4	SWF1-18,19	test pit/remove non-ABC	Could not locate	PSSA#2
MUVD-3	7	concrete, pipes	1	1, 4	--	remove non-ABC & NFA	Could not locate	likely associated with SWF 1-18, 1-19
MUVD-4	8	Metal stand with pole	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #5
MUVD-4	8	Grounding rod next to equipment mount and vault	NC	2	--	Remove & NFA	Removed	Item #6
MUVD-4	8	Red triangular fixture on metal mast	NC	1	--	Remove non-ABC at surface & NFA	Could not remove	Item #7
MUVD-4	8	Concrete barrier	NC	4	--	notify & NFA	notify & NFA	Item #10
MUVD-4	8	Mailbox	NC	1	--	notify	Removed	Item #11
MUVD-4	8	Weathered tar or asphalt, runway caulking fragments, concrete, 5-gallon containers	NC	1, 2, 3, 4	--	Remove non-ABC at surface and notify	Removed	Item #12
MUVD-4	8	Metal pipe	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #13
MUVD-4	8	Asphalt pile	NC	4	--	notify & NFA	notify & NFA	Item #14
MUVD-4	8	Brick, concrete	NC	4	--	notify & NFA	notify & NFA	Item #15
MUVD-4	8	Metal post	NC	2	--	Remove non-ABC at surface & NFA	Could not locate	Item #16
MUVD-4	8	Metal containers	NC	3	--	Remove non-ABC at surface & NFA	Removed	Item #8
MUVD-4	8	Metal debris, concrete-encased fence posts	NC	1	--	Remove non-ABC at surface and notify	Removed	Item #9
MUVD-4	8	Runway caulking fragments adjacent to south end of taxiway	NC	2	--	notify & NFA	notify & NFA	Item #17
MUVD-4	8	Metal pipe	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #18

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Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
MUVD-4	8	Runway caulking fragments adjacent to east end of runway	NC	2	--	notify & NFA	notify & NFA	Item #19
MUVD-4	8	Metal pipe	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #20
MUVD-4	8	Metal stand	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #21
MUVD-4	8	Metal debris (light stand)	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #22
MUVD-4	8	Metal stand with pole	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #23
MUVD-4	8	Metal stand with pole	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #24
MUVD-4	8	Runway caulking fragments adjacent to east end of runway	NC	2	--	notify & NFA	notify & NFA	Item #25
MUVD-4	8	Metal stand with pole	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #26
MUVD-4	8	Metal stand with pole	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #27
MUVD-4	8	Runway caulking fragments adjacent to east end of taxiway	NC	2	--	notify & NFA	notify & NFA	Item #1
MUVD-4	8	Metal tower, wood catwalk, electric devices	NC	1	--	notify & NFA	notify & NFA	Item #2
MUVD-4	8	Weathered plywood sheet	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #3
MUVD-4	8	Runway caulking fragments	NC	2	--	notify & NFA	notify & NFA	Item #4
OS-RKD-3	8	Tire	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #1
OS-RKD-3	8	Metal debris	NC	1	--	remove & NFA	Removed	Item #2
OS-RKD-3	8	Steel cable pile	NC	2	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #3
OS-RKD-3	8	Metal debris (paint can)	NC	3	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #4
OS-RKD-3	8	Bucket	NC	3	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #5
OS-RKD-3	8	Wood plank	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #6
OS-RKD-3	8	Wood planks	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #7
OS-RKD-3	8	Chain-link fence section	NC	1	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #8
OS-RKD-3	8	Tire	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #10
OS-RKD-3	8	Tire	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #11
OS-RKD-3	8	Runway caulking fragments adjacent to east end of runway	NC	2	--	notify & NFA	notify & NFA	Item #12
OS-RKD-3	8	Concrete rubble, runway caulking fragments	NC	2, 4	--	notify & NFA	notify & NFA	Item #9
OS-WEY-5	8	Wood pole (4-foot section)	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #1
OS-WEY-5	8	Domestic debris	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #2
OS-WEY-5	8	Metal tower, wood catwalk, electric devices, metal posts	NC	1	--	notify & NFA	notify & NFA	Item #3
MUVD-5	9	Metal pipe (15-foot section)	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #2
MUVD-5	9	Wood debris	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #9

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
Current as of November 2007

Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
OS-CRP-9	9	Misc. debris	5	1, 4	--	remove non-ABC at surface, notify & NFA	Previous removal	by RIA 95A; did test pits
OS-CRP-9	9	Metal debris, asphalt, concrete	NC	1, 4	--	remove non-ABC at surface, notify & NFA	Removed	Item #1
OS-CRP-9	9	Light fixtures, metal, rubber (inner tube)	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #3
OS-CRP-9	9	Runway lighting transformer, electrical parts	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #4
OS-CRP-9	9	Metal strips	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #5
OS-CRP-9	9	Metal pipe	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #6
OS-CRP-9	9	Electric device	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #7
OS-CRP-9	9	Light fixture, metal pipes, light bulb, oil bottles, scrap wood	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #8
OS-RKD-2	10	pipe (drainage)	0.1	1	--	remove & NFA	Could not locate	--
OS-RKD-2	10	metal (scrap)	1	1	SWF1-14	remove non-ABC at surface, notify & NFA	Removed	--
OS-RKD-2	10	Concrete rubble	NC	4	--	notify	notify & NFA	Item #1
OS-RKD-2	10	Barbed wire (safety hazard)	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #2
OS-RKD-2	10	Metal pipe	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #3
OS-RKD-2	10	Chain-link fence section	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #4
OS-RKD-2	10	Metal and asphalt rubble on gravel piles	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #5
OS-RKD-2	10	Metal pipe	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #6
OS-RKD-2	10	Asphalt rubble on gravel pile	NC	4	--	notify & NFA	notify & NFA	Item #7
OS-RKD-2	10	Asphalt rubble on asphalt surface	NC	4	--	notify & NFA	notify & NFA	Item #8
OS-RKD-2	10	Concrete on gravel pile	NC	4	--	notify & NFA	notify & NFA	Item #9
OS-RKD-2	10	Metal pipe (4-foot section)	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #15
OS-RKD-2	10	Concrete rubble	NC	4	--	notify & NFA	notify & NFA	Item #16
OS-RKD-2	10	55-gallon drum	NC	3	--	remove non-ABC at surface, notify & NFA	Removed	Item #17
OS-RKD-2	10	Cinder block	NC	4	--	notify & NFA	notify & NFA	Item #18
OS-RKD-2	10	Concrete slab	NC	4	--	notify & NFA	notify & NFA	Item #19
OS-RKD-2	10	Concrete block	NC	4	--	notify & NFA	notify & NFA	Item #20
OS-RKD-2	10	Pipe	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #21
OS-RKD-2	10	Metal pipe (8-foot section)	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #22
OS-RKD-2	10	Copper wire	NC	2	--	remove & NFA	Could not remove	Item #23
OS-RKD-2	10	Light Pole: exclude from FOST until RIA 110 closed	NC	1	--	notify	notify & NFA	Item #24
OS-RKD-2	10	Wood debris, concrete lighting vaults, asphalt rubble	NC	1, 4	--	remove non-ABC at surface, notify & NFA	Removed	Item #10
OS-RKD-2	10	Metal pipe (4-foot section)	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #11

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
Current as of November 2007

Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
OS-RKD-2	10	Concrete block (1 x 1 x 4-feet)	NC	4	--	notify & NFA	notify & NFA	Item #12
OS-RKD-2	10	Metal pipe (15-foot section)	NC	2	--	remove non-ABC at surface, notify & NFA	Removed	Item #13
OS-RKD-2	10	Sheet metal	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #14
MUVD-1	11	Metal grounding rod next to equipment mount and vault	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #7
OS-CRP-1	11	Concrete	NC	4	--	notify & NFA	notify & NFA	Item #1
OS-CRP-1	11	Rebar (15 foot section)	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #2
OS-CRP-1	11	Treated wood pole pieces	NC	1	--	Remove non-ABC at surface & NFA	Removed	Item #3
OS-CRP-1	11	Metal Pipe	NC	2	--	Remove non-ABC at surface & NFA	Removed	Item #4
OS-CRP-1	11	Treated wood poles with connecting steel cable	NC	1, 2	--	Remove non-ABC at surface & NFA	Could not remove	Item #5
OS-CRP-1	11	Metal flagpole	NC	1	--	Remove non-ABC at surface & NFA	Could not remove	Item #6
OS-CRP-3A	12	Concentrated waste area: metal debris, pipe, rebar; 55-gallon drum fragments, RR ties, massive concrete	NC	1, 2, 3, 4	--	Remove non-ABC at surface and notify	Removed	Item #A
OS-CRP-3A	12	Metal grounding rods deployed in a circular array around former antenna pole location	NC	2	--	?	notify & NFA	Item #B
OS-CRP-3A	12	wood, metal (rods, wires, cables)	10	2	AOC 55A	remove wood/metal & NFA	Could not locate	AOC 55A former radio antenna pole structure
OS-CRP-3A	12	wood, metal (rods, wires, cables)	10	2	AOC 55A	remove wood/metal & NFA	Could not locate	AOC 55A former radio antenna pole structure
OS-CRP-3A	12	wood, metal (rods, wires, cables)	10	2	AOC 55A	remove wood/metal & NFA	Could not locate	AOC 55A former radio antenna pole structure
OS-CRP-3A	12	wood, metal (rods, wires, cables)	10	2	AOC 55A	remove wood/metal & NFA	Could not locate	AOC 55A former radio antenna pole structure
OS-CRP-3A	12	Metal bucket	NC	3	--	Remove non-ABC at surface & NFA	Could not locate	Item #1
OS-CRP-3A	12	Steel cable	NC	2	--	Remove non-ABC at surface & NFA	Could not locate	Item #2
OS-CRP-3A	12	Concrete	NC	4	--	notify& NFA	notify & NFA	Item #3
OS-CRP-3A	12	Concrete	NC	4	--	notify& NFA	notify & NFA	Item #4
OS-CRP-3A	12	Railroad ties	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #5
OS-CRP-3A	12	Massive concrete	NC	4	--	notify& NFA	notify & NFA	Item #6
OS-CRP-3A	12	Metal grounding rods deployed in a circular array around former antenna pole location	NC	2	--	notify	notify & NFA	Item #C
OS-CRP-3A	12	Glass	NC	2	--	Remove non-ABC at surface & NFA	Could not locate	Item #10
OS-CRP-3A	12	Coaxial antenna cable	NC	2	--	Remove non-ABC at surface & NFA	Could not locate	Item #11
OS-CRP-3A	12	Ceramic tile pipe	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #7
OS-CRP-3A	12	Concrete	NC	4	--	notify	notify & NFA	Item #8

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
Current as of November 2007

Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
OS-CRP-3A	12	Treated pole section	NC	1	--	Remove non-ABC at surface & NFA	Could not locate	Item #9
OS-CRP-3A	12	Metal grounding rods deployed in a circular array around former antenna pole location	NC	2	--	notify	notify & NFA	Item #I
OS-CRP-3A	12	Metal grounding rods deployed in a circular array around former antenna pole location	NC	2	--	notify	notify & NFA	Item #J
OS-CRP-3A	12	asphalt	0.1	4	--	notify & NFA	notify & NFA	--
OS-CRP-3A	12	metal (scrap)	2	1	PSSA#5	remove & NFA	Removed	--
OS-CRP-3A	12	concrete	1	4	PSSA#5	notify & NFA	notify & NFA	--
OS-CRP-3A	12	concrete	0.5	4	PSSA#5	notify & NFA	notify & NFA	--
OS-CRP-3A	12	metal (scrap), rebar	2	2	PSSA#5	Remove non-ABC at surface & NFA	Removed	--
OS-CRP-3A	12	concrete, metal (scrap)	0.5	1, 5	PSSA#5	remove non-ABC & NFA	Removed	--
OS-CRP-3A	12	concrete	0.5	4	PSSA#5	notify & NFA	notify & NFA	--
OS-CRP-3A	12	drum (55-gal, empty)	0.2	3	PSSA#5	remove & NFA	Could not remove	--
OS-CRP-3A	12	metal (scrap)	0.1	1	PSSA#5	remove & NFA	Removed	--
OS-CRP-3A	12	cable (coaxial)	0.1	1	--	remove & NFA	Could not locate	AOC 55A
OS-CRP-3A	12	metal (6 ft iron rod)	0.1	2	--	remove & NFA	Could not locate	AOC 55A
OS-CRP-3A	12	concrete, brick, metal (scrap)	0.5	1, 4	--	remove non-ABC & NFA	Could not locate	AOC 55A
OS-CRP-3A	12	drum (55-gal, empty), metal	0.5	1, 3	--	remove & NFA	Could not locate	AOC 55A
OS-CRP-3A	12	concrete block	2	4	--	notify & NFA	notify & NFA	AOC 55A
OS-CRP-3A	12	wood (antenna pole)	2	1	--	remove & NFA	Could not locate	AOC 55A pole on ground
OS-CRP-3A	12	canister (5-gal, empty)	0	3	PSSA#5	remove & NFA	Removed	label = "solvent dry cleaning, type II
OS-CRP-3A	12	concrete, metal (containers)	25	1, 3	SWF3-16-20	test pit/remove	notify & NFA	PSSA#5
OS-CRP-3A and VCD-1	12	Concentrated waste area: metal debris, steel cable, sheet metal, electrical conduit, runway arresting strap, concrete rubble, asphalt piles	NC	1, 2, 4	--	remove non-ABC, notify & NFA	Removed	Item #E
OS-CRP-3A and VCD-1	12	Concentrated waste area: metal debris, metal track(?), concrete rubble, asphalt piles	NC	1, 2, 4	--	remove non-ABC, notify & NFA	Could not locate	Item #F
VCD-1	12	metal (fencing)	TBD	1	--	remove & NFA	Could not locate	--
VCD-1	12	asphalt	1	4	--	notify & NFA	notify & NFA	--
VCD-1	12	wood (fencing)	1	1	--	remove & NFA	Removed	--
VCD-1	12	wood, litter	0.5	1	--	remove & NFA	Removed	--
VCD-1	12	bricks	0.5	4	PSSA#5	notify & NFA	notify & NFA	--

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
Current as of November 2007

Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
VCD-1	12	concrete	1	4	PSSA#5	notify & NFA	notify & NFA	--
VCD-1	12	drum (55-gal, partial w/concrete)	0.2	3, 4	PSSA#5	remove & NFA	Could not remove	--
VCD-1	12	asphalt, concrete, metal (scrap)	20	1, 4	PSSA#5	remove non-ABC, notify & NFA	Removed	--
VCD-1	12	wood	0.5	1	--	remove & NFA	Could not locate	--
VCD-1	12	metal (scrap)	0.1	1	--	remove & NFA	Could not locate	--
VCD-1	12	metal (6 ft rod)	0.1	1	--	remove & NFA	Could not locate	--
VCD-1	12	asphalt, pipes	0.5	1, 4	--	remove non-ABC, notify & NFA	Could not locate	--
VCD-1	12	metal (sheet)	0.2	1	--	remove & NFA	Could not remove	--
VCD-1	12	concrete	2	4	--	notify & NFA	notify & NFA	--
VCD-1	12	concrete	2	4	--	notify & NFA	notify & NFA	--
VCD-1	12	concrete, metal (scrap)	5	1, 4	--	remove non-ABC & NFA	Could not locate	--
VCD-1	12	asphalt, concrete, metal (scrap)	1	1, 4	--	remove non-ABC, notify & NFA	Removed	--
VCD-1	12	concrete	1	4	--	notify & NFA	notify & NFA	--
VCD-1	12	concrete, rebar (12 ft)	0.1	2, 4	--	remove rebar, notify & NFA	Could not locate	--
VCD-1	12	concrete	0.5	4	--	notify & NFA	notify & NFA	--
VCD-1	12	wood (antenna pole)	2	1	--	remove & NFA	Could not remove	--
VCD-1	12	asphalt, concrete	1	4	--	notify & NFA	notify & NFA	--
VCD-1	12	metal (four 6-ft rods)	0.2	1	--	remove & NFA	Removed	--
VCD-1	12	metal (scrap)	0.2	1	--	remove & NFA	Removed	--
VCD-1	12	drum fragment (55-gallon, empty)	0	3	--	remove & NFA	Removed	--
VCD-1	12	wood (pallet)	0.2	1	--	remove & NFA	Removed	--
VCD-1	12	metal (scrap)	0.1	1	--	remove & NFA	Could not locate	--
VCD-1	12	metal (fencing)	1	1	--	remove & NFA	Could not locate	--
VCD-1	12	concrete	1	4	--	notify & NFA	notify & NFA	--
VCD-1	12	vacuum tubes, soil	2	1	--	NFA	Previous removal	2, 5-gal. containers of tubes recycled
VCD-1	12	concrete, metal (scrap)	TBD	1, 4	--	remove non-ABC, notify & NFA	Could not locate	AOC 55A
VCD-1	12	concrete, rebar, lumber, drum fragment	40	1, 2, 3, 4	--	remove non-ABC & NFA	Removed	AOC 55A, debris in ditch (80 ftx10 ft x4 ft)
VCD-1	12	canister (half-gal, empty)	0.1	3	--	remove & NFA	Removed	for motor oil
VCD-1	12	metal (two 1-ton weights)	2	1	--	notify & NFA	notify & NFA	likely non-Navy
VCD-1	12	Metal debris	NC	1	--	notify	notify & NFA	Item #10
VCD-1	12	Plastic pipe	NC	1	--	notify	notify & NFA	Item #11
VCD-1	12	Concrete	NC	4	--	notify	notify & NFA	Item #9
VCD-1	12	Metal debris (grass mowing trailer)	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #1
VCD-1	12	Concrete	NC	4	--	notify	notify & NFA	Item #2
VCD-1	12	Metal debris	NC	1	--	remove non-ABC, notify & NFA	Could not locate	Item #3

ENCLOSURE (7)
SOLID WASTE INVESTIGATION AND REMOVAL SUMMARY
Current as of November 2007

Subparcel	Figure	Description	Approx CY	Category	Alias	Proposed Action	Action	Notes*
VCD-1	12	Wood	NC	1	--	remove non-ABC, notify & NFA	Removed	Item #4
VCD-1	12	Shingle pile	NC	1	--	notify	notify & NFA	Item #5
VCD-1	12	Metal antenna tower	NC	1	--	notify	notify & NFA	Item #6
VCD-1	12	Metal antenna tower	NC	1	--	notify	notify & NFA	Item #7
VCD-1	12	Metal antenna tower	NC	1	--	notify	notify & NFA	Item #8
VCD-1	12	Electrical substation – assessed for PCBs, none present	NC	1	--	notify	Previous removal	Item #G
VCD-1	12	Former antenna location: confirm absence of grounding rods	NC	2	--	notify	notify & NFA	Item #H
OS-WEY-6	13	Planks, cinder blocks, animal traps, wood debris	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #10, outside boundary
RecD-1	13	Metal weights, pipe, rebar, buckets, lawn ornaments	NC	1, 3	--	remove non-ABC at surface, notify & NFA	Removed	Item #1, outside boundary
RecD-1	13	Ceramic pipe, tire, concrete curbing, asphalt, rebar, wood fence section, steel beams, sheet metal conduit, rubber gaskets	NC	1, 4	--	remove non-ABC at surface, notify & NFA	Removed	Item #2
RecD-1	13	Plastic liner for pickup truck bed	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #3
RecD-1	13	Paint bucket	NC	3	--	remove non-ABC at surface, notify & NFA	Could not locate	Item #4
RecD-1	13	Pool equipment	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #5
RecD-1	13	Wood fence rails	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #6
RecD-1	13	Wood and plastic debris (basin)	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #7
RecD-1	13	Wood fence rails	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #8
RecD-1	13	Domestic debris	NC	1	--	remove non-ABC at surface, notify & NFA	Removed	Item #9

Notes:

* See each referenced figure for the location of the numbered items.

ABC = asphalt/brick/concrete

CY = cubic yards

NC = not calculated

DEP = Department of Environmental Protection

NFA = no further action

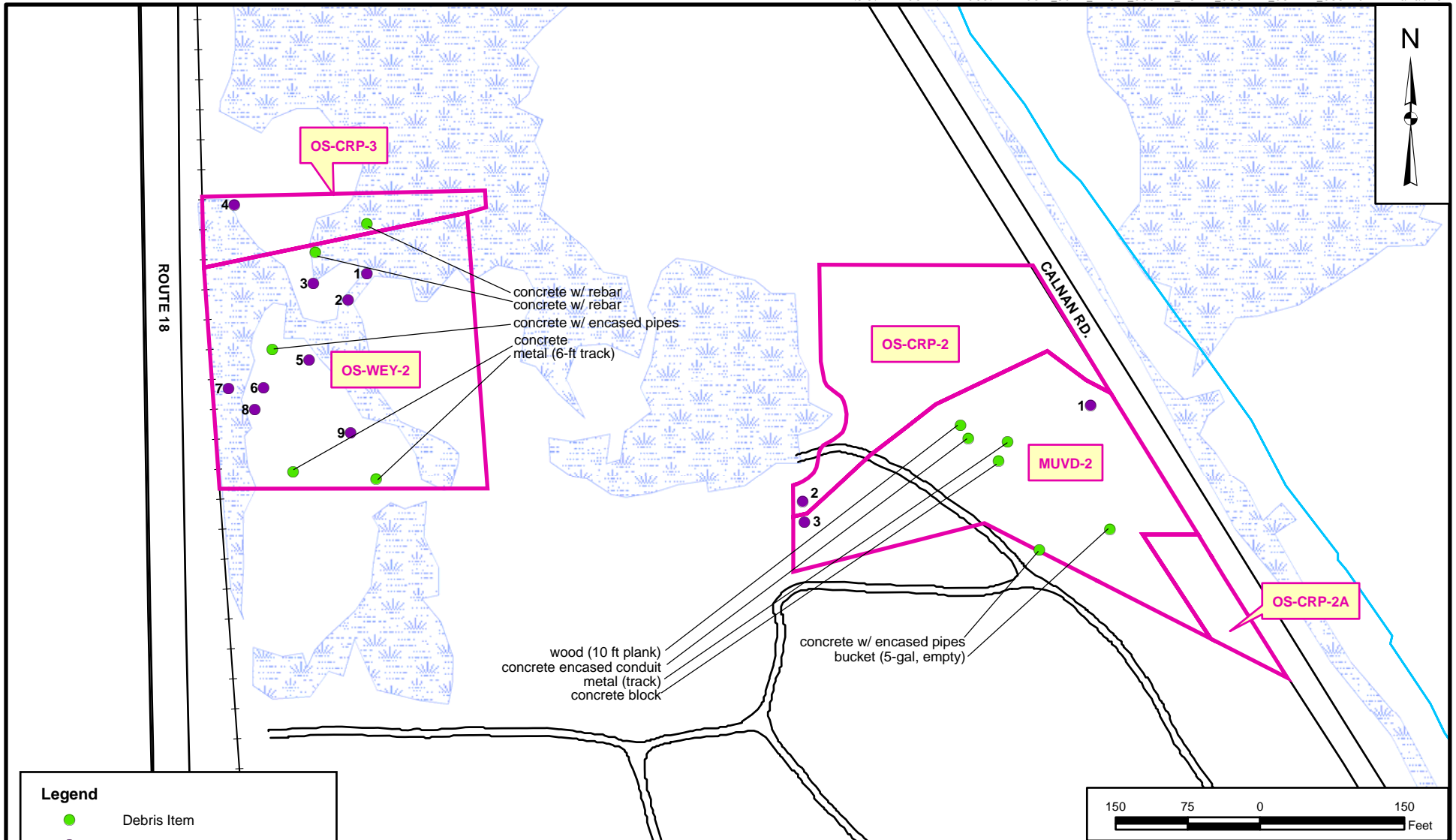
Category 1 = no chemical or safety hazard

Category 2 = potential safety hazard

Category 3 = empty containers

Category 4 = ABC

Shaded rows indicate items where notification to the new property owner will be employed in lieu of removal.



