DEPARTMENT OF THE AIR FORCE
AIR FORCE CENTER FOR ENGINEERING AND THE ENVIRONMENT

June 1, 2011

MEMORANDUM FOR Mr. Douglas Pocze
USEPA Region II
Federal Facilities Section
290 Broadway, 18th Floor
New York City NY 10007-1866

Ms. Heather L. Bishop
NYSDEC
Division of Hazardous Waste Remediation
625 Broadway, 11th Floor
Albany NY 12233-7015

FROM: AFCEE EXC / Griffiss
428 Phoenix Drive
Rome, New York 13441

SUBJECT: Draft Final Finding of Suitability for Early Transfer (FOSET) and Covenant Deferral Request for Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3.

1. Attached for your final review are two (2) copies of the Draft Final Finding of Suitability for Early Transfer for the referenced parcels. Request that USEPA provide final document concurrence by June 17, 2011. The New York State Department of Environmental Conservation provided concurrence on July 3, 2009.

2. Please note that a Finding of Suitablity for Transfer will be prepared for Parcels F6B-1 and F6B-2. As a result, Parcels F6B-1 and F6B-2 were removed from this document. If any questions should arise please advise.

MICHAEL MCDERMOTT
BRAC Environmental Coordinator
AFCEE EXC / Griffiss

Attachments: as noted
cc: see attached distribution list

DISTRIBUTION

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AFRPA - GRIFFISS
PARCELS F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)

REVISED DRAFT FINAL

June 2011

FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
PARCELS F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
FORMER GRIFFISS AIR FORCE BASE (AFB), NEW YORK
MAY 2011

1. PURPOSE

1.1 The purpose of this Finding of Suitability for Early Transfer (FOSET) is to identify environmental factors associated with Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 real estate (the Property) on the former Griffiss AFB, NY, and to determine whether the proposed transfer of the Property prior to the completion of all remedial actions is consistent with the protection of human health and the environment. The Property represents Base Realignment and Closure (BRAC) 93 and 95 real property located in various areas of the former base and is described in Section 2 below. The Property will be transferred by Deed under an Economic Development Conveyance (EDC) and a Public Benefit Conveyance to the Oneida County Industrial Development Agency (OCIDA) for commercial redevelopment and the County of Oneida for airport redevelopment.

1.2 This FOSET is a result of an analysis of information contained in the following documents:

(1) Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Griffiss Air Force Base, New York, November 1995;
(2) Final Supplemental Environmental Impact Statement (FSEIS) for the Disposal and Reuse of Airfield at Griffiss Air Force Base, New York, September 1999;
(3) Partial Record of Decision (PROD) for Disposal and Reuse of Griffiss, AFB, June 1996;
(4) Supplemental Record of Decision (SROD) for Disposal and Reuse of former Griffiss Air Force Base Airfield, September 2003;
(5) Basewide Environmental Baseline Survey (EBS) for Griffiss Air Force Base, New York, September 1994;
(6) Basewide Environmental Baseline Survey Update, November 2005;
(7) Draft Final Remedial Investigations (RI) Report dated December 1996;
(8) Final Supplemental Investigations (SI) Report dated July 1998;
(9) Griffiss Area of Interest (AOI) Reports dated November 1996 (Group I), May 1997 (Groups II and III), July 1998 (Expanded Site Investigation (ESI)), November 2000 (Year 2000 ESI) and June 2003 (Year 2002 ESI);
(10) Unexploded Ordnance (UXO) Archives Search Report - Recommendations and Findings, dated November 1997;
(11) Final BRAC Removal Actions (UXO) Report, dated October 30, 1998;
(12) 1993 Inventory of Rare Plant Species and Significant Natural Communities at Griffiss AFB, dated January 25, 1994;
(13) Phase II Archaeological Investigations of 20 Sites at Griffiss AFB, dated April 1997;
(14) Final Removal Action Report for Drywell and Miscellaneous Sites, dated June 2001;
(15) Final Record of Decision for LF-03 Landfill 5 dated March 2000;
(16) Final Record of Decision for LF-28 Landfill 4 dated March 2000;
(17) Final Record of Decision for LF-09 Landfill 6 dated February 2001;
(18) Final Record of Decision for SD-31 Three Mile Creek dated December 2003;
(19) Final Record of Decision for SD-32 Six Mile Creek dated December 2003;

(20) Final Feasibility Study Report for Landfill 6 Groundwater, Building 775 Groundwater, Building 817 / Weapons Storage Area Groundwater, dated April 2005;

(21) Draft Feasibility Study Nosedocks / Apron 2 Chlorinated Plume, dated July 2005;

(22) Final Proposed Plan for On-Base Groundwater Areas of Concern, dated September 2007;

(23)Final Soil Vapor Intrusion Study Data Summary Report for Apron 2, Building 817/WSA, Building 775 and AOC 9, dated October 2007;

(24) December 13, 2007 Meeting Minutes on Soil Vapor Intrusion Issues at Former Plattsburgh and Griffiss Air Force Bases in New York State, Finalized on January 29, 2007;

(25) Final Record of Decision for SD-52 On-base Groundwater AOCs dated December 2008;

(26) Soil Vapor Intrusion Draft Feasibility Study Buildings 774, 776, 785 and 786 dated February 2009;

(27) Final Proposed Plan for AOC9 dated January 2010

(28) Final Record of Decision for AOC 9 dated September 2010 and

(29) Visual Site Inspections (VSIs) conducted in February 2005, April 2009 and May 2009.

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2. PROPERTY DESCRIPTION

Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 are depicted on the property map (Exhibit 1) are located in the central and northern portion of the former Griffiss AFB. The approximate acreage of these parcels is as follows:

- Parcel F11B – 71.95 acres,
- Parcel F6B-6 – 36 acres,
- Parcel F6B-7 – 5.5 acres,
- Parcel A2 – 27 acres,
- Parcel A4 – 12 acres,
- Parcel A5 – 16 acres,
- Parcel F10C-2 – 3.3 acres, and
- Parcel F10C-3 – 10 acres.

Approximately 55 acres will be transferred to Oneida County and approximately 126.75 acres will be transferred to the Oneida County Industrial Development Agency (OCIDA). The Property includes the following facilities:

Facility Number	Parcel	Former Air Force Use	Square Footage	Date of Construction
782	A2	Fuel System Maintenance Dock	28,251	1959
6389C	A2	Industrial Waste Treatment and Disposal Facility (OWS-6389-03)	N/A	1978
5730	A2	Industrial Waste System (Demolished)	N/A	1959
8004	A2	Industrial Waste Fuel Spill Collector	N/A	1993

Facility Number	Parcel	Former Air Force Use	Square Footage	Date of Construction
8005	A2	Industrial Waste Fuel Spill Collector	N/A	1993
808	A4	Storage Igloo (Demolished)	N/A	Early 1950s
819	A5	Surface Weather Observation Facility	177	1961
830	A5	Emergency Electric Power Generation Plant	160	1982
783	F6B-6	Large Aircraft Maintenance Dock (Nosedock 2)	29,300	1959
784	F6B-6	Large Aircraft Maintenance Dock (Nosedock 3)	28,251	1959
785	F6B-6	Large Aircraft Maintenance Dock (Nosedock 4)	28,251	1959
786	F6B-6	Aircraft Support Equipment Shop and Storage Facility (Nosedock 5)	28,251	1959
7001	F6B-6	Vehicle Fueling Station (Demolished)	NA	1989
6364	F10C-2	Industrial Waste Fuel Spill Collector (2,000 Gallons)	NA	1982
810	F10C-3	Water Pump Station	1,700	1982
816	F10C-3	Sewage Treatment and Disposal Facility	NA	1959
817	F10C-3	Weapons and Release Systems Shop	8,243	1959
818	F10C-3	Sanitary Sewage Pump Station	54	1959
820	F10C-3	Security Police Visitor Control Center	2,366	1958
6328	F10C-3	Water Storage Tank (30,000)	NA	1982

3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts of this proposal have been adequately analyzed and disclosed in compliance with NEPA. These impacts were analyzed in the Partial and Supplemental Records of Decision, the FEIS and FSEIS. The major environmental impacts identified are insignificant.
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4. ENVIRONMENTAL CONDITION OF THE PROPERTY

Based on a review of the Basewide EBS, the VSIs, and other supporting documentation, the Property is considered Department of Defense (DoD) Environmental Condition Category (ECC) 5 and 6 as described below.

DoD Property Categories 1-7 are defined as follows:

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

Category 2: Areas where only release or disposal of petroleum products has occurred.

Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Category 4: Areas where release, disposal, and/or migration of any hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

Category 5: Areas where release, disposal, and/or migration of hazardous substances has occurred and removal or remedial actions are underway, but all required actions have not yet been implemented.

Category 6: Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.

Category 7: Areas that are not evaluated or that require additional evaluation.

The Property's condition has changed from the condition identified in the original EBS. The majority of the Property was categorized in the 1994 EBS as DoD ECC 1, 2, and 7. The principal reasons for these categorizations were the unknown groundwater contamination identified beneath the Property and the ongoing soil contamination investigations at many of the sites.

The condition of a portion of the Property has changed from the condition identified in the 1994 Basewide EBS based on subsequent investigations, removal actions, remediation, groundwater monitoring reports, sampling data and groundwater modeling. The overall ECC designations listed above for the Property reflect this updated contamination status. The environmental condition updates associated with the Property are provided in Covenant Deferral Request.

For all Property proposed to be transferred under this FOSET, only CERCLA § 120(h)(3)(C) will be used for the transfer. CERCLA § 120(h)(4) does not apply in this FOSET because the Property is contaminated by releases that have occurred and have not been remediated to cleanup goals or to meet operating properly and successfully determinations.

5. DEED RESTRICTIONS AND NOTIFICATIONS

The environmental documents listed in Section 1.2 were evaluated to identify environmental factors which may warrant constraints on certain activities to minimize substantially or eliminate any threat to human health or the environment. Such constraints typically are embodied as permanent restrictions in the Deed or as specific notification to the transferee. The factors that require either Deed restrictions or specific notifications are identified in Exhibit 2 and are discussed below. The Air Force has determined that the remaining factors listed in Exhibit 2 pose no threat to human health or the environment, and therefore, require neither Deed restrictions nor notifications to the transferee. The restrictions identified in Section 5 are for environmental purposes. In addition, the Air Force, as a matter of policy, is restricting other areas of the parcel to industrial/commercial use consistent with the pre-base closure use of this Property.

Conditions required to be included in the Deed to enable the conveyance of the Property under the authority of the Comprehensive Environmental Response, Compensation and Liability Act

(CERCLA) § 120(h)(3)(C), prior to the completion of all remedial actions, are identified below and set forth in the Covenant Deferral Request (CDR). Nothing in this FOSET or the accompanying CDR modifies or diminishes any of the Air Force's obligations under any environmental law or statute.

5.1 Hazardous Substances/Waste Notification

Consistent with the provisions of CERCLA § 120(h)(3), which requires that whenever Federal property on which hazardous substances were stored for one (1) year or more, released or disposed of is conveyed, each Deed entered into for the conveyance of such property will include a notice of the type and quantity of such hazardous substances and of the time at which such storage, release or disposal took place. This notice requirement was codified at 40 CFR Part 373 which provides that the notice requirement applies only when hazardous substances are or have been stored in quantities greater than or equal to: (1) 1,000 kilograms or the hazardous substance's CERCLA reportable quantity found in 40 CFR Part 302.4, whichever is greater (40 CFR Part 373.2(b)); or (2) 1 kilogram if the substance is an acutely hazardous substance found in 40 CFR Part 261.30 (40 CFR Part 373.2(b)). Additionally, this regulation also provides that the notice required for the known release of hazardous substances applies only when the hazardous substances are or have been released in quantities greater than or equal to the substance's CERCLA reportable quantity found in 40 CFR Part 302.4. A list of hazardous substances known to be stored on the property at quantities requiring notification for a period of one (1) year or more, is provided in Exhibit 3, Notice of Hazardous Substances Stored. There were reported released on the property and a Notice of Hazardous Substances Released is provided in Exhibit 4. The Property contains some level of contamination of hazardous substances. Refer to discussion presented in Section 5.2 for additional information.

5.2 Installation Restoration Program (IRP), Area of Concern (AOC), and Area of Interest (AOI) Sites

The Air Force, U.S. Environmental Protection Agency (USEPA), and New York State Department of Environmental Conservation (NYSDEC) entered into a Federal Facility Agreement (FFA) effective August 21, 1990, under Section 120 of CERCLA.

5.2.1 There are seventeen (17) Areas of Concern (AOC), Installation Restoration Program (IRP), or Area of Interest (AOI) sites located within the boundaries of the Property. Table 5-1 lists these sites.

Table 5-1
AOC, IRP, and AOI Sites within the Property

AOC/IRP Site ID	Site Class	Parcel	Site Name
LF-07	AOC/ IRP	F11B	Landfill 5
LF-09	AOC/ IRP	F11B	Landfill 6
LF-28	AOC/ IRP	F11B	Landfill 4
LF-49C & LF-49D	IRP	F11B	Hardfill Areas

AOC/IRP Site ID	Site Class	Parcel	Site Name
SD-31	AOC/ IRP	F11B	Three Mile Creek
AOI 24	AOI	F11B	CE Road Paint Dump Area
AOI 17	AOI	F11B	Disposal area Northeast of Hardfill 49C
SD-52-04	AOC/ IRP	F11B	Landfill 6 On-Base Groundwater
SS-38	AOC/ IRP	F11B, F6B-7	Building 775 On-Base Groundwater
SD-52-01	AOC/ IRP	F6B-6, A2	Nosedocks/Apron 2 On-Base Groundwater
SS-34	AOC/ IRP	F6B-6	Building 786 (Nose Dock 5) - Soil Contamination
SS-46	AOC/ IRP	F6B-6	Glycol Use/Storage Areas
SD-41	IRP	A2	Building 782, Nose Docks 1 & 2
SD-32	AOC/ IRP	A4	Six Mile Creek
SS-62	AOC/ IRP	A4 F10C-2	AOC 9 Weapons Storage Area Landfill, Chlorinated Plume
SD-52-05	AOC/ IRP	A5, F10C-3	Building 817/WSA On-Base Groundwater

Not all remedial actions have been taken at the following sites: SD-31, SD-52-04, SS-38, SD-52-01, SS-62, and SD-52-05; these sites require a covenant deferral as specific in CERCLA 120 (h)(3)(a)(ii)(I), and are discussed in Section 5.2.1.1. The other sites are discussed in Section 5.2.1.2.

5.2.1.1 Sites requiring deferral of the CERCLA Covenant

SD-31, Three Mile Creek, located in Parcel F11B, is an AOC, and the Air Force recommended in its draft final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the surface water and sediments. The draft FS was submitted in January 1999 and additional sampling of the off-base portion of the creek was performed in the fall of 1999, which was documented in an FS Addendum report that was issued on March 20, 2000. Additional sampling to delineate the vertical extent of the sediment contamination was performed in 2001. A final FS was issued to the regulators on July 31, 2002, recommending that a sediment removal action be performed in conjunction with long-term monitoring. A Proposed Plan was issued for public comment on July 23, 2003. The ROD was signed on March 26, 2004, and the Remedial Action was completed on September 19, 2005. The site is presently being monitored in accordance with the Record of Decision.

SS-38 Building 775 Groundwater, SD-52 On-Base Groundwater Operable Unit and SS-62 AOC 9 Weapons Storage Area Landfill:

SS-38, Building 775, Groundwater and SD-52-04 Landfill 6 On-Base Groundwater Contamination: The SS-38, Building 775, Groundwater site is located in Parcels F11B and

F6B-7. Building 775 (Pumphouse 3) was one of four pumphouses located east of Ready road. Building 774, located across from Building 775 to the west, was identified as a TCE storage area housing a 400-gallon TCE vat. The vat has been removed, and the area where the drums were stored is currently paved or grass-covered. It was originally thought that Pumphouse 3 was the origin of a TCE plume at the site, but during the RI and SI investigations, it was determined that the actual source of contamination was the degreasing room/vat formally located on the southeast side of Building 774. This degreasing system utilized a monorail to carry equipment to the degreasing vat for solvent cleaning when the building was used as an armament and electronics shop. Chlorinated solvents that have contributed to the groundwater contamination are suspected to have originated from this area. No evidence of the degreasing system was found during the Basewide EBS site inspection in April 1994. The Air Force, in its draft final RI report dated December 1996, recommended no further action for the soils and further delineation of groundwater contamination (chlorinated solvents southwest of Building 774). The SD-52-04 Landfill 6 On-Base Groundwater Contamination site is located in Parcel F11B. The Landfill 6 Record of Decision required that the groundwater associated with Landfill 6 be further evaluated and addressed in a separate comprehensive study for all groundwater contamination in the area near the landfill. Consequently, at both sites, additional groundwater samples were collected during the summer of 1997 under the Supplemental Investigations (SI) program. The final SI report was issued to the regulators on July 24, 1998. Additional supplemental plume delineation investigations were performed in the spring of 2000 and the results were provided to the regulators on August 24, 2000. A Final Groundwater Treatability Pilot Study Report was submitted to the regulators on June 23, 2004, and a Final Feasibility Study (FS) was forwarded to the regulators on April 15, 2005, for these sites. A Draft Proposed Plan was forwarded to the regulators on August 5, 2005. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable, and further review could not proceed because of vapor intrusion concerns that impact the proposed remedies. The Final On Base Groundwater Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. As stated in the Final On-Base Groundwater (OBGW) Proposed Plan a Soil Vapor Intrusion Operable Unit was established to focus on those sites where soil vapor intrusion (SVI) studies are being conducted. These studies are separate from the investigations and proposed remedial actions discussed in the OBGW Proposed Plan. In October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. On February 8, 2008 the Draft OBGW Record of Decision was submitted for regulatory review. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to EPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, groundwater extraction is being performed at the Building 775 site and vegetable oil injection was performed at the Landfill 6 site in June 2008. In addition performance monitoring is being conducted quarterly at each site. All field activities have been performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008). As part of a separate operable unit, a Soil Vapor Mitigation Feasibility Study followed by a treatability study was

implemented for Buildings 774 and 776. In May 2011 installation was completed for the components associated with the treatability study.