Legend

- Debris Item
- Debris Item (2007)
- French Stream
- Road
- + + NAS South Weymouth Boundary
- ▨ Wetland
- FOST4 Subparcel Boundary



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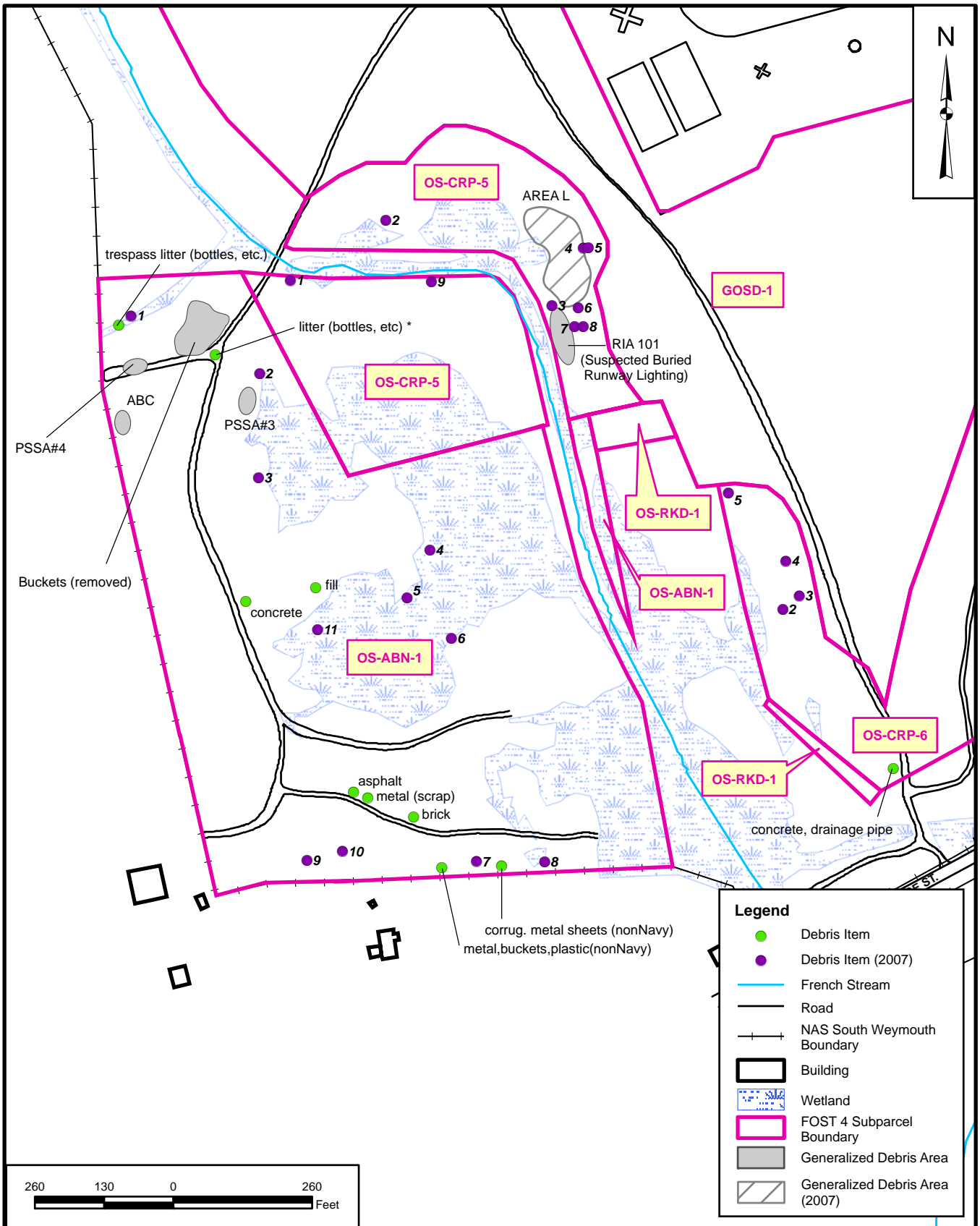
SOLID WASTE DEBRIS IN FOST 4 SUBPARCELS OS-CRP-2A, OS-CRP-2, MUVD-2, OS-CRP-3, AND OS-WEY-2 NAVAL AIR STATION SOUTH WEYMOUTH WEYMOUTH, MASSACHUSETTS

SCALE
AS NOTED

FILE
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REV	DATE
1	10/15/07

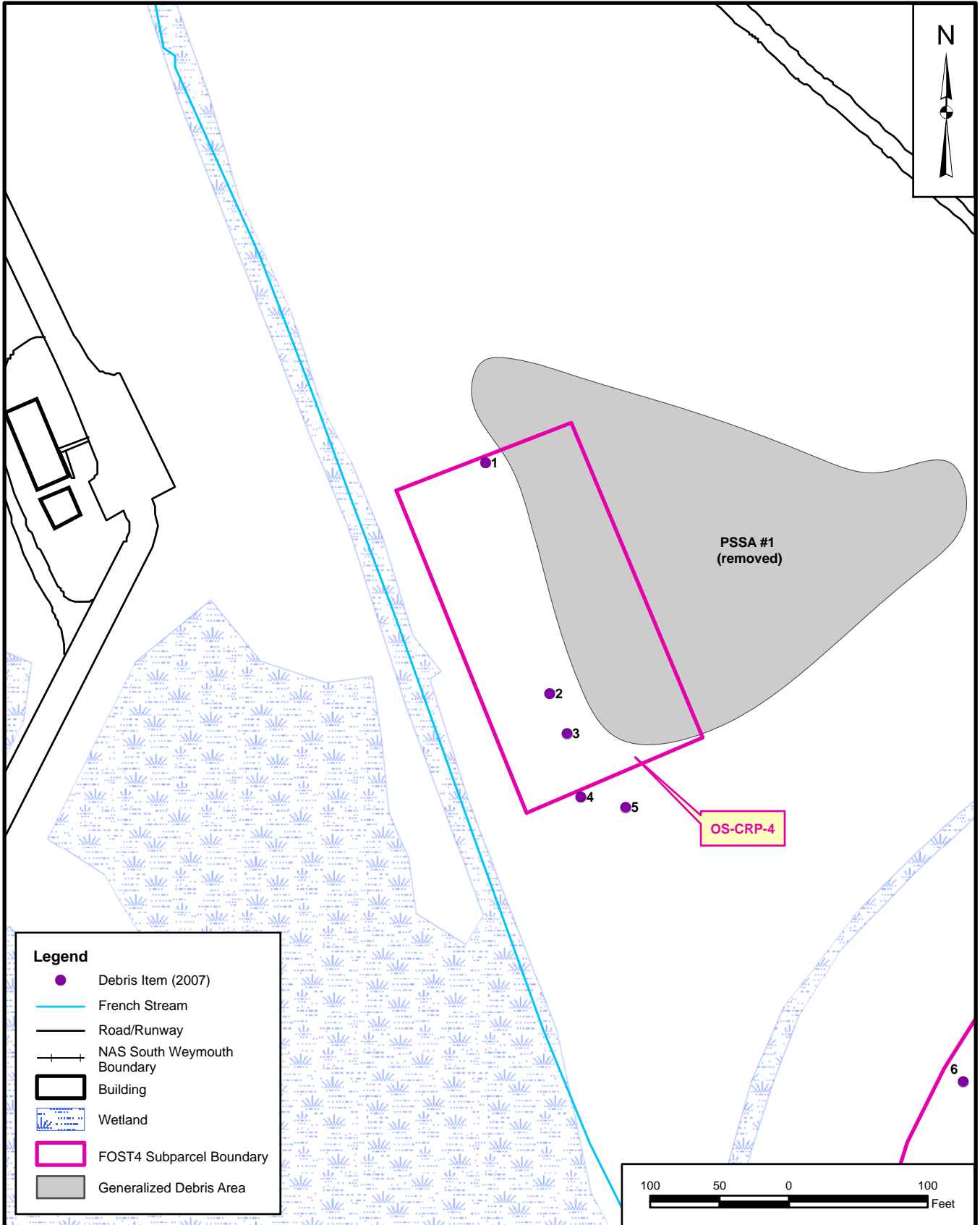
FIGURE NUMBER
ENCLOSURE (7) FIGURE NO.1



Tetra Tech NUS, Inc.

SOLID WASTE DEBRIS IN FOST4 SUBPARCELS
 GOSD-1, OS-ABN-1, OS-CRP-5, OS-CRP-6, AND OS-RKD-1
 NAVAL AIR STATION SOUTH WEYMOUTH
 WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOST4_SOLID_WASTE_GOSD1_OSABN1_OSCRPS_OSCRPD1.MXD	
REV 0	DATE 10/15/07
FIGURE NUMBER ENCLOSURE (7) FIGURE NO.2	



Legend

- Debris Item (2007)
- French Stream
- Road/Runway
- NAS South Weymouth Boundary
- Building
- Wetland
- FOST4 Subparcel Boundary
- Generalized Debris Area



Tetra Tech NUS, Inc.

SOLID WASTE DEBRIS IN FOST 4 SUBPARCELS

OS-CRP-4

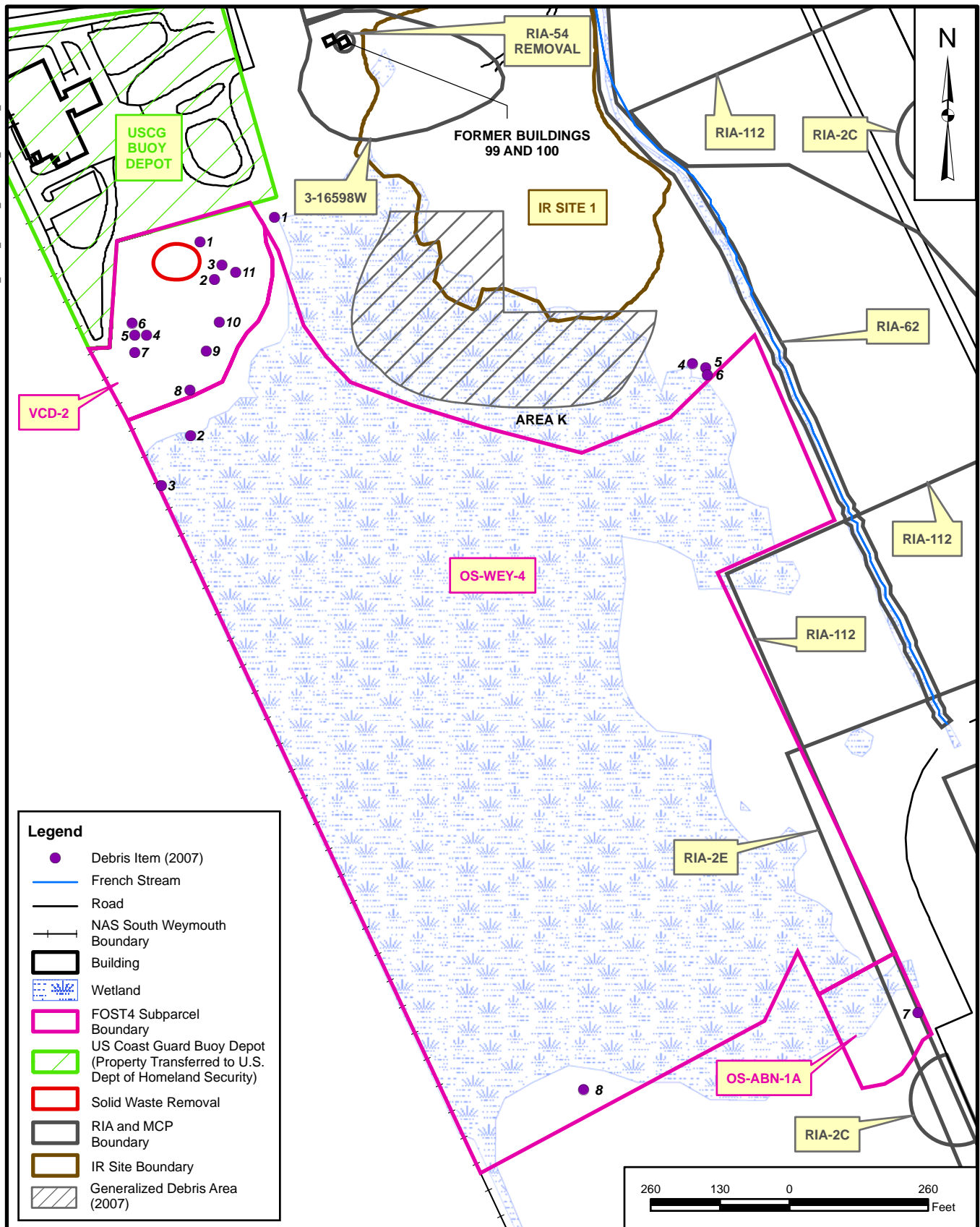
**NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS**

SCALE
AS NOTED

FILE
FOST4_SOLID_
WASTE_OSCRP4.MXD

REV	DATE
1	10/15/07

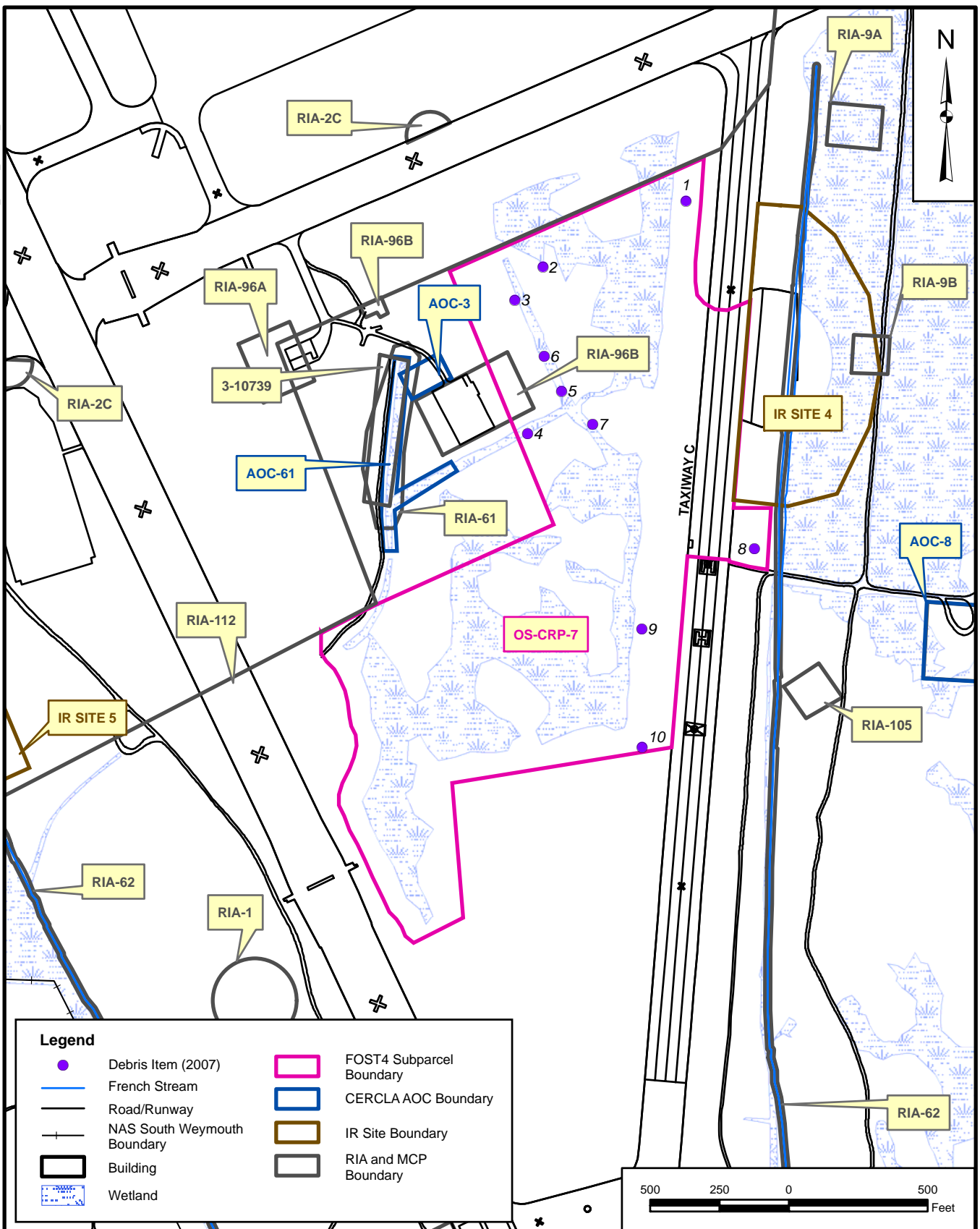
FIGURE NUMBER
ENCLOSURE (7) FIGURE NO.3



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SOLID WASTE DEBRIS IN FOST 4 SUBPARCELS
OS-ABN-1A, OS-WEY-4, AND VCD-2
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOST4_SOLID_WASTE_OSABN1A OSWEY4_VCD2.MXD	
REV 0	DATE 6/05/08
FIGURE NUMBER ENCLOSURE (7) FIGURE NO.4	



Legend

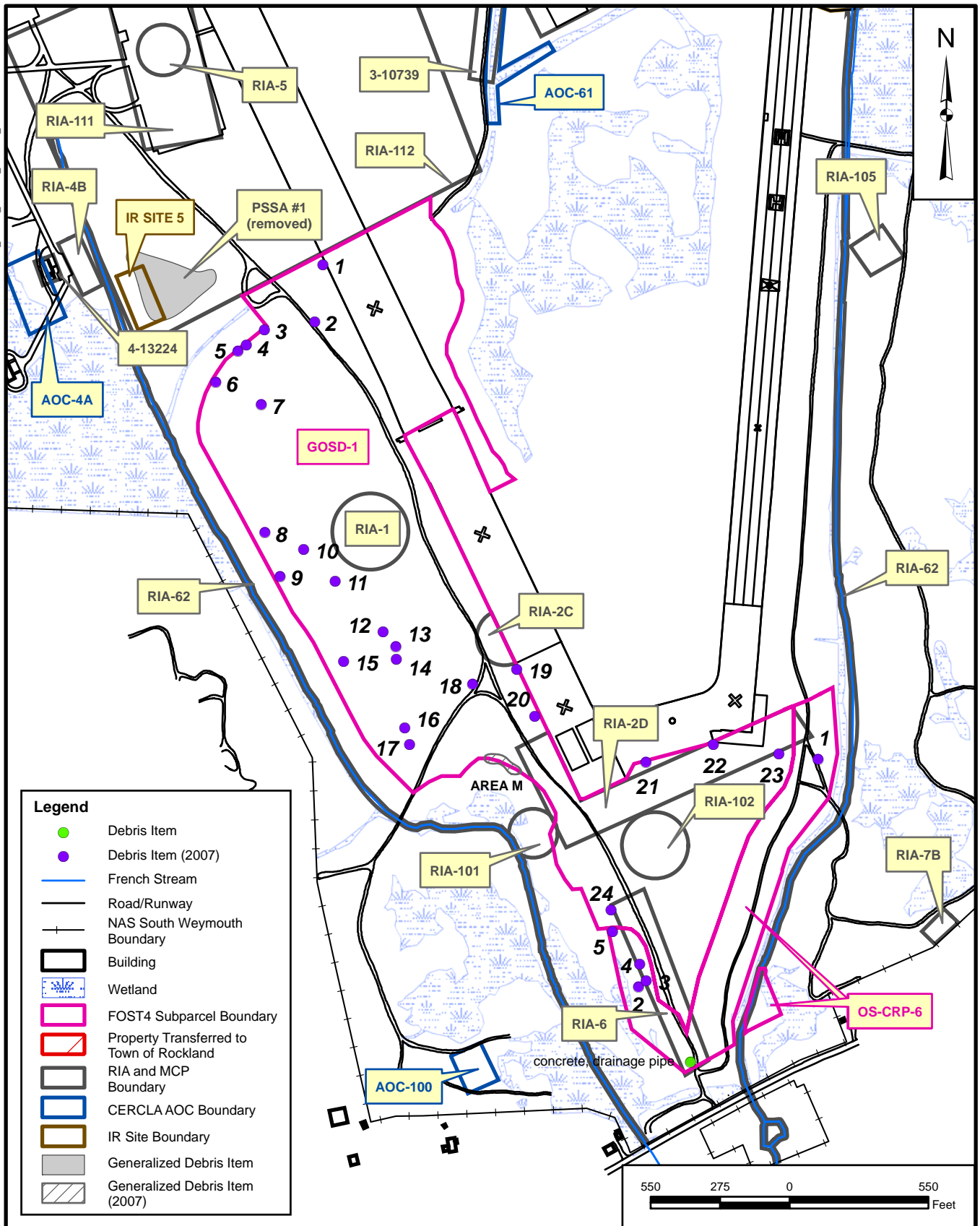
- | | |
|--|--|
| ● Debris Item (2007) | FOST4 Subparcel Boundary |
| — French Stream | CERCLA AOC Boundary |
| — Road/Runway | IR Site Boundary |
| + + NAS South Weymouth Boundary | RIA and MCP Boundary |
| Building | |
| Wetland | |



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SOLID WASTE DEBRIS IN FOST4 SUBPARCELS
OS-CRP-7
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

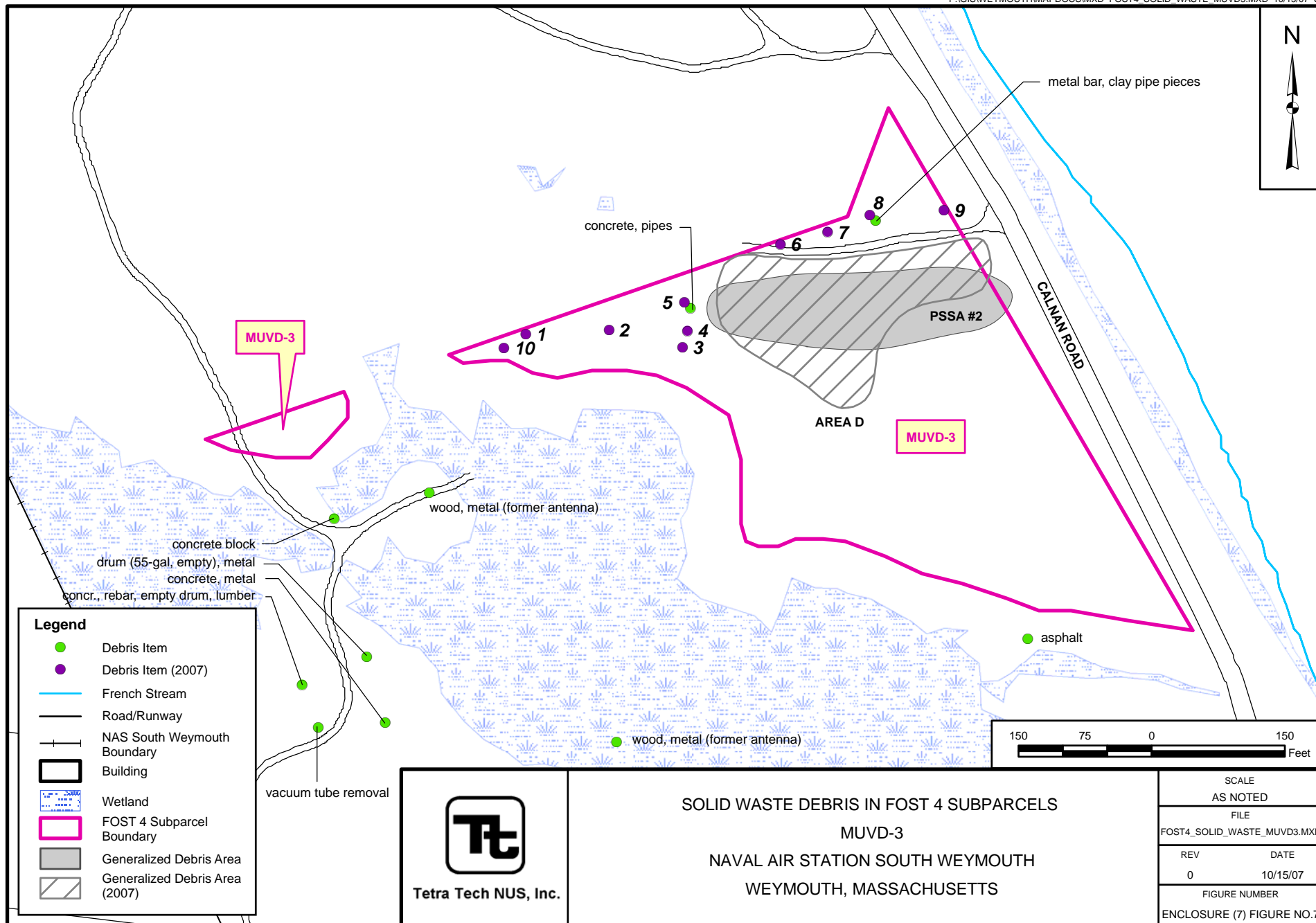
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REV 0	DATE 10/15/07
FIGURE NUMBER ENCLOSURE (7) FIGURE NO.5	

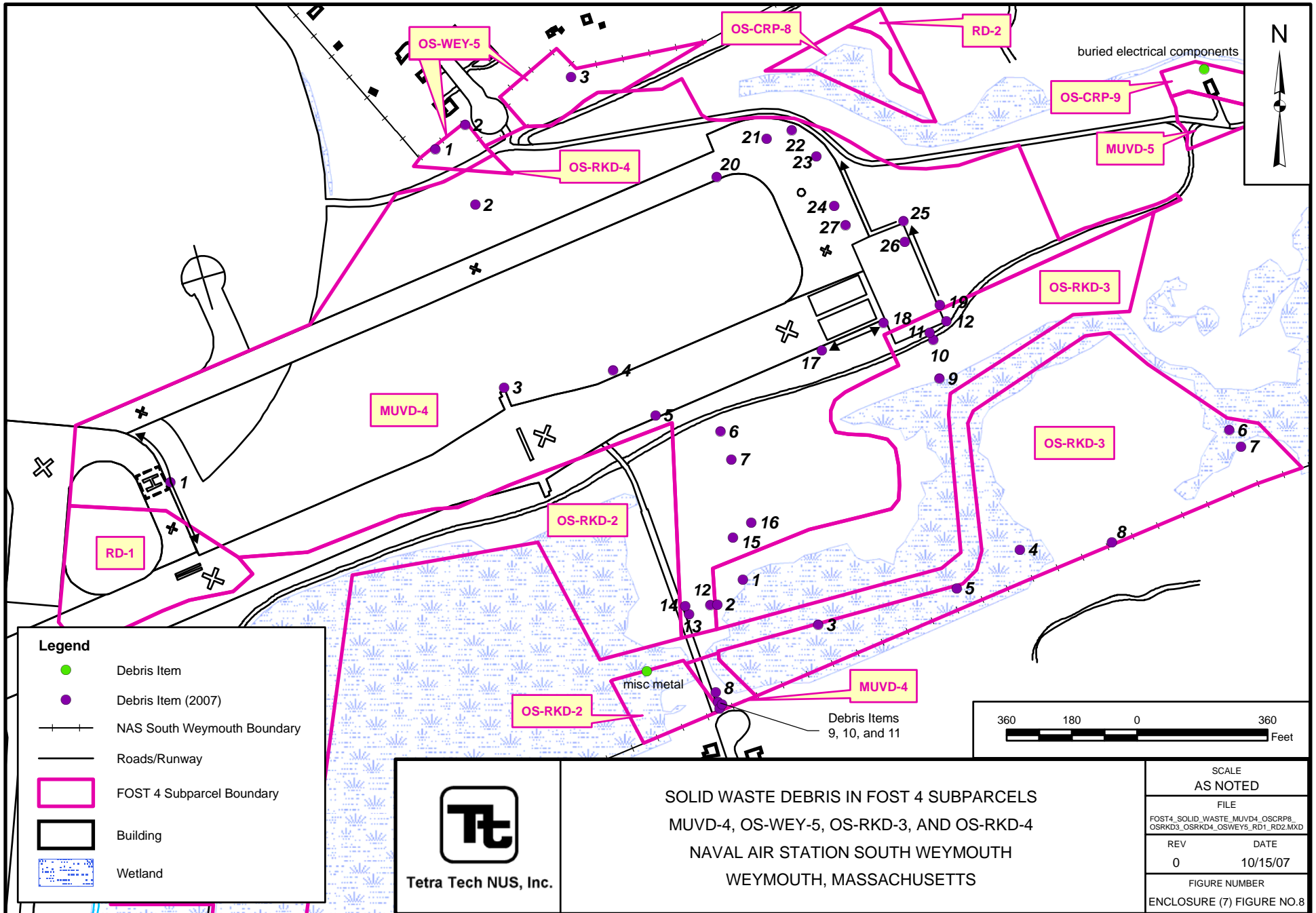


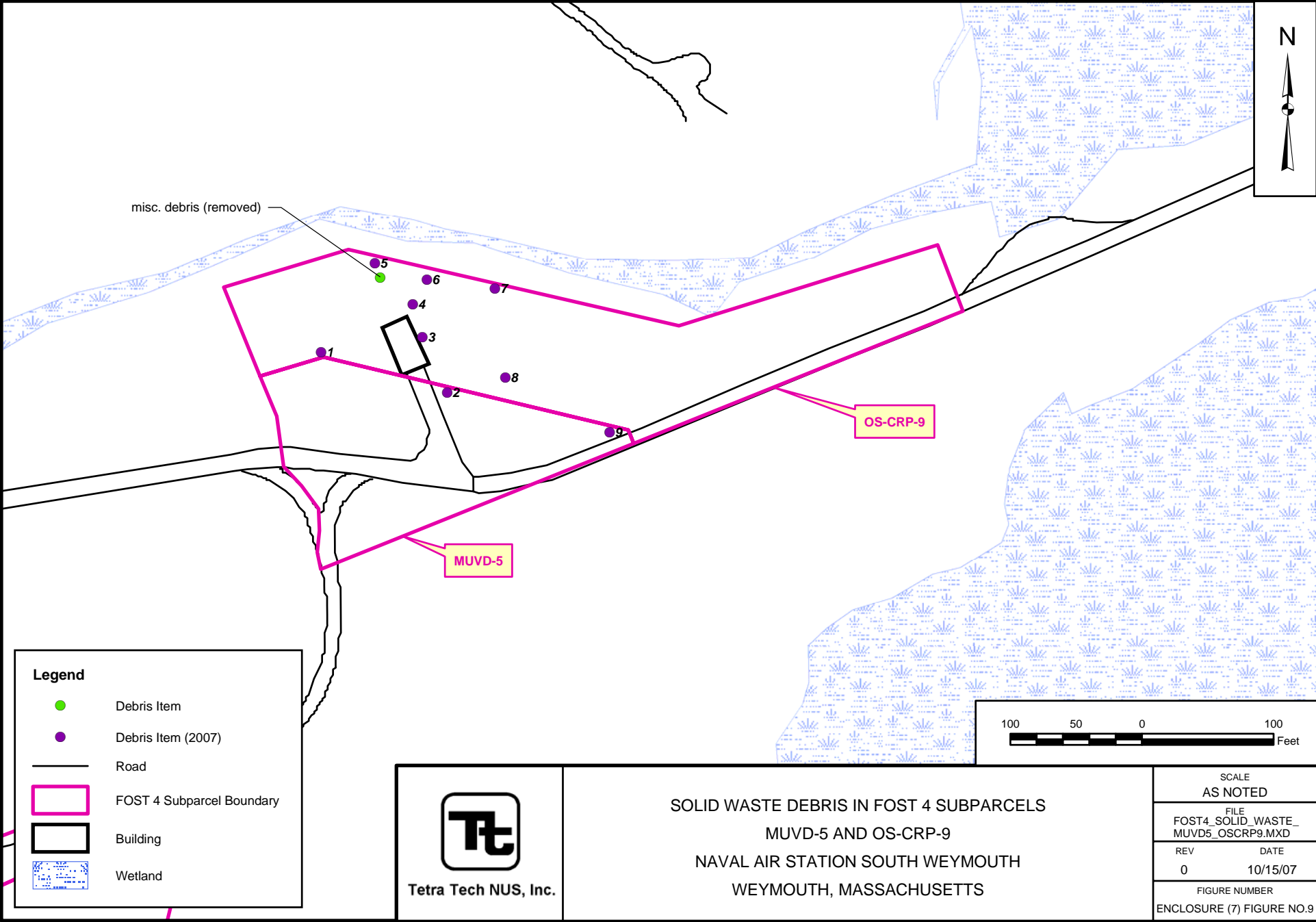
Tetra Tech NUS, Inc.

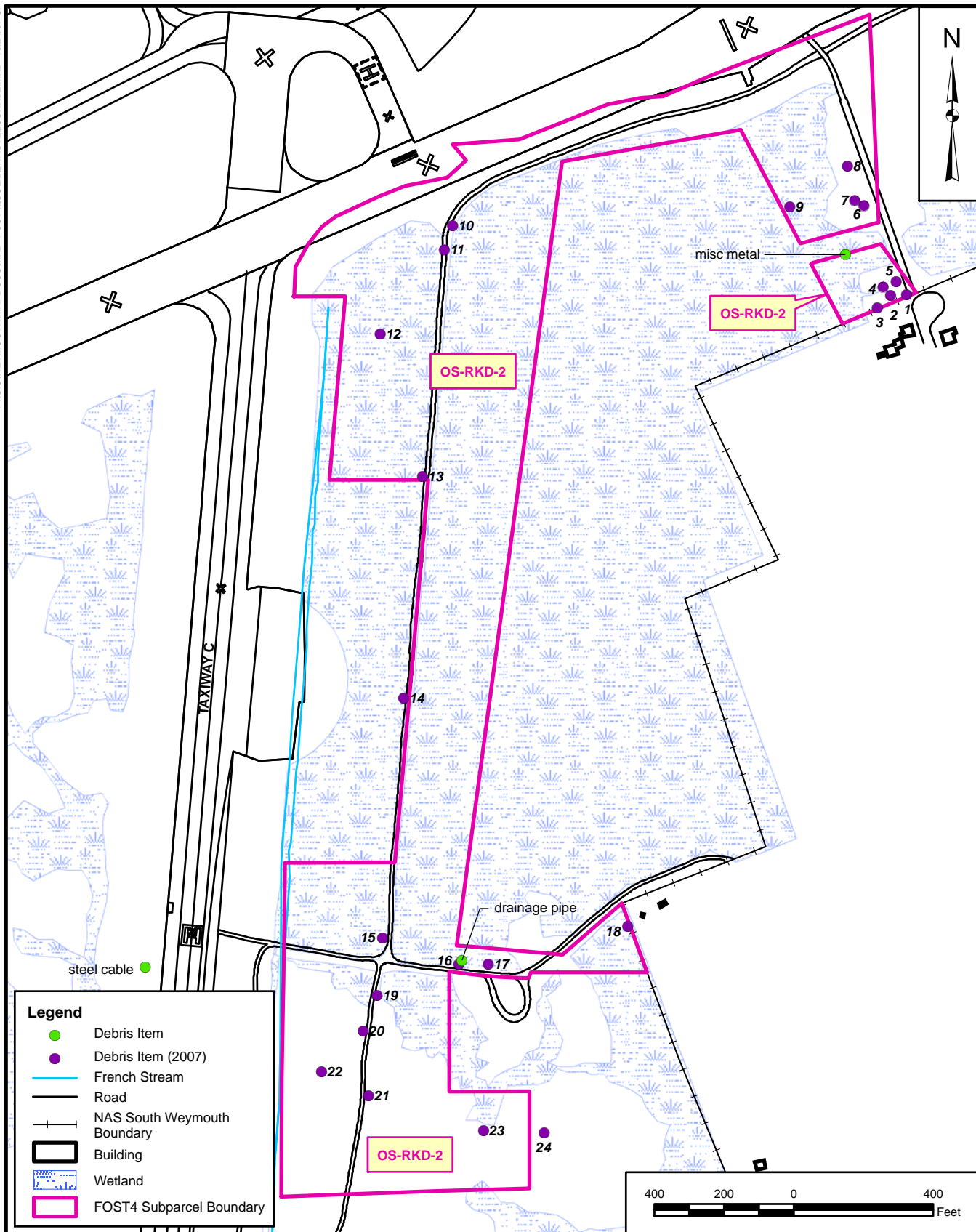
**SOLID WASTE DEBRIS IN FOST4 SUBPARCELS
GOSD-1 AND OS-CRP-6
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS**

SCALE AS NOTED	
FILE FOST4_SOLID_WASTE_ GOSD1_OSCRP6.MXD	
REV	DATE
0	10/15/07
FIGURE NUMBER ENCLOSURE (7) FIGURE NO.6	









Tetra Tech NUS, Inc.

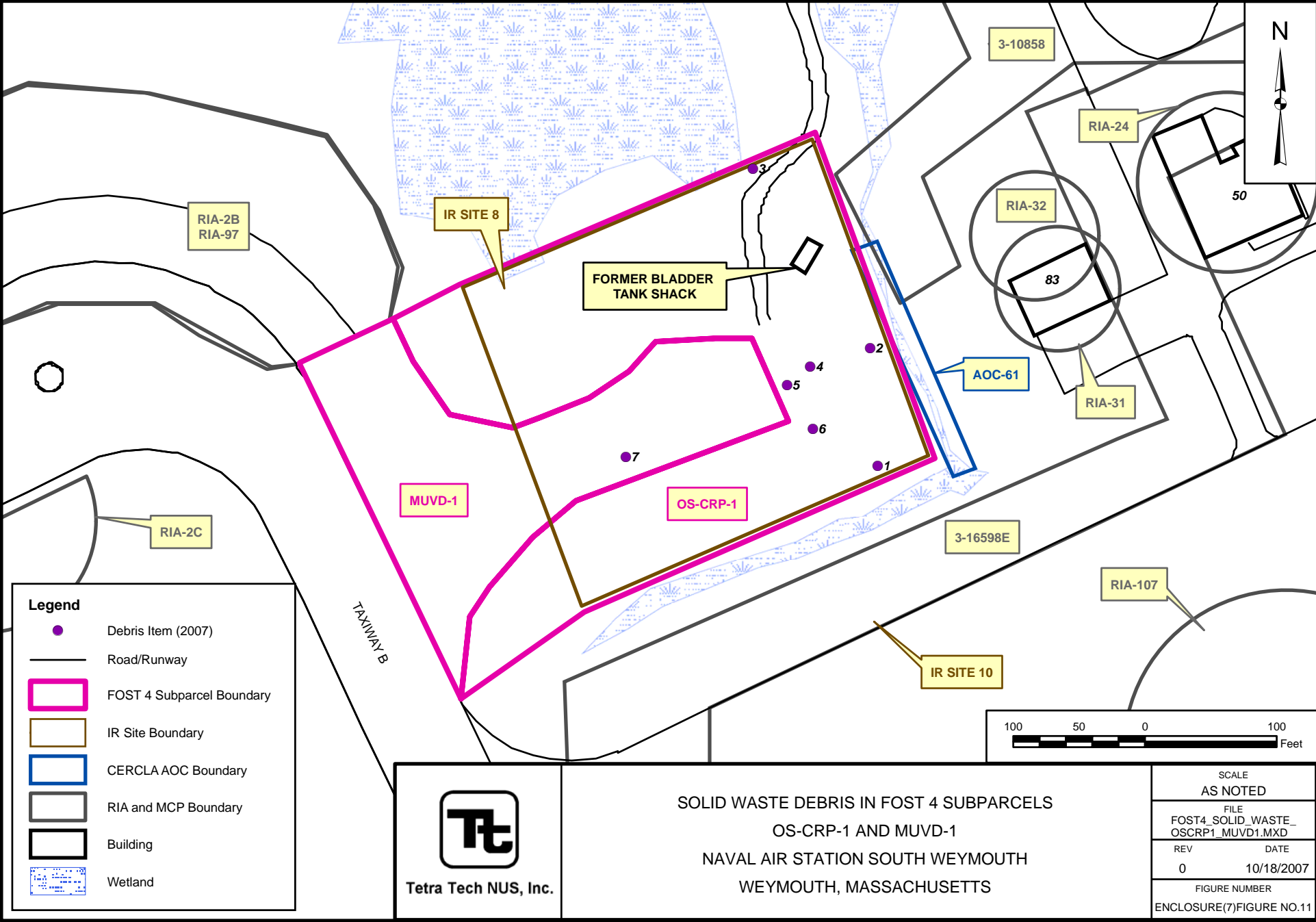
SOLID WASTE DEBRIS IN FOST 4 SUBPARCELS

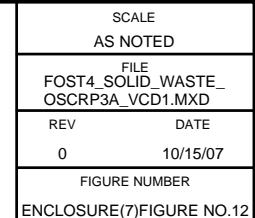
OS-RKD-2

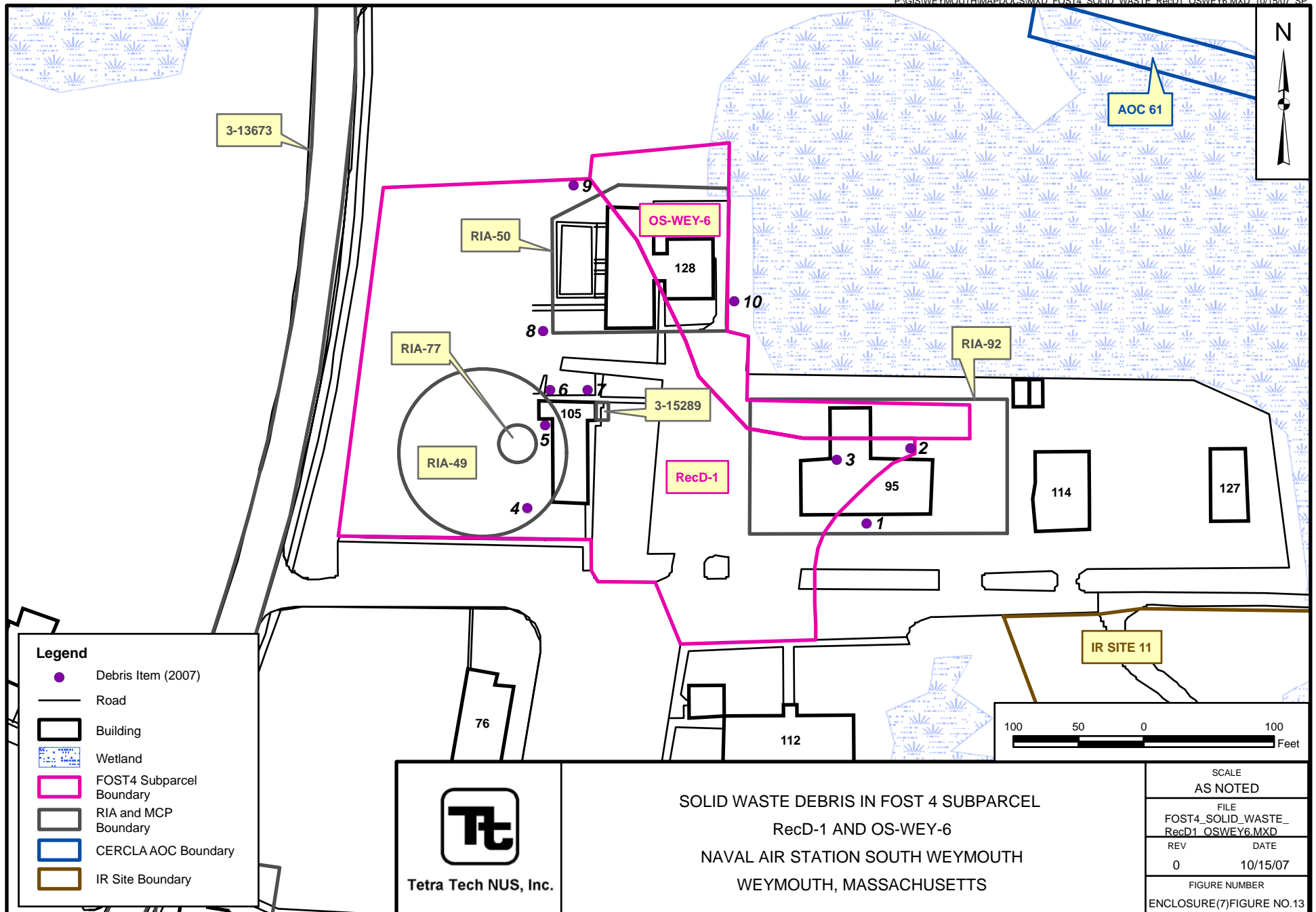
NAVAL AIR STATION SOUTH WEYMOUTH

WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOST4_SOLID_WASTE_ OSRKD2.MXD	
REV	DATE
0	10/24/07
FIGURE NUMBER ENCLOSURE(7)FIGURE NO.10	







ENCLOSURE (8)
RESPONSIVENESS SUMMARY
ADDRESSING COMMENTS ON THE MARCH 2007 DRAFT FINDING OF SUITABILITY TO
TRANSFER FOR THIRTY TWO SUBPARCELS AT THE FORMER NAVAL AIR STATION SOUTH
WEYMOUTH AND ON THE JULY 2007 DRAFT RESPONSIVENESS SUMMARY
FORMER NAVAL AIR STATION SOUTH WEYMOUTH, MASSACHUSETTS

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INTRODUCTION

This Responsiveness Summary contains the Department of the Navy's responses to comments that were received on the March 2007 Finding of Suitability to Transfer for Thirty Subparcels Designated: OS-CRP-1, MUV-D-1, OS-CRP-2, MUV-D-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUV-D-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV-D-4, OS-WEY-5, OS-CRP-8, RD-2, MUV-D-5, OS-CRP-9, RecD-1, and OS-WEY-6 (317.91 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 April 3, 2007, in the *Weymouth News* on April 4, 2007, and in the *Rockland Mariner /Standard* on April 6, 2007. The public comment period that was held from April 2 to May 1, 2007; a requested extension until May 16, 2007 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 Dave Barney, Navy, from Patty Marajh-Whittemore, Remedial Project Manager, U. S. Department of Environmental Protection (EPA) Region I, re: Review of the Draft Finding of Suitability to Transfer (FOST) for Thirty Zoning Subparcels at the Former Naval Air Station (NAS) South Weymouth, Massachusetts, dated May 23, 2007.

Letter to Brian Helland, Navy, from Anne Malewicz, Massachusetts Department of Environmental Protection (MADEP) Bureau of Waste Site Cleanup, re: Finding of Suitability for Transfer Thirty Subparcels, Former South Weymouth NAS, RTN 4-3002621, dated May 11, 2007.

Letter to Brian Helland, Navy, from Terry Fancher, South Shore Tri-Town Development Corporation (SSTTDC), re: Finding of Suitability to Transfer (FOST) for Thirty Subparcels, Former NAS South Weymouth, Massachusetts, dated April 30, 2007.