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire Parcels F11B and F6B-7 property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

Intrusive work or other activities that impact the effectiveness of the landfill closure and post-closure activities will not be allowed within the restricted landfill boundary.

The owner or occupant of this site shall provide the Air Force with 60 days advance notice of any proposed alterations that will involve excavating in and/or disturbing soil and/or groundwater and shall not proceed with any such proposed alterations until it has received written notice from the Air Force that the alterations are acceptable to the Air Force, USEPA, and NYSDEC.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of

institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Exhibit 1 for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SS-38, Building 775, and SD-52-04 Landfill 6 On-Base Groundwater		
Point No.	**Easting**	**Northing**
1	1135885.71	1173982.55
2	1136442.12	1173458.41
3	1136226.46	1173227.94
4	1136490.16	1172981.18
5	1135249.27	1171637.19
6	1134241.35	1172482.28
7	1135586.51	1173826.78
8	1135667.62	1173750.39

SD-52-01 Nosedocks/Apron 2 On-Base Groundwater Contamination, Operable Unit (located in Parcels F6B-6 and A2): Releases to the groundwater of petroleum hydrocarbons (see Section 5.3, UST-7001-01 through -04 and Section 5.4, POL-772-02, POL-775-02, POL-779-02, and POL-781-02) and chlorinated solvents have occurred at the Property. The Draft Final RI report dated December 1996 recommended further delineation of groundwater contamination (chlorinated solvents north of Building 782). Additional groundwater samples were collected during the summer of 1997 under the Supplemental Investigations (SI) program. The final SI report was issued to the regulators on July 24, 1998. The results of the July 1998 SI indicated that a chlorinated solvent plume exists beneath Apron 2. Additional groundwater investigations were performed in June 2000 and presented in a draft letter report dated August 7, 2000, with the conclusion that the downgradient portion of the plume had been delineated and the upgradient source needed to be defined. Project JREZ2001-7008, RI, IRP Site SD-52, On-Base Groundwater, Apron 2 Operable Unit, was developed to perform the additional investigations. The delineation fieldwork was performed in 2002, a final RI report was submitted to the USEPA and NYSDEC on April 28, 2004, and a draft Feasibility Study (FS) was submitted on July 29, 2005. A Draft Proposed Plan was submitted to the regulators on August 5, 2005. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable, and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The Final Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. As stated in the Final OBGW Proposed Plan a Soil Vapor Intrusion Operable Unit was established to focus on those sites where soil vapor intrusion (SVI) studies are being conducted. These studies are separate from the investigations and proposed remedial actions discussed in the OBGW proposed. In October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in

the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. All the parties agreed that, based on sub-slab concentrations, Buildings 782, 783 and 784 (Nose Dock Hangars) do not require any further CERCLA action (sampling or SVI mitigation). There is however, petroleum contamination in proximity to the buildings that is being addressed under the NYSDEC Spills Program. The ROD can proceed as NFA with reference to the fact that the petroleum contamination is being addressed under the NYSDEC Spills Program. The parties also agreed that the AF will resample to determine the source of the high levels of sub-slab TCE in Building 785 and 786. The appropriate remedial action, such as installing a SVE system under the building, will be taken to remove the source. The buildings will be re-sampled prior to occupancy. The Draft OBGW ROD was submitted on February 8, 2008. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to USEPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, natural attenuation monitoring is conducted quarterly at the site. All field activities are performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008). As part of a separate operable unit, a Soil Vapor Mitigation Feasibility Study followed by a treatability study was implemented for Buildings 785 and 786. In May 2011 installation was completed for the components associated with the treatability study.

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire SD-52, Nosedocks/Apron 2 Operable Unit AOC property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. In addition, the owner or occupant of this site will insure that the integrity of the Building 786 and 785 slabs are not compromised without prior approval of the USEPA, NYSDEC and the Air Force. The owner may choose to demolish the buildings.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Exhibit 1 for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-01,Nosedocks/Apron 2 On-Base Groundwater Contamination Operable Unit		
Point No.	**Easting**	**Northing**
1	1137487.26	1175531.96
2	1137976.99	1175092.86
3	1138998.00	1174740.75
4	1139140.49	1174320.46
5	1137671.00	1174450.39
6	1136575.40	1173830.22
7	1136273.48	1174141.29

There were reported releases at these sites, and a notice pertaining to such releases is provided in Exhibit 4, Notice of Hazardous Substances Released/Disposed of.

SS-62 AOC-9, Weapons Storage Area Landfill Chlorinated Plume**,** located in Parcels A4 and F10C-2 is an AOC site located north of the runway and south of the Weapons Storage Area (WSA). AOC 9, WSA Landfill, originally thought to be within the WSA, is actually outside the WSA boundaries. The site includes the location of the former storage igloo 808 (STW-808, OTH-808). This site was investigated under the Expanded Site Investigations (ESI) program and based on results of the investigations; a Feasibility Study (FS) was required. The

Final Groundwater Treatability Pilot Study Report, The Final Feasibility Study (FS), and the Draft Proposed Plan were submitted to the regulators on June 23 2004, October 28, 2004, and August 5, 2005, respectively. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The proposed remedy is presently being reevaluated based on additional groundwater and soil data. In addition, in October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. All the parties agreed that there is a need for SVI deed restrictions for future buildings constructed on this property. Deed covenant language will be included in any ROD for this property requiring that any new construction address SVI in coordination with NYS and USEPA Region 2. Following USEPA and NYSDEC concurrence, the Final Proposed Plan was submitted for public comment on January 13, 2010. The Final Record of Decision was executed by the USEPA on September 21, 2010. The final remedy is presently being installed.

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire AOC-9, Weapons Storage Area Landfill Operable Unit property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site shall not have access to subsurface soils and groundwater without prior approval of the USEPA, NYSDEC and the Air Force.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either

(a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Exhibit 1 for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SS-62 AOC-9, Weapons Storage Area Landfill		
Point No.	**Easting**	**Northing**
1	1133873.85	1182119.47
2	1134294.44	1181733.70
3	1134121.89	1181555.47
4	1133479.41	1180889.36
5	1133065.91	1181281.06
6	1133687.51	1181925.94

There were reported releases at these sites, and a notice pertaining to such releases is provided in Exhibit 4, Notice of Hazardous Substances Released/Disposed of.

SD-52-05 Building 817/WSA On-base Groundwater Site is located in Parcels A5 and F10C-3. The Draft Final RI report indicated that there was a release, disposal, or migration of hazardous substances into the groundwater south of Building 817. Supplemental Investigations were performed in the spring of 2000. The Final Groundwater Treatability Pilot Study Report, the Final Feasibility Study (FS), and the Draft Proposed Plan were submitted to the regulators on June 23 2004, April 15, 2005, and August 5, 2005, respectively. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable, and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The Final Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. As stated in the Final OBGW Proposed Plan a Soil Vapor Intrusion Operable Unit was established to focus on those sites where soil vapor intrusion (SVI) studies are being conducted. These studies are separate from the investigations and proposed remedial actions discussed in the OBGW proposed. The draft ROD was issued on February 8, 2008. In October 2006 the site was

evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC 9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. It was agreed that Institutional Controls and Institutional Control monitoring would be implemented. The Institutional Controls will prevent occupation of the building and require evaluation of the sub-slab and indoor air prior to occupancy. It was also agreed that closeout sampling/monitoring will be necessary, at a future date, before a No Further Action determination for vapor intrusion can be obtained. The Draft OBGW ROD was submitted on February 8, 2008. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to USEPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, vegetable oil injection was performed at the site in June 2008. In addition, performance monitoring is conducted quarterly. All field activities have been performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008).

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire SD-52-05, Building 817/WSA Operable Unit property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) modifications to existing buildings or construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure or the occupancy of any existing building or structure in the Groundwater Restriction

Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. In addition, with respect to vapor intrusion, Building 817 will remain unoccupied until either of the steps required under (a) or (b) above are completed. "Occupied" means that the building is used and there is human occupation of it with regularity (e.g., persons present the same day of the week, for approximately the same number of hours). Incidental use of the building, such as for storage of materials, that necessitates intermittent visits by individuals who would not remain in the building after delivery or retrieval of such materials, would not meet this definition of occupation. "Occupied" has the same meaning throughout this document. The owner may also choose to demolish the buildings. The owner may also choose to demolish the building.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Exhibit 1 for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-05 Building 817/WSA On-base Groundwater Site		
Point No.	**Easting**	**Northing**
1	1135908.84	1180662.46
2	1136463.20	1180148.44
3	1135441.23	1179045.50
4	1134890.51	1179564.15
5	1136086.82	1179742.62
6	1135502.07	1180223.72

There were reported releases at these sites, and a notice pertaining to such releases is provided in Exhibit 4, Notice of Hazardous Substances Released/Disposed of.

5.2.1.2 Sites where remedial actions have been completed

LF-07, Landfill 5 is located in Parcel F11B. The Air Force recommended in its draft final Remedial Investigation (RI) report dated December 1996 that a Feasibility Study (FS) be performed to evaluate potential remedial actions to mitigate chemicals of concern in the groundwater and soil. Based upon discussions and agreements with the regulators, a presumptive remedy was implemented to cap Landfill 5 and perform long-term groundwater monitoring. A Record of Decision (ROD) for capping the landfill and confirmatory groundwater monitoring was signed by the USEPA on June 5, 2000. The Record of Decision also requires implementation of institutional controls in the form of deed restrictions to prohibit use of the

groundwater, to ensure the cap is not damaged, and to assure that the area is maintained as a landfill. The cap was installed in 2002, and the Final Report on the Implementation of Remedial Action was issued on August 31, 2005. The Remedial Action Report was approved by USEPA on September 20, 2005.