Letter to Dave Barney, Navy, from Patty Marajh-Whittemore, Remedial Project Manager, U. S. Department of Environmental Protection (EPA) Region I, re: Responses of Draft Finding of Suitability to Transfer (FOST) for Thirty Subparcels at the Former Naval Air Station (NAS) South Weymouth, Massachusetts, dated August 30, 2007.

Letter to Brian Helland, Navy, from David Chaffin, Massachusetts Department of Environmental Protection (MADEP) Bureau of Waste Site Cleanup, re: Responses to Comments on FOST 4 Thirty Subparcels, Former South Weymouth NAS, RTN 4-3002621, dated August 10, 2007.

EPA GENERAL COMMENTS – MAY 23, 2007

1. The FOST presents a comprehensive evaluation of the various RIAs, AOCs, and IR sites that encompass, overlap, or neighbor the subparcels addressed in this FOST. There do not appear to be any sites with current or previous environmental investigations that have been omitted from the evaluation of subparcels in the FOST. The information presented in Enclosure (1) and associated Tables 1-1 through 1-30, along with other enclosures is consistent and accurate, with a few exceptions detailed below. In addition, the descriptions of the various IR sites, AOCs, and RIAs have been accurately presented in the FOST, with exceptions also detailed below.

Response: Comment noted.

2. The most up-to-date activity at RIA 112 is additional sampling as described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. The objective of the sampling in the West Mat area was to determine if contaminants detected within the drainage system also migrated to the environment. If these results come back problematic, suggesting a release (releases), then transfer of any subparcel located within, overlapping, or adjacent to RIA 112 may be premature. Please review this issue for the following subparcels: MUV-4, OS-WEY-4, OS-CRP-4, GOSD-1, OS-CRP-7, and OS-RKD-2.

Response: The available information from the storm drain maintenance activities indicates no releases to the environment in the listed subparcels, especially in areas adjacent to RIA 112. The planned additional sampling for RIA 112 does not include proposed sampling locations in proximity to the listed subparcels. Based on the available information, these subparcels are suitable for transfer.

3. There are no serious groundwater concerns that have not been recognized in this FOST. Sites that are close to IRP sites have been identified, and appropriate restrictions on groundwater use are necessary. EPA proposes using a similar approach to that being discussed for FOST 3. For more detail, please see discussion re: Specific Comment 8 in *Responsiveness Summary Addressing Comments on the 2004 Draft Finding of Suitability to transfer (FOST) for Twelve Subparcels Designated: B1-W-2a, OS-A-2a, OS-C-7a, OS-C-8a, OS-C-9a, OS-R-7a, OS-R-8a, OS-W-3a, OS-W-4a, SPUD-11a, SPUD-12a, and SR-W-4a (332.28 Acres) Former Naval Air Station South Weymouth, Weymouth, Massachusetts*, dated March 2007.

Response: The groundwater restriction language, as developed for FOST 3 (Navy letter to EPA dated June 4, 2007), will be included in this FOST. At that time, Navy informed all parties that the groundwater restriction language would be revised as appropriate and included in FOST 4 (this document).

EPA SPECIFIC COMMENTS – MAY 23, 2007

1. Enclosure (1), Page 12 of 29 and Table 1-10, Sub parcel VCD-1: Navy is presently assessing the potential presence of PCBs within the limits of the former electrical substation located southwest of Building 78. Consequently, the footprint of the former substation should not be included in the FOST or otherwise deemed suitable for transfer until the assessment and any necessary remedial action are completed.

Response: This assessment is complete, and no action is necessary. Navy collected surface soil samples for PCB analysis in the area of the former substation in March 2007 after the utility

company had removed the transformers from the fenced area. There were no exceedances of the applicable federal or state PCB criteria. The results of the event are contained in a May 2007 report, "Results of March 2007 Sampling Event for Trotter Road Substation at Naval Air Station South Weymouth, South Weymouth, Massachusetts," (to be included in the references at the end of Enclosure (1)). Table 1-10 will be updated to reflect this conclusion; the ECP Category will be changed to ECP 3. The status of this area will also be addressed in the PCB section of Enclosure (1).

2. Enclosure (1), Page 6 of 29: RIA 39 H is listed as closed . RIA 39H: As indicated in a 7/5/05 e-mail from EPA to the Navy, EPA has never officially accepted NFA. Upon review of the Final Maintenance Action Report, EPA was still concerned about the southern part of RIA 39H. During the August 10, 2004 EBS meeting there was a general agreement that the preponderance of evidence from the East Mat suggested no major release at RIA 39H. EPA was awaiting documentation of such evidence (i.e. in a revised Final Maintenance Action report) before accepting NFA. This issue is detailed in the 7/5/05 e-mail."

Response: Navy will address EPA's August 2004 comments on the Final Maintenance Action Report for RIA 39H to document that NFA is appropriate. MADEP has accepted NFA for this RIA.

3. Enclosure (1), Page 13 of 29, Subparcel VCD-2. The part of the USCG Buoy where the excavation was conducted is located within subparcel VCD-2. It may be premature to transfer this subparcel until long term monitoring confirms that the Vortech treatment is working. At the very least, the FOST should recognize that, if the system is not effective, there is a potential for recontamination of the swale and wetland.

Response: The USCG is conducting long term monitoring (LTM) in accordance with the LTMP and QAPP for the site. The most recent event was conducted in early June 2007. As described in the ROD, engineering controls are in place; maintenance of the new storm water management system in accordance with the O&M Manual is ongoing. This subparcel is currently suitable for transfer. Potential future actions do not impact Navy's ability to transfer this subparcel.

4. Enclosure (1), Page 13 of 29, Subparcel OS-WEY-4. The part of the USCG Buoy where the excavation was conducted is located partially within subparcel OS-WEY-4. It may be premature to transfer this part of the subparcel until long term monitoring confirms that the Vortech treatment is working. At the very least, the FOST should recognize that, if the system is not effective, there is a potential for recontamination of the swale and wetland.

Response: Please see the Response to Comment 3 above regarding the USCG Buoy Depot.

West Gate Landfill (WGL) site buffer should be increased to account for the significant uncertainty in the southern extent of the site. As was decided by the BCT the proposed remedial action plan, a pre-design investigation will be conducted to determine the southern extent of the site.

Response: The buffer between the current WGL boundary and this subparcel will be increased to 200 feet. As noted in the comment, Navy will conduct a pre-design investigation after completion of the ROD.

5. Enclosure (1), Page 16 of 29, Subparcel GOSD-1. Figure 10 shows RIA 101 overlapping a little with subparcel GOSD-1. The text in Enclosure (1), however, states that the subparcel is located adjacent to the RIA, but not overlapping it. Please clarify the exact location of the boundary of the subparcel relative to RIA 101.

Response: Figure 10 is correct. The text will be revised, moving the bullet regarding RIA 101 to the group of sites located 'within, or partially within, subparcel GOSD-1.'

6. Enclosure (1), Page 17 of 29. Subparcel OS-CRP-7 is situated adjacent to the TACAN outfall and encompasses part of the wetland system in the vicinity of the outfall. Given the uncertainty regarding the potential for overflow of water over the weir (see Specific Comment for Enclosure (5), Page 4 of 5 concerning the Status of AOC 61), transfer of the northern part of this subparcel may be premature, pending resolution of this issue.

Response: Please see the Response to Specific Comment 24.

7. Enclosure (1), Subparcel OS-RKD-2, RD-1, MUVD-4, OS-WEY-5: RIA 39 H closed? Please clarify.

Response: Navy will address EPA's August 2004 comments on the Final Maintenance Action Report for RIA 39H. MADEP has accepted NFA for this RIA.

8. Enclosure (1), Subparcel RecD-1 and OS-WEY-6: Preliminary results from the Solvent Release Area (SRA) indicate that the source of contamination at the SRA may be located northwest of the assumed site limits. Subparcel RecD-1, parts of which are located less than 50 feet from the northwest corner of the SRA site (Figure 16), should not be included in the FOST until the extent of the SRA site has been determined.

Response: To address the uncertainty with the northwestern extent of the SRA site, Navy will increase the buffer between the northwest corner of the SRA site and Subparcel RecD-1 to 150 feet.

9. Enclosure 1, Page 27 of 29: The section entitled "Pesticides" should include the Sewage Treatment Plant site in the list of site-specific instances of pesticide/herbicide investigations. Please add another bullet that discusses pesticides at the STP (i.e. dieldrin).

Response: The Compliance Programs portion of this FOST described the various programs and how they affect the subparcels in this FOST. While pesticides were investigated at the STP site, this FOST does not include any subparcels adjacent to or within 200 feet of the STP site. Therefore, the STP site is not included in the 'Pesticides' section.

10. Figure 16. The boundaries for OS-WEY-6 and RecD-1 are not clear and it is not possible to distinguish the two sites on the figure. Please enhance the figure to more clearly show the subparcel boundaries.

Response: As noted, portions of the OS-WEY-6 and RecD-1 boundaries were inadvertently omitted from the figure. The figure will be revised to clearly show all subparcel boundaries.

11. Table 1-9. The ECP Category for RIA 56/78D is "2. Areas where only release or disposal of petroleum products has occurred." Site samples actually had constituents other than petroleum related chemicals (e.g. zinc). The category for this RIA should be a 3 rather than a 2.

Response: The Decision Document for RIA 56/78D was reviewed; the ECP category will be changed to 3.

12. Table 1-10. The ECP Category for RIA 56/78D is "2. Areas where only release or disposal of petroleum products has occurred." Site samples actually had constituents other than petroleum related chemicals (e.g. zinc). The category for this RIA should be a 3 rather than a 2.

Response: The Decision Document for RIA 56/78D was reviewed; the ECP category will be changed to 3.

13. Table 1-12. The ECP category for RIA 112 should be a 7, not a 4. As described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems, sampling in the West Mat area is

underway to determine if contaminants detected within the drainage system also migrated to the environment.

Response: RIA 112 is not referenced on Table 1-12. This comment appears to be a duplicate of Comment 14 below.

14. Table 1-13. The ECP category for RIA 112 should be a 7, not a 4. As described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems, sampling in the West Mat area is underway to determine if contaminants detected within the drainage system also migrated to the environment.

Response: The available information from the storm drain maintenance activities associated with RIA 112 indicates no releases to the environment in the area around the Tile Leach Field. Thus the ECP category will not be changed. For 112 change from 4 to 3?

15. Tables 1-29 and 1-30: Preliminary results from the SRA remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits. Information concerning subparcels RecD-1 and OS-WEY-6, in Tables 1-29 and 1-30, should be deleted.

Response: To address the uncertainty with the northwestern extent of the SRA site, Navy will increase the buffer between the northwest corner of the SRA site and Subparcel RecD-1 to 150 feet. Subparcel OS-WEY-6 is located approximately 150 feet from the northwest corner of the SRA site. Given this distance and the fact that the groundwater flow direction, as documented for RIA 92 (Hobby Shop), SRA, and the Pistol Range, is south/southeast, Navy believes this subparcel is suitable for transfer. The tables will not be changed, but the Enclosure (1) Subparcel RecD-1 description will be revised to indicate the subparcel boundary changes due to the change in the buffer.

16. Enclosure (2), Environmental Covenants, etc. Paragraph 7 asbestos: This paragraph does not mention GRANTOR liability for any asbestos disposed of on the property by the GRANTOR, as was done for LBP. The same qualification should be included here too. Please add: "This provision only applies to military improvements and not to any newly discovered asbestos that may be found to have been disposed of by the military."

Response: The current text of this paragraph is identical to that in FOST 3, which has been accepted by EPA and finalized by Navy.

17. A: Enclosure (3). While the status of WGL is generally accurate but should be enhanced with updated details: location of potential soil excavations, potential extent of contamination relative to site boundaries and possibility that contamination may reach beyond current limits, questions regarding the extent of groundwater contamination, potential impacts of groundwater remediation activities (i.e., will groundwater extraction impact groundwater flow in proposed subparcels). These details would better clarify how conditions at WGL influence the subparcels.

Response: The WGL status column will be updated to reference the final Proposed Plan, which will also be added to the References column. The details suggested in the comment would be covered in the planned pre-design investigation, which will be conducted following completion of the ROD. As noted in the response to a MADEP comment on WGL, the buffer between the current WGL boundary and the VCD-1, VCD-2, and OS-WEY-4 subparcels will be increased to 200 feet. The Enclosure (1) tables for these three subparcels also reference the interim groundwater restriction language in Enclosure (2), Clause 9.

17. B: The northern extent of the SRA is uncertain, subparcel RecD-1, parts of which are located less than 50 feet of the northwest corner of the SRA site, and subparcel OS-WEY-6, parts of which

are located less than 200 feet of the northwest corner of the SRA site, should not be included in the FOST.

Response: To address the uncertainty with the northwestern extent of the SRA site, Navy will increase the buffer between the northwest corner of the SRA site and Subparcel RecD-1 to 150 feet. Subparcel OS-WEY-6 is located approximately 150 feet from the northwest corner of the SRA site. Given this distance and the fact that the groundwater flow direction, as documented for RIA 92 (Hobby Shop), SRA, and the Pistol Range, is south/southeast, Navy believes this subparcel is suitable for transfer.

18. Enclosure (3). Page 4 of 5. The description of the Building 82 investigation under Status states: "The Navy conducted a remedial investigation between May and December 2006." This statement leaves the impression that the investigation has been completed. Fieldwork may have been conducted during that time period but the investigation is ongoing as regulators have not yet had the opportunity to review the RI Report and provide comments. Please clarify the exact status of the investigation and explain that it is not yet complete.

Response: The Building 82 status will be revised as follows: "The Navy completed the remedial investigation (RI) field program in December 2006. The RI report will be issued during summer 2007."

19. Enclosure (3). Page 4 of 5. The description of the Solvent Release Area investigation under Status states: "The Navy conducted a remedial investigation between May and December 2006." This statement leaves the impression that the investigation has been completed. Fieldwork may have been conducted during that time period but the investigation is ongoing as regulators have not yet had the opportunity to review the RI Report and provide comments. Please clarify the exact status of the investigation and explain that it is not yet complete.

Response: The SRA status will be revised as follows: "The Navy completed the remedial investigation (RI) field program in January 2007. Navy will review the results of the field program with the regulators in summer 2007 to evaluate data gaps prior to completion of the RI report."

20. Enclosure (5). Page 2 of 5. The references listed for AOC 55A is an abbreviated list. To better provide a site history, please add the decision document and the streamlined risk assessments to this list.

Response: The 2001 Decision Document and 2002 risk assessments will be added to the existing list of references for AOC 55A.

21. Enclosure (5). Page 3 of 5. The Status for AOC 55C is basically accurate. It should be updated, however, to note that a streamline ecological risk assessment is being conducted. The Work Plan for ecological Screening should be added to the reference list.

Response: The status column will be updated. The reference list includes reports and various types of decision documents, but does not include work plans. The draft AOC 55C Ecological Risk Screening Report will be added to the references once it has been issued.

22. Enclosure (5). Page 3 of 5. The Status for AOC 55D is basically accurate. It should be updated, however, to note that the most recent Proposed Plan was dated April 2007, not March 2006.

Response: The Status and References columns will be updated to indicate the final Proposed Plan, June 2007.

23. Enclosure (5). Page 4 of 5. The Status for AOC 60 should be updated to recognize that additional sampling has been conducted in the northern part of the ditch. A no further action ROD will only be appropriate pending the results of this additional investigation.

Response: The Status column will be updated as follows: “Additional sampling in December 2006 was completed; a hot spot removal is planned. Following concurrence on NFA based on risk assessments, an NFA Proposed Plan and ROD will be completed.”

24. Enclosure (5). Page 4 of 5. The Status for AOC 61 should be updated to discuss the additional sampling covered in the Final Sampling Plan for AOC 60, RIA 30B, NEX Swale, and Barracks Ditches, dated December 2006. In addition EPA's concern regarding potential overflow of the weir has not been resolved; a proposed site visit has not yet been conducted (see November 2006 Navy RTC on the Draft Sampling Plan for AOC 60, RIA 30B, Barracks Ditches - Comment #3). A no further action PRAP and ROD will only be appropriate pending the results of this additional investigation and concurrence regarding potential overflow of the weir.

Response: The Status column will be revised as follows: “December 2006 sampling in portions of the storm water drainage system (AOC 60, RIA 30B, NEX Swale, and Barracks Ditches) was performed in response to EPA comments on the AOC 61 Draft Closeout Report. Following the satisfactory resolution of regulator comments on the December 2006 sampling report, leading to a NFA concurrence, an NFA Proposed Plan and ROD will be completed.”

Navy will clarify EPA's concerns regarding potential overflow of the weir and, based on EPA's suggestion, will photograph the area to expedite resolution of this concern, rather than rescheduling the proposed site visit.

25. Enclosure (6). Page 6 of 12. The Status column for RIA 56/78D suggests that the 2001 removal action was the last activity at this RIA. It should be noted, however, that the most recent activity at the site was exploratory subsurface sampling conducted in 2005. Please add this to the Status column.

Response: The August 1, 2005 Tetra Tech EC, Inc. document, ‘RIA 56/78D Exploratory Subsurface Sampling Results,’ will be included in both the Status and Reference columns.

26. Enclosure (6). Page 12 of 12. For RIA 112, please add the Closeout Report West Mat Stormwater Drainage System and the Sampling Plan for the West Mat and East Mat Storm Drain Systems to the list of references.

Response: The following documents will be added to the Reference column: Final Closeout Report for West Mat Stormwater Drainage System Remediation, Tetra Tech EC, Inc. April 2005; and Final Sampling Plan for West Mat and East Mat Storm Drainage Systems, Tetra Tech EC, Inc., March 2007.

MASSDEP GENERAL COMMENT – MAY 11, 2007

During the time between base closure in 1997 and the recent initiation of construction on previously transferred base property, the perimeter fence, warning signs, and security patrols adequately restricted access to the on-base environmental sites. However, since construction began, a significant increase in human traffic, both authorized (e.g., construction workers) and non-authorized (e.g., people curious about construction), has been observed, indicating the opportunity for human exposure to the environmental sites has increased significantly since construction began. The transfer and redevelopment of the 30 subparcels addressed in this FOST (approximately 318 additional acres) would likely accelerate this trend. Consequently, prior to transferring the FOST subparcels, active environmental sites on adjacent Navy-retained property that pose known or potential unacceptable risks via surface media, including the West Gate Landfill, AOC 55C, and RIA 110, should be secured by a physical barrier (e.g., an 8-foot-high chain-link fence with locking gates) and warning signs should be posted until necessary investigations and remedial actions have been completed. Similarly, warning signs should be posted near active environmental sites that pose known or potential risks via relatively inaccessible media (e.g., stream sediment), including AOC 60 and RIA 62.

Response: Navy will consider posting warning signs. In addition, Navy will review the boundaries of the active environmental sites on Navy-owned property with the developer and also encourage the developer and its subcontractors to restrict and control access to the Base.

MASSDEP SPECIFIC COMMENTS – May 11, 2007

MassDEP Comments - Memorandum for the Record

1. Page 4, Paragraph 5: The basewide release tracking number (3-2621) should be updated to 4-3002621.

Response: This change will be made.

MassDEP Comments - Enclosure 1 - Environmental Baseline Survey to Transfer (EBST)

EBS Review Item Areas (RIAs)

1. RIA 76D: Prior to transfer, the Navy should reach agreement with the South Shore Tri-Town Development Corporation (SSTTDC) on: (1) the approach that will be used to manage the solid waste on this subparcel in accordance with 310 CMR 19.000, (2) the solid waste responsibilities each party will assume, and (3) the schedule that will be followed to achieve compliance (refer to the July 25, 2002 letter on FOST No. 1).

Response: Navy will manage the solid waste issues on the subparcels in this FOST consistent with the agreements documented between SSTTDC and MADEP in 2002 pertaining to FOST 1. Navy will continue to address all non-asphalt, brick, concrete (ABC) debris. This FOST (Enclosure (7)) will document and disclose all locations with identified ABC solid waste. The presence of solid waste does not preclude a finding of suitability to transfer.

Subparcel VCD-1

1. As acknowledged in Table 1-10, the Navy is currently assessing the potential presence of PCBs within the limits of the former electrical substation located southwest of Building 78. Consequently, the footprint of the former substation should not be included in the FOST or otherwise deemed suitable for transfer until the assessment and any necessary remedial action are completed.

Response: This assessment is complete, and no action is necessary. Navy collected surface soil samples for PCB analysis in the area of the former substation in March 2007 after the utility company had removed the transformers from the fenced area. There were no exceedances of the applicable federal or state PCB criteria. The results of the event are contained in a May 2007 report, "Results of March 2007 Sampling Event for Trotter Road Substation at Naval Air Station South Weymouth, South Weymouth, Massachusetts," (to be included in the references at the end of Enclosure (1)). Table 1-10 will be updated to reflect this conclusion; the ECP Category will be changed to 3. The status of this area will also be addressed in the PCB section of Enclosure (1).

2. The interiors of Buildings 110 and 110A were not accessible when the surrounding exterior area was inspected. Please coordinate with MassDEP to schedule an inspection.

Response: MassDEP conducted the referenced inspection in June 2007.

Subparcel OS-WEY-4

1. The setback zone separating subparcel OS-WEY-4 from the West Gate Landfill (WGL) site should be increased to account for the significant uncertainty in the southern extent of the site. As agreed during discussions on the associated proposed remedial action plan, a pre-design investigation will be conducted to determine the southern extent of the site; however, during the interim, the Navy should assume that the extent of chemical contamination is at least as great as the extent of concentrated solid waste present in the wetland south of the presumed extent of the site. Based on an April 9, 2007 visual inspection, MassDEP recommends that the boundary of subparcel OS-WEY-4 extend no closer than 200 feet from the currently assumed boundary of the West Gate Landfill site.

Response: There is presently an approximate 5-acre buffer surrounding the approximately 6-acre WGL site. The buffer between the current WGL boundary and this subparcel will be increased to 200 feet.

Subparcel GOSD-1

1. In addition to documenting the presence and removal of the four ASTs associated with the runway arresting system, the FOST should identify any subsurface components of the arresting system, and in particular, identify any subsurface components (e.g., pits or tanks) that contained or conveyed ethylene glycol. In addition, if such components existed, the FOST should summarize the actions taken to decommission those components and cite the associated closure documentation.

Response: Removal of the arresting gear assemblies was documented in the "Final Removal Action Report review Item Areas (RIAs) 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals," dated May 2, 2002. The assemblies, including the steel spindles, were removed, emptied, and rinsed. The glycol and water remaining in the vaults were removed and the vaults inspected (no evidence of leakage was noted) and then backfilled. There were no subsurface structures other than the vault. This removal action will be referenced in Table 1-17, the Subparcel GOSD-1 Summary of Conditions.

2. A wall-mounted electrical device that appeared to be a potential transformer was observed in an open vault located adjacent to the west side of the runway approximately 150 feet south of a loading ramp. The device should be assessed to determine if PCBs are present, and, if so, the device should be removed and properly disposed of.

Response: Navy will assess the device. The device will be removed as necessary and appropriately disposed of.

Subparcel OS-RKD-2

1. During an April 20, 2007 inspection, Light Pole 3, which is located within the limits of RIA 110, appeared to be on subparcel OS-RKD-2. Consequently, the boundary of this subparcel should be checked and adjusted as necessary to ensure that the proposed 30-foot minimum setback from RIA 110 would be established.

Response: The approximate locations of the solid waste items observed during the spring 2007 site walks will be shown on new or revised figures in Enclosure (7). Since it appears that the light pole lies within the OS-RKD-2 boundary, the boundary will be shifted to the west to allow for the approximate 30-foot setback from RIA 110. Enclosure (1), Figure 12 will be adjusted accordingly. The actual boundaries of the subparcels will be surveyed prior to property transfer and the survey information will be incorporated in the deed.

2. The FOST should acknowledge the presence of the former runway arresting system in subparcel OS-RKD-2, document the removal of any associated ASTs, and document the closure of any subsurface components (e.g., pits or tanks) from which ethylene glycol might have been released to the subsurface.

Response: There was one AST associated with each arresting gear system. The ASTs were removed from the arresting gear assembly and, as documented in the 1998 BRAC Cleanup Plan, were stored in Building 1 in the late 1990s. Removal of the arresting gear assemblies was documented in the "Final Removal Action Report review Item Areas (RIAs) 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals," dated May 2, 2002. The assemblies, including the steel spindles, were removed, emptied, and rinsed. The glycol and water remaining in the vaults were removed and the vaults inspected (no evidence of leakage was noted) and then backfilled. There were no subsurface structures other than the vault. This removal action will be referenced in Table 1-20, the Subparcel OS-RKD-2 Summary of Conditions.

3. As indicated, the RIA 39H maintenance action addressed the material within the East Mat catch basins; however, it is not apparent from the information presented in the FOST that the material within the interconnecting and downstream pipelines, which discharge to tributaries of Old Swamp River, has been addressed. To close this datagap, the FOST should be revised to summarize the actions conducted to remove and characterize this material.

Response: The RIA 39H maintenance action report documents jet spraying of the entire storm water drainage system, including the pipelines to the headwall on the south end and north end (Video Tape #3, September 8, 2003). East of those two points, the drainage continues via the north and south tributaries to Old Swamp River. Under the EBS program, sediment and surface water samples were collected from these two tributaries as documented in the Phase II EBS Field Report, Downgradient Water Course (DWC). The DWC information will be included in the RIA 104 (Old Swamp River) Decision Document.

A reference to the DWC investigation will be added to the RIA 104 entry in Enclosure (6).

Subparcel MUVD-4

1. The FOST should acknowledge the presence of the former runway arresting system in subparcel MUVD-4, document the removal of any associated ASTs, and document the closure of any subsurface components (e.g., pits or tanks) from which ethylene glycol might have been released to the subsurface.

Response: There was one AST associated with each arresting gear system. The ASTs were removed from the arresting gear assembly and, as documented in the 1998 BRAC Cleanup Plan, were stored in Building 1 in the late 1990s. Removal of the arresting gear assemblies was documented in the "Final Removal Action Report review Item Areas (RIAs) 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals," dated May 2, 2002. The assemblies, including the steel spindles, were removed, emptied, and rinsed. The glycol and water remaining in the vaults were removed and the vaults inspected (no evidence of leakage was noted) and then backfilled. There were no subsurface structures other than the vault. This removal action will be referenced in Table 1-23, the Subparcel MUVD-4 Summary of Conditions.

2. An electrical device that appeared to be a transformer was observed under the metal tower located southwest of the Union Street gate. The device should be assessed to determine if PCBs are present, and, if so, the device should be removed and properly disposed of.

Response: Navy will assess the device. The device will be removed as necessary and appropriately disposed of.

3. As indicated, the RIA 39H maintenance action addressed the material within the East Mat catch basins; however, it is not apparent from the information presented in the FOST that the material within the interconnecting and downstream pipelines, which discharge to tributaries of Old Swamp River, has been addressed. To close this datagap, the FOST should be revised to summarize the actions conducted to remove and characterize this material.

Response: The RIA 39H maintenance action report documents jet spraying of the entire storm water drainage system, including the pipelines to the headwall on the south end and north end (Video Tape #3, September 8, 2003). East of those two points, the drainage continues via the north and south tributaries to Old Swamp River. Under the EBS program, sediment and surface water samples were collected from these two tributaries as documented in the Phase II EBS Field Report, Downgradient Water Course (DWC). The DWC information will be included in the RIA 104 (Old Swamp River) Decision Document.

A reference to the DWC investigation will be added to the RIA 104 entry in Enclosure (6).

Subparcel OS-WEY-5

1. An electrical device that appeared to be a transformer was observed under the metal tower located east of the Union Street gate. The device should be assessed to determine if PCBs are present, and, if so, the device should be removed and properly disposed of.

Response: Navy will assess the device. The device will be removed as necessary and appropriately disposed of.

2. As indicated, the RIA 39H maintenance action addressed the material within the East Mat catch basins; however, it is not apparent from the information presented in the FOST that the material within the interconnecting and downstream pipelines, which discharge to tributaries of Old Swamp River, has been addressed. To close this datagap, the FOST should be revised to summarize the actions conducted to remove and characterize this material.

Response: The RIA 39H maintenance action report documents jet spraying of the entire storm water drainage system, including the pipelines to the headwall on the south end and north end (Video Tape #3, September 8, 2003). East of those two points, the drainage continues via the north and south tributaries to Old Swamp River. Under the EBS program, sediment and surface water samples were collected from these two tributaries as documented in the Phase II EBS Field Report, Downgradient Water Course (DWC). The DWC information will be included in the RIA 104 (Old Swamp River) Decision Document.

A reference to the DWC investigation will be added to the RIA 104 entry in Enclosure (6).

Subparcel RecD-1

1. Preliminary results from the Solvent Release Area (SRA) remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits (PCE was encountered at the presumed upgradient monitoring well location). Consequently, subparcel RecD-1, parts of which are located less than 50 feet from the northwest corner of the SRA site (Figure 16), should not be included in the FOST or otherwise deemed suitable for transfer until the extent of the SRA site has been determined.

Response: To address the uncertainty with the northwestern extent of the SRA site, Navy will increase the buffer between the northwest corner of the SRA site and this subparcel to 150 feet.

2. The interior of Building 105 was not accessible when the surrounding exterior area was inspected. Please coordinate with MassDEP to schedule an inspection.

Response: MassDEP completed the referenced inspection in June 2007.

Subparcel OS-WEY-6

1. Preliminary results from the SRA remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits (PCE was encountered at the presumed upgradient monitoring well location). Consequently, subparcel OS-WEY-6, parts of which are located less than 200 feet from the northwest corner of the SRA site (Figure 16), should not be included in the FOST or otherwise deemed suitable for transfer until the extent of the SRA site has been determined.

Response: This subparcel is located approximately 150 feet from the northwest corner of the SRA site. Given this distance and the fact that the groundwater flow direction, as documented for RIA 92 (Hobby Shop), SRA, and the Pistol Range, is south/southeast, Navy believes this subparcel is suitable for transfer.

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

1. The remedial investigation report for the Abandoned Bladder Tank Fuel Storage Area (ABTFSA) indicates that four ASTs were located at the ABTFSA. Please confirm/correct the information provided in the FOST.

Response: As noted in Table 2, no more than two of the four ASTs were filled at any one time. The bullet in question will be corrected to "Four former 10,000-gal ASTs..."

2. This section should identify the ASTs and USTs (if any) associated with the runway arresting systems located in subparcels OS-RKD-2 and MUVD-4.

Response: There was one AST associated with each arresting gear system. The ASTs were removed from the arresting gear assembly and, as documented in the 1998 BRAC Cleanup Plan, were stored in Building 1 in the late 1990s. The gear assemblies were removed in as documented in the "Final Removal Action Report review Item Areas (RIAs) 109, 95C, 16, Runway Arresting Gear, Various Solid Waste and Hazardous Materials Removals," dated May 2, 2002.

The following bullets will be added to the above referenced section:

- Two 300-gal ASTs, stored ethylene glycol [OS-RKD-2]
- Two 300-gal ASTs, stored ethylene glycol [MUVD-4]

Tables

1. Tables 1-1, 1-2, 1-3, 1-9 (all areas), 1-12, 1-13, 1-21, 1-23, 1-27, 1-29 (exterior area), and 1-30 (exterior area) should identify the presence of solid waste on the associated subparcels (refer to comments on Enclosure 7).

Response: The tables noted in the comment will be revised to note the presence of solid waste, based on the documentation from the site walk overs completed for all subparcels.

2. Table 1-10: The row concerning Building 111 should note the removal of a 200-gallon AFFF AST (e.g., refer to p. 26 of Enclosure 1).

Response: The following text will be added to the Compliance/Other column for Building 111: "Former 200-gal AST, removed."

3. Table 1-10 should be modified or deleted from the FOST because existing data are insufficient to demonstrate that the electrical substation located on subparcels VCD-1 is suitable for transfer (refer to comments on subparcel VCD-1).

Response: As noted in the response to the comment on Subparcel VCD-1, Table 1-10 will be updated to reflect the results of the soil sampling in this area.

4. Table 1-12: Please confirm/correct the ECP category assigned to RIA 2E (should Category 2 be assigned?).

Response: The Decision Document for RIA 2E was reviewed; the ECP category will be changed to 2.

5. Table 1-15: Regarding the presence of solid waste (fourth column), "suspected" should be replaced with "present"; in particular, a substantial quantity of asphalt rubble was observed northwest of RIA 101 during an April 13, 2007 inspection.

Response: The suggested change will be made.

6. Tables 1-15, 1-17, and 1-18: Please confirm/correct the ECP category assigned to RIA 2D (should Category 2 be assigned?).

Response: The Decision Document for RIA 2D was reviewed; the ECP category will be changed to 2.

7. Table 1-17: Please confirm/correct the ECP category assigned to RIA 102 (should Category 1 be assigned?).

Response: RIA 102 information was reviewed; the ECP category will be changed to 1.

8. Table 1-17: The past presence and status of subsurface components of the runway arresting system that contained ethylene glycol (e.g., pits or tanks) should be noted in the fourth column if appropriate.

Response: As noted previously, the removal of the arresting gear assemblies will be referenced in this table.

9. Tables 1-17, 1-20, and 1-23: Please confirm/correct the ECP category assigned to RIA 2C (should Category 3 be assigned?).

Response: The Decision Document for RIA 2C was reviewed; the ECP category will be changed to 3.

10. Table 1-20: The past presence and status of ethylene glycol ASTs that were components of the runway arresting system and, if appropriate, subsurface components of the runway arresting system that contained ethylene glycol (e.g., pits or tanks) should be noted in the fourth column.

Response: The two removed 300-gal ASTs and the removal of the arresting gear assemblies will be referenced in this table.

11. Tables 1-21, 1-23, and 1-25: Please confirm/correct the ECP category assigned to RIA 2A (should Category 2 be assigned?).

Response: The Decision Document for RIA 2A was reviewed; the ECP category will be changed to 2.

12. Table 1-23: The past presence and status of ethylene glycol ASTs that were components of the runway arresting system and, if appropriate, subsurface components of the runway arresting system that contained ethylene glycol (e.g., pits or tanks) should be noted in the fourth column.

Response: The two removed 300-gal ASTs and the removal of the arresting gear assemblies will be referenced in this table.

13. Tables 1-27 and 1-28: Please confirm/correct the ECP category assigned to RIA 95A (should Category 3 be assigned?).

Response: The Decision Document for RIA 95A was reviewed; the ECP category will be changed to 3.

14. Tables 1-29 and 1-30: Preliminary results from the SRA remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits. Consequently, information concerning subparcels RecD-1 and OS-WEY-6, including Tables 1-29 and 1-30, should be deleted from the FOST.

Response: Please refer to Navy's responses to the comments on Subparcels RecD-1 and OS-WEY-6. As noted in the responses, the two subparcels will be retained in this FOST, with buffers adjusted as described.

15. Tables 2 and 3 should include information about the runway arresting system ASTs and, if appropriate, any associated subsurface components of the runway arresting system in subparcels RKD-2 and MUVD-4 that contained or conveyed ethylene glycol (e.g., pits or tanks).

Response: The information concerning the ASTs and arresting gear assemblies formerly located in Subparcels RKD-2 and MUVD-4 will be also be added to Tables 2 and 3 with text similar to that currently shown for Subparcel GOSD-1.

16. Tables 2 and 3 should include information about the storage, release, and disposal of PCBs on the FOST subparcels (e.g., Building 101, the RIA 1 vaults, and the electrical substation on subparcel VCD-1).

Response: Table 2 and 3 will be revised to include available information regarding PCBs associated with Building 101, the RIA 1 vaults, and the former electrical substation within Subparcel VCD-1. Note that the EBS Phase I Errata, Table 5-21, list of significant spills includes no PCB spills. The transformers at the former substation in VCD-1 belonged to the utility, not the Navy, so no PCB information is available.

17. Table 2 should include information about the storage of AFFF in a 200-gallon AST in Building 111 (e.g., refer to p. 26 of Enclosure 1).

Response: Table 2 includes hazardous substances and petroleum products formerly used, released, or disposed of on the subparcels included in this FOST. AFFF is not included on the 2005 version of the 40 CFR 302, Table 302.4, List of Hazardous Substances and Reportable Quantities. Thus this item will not be added to Table 2.

MassDEP Comments - Enclosure 2 - Environmental Covenants, Conditions, Reservations, and Restrictions

1. The last two sentences of Section 9 should be deleted because: (1) they contain language that appears to impose legally binding obligations ("GRANTEE covenants and agrees..." and "The GRANTEE will ensure...") that would invalidate the FOST by imposing restrictions on subparcels that should be suitable for transfer without restrictions, and (2) the preceding sentences are

sufficient to provide the intended notice to the grantee concerning potential interference with remedial actions on adjacent property.

Response: The groundwater restriction language, as cooperatively developed for FOST 3 (Navy letter to EPA dated June 4, 2007), will be included in this FOST. Navy's June 4, 2007 letter informed all parties that the FOST 4 groundwater restriction language would be revised as appropriate.

MassDEP Comments - Enclosure 3 - Summary of IR Program Sites

1. Because the southern extent of the WGL has not been determined (a pre-design investigation will be conducted for this purpose), the proposed setback zone may be inadequate to ensure that the WGL does not extend onto the adjacent FOST subparcels. To ensure that the WGL site does not extend onto the FOST subparcels, MassDEP recommends that the boundary of subparcels VCD-1, VCD-2, and OS-WEY-4 extend no closer than 200 feet from the currently assumed boundary of the WGL.

Response: The buffer between the current WGL boundary and these subparcels will be increased to 200 feet.

2. Because the northern extent of the SRA is uncertain (preliminary results from the on-going remedial investigation indicate that the source of contamination at the site may be located northwest of the assumed site limits), subparcel RecD-1, parts of which are located less than 50 feet of the northwest corner of the SRA site, and subparcel OS-WEY-6, parts of which are located less than 200 feet of the northwest corner of the SRA site, should not be included in the FOST.

Response: To address the uncertainty with the northwestern extent of the SRA site, Navy will increase the buffer between the northwest corner of the SRA site and Subparcel RecD-1 to 150 feet. Subparcel OS-WEY-6 is located approximately 150 feet from the northwest corner of the SRA site. Given this distance and the fact that the groundwater flow direction, as documented for RIA 92 (Hobby Shop), SRA, and the Pistol Range, is south/southeast, Navy believes this subparcel is suitable for transfer.

3. The references listed for the Buoy Depot Site should include the NTCRA completion report.

Response: The following reference will be added: "Final Closure Report, Non-Time Critical Removal Action (Floor Drain Removal) at the United States Coast Guard Integrated Support Detachment South Weymouth Buoy Depot, South Weymouth, Massachusetts, Nobis Engineering, Inc. August 20, 2004."

MassDEP Comments - Enclosure 4 - Summary of Petroleum Sites

1. The basewide release tracking number (3-2621) should be updated to 4-3002621.

Response: This change will be made where necessary.

MassDEP Comments - Enclosure 5 - Summary of CERCLA Areas of Concern

1. AOC 60: The "Site Concern" column should indicate that the primary concern associated with AOC 60 is aircraft fuel, which was reportedly discharged onto the East Mat and directly into the East Mat Ditch, and instead of indicating that a NFA PRAP and ROD are anticipated, the "Status" column should note the on-going sediment sample assessment.

Response: The following will be added to the 'Site Concern' column: "Reports of disposal of materials and drainage of aircraft fuel tanks to the ditch." The 'Status' column will be updated to reflect the current site activity.

2. AOC 61: The "Site Concern" column should indicate that the primary concern associated with AOC 61 is a wide variety of industrial chemicals (e.g., fuels, lubricants, solvents, and PCBs) that were released to the storm drain system in central operations area, and instead of indicating that a NFA PRAP and ROD are anticipated, the "Status" column should note the on-going sediment sample assessment.

Response: The following will be added to the 'Site Concern' column: "Storm water and sediment from the entire storm sewer system. Documented releases of fuels to the system." The 'status' column will be updated to reflect the current site activity.

MassDEP Comments - Enclosure 6 - Summary of EBS Review Item Areas

1. RIA 102: The references should include the Navy's April 3, 2003 project memorandum, which documented the Navy's assessment of RIA 102.

Response: Navy's project memorandum, dated February 25, 2003, will be added to the references for RIA 102. This memorandum was referenced in MADEP's April 1, 2003 Concurrence Letter for this RIA.

MassDEP Comments - Enclosure 7 - Solid Waste Inventory

1. Based on inspections conducted during April 6, 2007 through May 8, 2007, the solid waste inventory should be amended as indicated in the attached table and maps (Attachment 1). Please note that locations were based on visual comparison with topographic maps; consequently, all locations are approximate.

Response: Enclosure 7 will be revised to update the solid waste inventory table, and revise and add figures showing approximate locations of the observed solid waste.

2. Prior to transfer, the Navy should reach agreement with the SSTTDC on: (1) the approach that will be used to manage the solid waste on this subparcel in accordance with 310 CMR 19.000, (2) the solid waste responsibilities each party will assume, and (3) the schedule that will be followed to achieve compliance (refer to the July 25, 2002 letter on FOST No. 1).

Response: Navy will manage the solid waste issues on the subparcels in this FOST consistent with the agreements documented between SSTTDC and MADEP in 2002 pertaining to FOST 1. Navy will continue to address all non-asphalt, brick, concrete (ABC) debris. Enclosure (7) will document and disclose all locations with identified ABC solid waste. The presence of solid waste does not preclude a finding of suitability to transfer.

SSTTDC GENERAL COMMENTS – APRIL 30, 2007

1. The document should be revised to address discrepancies relating to current zoning districts. Final survey plans shall include the most up to date version of the Corporation's zoning survey.

Response: The FOST figures and text will be revised to reflect the Draft Zoning Map dated February 26, 2007, which is the most up to date version provided to Navy by South Shore Tri-Town Development Corporation (SSTTDC).

2. Subparcel OS-WEY-1 is located within the OS-C zoning district and should be redesignated. All references to the subparcel (Table 1-5, etc.) should be revised accordingly.

Response: Subparcels will be redesignated to match the most up to date version of the SSTTDC zoning map, and all references changed as appropriate. The changes to the subparcel designations are shown on the attached Table 1.

3. Subparcel OS-WEY-3 is located within the OS-C zoning district and should be redesignated. All references to the subparcel (Table 1-9, etc.) should be revised accordingly.

Response: Subparcels will be redesignated to match the most up to date version of the SSTTDC zoning map, and all references changed as appropriate. The changes to the subparcel designations are shown on the attached Table 1.

4. The western portion of subparcel OS-WEY-5 should be redrawn to include only property in the Town of Weymouth and a new subparcel should be included in the document which includes the portion of OS-WEY-5 which is located in Rockland (for instance, a OS-RKD-4 subparcel should be included).

Response: A new Subparcel, OS-RKD-4, will be included in Enclosure (1) (text and a new table), Enclosure (5), and Enclosure (6).

SSTTDC SPECIFIC COMMENTS – APRIL 30, 2007

SSTTDC Comments - Memorandum for the Record

1. Paragraph 6: RIA 112 should also be listed as an active site within one or more of the subject subparcels (see Enclosure 1, page 5, EBS RIAs).

Response: Navy believes paragraph 6 accurately describes the active investigations at RIAs nearby the subject subparcels. As discussed in Enclosure (1) and Enclosure (6), the planned additional sampling for RIA 112 does not include proposed sampling locations in proximity to the listed subparcels. Based on the available information, these subparcels are suitable for transfer. The subparcel OS-CRP-4 text in Enclosure (1) notes that the sampling planned for RIA 112 does not adversely affect the transfer of the subparcel.

SSTTDC Comments - Enclosure 1

1. Page 4, CERCLA AOCs: The status of AOC 3 should be closed rather than active.

Response: The prefix “Former (closed)” will be added to the AOC 3 bullet.

2. Page 6, EBS RIAs: RIA 39H is listed as closed. Please provide source and date of EPA concurrence with no further action recommendation.

Response: Although EPA concurrence had been indicated at the June 9, 2005 EBS meeting, there remains one EPA comment to be resolved. Navy will address EPA’s August 2004 comments on the Final Maintenance Action Report for RIA 39H to document that NFA is appropriate. MADEP has accepted NFA for this RIA.

3. Page 13, VCD-2: Please revise to note that RIA 76D is a former RIA within the subparcel (the Navy had conducted a solid waste removal action within the subparcel).

Response: A reference to EBS RIA 76D will be added to the VCD-2 description. The Table 1-11 Compliance/Other column will be revised to indicate that solid waste was present in this subparcel, but has been removed. This solid waste will be added to the Enclosure (7) inventory and the approximate location of the removed debris will be noted on a figure in Enclosure (7).

4. Page 14, OS-CRP-4: Should the boundary for RIA 112 be redrawn (out of subparcel) to indicate that no further action is required within the subparcel?

Response: The figures are used to illustrate the relationship between the subparcels and the various sites on the base. Since the relationship between this subparcel and RIA 112 is noted on page 14, and also Table 1-13 and Enclosure (6), the figure will not be revised.

5. Page 14, OS-CRP-4: The status of RIA 4B should be closed rather than active.

Response: The prefix “Former (closed)” will be added to the RIA 4B bullet.

6. Page 18, OS-CRP-7: The status of AOC 3 should be closed rather than active.

Response: The prefix “Former (closed)” will be added to the AOC 3 bullet.

7. Page 18, OS-RKD-2: RIA 39H is listed as closed. Please provide source and date of EPA concurrence with no further action recommendation.

Response: See the Navy Response to Comment #2 above.

8. Page 19, RD-1: See comment #7.

Response: See the Navy Response to Comment #7 above.

9. Page 20, MUV-4: See comment #7.

Response: See the Navy Response to Comment #7 above.

10. Page 21, OS-WEY-5: See comment #7.

Response: See the Navy Response to Comment #7 above.

11. Page 25, PCBs: Please discuss the status of the soil sampling effort conducted at the former substation on subparcel VCD-1.

Response: Navy collected surface soil samples in the area of the former substation in March 2007 after the utility company had removed the transformers from the fenced area. There were no exceedances of the applicable federal or state PCB criteria. The results of the event are contained in a May 2007 report, “Results of March 2007 Sampling Event for Trotter Road Substation at Naval Air Station South Weymouth, South Weymouth, Massachusetts,” (to be included in the references at the end of Enclosure (1)).

The following text will be added to the PCBs section: “In subparcel VCD-1, the Navy completed a sampling effort to determine if PCBs were present in surface soils in the fenced-in area where PCB-containing transformers had been located (former Trotter Road Substation). No PCB contamination was found.”

12. Table 1-10 (VCD-1): See comment #11.

Response: See the Navy Response to Comment #11 above.

13. Figure 3: Please revise to address inconsistencies with current zoning survey.

Response: Figure 3 will be revised to reflect the Draft Zoning Map dated February 26, 2007, which is the most up to date version provided to Navy.

14. Figure 4: Delineation of IR Site 8 is incomplete; there is only one brown line shown.

Response: Figure 4 will be revised to outline the entire IR Site 8 boundary in brown.