The Deed will restrict use of the main landfill boundary to ensure that the cap is not damaged and the area is maintained as a landfill. The Deed will further restrict use of the affected groundwater. The boundaries of the restricted areas are depicted on Exhibit 2. The straight line coordinates of the restricted areas are as follows:

LF-07, Landfill 5 Cap			**LF-07, Landfill 5 Groundwater Restriction**		
Point No.	**Easting**	**Northing**	**Point No.**	**Easting**	**Northing**
1	1133773.06	1173942.14	1	1132982.23	1173537.98
2	1133781.85	1173760.02	2	1133477.38	1174157.76
3	1133595.01	1173638.94	3	1133927.06	1173860.39
4	1133426.62	1173702.39	4	1133360.28	1173221.03
5	1133340.58	1173812.60			
6	1133394.00	1173990.25			
7	1133458.41	1174068.42			
8	1133658.59	1174012.50			

LF-09, Landfill 6, located in Parcel F11B, is an AOC and the Air Force recommended in its draft final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the groundwater and soil. Based upon discussions and agreements with the regulators, a presumptive remedy was implemented to cap Landfill No. 6 and perform long-term groundwater monitoring. The Record of Decision for this remedy was signed by the USEPA on June 7, 2001. The Record of Decision required the installation of an impermeable cover in accordance with 6 NYCRR, Part 360, landfill closure regulations, dated November 26, 1996. The action included placing a gas venting layer, a geomembrane cover, and a barrier protection layer over the entire landfill, and implementing long-term monitoring of the groundwater. Additionally, the Record of Decision required that the groundwater associated with Landfill 6 be further evaluated and addressed in a separate comprehensive study for all groundwater contamination in the area near the landfill. The evaluation is being conducted as part of the SD-52, On Base Groundwater Contamination AOC, Landfill 6 Operable Unit. Also required in the Record of Decision is the implementation of institutional controls in the form of deed restrictions within the main landfill boundary (to ensure the cap is not damaged), and prohibiting use of the affected area and groundwater (with groundwater consumption being specifically restricted). The landfill cap was completed in November 2005 and the Final Report on the Implementation of Remedial Action was issued on August 6, 2008. The Remedial Action Report was approved by USEPA on September 30, 2008. The long-term monitoring commenced in June 2006.

The Deed will restrict use of the main landfill boundary to ensure that the cap is not damaged and the area is maintained as a landfill. The Deed will further restrict use of the affected

groundwater. The boundaries of the restricted areas are depicted on Exhibit 1. The straight line coordinates of the restricted areas are as follows:

LF-09, Landfill 6 CAP			LF-09, Landfill 6 Groundwater		
Point No.	**Easting**	**Northing**	**Point No.**	**Easting**	**Northing**
1	1135248.06	1173166.98	1	1135138.19	1173380.21
2	1135366.91	1172920.84	2	1136015.64	1172471.08
3	1135464.44	1172859.99	3	1135933.67	1172381.89
4	1135484.95	1172808.94	4	1136424.68	1171904.22
5	1136385.74	1171942.19	5	1136146.51	1171584.86
6	1136268.45	1171824.22	6	1135921.00	1171630.87
7	1135697.50	1171974.62	7	1135720.02	1171393.92
8	1135406.08	1172705.59	8	1135327.57	1171722.39
9	1135286.89	1172698.75	9	1135249.27	1171637.19
10	1135158.07	1172587.74	10	1134241.35	1172482.28
11	1134922.00	1172588.00			
12	1134816.33	1172676.16			
13	1134724.77	1172696.10			
14	1134751.00	1172919.00			
15	1135141.30	1173181.73			

In accordance with the Landfill 6 Record of Decision the groundwater associated with Landfill 6 is being further evaluated and addressed in a separate comprehensive study for all groundwater contamination in the area near the landfill. Refer to paragraph SS-38 and SD-52, On-Base Groundwater Operable Unit for the discussion associated with the chlorinated groundwater contamination and Soil Vapor Intrusion.

LF-28, Landfill 4, located in Parcel F11B, is an area of concern that consisted of a buried vault used for the disposal of vacuum and radio tubes used in radar and communications equipment, low-level radioactive wastes, and other debris. The vault was constructed of three vertically stacked concrete culverts (sewer pipes), and was operated from the mid-1950s to the mid-1960s. A concrete cap was placed over the vault when the landfill was closed in 1967. The site was also surrounded by an 8-foot-high by 10-foot-square chain link fence with a locked gate and placard identifying the area as radioactive. From July to October 1997, the vault was excavated and the site was remediated and restored to its original condition. All disturbed areas were graded, covered with at least 6 inches of clean fill, and seeded with grass. The Final Closure Certification Report for the Remediation of Landfill 4 was reviewed and approved by NYSDEC. The final site closure inspection was performed on October 10, 1997. On June 5, 2000, the Final Record of Decision (ROD) was executed, which required that the groundwater be monitored to confirm that the detected radionuclides were in fact naturally occurring. In a letter dated August 11, 2005, USEPA concurred that the detected radionuclides were naturally occurring, and as a result monitoring ceased.

LF-49C&D, Hardfill Areas, located in Parcel F11B, are part of IRP site LF-49 and extensive investigations were performed in 1996, which included several test pits, soil borings, and monitoring wells. A draft Predesign Investigations Report was forwarded to the USEPA and NYSDEC on February 26, 1997, concluding that there is no evidence of hazardous waste disposal, and the material present is construction and demolition (C&D) debris. The NYSDEC, with USEPA concurrence, transferred these sites to the NYSDEC Solid Waste program on March 20, 1997. An earth cap was installed over the hardfills in 1998. The closure report for Hardfills 49C and D was forwarded to the NYSDEC Division of Solid Waste and concurrence on final closure was given on July 8, 2003. Portions of Hardfills C and D are also located on adjacent parcel F11D.

Notification will be given in the Deed that construction debris is present and must be handled in accordance with applicable regulations if ground disturbing activities occur.

AOI 24, CE Road Paint Dump Area, located in Parcel F11B, was identified as an AOI based on a report from an anonymous former base employee claiming that a mixture of diesel fuel and paint had been discharged to the ground in two areas along the CE Service Road between Landfill 5 and 6. The site was sampled in 1995 during the Group I AOI investigation, and an Extended Site Investigation (ESI) was performed in 1998. The December 2002 ESI Addendum Report recommended No Further Study for this site. The site has received regulatory concurrence. Portions of this site have been covered by the Landfill 6 cap.

AOI 17, Disposal area Northeast of Hardfill 49C, located in Parcel F11B, is a construction and demolition debris disposal area located northeast of Hardfill 49C and Landfill 6. The site was sampled in October 1997 through January 1998 during the 1998 Extended Site Investigation (ESI). The December 2002 ESI Addendum Report recommended No Further Study for this site. The site has received regulatory concurrence and closure from the NYSDEC Region 6 Solid and Hazardous Waste Division by letter dated July 8, 2003.

Notification will be given in the Deed that construction debris is present and must be handled in accordance with applicable regulations if ground disturbing activities occur.

SS-34, Building 786 (Nose Dock 5) - Soil Contamination, located in Parcel F6B-6, is an AOC that is located adjacent to Building 786, between Aprons 1 and 2. Liquids used in the area include oils, solvents, and fuels. An aboveground storage tank (AST) for storage of liquid wastes was formerly located on the east side of Building 786. In 1990, the AST and the surrounding contaminated soil were removed and the tank was replaced with three underground storage tanks (USTs). The draft final RI report issued in December 1996 recommended no further action for soils, delineation of petroleum hydrocarbon groundwater contamination, and delineation of chlorinated solvent contamination as part of an operable unit under the On Base Groundwater Contamination AOC. Additional contaminated surface soil was removed in 2001 in the immediate area of the former AST and NYSDEC Spill Number 8910167 was closed on October 18, 2002. The USEPA and NYSDEC deleted this AOC from the FFA on November 18, 2002, and November 25, 2002 respectively.

SD-41, Building 782 (Nose Docks 1 & 2), located in Parcel A2, is an AOC that is located adjacent to Buildings 782 and 783, between Aprons 1 and 2. The site consists of two areas of contaminated soil, one area associated with releases from an oil/water separator (OWS) located

near the northeastern corner of Building 782, and the second area associated with a soil fire that occurred in July of 1990 during trenching operations between the Nose Docks and Apron 1. The Draft Final RI report issued in December 1996 recommended removal of the OWS and contaminated soils, investigation of the source of contamination in the vicinity of the trench fire along the northeastern edge of Apron 1, and the evaluation of remedial alternatives for the remediation of contaminated soils and groundwater in the area. The RI report also recommended delineation of petroleum hydrocarbon contamination in the groundwater at the site. Additional investigations were performed under project JREZ97-6003, Remedial Action for Former Underground Storage Tanks (USTs) sites. An Interim Removal Action that removed the OWS, an associated UST, an associated sewage lift station and contaminated soil was performed under project JREZ99-6020, Close Airfield. A draft Informal Technical Information Report (ITIR) dated February 2003 was issued to the USEPA and NYSDEC on February 26, 2003. Comments on the ITIR were received from the USEPA and NYSDEC. In a letter dated September 16, 2003 USEPA concurred that only petroleum contamination remains in the soil. USEPA also noted that any remediation of CERCLA groundwater constituents would require selection of a remedy according to CERCLA (i.e. proposed plan, ROD). Remediation of groundwater in the area, which contains CERCLA constituents, is under the Apron 2 On base Groundwater Site (refer to section 5.2 paragraph SD-52-01, On-Base Groundwater Contamination, Apron 2 Operable Unit). A bioventing system at adjacent Apron 1 has been expanded to remediate the petroleum-contaminated soil at this site. In October 2006, the site was evaluated for potential risks associated with SVI. The Draft Final Proposed Plan, including the SVI evaluation results, was provided to the regulatory agencies on February 17, 2009. Discussions were held between the Air Force and USEPA to revise the Proposed Plan. The Air Force agreed to revise the Proposed Plan for clarity prior to public review. On November 15, 2010, following consultation with and concurrence of EPA and NYSDEC, the Proposed Plan for the Nose Docks 1 and 2 was released for public comment. The public comment period concluded on December 17, 2010. The Final Record of Decision is presently being formulated.

Access to the subsurface soil and to the groundwater will not be permitted unless prior approval is obtained from NYSDEC and the Air Force. The Grantee will bear all costs associated with obtaining use of such soil and water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The restriction shall apply until such time as the Air Force achieves the remedial objectives and the spill is closed.

See Exhibit 1 for the extent of the restricted area. The coordinates of the restricted area are as follows:

SD-41, Building 782 (Nose Docks 1 & 2)		
Point No.	**Easting**	**Northing**
1	1137425.88	1175018.88
2	1136902.46	1174752.35
3	1136823.28	1174825.32
4	1137029.51	1175046.17
5	1137322.19	1175354.31
6	1137544.14	1175416.40
7	1137781.42	1175192.55
8	1137719.24	1175126.64

SD-32, Six Mile Creek and WSA Lagoon, located in Parcel A4 is an AOC located north of the runway. The Air Force recommended in its Draft Final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the surface water and sediments. The draft FS was issued in January 1999 and a draft FS addendum was issued in March 2000. A Proposed Plan for Source Control with Long-Term Monitoring was issued for public comment on July 23, 2003. The final ROD was signed on March 26, 2004. Long Term Monitoring is performed annually at the site in accordance with the Record of Decision.

The remainder of the AOIs on the Property were classified as No Further Study or Covered Under Other Programs during the AOI investigations. The sites have received regulator concurrence.

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

Three (3) ASTs, four (4) former ASTs, two (2) USTs, and thirteen (13) former USTs are, or were, located on the Property. Table 5.2 contains details for storage tanks including tank number, contents, capacity, location, release/spill numbers, tank status, and removal dates, if applicable.

Table 5.2
Storage Tanks

Tank Number/ Contents	Tank Capacity (gallons)	Location	Releases/ Spill Number /Status	Tank Status/Removal Project Number	Tank Closure Date (1)
AST-785 Deicing Fluid	2,600	South of Building 785	None	Removed 1980	1980
AST-786 Waste Oil (SS-34)	500	North of Building 786	NYSDEC Spill # 8910167 (Closed 10/18/02)	Removed 1990/ 870141A/B	1990
UST-786-01 Waste Oil	1,000	North of Building 786	None	Removed 1997/ 960042A	1997
UST-786-02 Waste Hydraulic Oil	1,000	North of Building 786	None	Removed 1997/ 960042A	1997
UST-786-03 Waste Antifreeze	550	North of Building 786	None	Removed 1997/ 960042A	1997
UST-7001-01 Unleaded	1,000	Southeast of Building 786	None	Removed 1987	1987

Tank Number/ Contents	Tank Capacity (gallons)	Location	Releases/ Spill Number /Status	Tank Status/Removal Project Number	Tank Closure Date (1)
UST-7001-02 JP-4/JP-8	1,000	Southeast of Building 786	None	Removed 1987	1987
UST-7001-03 Unleaded	1,000	Southeast of Building 786	NYSDEC Spill # 9706957 OPEN (2)	Removed 1997/ 960042A	1997
UST-7001-04 JP-4/JP-8	2,000	Southeast of Building 786	NYSDEC Spill # 9706957 OPEN (2)	Removed 1997/ 960042A	1997
UST-7001-05 Diesel	5,000	Southeast of Building 786	NYSDEC Spill # 9706957 OPEN (2)	Removed 1997/ 960042A	1997
AST-830 Unleaded Gasoline	40	Inside generator room of Building 830	None	Removed 1997/ 930042A	1997
UST-830 Unleaded Gas, Diesel	275	East side Building 830	None	Removed 1991/ 91-0088	1991
UST-5730-01	2000	Northeast corner Building 782 (SD-41)	NYSDEC Spill Number 9413416 OPEN(3) 9109658 (Closed 6/21/05)	Removed 1994/ 920077	1994
UST-5730-02	2000	Northeast corner Building 782 (SD-41)	NYSDEC Spill Number 9413416 OPEN (3) 9109658 (Closed 6/21/05)	Removed 2001/ 960020	2001
UST-8004 JP-4/JP-8 (Type III System)	4,000	Fiberglass tank located northeast side Apron 2	None	In place	Closed in Place
UST-8005 JP-4/JP-8 (Type III System)	4,000	Fiberglass tank located northeast side Apron 2	None	In place	Closed in Place
AST-0810 -01 Diesel	180	Inside Building 810	None		
AST-0810 - 02 Diesel	180	Inside Building 810	None		
AST-0810 - 03 Diesel	180	Inside Building 810	None		
AST-0820 Fuel Oil	300	Northeast Corner Building 820	None	Removed 1996 / 930042	1996

Tank Number/ Contents	Tank Capacity (gallons)	Location	Releases/ Spill Number /Status	Tank Status/Removal Project Number	Tank Closure Date (1)
UST-0820-1	1000	Northeast Corner Building 820	None	Removed 1991 / 900128	1991
UST-0820-2	1000	Northeast Corner Building 820	NYSDEC Spill Number 9610380 (Closed 7/27/01)	Removed 1996 / 930042	1996

(1) All tanks listed as Closed in Place or with a closure date on the above table have been removed from the Griffiss AFB Major Oil Storage Facility license.
(2) Open spill will be closed under funded project, JREZ2006-6040, PBC Petroleum LTO-LTM.
(3) Open spill will be closed under funded project, JREZ2004-6012, Petroleum Groundwater Remedial Action. See Section 5.2, IRP site SD-41 for extent of restrictions associated with this site.
(4) Open spill will be closed under funded project, JREZ00-7003, Long Term Monitoring, Area of Concern Sites. See Section 5.2, IRP site ST-26 for extent of restrictions associated with this site.
(5) Open spill will be closed under funded project, JREZ00-7003, Long Term Monitoring, Area of Concern Sites. See Section 5.2, IRP site ST-53 for extent of restrictions associated with this site.

5.4 Petroleum, Oil and Lubricant (POL) Distribution Systems

There are six (6) deactivated/abandoned in place and closed underground fuel lines and one (1) POL station (removed) on the Property. Table 5.3 provides details for the POL systems including POL number, location, release/spill numbers, system status and removal/closure dates, if applicable.

Table 5.3
Petroleum, Oil and Lubricant (POL)
Distribution Systems

POL Number	Location	Releases/ Spill Number /Status	POL Status/Removal Project Number	POL Closure Date
POL-772-02	Part of new Type III system that runs north and south on the east side and northwest side of Apron 2 and supplied the refueling pits for Baker Row & Charlie Row, Apron 2	NYSDEC Spill #9713631 associated with Apron 2 OPEN (1)	Deactivated 1993. Cleaned and sampled under 95-0038	1996
POL-773-02	Runs north and south just east of Apron 1 and supplied the refueling pits for Easy Row, Apron 1	NYSDEC Spill #9707954 associated with Apron 1 OPEN(1), (2)	Deactivated 1993. Cleaned & sampled under JREZ95-0038. Further investigations under JREZ00-7007, Remediation of Fuel Contaminated Sites	1996

POL Number	Location	Releases/ Spill Number /Status	POL Status/Removal Project Number	POL Closure Date
POL-775-02	Runs north and south just east of Nose Docks and supplied the refueling pits for Charlie Row, Apron 2	NYSDEC Spill #9608239 (closed 10/2/96), #9713631 OPEN(1) associated with Apron 2, & #8910168 OPEN(1) associated with Building 786.	Deactivated 1993. Cleaned and sampled under 95-0038. Further investigations under JREZ03-6010, Remedial Action and Long Term Monitoring for Apron 2 and Building 786.	1996
POL-779-02	Runs north and south east side of Apron 2 and supplied the refueling pits for Baker Row, Apron 2	NYSDEC Spill #9608239 (closed 10/2/96) & #9713631 OPEN(1) associated with Apron 2	Deactivated 1993. Cleaned & sampled under JREZ95-0038. Further investigations under JREZ03-6010, Remedial Action for Apron 2	1996
POL-781-02	Runs north and south on the east side and northwest side of Apron 2 and supplied the refueling pits for Baker Row & Charlie Row, Apron 2	NYSDEC Spill #9608239 (closed 10/2/96) & #9713631 OPEN (1) associated with Apron 2	Deactivated 1993. Cleaned and sampled under 95-0038. Further investigations under JREZ03-6010, Remedial Action for Apron 2	1996
POL-7001	Part of B/7001 vehicle fueling station located southwest corner of Apron 2	NYSDEC Spill # 9706957 OPEN(1)	Removed in 1997 under 960042A. Further investigations under JREZ99-6040, Long-Term Monitoring, Petroleum Spill Sites	1997

(1) Open spill will be closed under funded project, JREZ2006-6040, PBC Petroleum LTO-LTM.
(2) Open spill will be closed under funded project, JREZ2004-6012, Petroleum Groundwater Remedial Action. See Section 5.2, IRP site SD-41 for extent of restrictions associated with this site.