15. Figure 5: OS-WEY-1 is located within the OS-C zoning district – please revise accordingly.

Response: Subparcels will be redesignated to match the most up to date version of the SSTTDC zoning map, and all references changed as appropriate. The changes to the subparcel designations are shown on the attached Table 1.

16. Figure 6: OS-WEY-3 is located within the OS-C zoning district – please revise accordingly.

Response: Subparcels will be redesignated to match the most up to date version of the SSTTDC zoning map, and all references changed as appropriate. The changes to the subparcel designations are shown on the attached Table 1.

17. Figure 14: See general comment #1.

Response: See Navy's Response to SSTTDC General Comment #1.

18. Figure 16: The boundary of subparcel OS-WEY-6 is not clearly shown – please revise.

Response: Figure 16 will be revised to clearly indicate the referenced subparcel boundary.

SSTTDC Comments - Enclosure 2

1. Paragraph 4, line 9: Change GOVERNMENT to GRANTOR.

Response: The requested change will be made.

2. Paragraph 5: Instead of simply saying deleted, paragraph 5 should read as follows:

The Grantor acknowledges its obligations regarding indemnification of transferees of closing Department of Defense Property pursuant to § 330 of the National Defense Authorization Act of 1993 (Pub. L. No. 102-484, October 23, 1992), as amended by § 1002 of Pub. L. 103-160, November 30, 1993.

Response: Paragraph 5 will be revised as follows: "The reference to United States Public Law 102-484 Section 330 has been deleted in accordance with 32 CFR Section 174.15."

3. Paragraph 6: The last sentence should be deleted. It is inconsistent with the negotiated language of the FOST 1 and 2 deeds and is inconsistent with the rest of the paragraph.

Response: Please see Section XVI, General Provisions, A, in both the FOST 1 and FOST 2 Deeds. This clause in the Deed notes that the property is being conveyed "AS IS" and "WHERE IS". Paragraph 6 will not be revised.

4. Paragraph 7: The last sentence should be deleted. It is inconsistent with the negotiated language of the FOST 1 and 2 deeds and is inconsistent with the rest of the paragraph.

Response: Please see Section XVI, General Provisions, A, in both the FOST 1 and FOST 2 Deeds. This clause in the Deed notes that the property is being conveyed "AS IS" and "WHERE IS". Paragraph 7 will not be revised.

5. Paragraph 9, Notice Regarding Groundwater: This notice is different from the clause that the Corporation agreed to in the FOST 2 Deed, which was an Interim Covenant and Restriction Concerning the Use of Groundwater. It appears that the Navy proposes to utilize this notice, rather than an interim covenant and restriction, in response to EPA and DEP comments on the FOST 3 draft, but Navy has not addressed the further response of EPA in its letter of April 2, 2007. The Corporation believes that the Navy must first satisfactorily address the concerns of

both regulators. The Corporation has several concerns with the form of the proposed Notice. First, the Notice would place the burden of creating any institutional controls that may be appropriate on the Grantee. Second, the Notice, as drafted, would apply to all 30 subparcels which are part of FOST 4, when it is intended only to be applicable to the seven specific subparcels which might be affected by IR Sites 1, 10 and 11. See Memorandum for the Record, par. 3, page 4; par. 9, page 6 and other relevant portions of the draft FOST. Finally, the Notice as drafted fails to take into account that it may not be needed when response actions at these three IR Sites are complete. To date, the Corporation has not agreed to accept any permanent groundwater restrictions. The Interim Covenant and Restriction Concerning the Use of Groundwater in the FOST 2 deed was carefully drafted to provide one or more end points which could be readily determined by someone examining the title record for the affected subparcels. Similar clear end points must be provided in the event an alternative to the use of an interim covenant and restriction is ever deemed acceptable by the regulators or the Corporation.

Response: The groundwater restriction language, as agreed to for FOST 3 (Navy letter to EPA dated June 4, 2007), will be included in this FOST. At that time, Navy informed all parties that the groundwater restriction language would be revised as appropriate and included in FOST 4 (this document). All references to the notice will be changed accordingly.

SSTTDC Comments - Enclosures 3, 4, 5 and 6

1. Please increase the percentage of shading for the rows which contain closed sites. It is difficult to differentiate the shaded versus non-shaded rows in the draft document.

Response: The shading to indicate closed sites in Enclosures 3, 4, 5, and 6 will be darkened.

SSTTDC Comments - Enclosure 5

1. Page 4, AOC 61: Please revise the status to note that the Navy has proposed additional investigation work at this site.

Response: The status column will be revised to reflect the current site activities.

SSTTDC Comments - Enclosure 6

1. References column: Please provide NFA (no further action) concurrence dates for all regulator correspondences for closed sites.

Response: Note that both EPA and MassDEP have copied SSTTDC on all correspondence to the Navy documenting concurrence with NFA for EBS sites. The attached Table 2 provides the concurrence dates for the EBS RIAs associated with this FOST.

SSTTDC Comments - Enclosure 7

1. The Corporation understands that revisions to the solid waste inventory may occur pending the completion of further visual site inspections, and hereby reserves the right to comment on the completed inventory when it becomes available.

Response: Comment noted.

TABLE 1
REVISED SUBPARCEL DESIGNATIONS

Designation per 2007 Zoning Map	March 2007 Revised FOST Subparcel ^a	Cross-Reference to Enclosure (1)	
		Table No.	Figure No.
	OS-CRP-1	1-1	4
	MUVD-1	1-2	4
OS-CRP-3	OS-CRP-2	1-3	5
	MUVD-2	1-4	5
OS-CRP-2	OS-WEY-1	1-5	5
OS-CRP-4	OS-CRP-3	1-6	5
OS-WEY-1	OS-WEY-2	1-7	5
	MUVD-3	1-8	6
OS-CRP-5	OS-WEY-3	1-9	6
	VCD-1	1-10	6
	VCD-2	1-11	7
OS-WEY-2	OS-WEY-4	1-12	7
OS-CRP-6	OS-CRP-4	1-13	8
	OS-ABN-1	1-14	9
OS-CRP-7	OS-CRP-5	1-15	9
	OS-RKD-1	1-16	9
	GOSD-1	1-17	10
OS-CRP-8	OS-CRP-6	1-18	10
OS-CRP-9	OS-CRP-7	1-19	11
	OS-RKD-2	1-20	12
	OS-RKD-3	1-21	13
	RD-1	1-22	14
	MUVD-4	1-23	14
OS-WEY-3	OS-WEY-5	1-24	14
OS-CRP-10	OS-CRP-8	1-25	14
OS-RKD-4	OS-WEY-5	--	14
	RD-2	1-26	14
	MUVD-5	1-27	15
OS-CRP-11	OS-CRP-9	1-28	15
	RecD-1	1-29	16
OS-WEY-4	OS-WEY-6	1-30	16

TABLE 2
REVIEW ITEM AREA REGULATOR NFA CONCURRENCE DATES

Site	DATE OF CONCURRENCE	
	EPA	MassDEP
RIA 1	12/23/02	9/26/02
RIA 2a	9/18/00 or 9/18/02	Notes indicate letter exists
RIA 2b	Transferred to MCP	11/6/02
RIA 2c	9/20/02	9/26/02
RIA 2d	11/2/04	2/11/04
RIA 2e	3/20/03	10/8/02
RIA 6	3/7/02	1/24/02
RIA 9b	3/20/03	9/22/03
RIA 31	2/1/02	2/20/02
RIA 32	3/6/03 & 11/17/04	2/11/03
RIA 39 a/g	9/4/03	2/24/04
RIA 39 c	9/4/03	2/25/04
RIA 39 h	8/04	8/04
RIA 49	2/1/02	2/20/02
RIA 50	11/17/04	9/3/03
RIA 77	2/1/02	2/20/02
RIA 78 e	10/23/02 & 12/3/04	10/2/06
RIA 85	2/1/02	2/20/02
RIA 92	8/9/04	8/3/04
RIA 95 a	3/11/03	2/13/03
RIA 96 b	8/12/03	10/3/02
RIA 102	11/17/04	4/1/03
RIA 105	8/1/02	11/26/02

EPA COMMENTS – AUGUST 30, 2007

Responses are provided below for the EPA comments that have not yet been addressed to EPA's satisfaction. The comment numbers follow those in EPA's August 30, 2007 letter.

EPA General Comments

2. *The comment noted that the status of subparcels MUV D-4, OS-WEY-4, OS-CRP-4, GOSD-1, OS-CRP-7, and OS-RKD-2 may still be affected by the ongoing sampling described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. The response states: "The available information from the storm drain maintenance activities indicates no releases to the environment in the listed subparcels, especially in areas adjacent to RIA 112. The planned additional sampling for RIA 112 does not include proposed sampling locations in proximity to the listed subparcels." While both of these statements may be accurate, the results of the West Mat and East Mat sampling have not yet been made available for review and the proposed further sample locations have not yet been communicated to regulators. Until EPA has reviewed this information, it cannot concur that data indicate no release and that additional sampling proposed sampling does not overlap with the proposed subparcels.*

Response: The "Final Sampling Plan for the West Mat and East Mat Storm Drainage Systems (TtEC, March 15, 2007)," indicate all of the geoprobe locations are approximately 500 ft. or more

from any of the subparcels. Navy believes this to be a sufficient and adequate distance from ongoing investigation to allow the unrestricted transfer of the identified subparcels. A report documenting the results of the TtEC geoprobe investigation is underway.

3. *The response indicates that "groundwater restriction language, as developed for FOST 3" will be included in FOST 4.*

Response: Comment noted; this is correct.

EPA Specific Comments

14. *The comment noted that the ECP category in Table 1-3 for RIA 112 should be a 7, not a 4, to reflect an ongoing investigation as described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. The response states that the category will remain a 4, because "the available information from the storm drain maintenance activities associated with RIA 112 indicates no releases to the environment in the area around the Tile Leach Field." Subparcel OS-CRP-4 seems to be located close to sample location DP-12 from the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. Until EPA has had a chance to review data from this sample and others in the area, it is premature to conclude that there has been no release in the vicinity of Subparcel OS-CRP-4.*

Response: DP-12 is located approximately 200 ft northeast of the Tile Leach Field site.

17. A. *The original comment requested that further detail be included in Enclosure (3) regarding future planned work at WGL, including the potential extent of contamination relative to site boundaries, possibility that contamination may reach beyond current limits, and questions regarding the extent of groundwater contamination, etc. The response is generally acceptable. Please note that, if contamination is found beyond the limits of the WGL boundary, the Navy would be required to address it as part of the site contamination.*

Response: Comment noted.

MASSDEP COMMENTS – August 10, 2007

MassDEP Response to General Comment

The proposal to "consider" posting signs along the perimeters of active sites located in the vicinity of the FOST subparcels is insufficient to ensure that trespassers from the FOST subparcels would be informed of the potential hazards that exist at those sites.

The proposal to place responsibility for securing the sites that pose the greatest potential risks to trespassers (e.g., West Gate Landfill and AOC 55C) on the developer of adjacent FOST property by conducting a "review" of the site boundaries and an effort to "encourage the developer and its subcontractors to restrict and control access" is woefully inadequate to address the risks posed by these sites. The Navy has and will continue to have sole responsibility for implementing and maintaining effective and reliable measures to secure its sites while development proceeds on nearby property.

As explained in the original comment, trespassing at nearby sites is an on-going concern that is expected to worsen progressively as development proceeds. Accordingly, in seeking endorsement of the transfer of the FOST subparcels, the Navy should provide reasonable assurances that adequate measures will be implemented to secure nearby sites before the FOST property is transferred. To accomplish this, signs should be posted and fences installed as described in the original comment, or some equivalent means of site control should be identified and implemented.

Response: Navy will post signs along the perimeters of active sites located in the vicinity of the FOST subparcels. In addition to appropriate signage, the developer has implemented the attached security plan to prevent unauthorized access to the phase 1a work zones. Because of the existing perimeter fence, the implementation of the attached security plan, and the natural barriers to the sites (ditches, wetlands and significant vegetation) the establishment of six foot high chain link fencing is not currently warranted. However, the Navy will continue to review this concern as the development and site cleanup progress.

MassDEP Response to Comment 1 on Enclosure 2 – Environmental Covenants

The response to this comment did not address the specific concerns raised about the proposed implementation of groundwater restrictions, nor did it address the related concerns raised in the comments and correspondence on FOST 3. A summary of these concerns follows:

- The imposition of groundwater restrictions would be inconsistent with the finding that the subparcels are suitable for unrestricted use;*
- The proposed groundwater restrictions could be used to avoid or delay necessary remedial investigations or actions; for example, deferring an investigation that would address doubts about the extent of a site until after the property in doubt is transferred;*
- The proposed groundwater restrictions could transfer Navy cleanup obligations to the property recipient, for example, requiring the property recipient to address contamination attributable to Navy sites by controlling groundwater movement, treating groundwater, or implementing institutional controls;*
- The proposed groundwater restrictions would impair the property recipient's ability to utilize the groundwater resource within the aquifer protection district established on the west side of the base (e.g., underlying subparcel OS-WEY-4), for example, requiring the property recipient to satisfy non-specified definitions of "no acceptable risk" and "inadvertent use"; and*
- The proposed groundwater restrictions would needlessly encumber the property; the Navy's stated concern about interference with investigations and remedial actions on adjacent property can be addressed without encumbrance using a notice, as previously proposed by the Navy.*

For these reasons, groundwater restrictions should be deleted from the FOST.

Response: Navy acknowledges MassDEP's concerns as noted above. However, as previously stated, the groundwater restriction clause will be included in Enclosure 2 of this FOST, consistent with FOST 3.

MassDEP Response to Comment 3 on Enclosure 3 – Summary of IR Program Sites

The FOST should cite the NTCRA report associated with the swale and wetland removal action, which was conducted on two of the FOST subparcels (the floor drain NTCRA was not conducted on any of the FOST subparcels): Final Removal Action Completion Report, Stormwater System Installation & Swale and Wetland Hydric Soil Excavation and Off-Site Treatment/Disposal at the United States Coast Guard Integrated Support Detachment South Weymouth Buoy Depot, South Weymouth, Massachusetts, Nobis Engineering, Inc., April 2006.

Response: The referenced document will be cited in the Enclosure 3 discussion of the Buoy Depot site.

SECURITY PLAN
Former NAS South Weymouth

Submitted by South Shore Tri-Town Development Corporation (SSTTDC) in conjunction with its master developer LNR South Shore LLC (LNR)

August 17, 2007

This Security Plan describes security measures that SSTTDC, in conjunction with its master developer LNR, will be responsible for implementing and maintaining under the terms of SSTTDC's Access License with the Navy, License No. N47692-07-RP-07P23, dated 3/21/07, which permits the Licensee (i.e., SSTTDC), and its contractors, to utilize the access point at Trotter Road (east) via Houghton Road for use as a temporary construction traffic route.

- The construction traffic route described in the License including the eastern Trotter Road gate will be the designated construction access route.
- Authorized contractors and construction related entrants will be educated as to the designated construction access route.
- Signage will be provided on Shea Memorial Drive and the designated construction access route that identifies the designated construction access route and states that the access point is "for authorized vehicles only."
- The eastern Trotter Road gate will be staffed with a professional security guard under contract to LNR during the designated hours of construction in order to verify that traffic entering the site is construction related and has been authorized to enter. SSTTDC or LNR will maintain a full-time presence at the gate during all hours of operation. The guard may from time to time patrol the general construction area but will close and lock the gate, or maintain visual contact with the gate, while he is on patrol.
- The security guard will be responsible for opening the gate at the beginning of every work day and closing and locking the gate during periods of no construction activity (e.g., at the end of each work day).
- Traffic controls (e.g., barrels, barriers, and warning tape) will be maintained in good order at all times along the construction access route to keep construction traffic on the designated route and prevent damage to adjacent facilities.
- Hours of operation: 6:00 am to 6:00 pm, Monday-Sunday. If weekend work is to occur, SSTTDC or LNR agrees to provide the Navy's local representative, Mr. David Barney, with at least three (3) days advanced notice.
- Regular security patrols of the site will be conducted during nighttime and other periods when construction activity is not in progress. In addition, the northern end of Houghton Road (at Shea Memorial Drive) will be closed off with traffic barrels/saw-horses when the route is not in use.
- At no time will the gate be left open and unattended.
- Emergency Contacts:
 - Chet Stone, Stone Security – 508-277-3738
 - Jim McMillan, Tishman – 617-592-3970
 - Paul Boudreau, LNR – 617-249-1102

Exhibit "B"



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1

1 CONGRESS STREET, SUITE 1100
BOSTON, MASSACHUSETTS 02114-2023

May 23, 2007

Mr. Dave Barney
Navy Caretaker Site Office
P.O. Box 169
South Weymouth, MA 02190-001

Subject: Review of Draft Finding of Suitability to Transfer (FOST) for Thirty Subparcels (*Approximately 317.61 Total Acres*) and *Responsiveness Summary* at the Former Naval Air Station (NAS) South Weymouth, Massachusetts

Dear Mr. Barney:

This letter is in response to your request for the United States Environmental Protection Agency's (EPA's) comments on the *Finding of Suitability to Transfer (FOST) for Thirty Subparcels Designated: OS-CRP-1, MUVD-1, OS-CRP-2, MUVD-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUVD-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUVD-4, OS-WEY-5, OS-CRP-8, RD-2, MUVD-5, OS-CRP-9, RecD-1, AND OS-WEY-6 (Approximately 317.61 Total Acres), Former Naval Air Station South Weymouth, Weymouth, Massachusetts*, dated March 2007. EPA comments are enclosed in Attachment 1 of this letter.

EPA also reviewed the *Responsiveness Summary Addressing Comments on the 2004 Draft Finding of Suitability to transfer (FOST) for Twelve Subparcels Designated: B1-W-2a, OS-A-2a, OS-C-7a, OS-C-8a, OS-C-9a, OS-R-7a, OS-R-8a, OS-W-3a, OS-W-4a, SPUD-11a, SPUD-12a, and SR-W-4a (332.28 Acres) Former Naval Air Station South Weymouth, Weymouth, Massachusetts*, dated March 2007. The responses were to EPA comments on the November 2004 Draft FOST. With exceptions noted in Attachment 2 of this letter, responses are adequate and comments/responses have been incorporated into the *Finding of Suitability to Transfer (FOST) For Thirty Subparcels Designated: OS-CRP-1, MUVD-1, OS-CRP-2, MUVD-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUVD-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUVD-4, OS-WEY-5, OS-CRP-8, RD-2, MUVD-5, OS-CRP-9, RecD-1, AND OS-WEY-6 (Approximately 317.61 Total Acres)*, dated March 2007.

EPA reserves all rights and authorities relating to information not contained in this draft document whether or not such information was known when the Environmental Baseline Survey to Transfer (EBST) was issued or is discovered after such issuance. Please note that EPA reviewed this document solely for the purposes of determining whether it meets the requirements of the Department of Defense (DOD) Guidance on the Environmental Review Process to Reach a Finding of Suitability to Transfer dated June 1, 1994. EPA has

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not reviewed the draft FOST for any other purpose, including compliance with the National Environmental Policy Act (NEPA).

This letter and enclosure should be placed in the administrative record. As per DOD policy, the Navy shall provide public notice of signing the FOST and provide the regulators with a copy of the signed FOST.

Thank you for the opportunity to review this document. If you have any questions, please call me at (617) 918-1382.

Sincerely,



Patty Marajh-Whittemore
Remedial Project Manager

Enclosure

cc: Brian Helland/Navy
Dave Chaffin/MADEP
Terry Francher/SSTDC
RAB Members
Bryan Olson/EPA, Federal Facility Chief, R&R II
John Beling/EPA, Office of Environmental Stewardship
Rick Sugatt/EPA

c:\ebs2\fostr\FOST 4 Revised - 30 Subparcels & RTC Resp Sum -May 2007-EPA

ATTACHMENT 1

General Comments

1. The FOST presents a comprehensive evaluation of the various RIAs, AOCs, and IR sites that encompass, overlap, or neighbor the subparcels addressed in this FOST. There do not appear to be any sites with current or previous environmental investigations that have been omitted from the evaluation of subparcels in the FOST. The information presented in Enclosure (1) and associated Tables 1-1 through 1-30, along with other enclosures is consistent and accurate, with a few exceptions detailed below. In addition, the descriptions of the various IR sites, AOCs, and RIAs have been accurately presented in the FOST, with exceptions also detailed below.
2. The most up-to-date activity at RIA 112 is additional sampling as described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. The objective of the sampling in the West Mat area was to determine if contaminants detected within the drainage system also migrated to the environment. If these results come back problematic, suggesting a release (releases), then transfer of any subparcel located within, overlapping, or adjacent to RIA 112 may be premature. Please review this issue for the following subparcels: MUV-D-4, OS-WEY-4, OS-CRP-4, GOSD-1, OS-CRP-7, and OS-RKD-2.
3. There are no serious groundwater concerns that have not been recognized in this FOST. Sites that are close to IRP sites have been identified, and appropriate restrictions on groundwater use are necessary. EPA proposes using a similar approach to that being discussed for FOST 3. For more detail, please see discussion re: Specific Comment 8 in *Responsiveness Summary Addressing Comments on the 2004 Draft Finding of Suitability to transfer (FOST) for Twelve Subparcels Designated: B1-W-2a, OS-A-2a, OS-C-7a, OS-C-8a, OS-C-9a, OS-R-7a, OS-R-8a, OS-W-3a, OS-W-4a, SPUD-11a, SPUD-12a, and SR-W-4a (332.28 Acres) Former Naval Air Station South Weymouth, Weymouth, Massachusetts*, dated March 2007.

Specific Comments

1. Enclosure (1), Page 12 of 29 and Table 1-10, Sub parcel VCD-1: Navy is presently assessing the potential presence of PCBs within the limits of the former electrical substation located southwest of Building 78. Consequently, the footprint of the former substation should not be included in the FOST or otherwise deemed suitable for transfer until the assessment and any necessary remedial action are completed.
2. Enclosure (1), Page 6 of 29: RIA 39 H is listed as closed. RIA 39H: As indicated in a 7/5/05 e-mail from EPA to the Navy, EPA has never officially accepted NFA. Upon review of the Final Maintenance Action Report, EPA was still concerned about the southern part of RIA 39H. During the August 10, 2004 EBS meeting there was a general agreement that the preponderance of evidence from the East

Mat suggested no major release at RIA 39H. EPA was awaiting documentation of such evidence (i.e. in a revised Final Maintenance Action report) before accepting NFA. This issue is detailed in the 7/5/05 e-mail."

3. Enclosure (1), Page 13 of 29, Subparcel VCD-2. The part of the USCG Buoy where the excavation was conducted is located within subparcel VCD-2. It may be premature to transfer this subparcel until long term monitoring confirms that the Vortech treatment is working. At the very least, the FOST should recognize that, if the system is not effective, there is a potential for recontamination of the swale and wetland.
4. Enclosure (1), Page 13 of 29, Subparcel OS-WEY-4. The part of the USCG Buoy where the excavation was conducted is located partially within subparcel OS-WEY-4. It may be premature to transfer this part of the subparcel until long term monitoring confirms that the Vortech treatment is working. At the very least, the FOST should recognize that, if the system is not effective, there is a potential for recontamination of the swale and wetland.

West Gate Landfill (WGL) site buffer should be increased to account for the significant uncertainty in the southern extent of the site. As was decided by the BCT the proposed remedial action plan, a pre-design investigation will be conducted to determine the southern extent of the site.