5.5 Oil/Water Separators (OWS)

There are three (3) OWS sites on the Property. Table 5.4 provides details for the OWSs including separator number, location, status, release/spill numbers and removal dates, if applicable.

Table 5.4
Oil/Water Separators

OWS Number	Location	Releases/Spill Number/Status	OWS Status/Removal Project Number	OWS Closure Date
OWS-5730-1	Northwest of B/782 (SD-41)	NYSDEC Spill Number 9109658 (closed 6/21/05) 9413416 OPEN(1)	Removed 1994/ 920077	1994/IRP Site SD-41
OWS-5730-2 (OWS-782)	Northwest of B/782, replaced OWS-5730-1	None	Removed 2001/ 960020	2001/IRP Site SD-41
OWS-6389-3	North of Apron 2	None	Active	N/A

(1) Open spill will be closed under funded project, JREZ2004-6012, Petroleum Groundwater Remedial Action. See Section 5.2, IRP site SD-41 for extent of restrictions associated with this site.
(2) Open spill will be closed under funded project, JREZ00-7003, Long-Term Monitoring, Area of Concern Sites. See Section 5.2, IRP site ST-26 for extent of restrictions associated with this site.

The Air Force has evaluated the risks associated with these sites and has determined that since the remaining petroleum contamination is subsurface, the Property can be used pursuant to the proposed transfer, with the specified use restrictions identified below, with acceptable risk to human health or the environment, and without interference with the environmental restoration process.

The transferee will be restricted from conducting any type of excavation, digging, drilling, utilization of groundwater, or other ground disturbing activity at the open spill sites listed above (Sections 5.3 through 5.5) without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as outlined herein and in pertinent sections. Provisions will also be placed in the Deed to allow the United States and NYSDEC, and their representatives unrestricted access to the open spill sites to conduct investigations, cleanup or removal activities.

5.6 Asbestos Containing Material (ACM)

The Property described in Section 2.0 contains asbestos-containing material (ACM).

ACM in Structures or Buildings was identified in Buildings 782, 783, 784, 785, 786, 817, 819 and 820. The asbestos observed during the VSIs appeared in good condition except for the pipe

insulation, ceiling tiles and floor tiles of Buildings 817 and 820; the ceiling tile and floor tiles of Buildings 784, 785 and 786; and the ceiling tiles of Building 783.

ACM in Utility Pipelines: No CERCLA remedial action for ACM in below ground utility pipelines is required. ACM, such as transite pipes or pipes wrapped with asbestos insulation, may be found in (or on) utility pipelines located on the Property. ACM associated with utility pipelines below ground does not pose a threat to human health or environment as long as it is not disturbed, or, if it is disturbed, proper care is taken to manage and dispose of it. Utility pipelines below the ground have not been inspected. The transferee will be given notice of the possibility of ACM in utility pipelines through a notice in the Deed. The Deed will provide notice to the property recipients that the Air Force will not be responsible for the ACM in utility pipelines.

ACM in Demolition Debris: ACM, which was commonly used in building materials, may be located at building demolition locations. Based upon an inspection of the Property and a review of the environmental baseline survey reports, no such locations are specifically known to be present on the former Griffiss AFB. No CERCLA remedial action is required at this time. However, it is possible that there are undiscovered locations where demolition debris may be found by the transferee during ground disturbance activities. The transferee will be cautioned by notice in the Deed to exercise care during ground disturbing activities. The transferee will be required to notify the Air Force promptly of any demolition debris containing friable asbestos and believed to be associated with Air Force activities. The transferee will be required to allow the Air Force a reasonable opportunity to investigate and, if a CERCLA remedial action is necessary, to accomplish it.

The Deed will contain a provision stating that the property recipient and subsequent transferees, in their use and occupancy of the property, will be responsible for complying with all applicable federal, state, and local laws relating to asbestos. The Deed will also state that the Air Force will be responsible for conducting any CERCLA remedial action found to be necessary for hazardous substances released or disposed of on the property prior to the date of the Deed, so long as the property recipient is not a potentially responsible party under CERCLA for the release or disposal. The above response assurance by the Air Force does not mean the Air Force will perform or fund any remediation to accommodate a change in land use desired by the property recipient that is inconsistent with use restrictions or covenants contained in the Deed or other related property transaction documents.

5.7 Lead-Based Paint (LBP) –Facilities other than Target Housing & Residential Property

5.7.1 Lead-Base Paint in Structures

LBP and/or LBP hazards might be present in facilities other than target housing and residential property on the property if the facilities were build it prior to 1978 (Building 782, 783, 784, 785, 786, 816,817, 818, 819 and 820). The Transferee will be notified through the supporting EBS documentation and SEBS, of the possible presence of LBP and/or LBP hazards in these facilities. Notice was provided to the Transferee in the contract for sale that the Transferee would be responsible for managing all LBP and potential LBP in compliance with all applicable laws and regulations.

5.7.2 Lead-Based Paint and Lead-Based Paint-Containing Materials and Debris (collectively "LBP")

Lead-based paint products were commonly used prior to 1978 and LBP may be located on the Property. The Transferee is advised to exercise caution during any use of the Property that may result in exposure to LBP. Appropriate notification and transferees responsibilities, consistent with AFRPA policy, will be provided in the deed relative to this fact of common use of LBP prior to 1978.

5.8 Drywells (Wastewater)

There are two (2) drywell sites on the Property. Table 5.5 lists the drywell numbers, location, and status of the drywells.

Table 5.5
Drywells

Drywell Number	Description	Facility Status	Status	Current Project
DRY-0810	Water Pump House - floor drains	Operational	No Further Study (NFS)	JREZ 95-7090
DRY-6000-01	Storm water drainage south entrance to Apron 2	Operational	Investigated as part of AOI 41 /No Further Study (NFS)	JREZ 95-7090

5.9 Sanitary Sewer Systems (Wastewater)

The majority of buildings on the Property are connected to a sanitary sewer system. There are or were two (2) septic systems and one (1) wastewater system located on the property. These systems and status are listed in Table 5.6.

Table 5.6
Septic Tanks / Wastewater Systems / Grease Traps

ID Number	Description	Status/Closure Date/Project Number
SPT-820	Tank and drain field	Closed / Removal date unknown / JREZ 96-6006. Bldg 820 is presently serviced by SPT-0823
SPT-819	750 gallon tank, drain field	Operational/ JREZ 96-6006
WW-0817	Wastewater Treatment System	Operational / No Further Study / 1998 ESI / JREZ98-7001

5.10 Storm Sewer Systems (Wastewater)

The transferee is required to meet all applicable wastewater discharge permit standards if WW-0817 Wastewater System (see "Sanitary Sewer System (Wastewater)") is placed back into operation.

5.11 Drinking Water

Drinking water is supplied from a municipal source. Due to low usage and the extended supply line to Parcels A4, A5, F10C-2 and F10C-3, the Deed will include a covenant for Parcels A4, A5, F10C-2 and F10C-3 that requires the transferee to sample the water as necessary to ensure the chlorine content and potability of the water meets applicable Federal, State and local drinking water standards.

5.12 Other Environmental Factors (OTH)

OTH-808, located in Parcel A4, was the Former Munitions Storage Igloo 808 and was reportedly used to store hazardous wastes (see STW-808 section 5.1, Hazardous Substances/Waste Notification). Investigation of this site was conducted under AOC 9, Weapons Storage Area Landfill (see Section 5.2.1, Subject Property).

5.13 Solid Waste Management (by Transferee)

The transferee is expected to generate solid waste during the demolition of various buildings, which must be managed in accordance with NYSDEC Solid Waste Regulations and all other applicable laws and regulations.

5.14 Wetlands

There are classified New York State Department of Environmental Conservation (NYSDEC) and/or US Army Corps of Engineers (COE) designated wetlands located on Parcels F11B, A2, A5, A4 and F10C-3. See Exhibit 2 for the location and extent of wetlands.

The Deed will reference the existence of the wetlands and state that the transferee will be responsible for coordinating any work within the wetlands area with the NYSDEC, Division of Environmental Permits. Any property development affecting wetlands will be subject to Section 404 of the Clean Water Act and any State provisions.

5.15 Ordnance Related Material Notification

The risk associated with the possible presence of unexploded ordnance remaining on the Property has been investigated by the United States Army Corps of Engineers (USACE/Huntsville) and documented in the Archives Search Report - Recommendations and Findings, dated November 1997. The Archives Search Report (ASR) was developed by the USACE after extensive research of the munitions related history of Griffiss AFB and several interviews with past and present DoD employees. A list of the documents reviewed and the employees interviewed is provided in the ASR.

There were eleven (11) former munitions related sites at Griffiss AFB that were identified for further investigation. None of the eleven (11) munitions related sites were identified on the Property. Clearing operations were performed in the summer of 1998 and documented in a final report dated October 30, 1998.

The intent of the investigation was to eliminate the presence of all ordnance and ordnance related materials within the identified areas. While not likely, it is possible that ordnance, not previously identified in the ASR, may be present on the Property.

Notice will be provided in the Deed that in performing any ground-disturbing activities on the Property, the transferee will use its best efforts to identify ordnance or ordnance-related material, and, upon discovery of any such ordnance or ordnance-related materials, the transferee will immediately cease work and notify the Air Force.

6. PUBLIC COMMENTS

On July 10, 2007, public notice of the proposed conveyance of the Property to the OCIDA was published in the local newspaper (Exhibit 5). No public comments were received within 30 days of such publication.

7. REGULATOR COORDINATION

The NYSDEC and the USEPA were notified of the initiation of the FOSET and Supplemental Environmental Baseline Survey (SEBS) in February 2007. Regulator comments (Exhibit 6) were received on January 24, 2011 from the USEPA and on July 3, 2009 from the NYSDEC and were incorporated or addressed in the document. A final FOSET was issued on {**DATE to be inserted}**.

8. UNRESOLVED REGULATOR COMMENTS

All comments provided by the regulators were addressed and/or incorporated in this document. The Air Force's response to these comments is attached as Exhibit 7. The submission of the request to defer the 120(h**)** covenant may be forwarded to the USEPA Regional Administrator and the New York State Governor.

9. FINDING OF SUITABILITY FOR EARLY TRANSFER

The proposal to transfer the Property has been adequately assessed and evaluated under CERCLA for: (a) the presence of hazardous substances and contamination on the Property; (b) environmental impacts anticipated from the intended use of the Property; and (c) the adequacy of use restrictions and notifications to ensure that the intended use is consistent with protection of human health and the environment. The anticipated future use of this Property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate restrictions on use and disclosures as addressed above. The Property therefore is suitable for early transfer.

Additionally, the proposal to defer inclusion of the CERCLA § 120(h)(3)(A)(ii)(I) covenant has been adequately assessed and evaluated to assure that, with respect to Sites SD-31 Three Mile Creek, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater , SD-52-04 Landfill 6 On-Base Groundwater , SS-62 AOC 9 Weapons Storage Area Landfill Chlorinated Plume, and SD-52-05 Bldg 817/WSA On-Base Groundwater : (a) the transfer will not delay CERCLA environmental response actions, (b) the anticipated reuse of the Property will not pose a risk to human health or the environment, and (c) the Federal Government's obligation to perform all necessary response actions will not be affected by the early transfer of this Property. The Property, therefore, is suitable for early transfer. The covenant required by CERCLA § 120(h)(3)(A)(ii)(I) will be deferred only with respect to Sites SD-31 Three Mile Creek, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater , SD-52-04 Landfill 6 On-Base Groundwater , SS-62 AOC 9 Weapons Storage Area Landfill Chlorinated Plume, and SD-52-05 Bldg 817/WSA On-Base Groundwater. The area and extent of the deferred sites are indicated at Exhibit 1, and are further referenced in the Covenant Deferral Request document. The covenant required by CERCLA § 120(h)(3)(A)(ii)(II) will be included in the Deed for non-deferred portions of the Property to ensure protection of human health and the environment. The Deed will reserve access to the Property for the United States in any case where CERCLA remedial action or corrective action is found to be necessary after conveyance. When all response action necessary to protect human health and the environmental has been taken, the Transferee will receive a warranty pursuant to CERCLA § 120(h)(3)(C)(iii) that satisfies the requirement of CERCLA § 120(h)(3)(A)(ii)(I).

_____ _____

Date ROBERT M. MOORE
Director
Air Force Real Property Agency

Exhibits:
1. Property Maps
2. Environmental Factors Considered
3. Notice of Hazardous Waste Stored
4. Notice of Hazardous Substances Released/Disposed of
5. Public Notice
6. Regulatory Comments
7. Air Force Response to Regulatory Comments
8. Regulator Concurrence
9 Supplemental Environmental Baseline Survey

Exhibit 1
FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
PROPERTY MAP

Sixmile Creek

STW-0808

F10C-2

SS-62
AOC 9
WSA Landfill

A4

SS-62
AOC 9
WSA Landfill
Restriction

Sixmile Creek

Weapons Storage Area
JP4 Fuel Spill

UST-0820-01/02
AST-0820
SPT-0820

DRY-0810

AST-0810-01/2/3

F10C-3

SD-52-05
Building 817 / WSA
On-Base Groundwater

WW-0817

A5

UST-0830
AST-0830
SPT-0819

SD-52-05
Bldg. 817 WSA
On-Base Groundwater
Restriction

Electrical
Power
Substation

LF-049D
Hardfill Area
AOI-28

Threemile Creek

F11B

SS-38
B775
On-Base Groundwater

LF-07
Landfill 5 Cap

AOI 17
Disposal NE
of HF 49C

AOI 24
CE Road
Paint Dump
Area (NW)

LF-07
Landfill 5 Area
Groundwater
Restriction

LF-049C
Hardfill Area
AOI-28

SD-31 Three Mile Creek

AOI 24
CE Road
Paint Dump
Area (SE)

SD-31
Threemile Creek

SD-52-04
Landfill 6
Chlorinated
Plume

Threemile Creek

LF-0028
Landfill 4

LF-09
Landfill 6 Cap

LF-09
Landfill 6
Groundwater
Restriction

SS-38, Building 775 and
SD-52-04, Landfill 6
On-Base Groundwater
Restriction

SD-0041
B782
Nose Dock 1 and 2

F6B-7

F6B-6

A2

POL-0773-02
UST-5730 01/02
OWS-5730-01/02
STW-0782-01
STW-0782-02
UST-8005
OWS-6389-03
POL-0779-02
POL-0775-02
STW-0784
STW-0785
UST-0786-02/03
STW-0786-01
UST-8004
POL-0781-02
POL-0772-02
POL-7001
UST-7001-(01-05)
OPEN SPILL
#9706957
DRY-6000-01
AST-0785
AST-0786
STW-0786-02

SD-52-01
Nose Docks / Apron 2
On-Base Groundwater
Restriction

OPEN SPILL
#9713631
Appron 2
Restriction

SD-52-01
Nose Docks / Apron 2
On-Base Groundwater
Restriction

Sixmile Creek

SS-46-01
Apron 2
Glycol Use /
Deicing Area

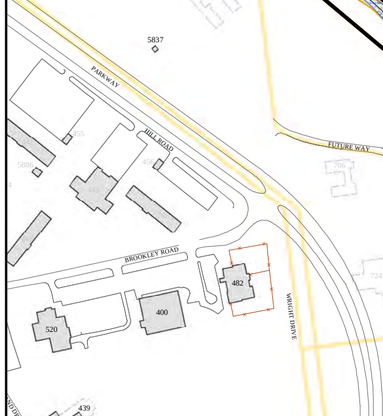
SS-0046, SS-46-04, B785
Glycol Storage/Use Area

SS-54-01
B781
Pumphouse 1 USTs

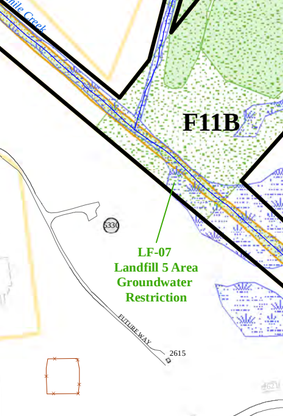
SS-0034
B786 Nose Dock 5
Soil Contamination
OPEN SPILL
#8910168

Rainbow Creek

Electrical Power Substation



BASE LOCATION



SITE LOCATION

Key to Features

EBS Factors

- Above Ground Storage Tanks
- Drywells
- Grease Traps
- Other Storage Tanks
- Other Misc Env Factors
- Oil / Water Separators
- Hydrant Fueling/Pipeline Systems
- Septic Tank Systems
- Haz Waste & Petro Storage
- Underground Storage Tanks
- Misc Wastewater-Related Sites
- Road
- Airfield
- Boundary
- Fence
- Hydrant Fuel Line
- Railroad
- Surface Water
- Culvert / Ditch
- Parcel to be Transfered
- Landfill 6 Cap
- Parcel Boundary
- Demolished Facilities
- Existing Facilities
- Adjacent Sites
- Restricted Area
- Non-Restricted Area
- Restricted Sites
- Wetlands

1,000 500 0 1,000

Feet

N

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Finding of Suitability for Early Transfer

**Parcels: F11B, F6B-6, F6B-7,
A2, A4, A5, F10C-2, and F10C-3**

FPM Remediations, Inc.