5. Enclosure (1), Page 16 of 29, Subparcel GOSD-1. Figure 10 shows RIA 101 overlapping a little with subparcel GOSD-1. The text in Enclosure (1), however, states that the subparcel is located adjacent to the RIA, but not overlapping it. Please clarify the exact location of the boundary of the subparcel relative to RIA 101.
6. Enclosure (1), Page 17 of 29. Subparcel OS-CRP-7 is situated adjacent to the TACAN outfall and encompasses part of the wetland system in the vicinity of the outfall. Given the uncertainty regarding the potential for overflow of water over the weir (see Specific Comment for Enclosure (5), Page 4 of 5 concerning the Status of AOC 61), transfer of the northern part of this subparcel may be premature, pending resolution of this issue.
7. Enclosure (1), Subparcel OS-RKD-2, RD-1, MUVD-4, OS-WEY-5: RIA 39 H closed? Please clarify.
8. Enclosure (1), Subparcel RecD-1 and OS-WEY-6: Preliminary results from the Solvent Release Area (SRA) indicate that the source of contamination at the SRA may be located northwest of the assumed site limits. subparcel RecD-1, parts of which are located less than 50 feet from the northwest corner of the SRA site

(Figure 16), should not be included in the FOST until the extent of the SRA site has been determined.

9. Enclosure 1, Page 27 of 29: The section entitled "Pesticides" should include the Sewage Treatment Plant site in the list of site-specific instances of pesticide/herbicide investigations. Please add another bullet that discusses pesticides at the STP (i.e. dieldrin).
10. Figure 16. The boundaries for OS-WEY-6 and RecD-1 are not clear and it is not possible to distinguish the two sites on the figure. Please enhance the figure to more clearly show the subparcel boundaries.
11. Table 1-9. The ECP Category for RIA 56/78D is "2. Areas where only release or disposal of petroleum products has occurred." Site samples actually had constituents other than petroleum related chemicals (e.g. zinc). The category for this RIA should be a 3 rather than a 2.
12. Table 1-10. The ECP Category for RIA 56/78D is "2. Areas where only release or disposal of petroleum products has occurred." Site samples actually had constituents other than petroleum related chemicals (e.g. zinc). The category for this RIA should be a 3 rather than a 2.
13. Table 1-12. The ECP category for RIA 112 should be a 7, not a 4. As described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems, sampling in the West Mat area is underway to determine if contaminants detected within the drainage system also migrated to the environment.
14. Table 1-13. The ECP category for RIA 112 should be a 7, not a 4. As described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems, sampling in the West Mat area is underway to determine if contaminants detected within the drainage system also migrated to the environment.
15. Tables 1-29 and 1-30: Preliminary results from the SRA remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits. Information concerning subparcels RecD-1 and OS-WEY-6, in Tables 1-29 and 1-30, should be deleted.
16. Enclosure (2), Environmental Covenants, etc. Paragraph 7 asbestos: This paragraph does not mention GRANTOR liability for any asbestos disposed of on the property by the GRANTOR, as was done for LBP. The same qualification should be included here too. Please add: "This provision only applies to military improvements and not to any newly discovered asbestos that may be found to have been disposed of by the military."
17. Enclosure (3). While the status of WGL is generally accurate but should be enhanced with updated details: location of potential soil excavations, potential

extent of contamination relative to site boundaries and possibility that contamination may reach beyond current limits, questions regarding the extent of groundwater contamination, potential impacts of groundwater remediation activities (i.e., will groundwater extraction impact groundwater flow in proposed subparcels). These details would better clarify how conditions at WGL influence the subparcels.

The northern extent of the SRA is uncertain, subparcel RecD-1, parts of which are located less than 50 feet of the northwest corner of the SRA site, and subparcel OS-WEY-6, parts of which are located less than 200 feet of the northwest corner of the SRA site, should not be included in the FOST.

18. Enclosure (3). Page 4 of 5. The description of the Building 82 investigation under Status states: "The Navy conducted a remedial investigation between May and December 2006." This statement leaves the impression that the investigation has been completed. Fieldwork may have been conducted during that time period but the investigation is ongoing as regulators have not yet had the opportunity to review the RI Report and provide comments. Please clarify the exact status of the investigation and explain that it is not yet complete.
19. Enclosure (3). Page 4 of 5. The description of the Solvent Release Area investigation under Status states: "The Navy conducted a remedial investigation between May and December 2006." This statement leaves the impression that the investigation has been completed. Fieldwork may have been conducted during that time period but the investigation is ongoing as regulators have not yet had the opportunity to review the RI Report and provide comments. Please clarify the exact status of the investigation and explain that it is not yet complete.
20. Enclosure (5). Page 2 of 5. The references listed for AOC 55A is an abbreviated list. To better provide a site history, please add the decision document and the streamlined risk assessments to this list.
21. Enclosure (5). Page 3 of 5. The Status for AOC 55C is basically accurate. It should be updated, however, to note that a streamline ecological risk assessment is being conducted. The Work Plan for ecological Screening should be added to the reference list.
22. Enclosure (5). Page 3 of 5. The Status for AOC 55D is basically accurate. It should be updated, however, to note that the most recent Proposed Plan was dated April 2007, not March 2006.
23. Enclosure (5). Page 4 of 5. The Status for AOC 60 should be updated to recognize that additional sampling has been conducted in the northern part of the ditch. A no further action ROD will only be appropriate pending the results of this additional investigation.

24. Enclosure (5). Page 4 of 5. The Status for AOC 61 should be updated to discuss the additional sampling covered in the Final Sampling Plan for AOC 60, RIA 30B, NEX Swale, and Barracks Ditches, dated December 2006. In addition EPA's concern regarding potential overflow of the weir has not been resolved; a proposed site visit has not yet been conducted (see November 2006 Navy RTC on the Draft Sampling Plan for AOC 60, RIA 30B, Barracks Ditches - Comment #3). A no further action PRAP and ROD will only be appropriate pending the results of this additional investigation and concurrence regarding potential overflow of the weir.
25. Enclosure (6). Page 6 of 12. The Status column for RIA 56/78D suggests that the 2001 removal action was the last activity at this RIA. It should be noted, however, that the most recent activity at the site was exploratory subsurface sampling conducted in 2005. Please add this to the Status column.
26. Enclosure (6). Page 12 of 12. For RIA 112, please add the Closeout Report West Mat Stormwater Drainage System and the Sampling Plan for the West Mat and East Mat Storm Drain Systems to the list of references.

ATTACHMENT 2

EPA reviewed the *Responsiveness Summary Addressing Comments on the 2004 Draft Finding of Suitability to transfer (FOST) for Twelve Subparcels Designated: B1-W-2a, OS-A-2a, OS-C-7a, OS-C-8a, OS-C-9a, OS-R-7a, OS-R-8a, OS-W-3a, OS-W-4a, SPUD-11a, SPUD-12a, and SR-W-4a (332.28 Acres) Former Naval Air Station South Weymouth, Weymouth, Massachusetts*, dated March 2007. The responses were prepared by the Navy's BRAC Program Management Office, Northeast. The responses were to EPA comments on the November 2004 Draft FOST. With exceptions noted below, responses are adequate and comments/responses have been incorporated into the *Finding of Suitability to Transfer (FOST) For Thirty Subparcels Designated: OS-CRP-1, MUVD-1, OS-CRP-2, MUVD-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUVD-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUVD-4, OS-WEY-5, OS-CRP-8, RD-2, MUVD-5, OS-CRP-9, RecD-1, AND OS-WEY-6 (Approximately 317.61 Total Acres)*, dated March 2007.

General Comments

General Comment 1. Addressed in site specific comments.

Specific Comments

Specific Comment 1. OK – acronyms have been defined.

Specific Comment 2-5. OK.

Specific Comment 6. See follow-up comment to Specific Comment 8.

Specific Comment 7. OK – AOC 100 has been included.

Specific Comment 8. In response to EPA's comment regarding the reference to the proposed groundwater restriction throughout the body of the FOST, the Navy has proposed deleting the groundwater restriction language and replacing it with a notice regarding groundwater. EPA disagrees with the proposed change for the following reasons.

First, EPA has not reviewed the groundwater data from IR Program Site 11. Without such data, EPA cannot evaluate whether or not the notice language is sufficient under the circumstances.

Second, the proposed language is not permissible under CERCLA Section 120(h). Under the proposed language, the Navy's obligations under CERCLA 120(h) are shifted to the transferee, in that if the groundwater requires remediation before human consumption (a permitted use), the transferee, and not the Navy, will be responsible for such remediation. This is inconsistent with the requirements of Section 120(h).

EPA believes that the imposition of the deed restriction originally proposed by the Navy is appropriate in these circumstances. If the IR activities on Site 11 either render the groundwater potable or studies demonstrate that it is potable without treatment, the groundwater restrictions can be removed, consistent with the Department of Defense "Policy on Responsibility for Additional Environmental Cleanup after Transfer of Real Property" (1997). Conversely, under that policy, if it is concluded that the groundwater presents an unacceptable risk to human health but that deed restrictions preventing groundwater use are sufficiently protective, then the transferee would be responsible for implementing future response actions that would render the groundwater potable if it chose to do so.

In conjunction with FOST 3, the Navy has proposed an interim grant that is under discussion with EPA, MADEP and SSTDC. This same approach should be followed here. Note that the restriction for this parcel may need to cover the risks from volatilization as well as from exposure to groundwater, as referenced in EPA's original comment.

Specific Comment 9. OK

Specific Comment 10. OK

Specific Comment 11. OK – the 20 foot setback from the wetland boundary is probably sufficient to account for uncertainties in the AOC 55C investigation.

Specific Comment 12. See follow-up comment to Specific Comment 8.

Specific Comment 13. OK

Specific Comment 14. OK

Specific Comment 15. OK .

Specific Comment 16. OK

Specific Comment 17. OK

Specific Comment 18. OK

Specific Comment 19. See follow-up comment to Specific Comment 8.

Specific Comment 20. See new comments on FOST for 30 Subparcels for VCD-2 and OS-WEY-4, regarding confirmation of the effectiveness of the Vortech treatment system.

Specific Comment 21. See follow-up comment to Specific Comment 8.

Specific Comment 22. See new comments on FOST for 30 Subparcels for VCD-2 and OS-WEY-4, regarding confirmation of the effectiveness of the Vortech treatment system.

Specific Comment 23. OK.

Specific Comment 24. OK

Specific Comment 25. OK .

Specific Comment 26. OK

Specific Comment 27. See follow-up comment to Specific Comment 8.

Specific Comments 28-33. Suggest adding “but shall not be limited to” after “include” in the second sentence and after “including” in the third sentence of the proposed clause.

Specific Comment 34. OK

Specific Comment 35. OK

Specific Comment 36. OK

Specific Comment 37. OK

Specific Comment 38. OK

Specific Comment 39. OK

Specific Comment 40. OK

Specific Comment 41. See follow-up comment to Specific Comment 8.

Specific Comment 42. OK

Specific Comment 43. See follow-up comment to Specific Comment 8.

Specific Comment 44. OK

Specific Comment 45. OK

Specific Comment 46. OK – EPA. Did not agree to NFA.

Specific Comment 47. OK

Specific Comment 48. OK

Specific Comment 49-51. The original comment recommended that the description of RIA 78E include the evaluations subsequent to the UST Survey of 1997, which is the only

EPA Approval of FOST 4 Responsiveness Summary

From: Keckler.Kymberlee@epamail.epa.gov
Sent: Monday, October 15, 2007 1:47 PM
To: Call, Phoebe
Cc: 4barneys@verizon.net; Helland, Brian J CIV NAVFAC Midlant; Chaffin, David (DEP)
Subject: Re: FOST 4 Responsiveness Summary - Responses to Comments

Thank you for this. EPA has no further comment.

Kymberlee Keckler, Chemical Engineer
Federal Facilities Superfund Section
U.S. Environmental Protection Agency, Region 1
1 Congress Street (HBT)
Boston, MA 02114-2023

Telephone: 617.918.1385
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COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONE WINTER STREET, BOSTON, MA 02108 617-292-5500

DEVAL L. PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

IAN A. BOWLES
Secretary

ARLEEN O'DONNELL
Commissioner

Mr. Brian Helland, RPM
BRAC PMO, Northeast
4911 South Broad Street
Philadelphia, PA 19112

Re: Draft Finding of Suitability to Transfer
Thirty Subparcels (OS-CRP-1 et al.)
Former South Weymouth NAS
RTN 4-3002621
May 11, 2007

Dear Mr. Helland:

Comments on the draft *Finding of Suitability to Transfer (FOST)* for Thirty Subparcels Designated OS-CRP-1, MUV-D-1, OS-CRP-2, MUV-D-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUV-D-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, NUV-D-4, OS-WEY-5, OS-CRP-8, RD-2, MUV-D-5, OS-CRP-9, RecD-1, and OS-WEY-6 (approximately 317.61 total acres), Former Naval Air Station (NAS) South Weymouth, Weymouth, Massachusetts, received April 3, 2007, are attached.

Please note that the Bureau's comments are based on information provided by the Navy and are limited to concerns related to the presence of environmental contamination and the potential for human and environmental receptors to be exposed to environmental contamination. In addition, the Bureau's review of documents related to sites addressed under the Massachusetts Contingency Plan (MCP) does not constitute an audit under Subpart K of the MCP (310 CMR 40.1100), and the Department retains the authority to conduct such an audit in the future. Finally, because the FOST was simultaneously issued for public and regulatory review, MassDEP has not had the opportunity to review public comments on the FOST; consequently, MassDEP may have additional comments on the FOST after reviewing the public comments.

If you have any questions regarding this letter, please contact David Chaffin, Project Manager, at (617) 348-4005.

Very truly yours,

Anne Malewicz
Federal Facilities Section Chief
Bureau of Waste Site Cleanup

Page 2
Mr. Brian Helland
May 11, 2007

CC: D. Barney, USN-S. Weymouth
P. Marajh-Whittemore, USEPA
Executive Director, SSTTDC
RAB Members
R. Lehan, MADEP-Boston

**MASSDEP COMMENTS ON
FOST FOR THIRTY SUBPARCELS (OS-CRP-1 et al.)
FORMER S. WEYMOUTH NAS, S. WEYMOUTH, MASSACHUSETTS
MAY 11, 2007**

General Comment

During the time between base closure in 1997 and the recent initiation of construction on previously transferred base property, the perimeter fence, warning signs, and security patrols adequately restricted access to the on-base environmental sites. However, since construction began, a significant increase in human traffic, both authorized (e.g., construction workers) and non-authorized (e.g., people curious about construction), has been observed, indicating the opportunity for human exposure to the environmental sites has increased significantly since construction began. The transfer and redevelopment of the 30 subparcels addressed in this FOST (approximately 318 additional acres) would likely accelerate this trend. Consequently, prior to transferring the FOST subparcels, active environmental sites on adjacent Navy-retained property that pose known or potential unacceptable risks via surface media, including the West Gate Landfill, AOC 55C, and RIA 110, should be secured by a physical barrier (e.g., an 8-foot-high chain-link fence with locking gates) and warning signs should be posted until necessary investigations and remedial actions have been completed. Similarly, warning signs should be posted near active environmental sites that pose known or potential risks via relatively inaccessible media (e.g., stream sediment), including AOC 60 and RIA 62.

Memorandum for the Record

1. Page 4, Paragraph 5: The basewide release tracking number (3-2621) should be updated to 4-3002621.

Enclosure 1 - Environmental Baseline Survey to Transfer (EBST)

EBS Review Item Areas (RIAs)

1. RIA 76D: Prior to transfer, the Navy should reach agreement with the South Shore Tri-Town Development Corporation (SSTTDC) on: (1) the approach that will be used to manage the solid waste on this subparcel in accordance with 310 CMR 19.000, (2) the solid waste responsibilities each party will assume, and (3) the schedule that will be followed to achieve compliance (refer to the July 25, 2002 letter on FOST No. 1).

Subparcel VCD-1

1. As acknowledged in Table 1-10, the Navy is currently assessing the potential presence of PCBs within the limits of the former electrical substation located southwest of Building 78. Consequently, the footprint of the former substation should not be included in the FOST or otherwise deemed suitable for transfer until the assessment and any necessary remedial action are completed.

2. The interiors of Buildings 110 and 110A were not accessible when the surrounding exterior area was inspected. Please coordinate with MassDEP to schedule an inspection.

Subparcel OS-WEY-4

1. The setback zone separating subparcel OS-WEY-4 from the West Gate Landfill (WGL) site should be increased to account for the significant uncertainty in the southern extent of the site. As agreed during discussions on the associated proposed remedial action plan, a pre-design investigation will be conducted to determine the southern extent of the site; however, during the interim, the Navy should assume that the extent of chemical contamination is at least as great as the extent of concentrated solid waste present in the wetland south of the presumed extent of the site. Based on an April 9, 2007 visual inspection, MassDEP recommends that the boundary of subparcel OS-WEY-4 extend no closer than 200 feet from the currently assumed boundary of the West Gate Landfill site.

Subparcel GOSD-1

1. In addition to documenting the presence and removal of the four ASTs associated with the runway arresting system, the FOST should identify any subsurface components of the arresting system, and in particular, identify any subsurface components (e.g., pits or tanks) that contained or conveyed ethylene glycol. In addition, if such components existed, the FOST should summarize the actions taken to decommission those components and cite the associated closure documentation.
2. A wall-mounted electrical device that appeared to be a potential transformer was observed in an open vault located adjacent to the west side of the runway approximately 150 feet south of a loading ramp. The device should be assessed to determine if PCBs are present, and, if so, the device should be removed and properly disposed of.

Subparcel OS-RKD-2

1. During an April 20, 2007 inspection, Light Pole 3, which is located within the limits of RIA 110, appeared to be on subparcel OS-RKD-2. Consequently, the boundary of this subparcel should be checked and adjusted as necessary to ensure that the proposed 30-foot minimum setback from RIA 110 would be established.
2. The FOST should acknowledge the presence of the former runway arresting system in subparcel OS-RKD-2, document the removal of any associated ASTs, and document the closure of any subsurface components (e.g., pits or tanks) from which ethylene glycol might have been released to the subsurface.
3. As indicated, the RIA 39H maintenance action addressed the material within the East Mat catch basins; however, it is not apparent from the information presented in the FOST that the material within the interconnecting and downstream pipelines, which discharge to tributaries of Old Swamp River, has been addressed. To close this datagap, the FOST should be revised to summarize the actions conducted to remove and characterize this material.

Subparcel MUVD-4

1. The FOST should acknowledge the presence of the former runway arresting system in subparcel MUVD-4, document the removal of any associated ASTs, and document the closure of any subsurface components (e.g., pits or tanks) from which ethylene glycol might have been released to the subsurface.
2. An electrical device that appeared to be a transformer was observed under the metal tower located southwest of the Union Street gate. The device should be assessed to determine if PCBs are present, and, if so, the device should be removed and properly disposed of.
3. As indicated, the RIA 39H maintenance action addressed the material within the East Mat catch basins; however, it is not apparent from the information presented in the FOST that the material within the interconnecting and downstream pipelines, which discharge to tributaries of Old Swamp River, has been addressed. To close this datagap, the FOST should be revised to summarize the actions conducted to remove and characterize this material.

Subparcel OS-WEY-5

1. An electrical device that appeared to be a transformer was observed under the metal tower located east of the Union Street gate. The device should be assessed to determine if PCBs are present, and, if so, the device should be removed and properly disposed of.
2. As indicated, the RIA 39H maintenance action addressed the material within the East Mat catch basins; however, it is not apparent from the information presented in the FOST that the material within the interconnecting and downstream pipelines, which discharge to tributaries of Old Swamp River, has been addressed. To close this datagap, the FOST should be revised to summarize the actions conducted to remove and characterize this material.

Subparcel RecD-1

1. Preliminary results from the Solvent Release Area (SRA) remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits (PCE was encountered at the presumed upgradient monitoring well location). Consequently, subparcel RecD-1, parts of which are located less than 50 feet from the northwest corner of the SRA site (Figure 16), should not be included in the FOST or otherwise deemed suitable for transfer until the extent of the SRA site has been determined.
2. The interior of Building 105 was not accessible when the surrounding exterior area was inspected. Please coordinate with MassDEP to schedule an inspection.

Subparcel OS-WEY-6

1. Preliminary results from the SRA remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits (PCE was encountered at the presumed upgradient monitoring well location). Consequently, subparcel OS-WEY-6, parts of which are located less than 200 feet from the northwest corner of the

SRA site (Figure 16), should not be included in the FOST or otherwise deemed suitable for transfer until the extent of the SRA site has been determined.

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

1. The remedial investigation report for the Abandoned Bladder Tank Fuel Storage Area (ABTFSA) indicates that four ASTs were located at the ABTFSA. Please confirm/correct the information provided in the FOST.
2. This section should identify the ASTs and USTs (if any) associated with the runway arresting systems located in subparcels OS-RKD-2 and MUVD-4.

Tables

1. Tables 1-1, 1-2, 1-3, 1-9 (all areas), 1-12, 1-13, 1-21, 1-23, 1-27, 1-29 (exterior area), and 1-30 (exterior area) should identify the presence of solid waste on the associated subparcels (refer to comments on Enclosure 7).
2. Table 1-10: The row concerning Building 111 should note the removal of a 200-gallon AFFF AST (e.g., refer to p. 26 of Enclosure 1).
3. Table 1-10 should be modified or deleted from the FOST because existing data are insufficient to demonstrate that the electrical substation located on subparcels VCD-1 is suitable for transfer (refer to comments on subparcel VCD-1).
4. Table 1-12: Please confirm/correct the ECP category assigned to RIA 2E (should Category 2 be assigned?).
5. Table 1-15: Regarding the presence of solid waste (fourth column), "suspected" should be replaced with "present"; in particular, a substantial quantity of asphalt rubble was observed northwest of RIA 101 during an April 13, 2007 inspection.
6. Tables 1-15, 1-17, and 1-18: Please confirm/correct the ECP category assigned to RIA 2D (should Category 2 be assigned?).
7. Table 1-17: Please confirm/correct the ECP category assigned to RIA 102 (should Category 1 be assigned?).
8. Table 1-17: The past presence and status of subsurface components of the runway arresting system that contained ethylene glycol (e.g., pits or tanks) should be noted in the fourth column if appropriate.
9. Tables 1-17, 1-20, and 1-23: Please confirm/correct the ECP category assigned to RIA 2C (should Category 3 be assigned?).
10. Table 1-20: The past presence and status of ethylene glycol ASTs that were components of the runway arresting system and, if appropriate, subsurface components of the runway

arresting system that contained ethylene glycol (e.g., pits or tanks) should be noted in the fourth column.

11. Tables 1-21, 1-23, and 1-25: Please confirm/correct the ECP category assigned to RIA 2A (should Category 2 be assigned?).
12. Table 1-23: The past presence and status of ethylene glycol ASTs that were components of the runway arresting system and, if appropriate, subsurface components of the runway arresting system that contained ethylene glycol (e.g., pits or tanks) should be noted in the fourth column.
13. Tables 1-27 and 1-28: Please confirm/correct the ECP category assigned to RIA 95A (should Category 3 be assigned?).
14. Tables 1-29 and 1-30: Preliminary results from the SRA remedial investigation indicate that the source of contamination at the SRA may be located northwest of the assumed site limits. Consequently, information concerning subparcels RecD-1 and OS-WEY-6, including Tables 1-29 and 1-30, should be deleted from the FOST.
15. Tables 2 and 3 should include information about the runway arresting system ASTs and, if appropriate, any associated subsurface components of the runway arresting system in subparcels RKD-2 and MUVD-4 that contained or conveyed ethylene glycol (e.g., pits or tanks).
16. Tables 2 and 3 should include information about the storage, release, and disposal of PCBs on the FOST subparcels (e.g., Building 101, the RIA 1 vaults, and the electrical substation on subparcel VCD-1).
17. Table 2 should include information about the storage of AFFF in a 200-gallon AST in Building 111 (e.g., refer to p. 26 of Enclosure 1).

Enclosure 2 – Environmental Covenants, Conditions, Reservations, and Restrictions

1. The last two sentences of Section 9 should be deleted because: (1) they contain language that appears to impose legally binding obligations (“GRANTEE covenants and agrees...” and “The GRANTEE will ensure...”) that would invalidate the FOST by imposing restrictions on subparcels that should be suitable for transfer without restrictions, and (2) the preceding sentences are sufficient to provide the intended notice to the grantee concerning potential interference with remedial actions on adjacent property.

Enclosure 3 – Summary of IR Program Sites

1. Because the southern extent of the WGL has not been determined (a pre-design investigation will be conducted for this purpose), the proposed setback zone may be inadequate to ensure that the WGL does not extend onto the adjacent FOST subparcels. To ensure that the WGL site does not extend onto the FOST subparcels, MassDEP recommends that the boundary of

subparcels VCD-1, VCD-2, and OS-WEY-4 extend no closer than 200 feet from the currently assumed boundary of the WGL.

2. Because the northern extent of the SRA is uncertain (preliminary results from the on-going remedial investigation indicate that the source of contamination at the site may be located northwest of the assumed site limits), subparcel RecD-1, parts of which are located less than 50 feet of the northwest corner of the SRA site, and subparcel OS-WEY-6, parts of which are located less than 200 feet of the northwest corner of the SRA site, should not be included in the FOST.
3. The references listed for the Buoy Depot Site should include the NTCRA completion report.

Enclosure 4 – Summary of Petroleum Sites

1. The basewide release tracking number (3-2621) should be updated to 4-3002621.

Enclosure 5 – Summary of CERCLA Areas of Concern

1. AOC 60: The "Site Concern" column should indicate that the primary concern associated with AOC 60 is aircraft fuel, which was reportedly discharged onto the East Mat and directly into the East Mat Ditch, and instead of indicating that a NFA PRAP and ROD are anticipated, the "Status" column should note the on-going sediment sample assessment.
2. AOC 61: The "Site Concern" column should indicate that the primary concern associated with AOC 61 is a wide variety of industrial chemicals (e.g., fuels, lubricants, solvents, and PCBs) that were released to the storm drain system in central operations area, and instead of indicating that a NFA PRAP and ROD are anticipated, the "Status" column should note the on-going sediment sample assessment.

Enclosure 6 – Summary of EBS Review Item Areas

1. RIA 102: The references should include the Navy's April 3, 2003 project memorandum, which documented the Navy's assessment of RIA 102.

Enclosure 7 – Solid Waste Inventory

1. Based on inspections conducted during April 6, 2007 through May 8, 2007, the solid waste inventory should be amended as indicated in the attached table and maps (Attachment 1). Please note that locations were based on visual comparison with topographic maps; consequently, all locations are approximate.
2. Prior to transfer, the Navy should reach agreement with the SSTTDC on: (1) the approach that will be used to manage the solid waste on this subparcel in accordance with 310 CMR 19.000, (2) the solid waste responsibilities each party will assume, and (3) the schedule that will be followed to achieve compliance (refer to the July 25, 2002 letter on FOST No. 1).

South Shore Tri-Town Development Corporation

223 Shea Memorial Drive, South Weymouth, MA 02190

April 30, 2007

Mr. Brian Helland
BRAC PMO Northeast
4911 South Broad Street
Philadelphia, PA 19112

Dear Mr. Helland:

The South Shore Tri-Town Development Corporation (the "Corporation") has reviewed the document entitled Finding of Suitability to Transfer (FOST) for Thirty Subparcels (317.61 acres), Former Naval Air Station South Weymouth, Weymouth, Massachusetts; BRAC Program Management Office Northeast, U.S. Navy; dated March 2007 ("FOST 4").

Comments requiring your attention are contained in Attachment A.

Thank you for the opportunity to review this document. Should you have any questions regarding our comments, please contact me at 781-682-2187.

Sincerely,



Terry N. Fancher
Executive Director

Enc. Attachment A

CC: David Barney, David Drozd/Navy
Bryan Olson, Patty Whittemore/EPA Region 1
David Chaffin, Anne Malewicz/MassDEP
Kevin Chase, Rich Kleiman/LNR
Mary K. Ryan/NMF
Steve Ivas/IE
File: 1.10.33.70.3.5

ATTACHMENT A

The following are comments compiled based upon a review of the Draft Finding of Suitability to Transfer (FOST) #4 issued by the Navy, dated March 2007. The Navy has designated thirty subparcels comprising a total of approximately 317.61 acres within FOST #4. The FOST document is available for a public comment period from April 2, 2007 to May 1, 2007.

General Comments

1. The document should be revised to address discrepancies relating to current zoning districts. Final survey plans shall include the most up to date version of the Corporation's zoning survey.
2. Subparcel OS-WEY-1 is located within the OS-C zoning district and should be redesignated. All references to the subparcel (Table 1-5, etc.) should be revised accordingly.
3. Subparcel OS-WEY-3 is located within the OS-C zoning district and should be redesignated. All references to the subparcel (Table 1-9, etc.) should be revised accordingly.
4. The western portion of subparcel OS-WEY-5 should be redrawn to include only property in the Town of Weymouth and a new subparcel should be included in the document which includes the portion of OS-WEY-5 which is located in Rockland (for instance, a OS-RKD-4 subparcel should be included).

Specific Comments

Memorandum for the Record

1. Paragraph 6: RIA 112 should also be listed as an active site within one or more of the subject subparcels (see Enclosure 1, page 5, EBS RIAs).

Enclosure 1

1. Page 4, CERCLA AOCs: The status of AOC 3 should be closed rather than active.
2. Page 6, EBS RIAs: RIA 39H is listed as closed. Please provide source and date of EPA concurrence with no further action recommendation.
3. Page 13, VCD-2: Please revise to note that RIA 76D is a former RIA within the subparcel (the Navy had conducted a solid waste removal action within the subparcel).

4. Page 14, OS-CRP-4: Should the boundary for RIA 112 be redrawn (out of subparcel) to indicate that no further action is required within the subparcel?
5. Page 14, OS-CRP-4: The status of RIA 4B should be closed rather than active.
6. Page 18, OS-CRP-7: The status of AOC 3 should be closed rather than active.
7. Page 18, OS-RKD-2: RIA 39H is listed as closed. Please provide source and date of EPA concurrence with no further action recommendation.
8. Page 19, RD-1: See comment #7.
9. Page 20, MUVD-4: See comment #7.
10. Page 21, OS-WEY-5: See comment #7.
11. Page 25, PCBs: Please discuss the status of the soil sampling effort conducted at the former substation on subparcel VCD-1.
12. Table 1-10 (VCD-1): See comment #11.
13. Figure 3: Please revise to address inconsistencies with current zoning survey.
14. Figure 4: Delineation of IR Site 8 is incomplete; there is only one brown line shown.
15. Figure 5: OS-WEY-1 is located within the OS-C zoning district – please revise accordingly.
16. Figure 6: OS-WEY-3 is located within the OS-C zoning district – please revise accordingly.
17. Figure 14: See general comment #1.
18. Figure 16: The boundary of subparcel OS-WEY-6 is not clearly shown – please revise.

Enclosure 2

1. Paragraph 4, line 9: Change GOVERNMENT to GRANTOR.
2. Paragraph 5: Instead of simply saying deleted, paragraph 5 should read as follows:

The Grantor acknowledges its obligations regarding indemnification of transferees of closing Department of Defense Property pursuant to § 330 of the National Defense Authorization Act of 1993 (Pub. L. No. 102-484, October 23, 1992), as amended by § 1002 of Pub. L. 103-160, November 30, 1993.

3. Paragraph 6: The last sentence should be deleted. It is inconsistent with the negotiated

language of the FOST 1 and 2 deeds and is inconsistent with the rest of the paragraph.

4. Paragraph 7: The last sentence should be deleted. It is inconsistent with the negotiated language of the FOST 1 and 2 deeds and is inconsistent with the rest of the paragraph.
5. Paragraph 9, Notice Regarding Groundwater: This notice is different from the clause that the Corporation agreed to in the FOST 2 Deed, which was an Interim Covenant and Restriction Concerning the Use of Groundwater. It appears that the Navy proposes to utilize this notice, rather than an interim covenant and restriction, in response to EPA and DEP comments on the FOST 3 draft, but Navy has not addressed the further response of EPA in its letter of April 2, 2007. The Corporation believes that the Navy must first satisfactorily address the concerns of both regulators. The Corporation has several concerns with the form of the proposed Notice. First, the Notice would place the burden of creating any institutional controls that may be appropriate on the Grantee. Second, the Notice, as drafted, would apply to all 30 subparcels which are part of FOST 4, when it is intended only to be applicable to the seven specific subparcels which might be affected by IR Sites 1, 10 and 11. See Memorandum for the Record, par. 3, page 4; par. 9; page 6 and other relevant portions of the draft FOST. Finally, the Notice as drafted fails to take into account that it may not be needed when response actions at these three IR Sites are complete. To date, the Corporation has not agreed to accept any permanent groundwater restrictions. The Interim Covenant and Restriction Concerning the Use of Groundwater in the FOST 2 deed was carefully drafted to provide one or more end points which could be readily determined by someone examining the title record for the affected subparcels. Similar clear end points must be provided in the event an alternative to the use of an interim covenant and restriction is ever deemed acceptable by the regulators or the Corporation.

Enclosures 3, 4, 5 and 6

1. Please increase the percentage of shading for the rows which contain closed sites. It is difficult to differentiate the shaded versus non-shaded rows in the draft document.

Enclosure 5

1. Page 4, AOC 61: Please revise the status to note that the Navy has proposed additional investigation work at this site.

Enclosure 6

1. References column: Please provide NFA (no further action) concurrence dates for all regulator correspondences for closed sites.

Enclosure 7

1. The Corporation understands that revisions to the solid waste inventory may occur pending the

completion of further visual site inspections, and hereby reserves the right to comment on the completed inventory when it becomes available.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1

1 CONGRESS STREET, SUITE 1100
BOSTON, MASSACHUSETTS 02114-2023

August 30, 2007

Mr. Dave Barney
Navy Caretaker Site Office
P.O. Box 169
South Weymouth, MA 02190-001

Subject: Responses of Draft Finding of Suitability to Transfer (FOST) for Thirty Subparcels (*Approximately 317.61 Total Acres*) and *Responsiveness Summary* at the Former Naval Air Station (NAS) South Weymouth, Massachusetts

Dear Mr. Barney:

The United States Environmental Protection Agency (EPA) has reviewed the *Responses to U.S. Environmental Protection Agency Comments, Attachment 1, May 23, 2007, on Finding of Suitability to Transfer #4, March 2007*. The responses were submitted in July 2007. The original document was entitled *Finding of Suitability to Transfer (FOST) for Thirty Subparcels Designated: OS-CRP-1, MUV-D-1, OS-CRP-2, MUV-D-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUV-D-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, MUV-D-4, OS-WEY-5, OS-CRP-8, RD-2, MUV-D-5, OS-CRP-9, RecD-1, AND OS-WEY-6 (Approximately 317.61 Total Acres), Former Naval Air Station South Weymouth, Weymouth, Massachusetts, dated March 2007*.

This review pertains to Attachment 1 of the May 23, 2007 EPA letter. It is noted that issues covered in Attachment 2 are not addressed in this RTC submittal. Responses to comments in Attachment 1 are accepted, except as noted below.

EPA General Comments

1. OK – no specific response needed.
2. The comment noted that the status of subparcels MUV-D-4, OS-WEY-4, OS-CRP-4, GOSD-1, OS-CRP-7, and OS-RKD-2 may still be affected by the ongoing sampling described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. The response states: "The available information from the storm drain maintenance activities indicates no releases to the environment in the listed subparcels, especially in areas adjacent to RIA 112. The planned additional sampling for RIA 112 does not include proposed sampling locations in proximity to the listed subparcels." While both of these statements may be accurate, the results of the West Mat and East Mat sampling have not yet been made available for review and the proposed further sample locations have not yet been

communicated to regulators. Until EPA has reviewed this information, it cannot concur that data indicate no release and that additional sampling proposed sampling does not overlap with the proposed subparcels.

3. The response indicates that “groundwater restriction language, as developed for FOST 3” will be included in FOST 4.

EPA Specific Comments

1. OK – response accepted.
2. OK – EPA awaits the Final Maintenance Action Report for RIA 39H to document that NFA is appropriate.
3. OK – response accepted.
4. OK – response accepted.

OK - second part of the comment referred to a buffer around the WGL site. The response agrees that a 200-foot buffer will be considered for this FOST.

5. OK – response is accepted.
6. OK – EPA looks forward to receiving the photographs of the weir structure.
7. OK – response accepted.
8. OK – response accepted.
9. OK – response accepted.
10. OK – response accepted.
11. OK – response accepted.
12. OK – response accepted.
13. OK – comment incorrectly referred to Table 1-12 and is repeated as Comment 14.
14. The comment noted that the ECP category in Table 1-3 for RIA 112 should be a 7, not a 4, to reflect an ongoing investigation as described in the Sampling Plan for the West Mat and East Mat Storm Drainage Systems. The response states that the category will remain a 4, because “the available information from the storm drain maintenance activities associated with RIA 112 indicates no releases to the environment in the area around the Tile Leach Field.” Subparcel OS-CRP-4 seems to be located close to sample location DP-12 from the Sampling Plan for

the West Mat and East Mat Storm Drainage Systems. Until EPA has had a chance to review data from this sample and others in the area, it is premature to conclude that there has been no release in the vicinity of Subparcel OS-CRP-4.

15. OK – comment accepted.

16. OK – comment accepted.

17. A. The original comment requested that further detail be included in Enclosure (3) regarding future planned work at WGL, including the potential extent of contamination relative to site boundaries, possibility that contamination may reach beyond current limits, and questions regarding the extent of groundwater contamination, etc. The response is generally acceptable. Please note that, if contamination is found beyond the limits of the WGL boundary, the Navy would be required to address it as part of the site contamination.

B. OK – comment accepted.

18. OK – response accepted.

19. OK – response accepted.

20. OK – response accepted.

21. OK – response accepted.

22. OK – response accepted.

23. OK – response accepted.

24. OK – EPA awaits responses to the Final Sampling Plan for AOC 60, RIA 30B, NEX Swale, and Barracks Ditches.

25. OK – response accepted.

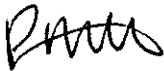
26. OK – response accepted.

EPA reserves all rights and authorities relating to information not contained in this draft document whether or not such information was known when the Environmental Baseline Survey to Transfer (EBST) was issued or is discovered after such issuance. Please note that EPA reviewed this document solely for the purposes of determining whether it meets the requirements of the Department of Defense (DOD) Guidance on the Environmental Review Process to Reach a Finding of Suitability to Transfer dated June 1, 1994. EPA has not reviewed the draft FOST for any other purpose, including compliance with the National Environmental Policy Act (NEPA).

This letter and enclosure should be placed in the administrative record. As per DOD policy, the Navy shall provide public notice of signing the FOST and provide the regulators with a copy of the signed FOST.

Thank you for the opportunity to review this document. If you have any questions, please call me at (617) 918-1382.

Sincerely,



Patty Marajh-Whittemore
Remedial Project Manager

cc: Brian Helland/Navy
Dave Chaffin/MADEP
Terry Francher/SSTTDC
RAB Members
Bryan Olson/EPA, Federal Facility Chief, R&R II
John Beling/EPA, Office of Environmental Stewardship
Kymberlee Keckler/Rick Sugatt/EPA

c:\ebs2\fostr\FOST4- RTC-Revised- 30 Subparcels --August 2007-EPA



COMMONWEALTH OF MASSACHUSETTS
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DEPARTMENT OF ENVIRONMENTAL PROTECTION
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Lieutenant Governor

IAN A. BOWLES
Secretary

ARLEEN O'DONNELL
Commissioner

Mr. Brian Helland, RPM
BRAC PMO, Northeast
4911 South Broad Street
Philadelphia, PA 19112

Re: Responses to Comments on FOST 4
Thirty Subparcels (OS-CRP-1 et al.)
Former South Weymouth NAS
RTN 4-3002621
August 10, 2007

Dear Mr. Helland:

The Department of Environmental Protection (MassDEP) reviewed the Navy's responses to comments on the *Finding of Suitability to Transfer (FOST) for Thirty Subparcels Designated OS-CRP-1, MUV D-1, OS-CRP-2, MUV D-2, OS-WEY-1, OS-CRP-3, OS-WEY-2, MUV D-3, OS-WEY-3, VCD-1, VCD-2, OS-WEY-4, OS-CRP-4, OS-ABN-1, OS-CRP-5, OS-RKD-1, GOSD-1, OS-CRP-6, OS-CRP-7, OS-RKD-2, OS-RKD-3, RD-1, NUVD-4, OS-WEY-5, OS-CRP-8, RD-2, MUV D-5, OS-CRP-9, RecD-1, and OS-WEY-6 (approximately 317.61 total acres), Former Naval Air Station (NAS) South Weymouth, Weymouth, Massachusetts*, received July 25, 2007. While the responses have adequately addressed most of our comments on the FOST, we have determined that the responses concerning two critical issues, security of environmental sites on adjacent Navy property and the proposed implementation of groundwater restrictions, are not acceptable. Details are provided in the attached comments.

If you have any questions regarding this letter, I can be reached at (617) 348-4005.

Very truly yours,

David Chaffin
Federal Facilities Project Manager
Bureau of Waste Site Cleanup

CC: D. Barney, USN-S. Weymouth
P. Marajh-Whittemore, USEPA
Executive Director, SSTDC
RAB Members
R. Lehan, MADEP-Boston
A. Malewicz, MADEP-Boston

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD Service - 1-800-298-2207.

MassDEP on the World Wide Web: <http://www.mass.gov/dep>



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MASSDEP COMMENTS
FOST FOR THIRTY SUBPARCELS (OS-CRP-1 et al.)
FORMER S. WEYMOUTH NAS, S. WEYMOUTH, MASSACHUSETTS
AUGUST 10, 2007

Response to General Comment

The proposal to “consider” posting signs along the perimeters of active sites located in the vicinity of the FOST subparcels is insufficient to ensure that trespassers from the FOST subparcels would be informed of the potential hazards that exist at those sites.

The proposal to place responsibility for securing the sites that pose the greatest potential risks to trespassers (e.g., West Gate Landfill and AOC 55C) on the developer of adjacent FOST property by conducting a “review” of the site boundaries and an effort to “encourage the developer and its subcontractors to restrict and control access” is woefully inadequate to address the risks posed by these sites. The Navy has and will continue to have sole responsibility for implementing and maintaining effective and reliable measures to secure its sites while development proceeds on nearby property.

As explained in the original comment, trespassing at nearby sites is an on-going concern that is expected to worsen progressively as development proceeds. Accordingly, in seeking endorsement of the transfer of the FOST subparcels, the Navy should provide reasonable assurances that adequate measures will be implemented to secure nearby sites before the FOST property is transferred. To accomplish this, signs should be posted and fences installed as described in the original comment, or some equivalent means of site control should be identified and implemented.

Response to Comment 1 on Enclosure 2 – Environmental Covenants

The response to this comment did not address the specific concerns raised about the proposed implementation of groundwater restrictions, nor did it address the related concerns raised in the comments and correspondence on FOST 3. A summary of these concerns follows:

- The imposition of groundwater restrictions would be inconsistent with the finding that the subparcels are suitable for unrestricted use;
- The proposed groundwater restrictions could be used to avoid or delay necessary remedial investigations or actions; for example, deferring an investigation that would address doubts about the extent of a site until after the property in doubt is transferred;
- The proposed groundwater restrictions could transfer Navy cleanup obligations to the property recipient, for example, requiring the property recipient to address contamination attributable to Navy sites by controlling groundwater movement, treating groundwater, or implementing institutional controls;

- The proposed groundwater restrictions would impair the property recipient's ability to utilize the groundwater resource within the aquifer protection district established on the west side of the base (e.g., underlying subparcel OS-WEY-4), for example, requiring the property recipient to satisfy non-specified definitions of "no acceptable risk" and "inadvertent use"; and
- The proposed groundwater restrictions would needlessly encumber the property; the Navy's stated concern about interference with investigations and remedial actions on adjacent property can be addressed without encumbrance using a notice, as previously proposed by the Navy.

For these reasons, groundwater restrictions should be deleted from the FOST.

Response to Comment 3 on Enclosure 3 – Summary of IR Program Sites

The FOST should cite the NTCRA report associated with the swale and wetland removal action, which was conducted on two of the FOST subparcels (the floor drain NTCRA was not conducted on any of the FOST subparcels): *Final Removal Action Completion Report, Stormwater System Installation & Swale and Wetland Hydric Soil Excavation and Off-Site Treatment/Disposal at the United States Coast Guard Integrated Support Detachment South Weymouth Buoy Depot, South Weymouth, Massachusetts*, Nobis Engineering, Inc., April 2006.

EPA Approval of FOST 4 Responsiveness Summary

From: Keckler.Kymberlee@epamail.epa.gov
Sent: Monday, October 15, 2007 1:47 PM
To: Call, Phoebe
Cc: 4barneys@verizon.net; Helland, Brian J CIV NAVFAC Midlant; Chaffin, David (DEP)
Subject: Re: FOST 4 Responsiveness Summary - Responses to Comments

Thank you for this. EPA has no further comment.

Kymberlee Keckler, Chemical Engineer
Federal Facilities Superfund Section
U.S. Environmental Protection Agency, Region 1
1 Congress Street (HBT)
Boston, MA 02114-2023

Telephone: 617.918.1385
Facsimile: 617.918.0385
E-mail: keckler.kymberlee@epa.gov

MassDEP FOST 4 Responsiveness Summary - Responses to Comments

From: Chaffin, David (DEP) [David.Chaffin@state.ma.us]
Sent: Wednesday, October 10, 2007 4:11 PM
To: Helland, Brian J CIV NAVFAC Midlant; 4barneys@verizon.net
Cc: Keckler.Kymberlee@epamail.epa.gov; Call, Phoebe
Subject: RE: FOST 4 Responsiveness Summary - Responses to Comments

For Use In Intra-Agency Policy Deliberations

Comments on October 2 responses to DEP comments on FOST 4:

Response to General Comment

The posting of warning signs along the perimeters of active sites will address the concern about informing potential trespassers of the hazards associated with sites near the FOST subparcels. Please inform us when installation locations and times have been determined.

The proposal to rely on the SSTTDC/LNR security plan to control access to nearby sites that pose unacceptable risks via surface media appears to be a reasonable approach for current conditions, i.e., during Phase 1a construction. However, the approach appears to be inadequate to address the significant near-term changes expected as construction continues in the Phase 1a area and expands onto other parts of the base. In particular, recent reports indicate that housing in the Phase 1a area may be ready for occupancy in early 2009. As residents begin to occupy former base property, the base perimeter fence that now limits public access to the sites will not separate the public from the sites. Further, the SSTTDC/LNR security plan will be less effective in restricting public access to the sites, as such access will be possible 24 hours per day via transferred property where construction activities are not on-going and non-monitored Navy-retained property. Consequently, in anticipation of these significant changes, the Navy should provide reasonable assurances that it will implement measures to provide an equivalent level of security for the sites of concern (e.g., enclosing the sites with fences, security patrols, or completing response actions) before the general public has access to the currently fenced area.

Response to General Comment 1 on Enclosure 2 - Environmental Covenants

The response did not address the concerns about groundwater restrictions expressed in the previous comments. If the Navy seeks the Department's endorsement of the FOST, I would recommend that Navy, DEP, and EPA representatives meet to try to resolve the issue.

David Chaffin
Mass. Department of Environmental Protection
One Winter Street
Boston, MA 02108
Phone: 617-348-4005
FAX: 617-292-5530