May 25, 2011

Y:\GIS_Projects\Griffiss\Projects\CDR_Maps\Map_2_FOSET.mxd

Exhibit 2
FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
Environmental Factors Considered

Deed Restriction or Notification Required?		***Environmental Factors Considered***
No	**Yes**	
		Environmental Restoration, Hazardous Substances, Petroleum
	X	Hazardous Substances (Notification)
	X*	Installation Restoration Program (IRP) and Areas of Concern
X		Medical/Biohazardous Wastes
	X	Oil/Water Separators (OWSs)
	X	Unexploded Ordnance
X		Radioactive & Mixed Wastes
	X	Storage Tanks (USTs/ASTs)
	X	Petroleum, Oil and Lubricant (POL) Distribution Systems
		Disclosure Factors/Resources:
	X	Asbestos
	X	Groundwater Quality
X		Drinking Water Quality
X		Indoor Air Quality
X		Lead-Based Paint (High-Priority Facilities)
	X	Lead-Based Paint (Other Facilities)
X		PCB Containing Equipment
X		Radon
		Other Factors:
X		Air Conformity/Air Permits
X		Energy (Utilities)
X		Flood plains
X		Hazardous Waste Management (By Transferee)
X		Historic Property (Archeological/Native American, Palentological)
X		OSHA (Occupational Safety & Health Administration)
X		Outdoor Air Quality
X		Prime/Unique Farmlands
	X	Drywells
	X	Sanitary Sewer Systems (Wastewater)
	X	Storm Sewer Systems (Wastewater)
X		Sensitive Habitat
	X	Septic Tanks (Wastewater)
	X	Soil Vapor Intrusion
	X	Solid Waste (Disposal of demolition materials)
X		Threatened and Endangered Species
X		Transportation
	X	Wetlands

***** Includes adjacent property

Exhibit 3

FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
NOTICE OF HAZARDOUS WASTE STORED

The table below provides information from the Basewide EBS and shall serve as a notice of hazardous wastes that were stored for a period of one year or more on the Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 Property on the former Griffiss Air Force Base, and the dates such storage took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9620(h). The Basewide EBS lists the quantities of each waste, and the dates these wastes were stored.

Building Number	Waste Stored	Regulatory Waste Number	Year	Quantity (lbs.)
B/784	Spill Resistant JP-4 Absorbent & Contaminated Soil	D001	1988-92	24,303
	JP-4 Absorbent	D001/D018	1993	6,700
B/786	Spill Resistant Diesel/Absorbent	D001	1989-90	900
	Waste PD-680; Container Haz Waste	D001	1988	545
	Waste Antifreeze	D002	1988-89	2,128
	Oil/Lead	D008	1991	400
B/782	Spill Resistant, JP-4, and Absorbent	D001	1988-92	2,435
	JP4 Absorbent and JP4/Water	D001/D018	1993	1,320

Exhibit 4

FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
NOTICE OF HAZARDOUS SUBSTANCES RELEASED/DISPOSED OF

The table below provides information from the Basewide EBS and shall serve as a notice of hazardous substances that are known to have been released/disposed of on Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 property on the former Griffiss Air Force Base, and the dates the release took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9620(h).

SAC Hill, Area of Concern Sites SS-38 and SD 52 Landfill #6 Groundwater

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
TCE contaminated groundwater	N/A	Unknown	Unknown	D040	Proposed Plan process completed ROD awaiting EPA execution	

SD-52-01, On-Base Groundwater AOC, Apron 2 Operable Unit

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
TCE, DCE, Vinyl Chloride contaminated groundwater	N/A	Unknown	Unknown	D040	Proposed Plan Process Completed; ROD awaiting EPA execution	

AOC 9 and SD-52 Building 817

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Chlorinated solvents in groundwater	N/A	Unknown	Unknown	Unknown	SD-52 Building 817: Proposed Plan process completed; ROD awaiting EPA execution; AOC 9: revised contract action underway	On-Base Groundwater AOC, AOC 9

LF09 Landfill 6 and LF-07 Landfill 5

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
LF09 Landfill 6 VOCs, Metals, Pesticides	N/A	Unknown	1955-1959	Various	ROD/ Remedial Action	Landfill has been capped.
LF-07 Landfill 5 VOCs, SVOCs Metals, Pesticides	N/A	Unknown	1959-1960	Various	ROD/ Remedial Action	Landfill has been capped.

SD-31, Three Mile Creek

Substance	**CAS Registry Number**	**Quantity kg/pounds**	**Date**	**Hazardous Waste ID Number**	**Response**	**Remarks**
SVOCs, Metals, Pesticides, PCBs	N/A	Unknown	Unknown	Various	ROD/ Remedial Action	Creek has been dredged

Exhibit 5

FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
PUBLIC NOTICE

Public Notice

NOTICE OF INTENT TO SIGN
Findings of Suitability for Early Transfer (FOSETs)

The U.S. Air Force Real Property Agency (AFRPA) intends to transfer approximately 209 acres of the former Griffiss Air Force Base to Oneida County Industrial Development Agency and Oneida County to be used for Development of the Griffiss Business and Technology Park.

Included are: Parcel F11B, Parcel F6B-1, Parcel F6B-2, Parcel F6B-6, Parcel F6B-7, Parcel A2, Parcel A4, Parcel A5, Parcel F10C-2, and Parcel F10C-3 consisting of approximately 209 acres are intended to be transferred using the Early Transfer Authority under Section 120 (h) (3) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

The FOSETs are based on extensive reviews of the environmental condition of the properties, which were performed in consultation with federal and state environmental regulatory agencies. The decision to transfer the Early Transfer Parcels will be made after final consultation with the Governor of New York State, the New York State Department of Environmental Conservation and the U.S. Environmental Protection Agency. The FOSET property will not be transferred until the Governor makes a determination that the property is suitable for use as a Business and Technology Park and the intended use is consistent with protection of human health and the environment, that the U.S. Air Force has provided assurances that it will be responsible for any environmental cleanup required on the property, and that the public has had at least 30 days to comment on the suitability of the property for early transfer.

Based on the completion of the Environmental Impact Statement and pursuant to the Records of Decision on the Reuse and Disposal of Griffiss Air Force Base dated June 1996 and September 1999, the property will be transferred to the Oneida County Industrial Development Agency and the County of Oneida for the development of the Griffiss Business and Technology Park.

The properties became available as a result of Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, and the subsequent realignment of Griffiss Air Force Base.

The public is invited to review and comment on these proposed transactions. The U.S. Air Force will consider written comments received by August 10, 2007. Documents are available for review at the address below. Please address all comments to:

Michael F. McDermott
Site Manager
Air Force Real Property Agency
153 Brooks Road
Rome, New York 13441
Telephone: 315 356-0810

State of New York
County of Oneida } **SS:**

Lori Hammon
being sworn, says he is, and during the time hereinafter mentioned, was Advertising Director of the DAILY SENTINEL, a newspaper printed and published in the County of Oneida, aforesaid; and that the annexed printed Notice was inserted and published in said Newspaper once/ commencing

on the 10th day of July, 20 07

to wit: July 10

July 10, 20 07

Lori Hammon

Sworn to before me this 10th day of July, 20 07

Michael B. Brockway Notary Public

MICHAEL B. BROCKWAY
Notary Public, State of New York
Appointed in Oneida County
My Commission Expires April 28, 2010

Exhibit 6

FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
REGULATORY COMMENTS

From: Pocze.Doug@epamail.epa.gov
Sent: Friday, December 03, 2010 8:43 AM
To: MCDERMOTT, MICHAEL F GS-13 USAF DoD AFCEE/EXC
Subject: FOSET

Mike,

I've discussed with Jim Doyle the AF's response to our FOSET/CDR comments and he has also spoken with Carolyn regarding our concerns. Based upon the continued discussions, he has drafted the following which he indicated I could provide to you.

Please take a look and let me know your thoughts.

doug

Regarding your insistence on including and reiterating that the grantees will bear the costs for various things, we understand that is your position. You have stated that you must include such text as part of your response action assurance supporting a transfer (in the response to our comment in the July 2010 draft), and you have stated that it, as an issue, is really none of our business (October 26, 2010 email). As for the first position, the need for indentifying which entity may (or may never) expend a few thousand dollars at some indeterminate date in the future hardly rises to the level of having to be expressly addressed as a response action assurance in support of transfer. And even if it did, that obligation does not have to be embodied in the deed. As we have more than once commented, the notion of the AF entering into a side-bar agreement with the transferee on this subject is fine; our only comment on the subject has been regarding the appropriateness of its inclusion in the deed.

New York law requires that covenants and/or restrictions in deeds touch and concern the property in order to run with the land. We seriously question whether identifying which party may, hypothetically, be required to expend some funds in the future does not substantially alter the legal rights which flow from the ownership of the land. But as you state, it is not our concern; we will however not necessarily be looking to any transferee should the obligation to prepare the analysis not be met.

The text in Section 5.2.1. of the FOSET (second full paragraph on page 26 of the July 2010 version) and Paragraph 8.1.15 of the CDR contain the same language, which presents the same problem. Since the CDR provision includes more text than that in the FOSET, this comment is directed at the CDR but applies to the FOSET text, to the extent relevant. As commented in the past, in the first sentence “the responsibility of Air Force” should be changed to “required by law”. “Responsibility” as used here is vague – is it meant to mean legal responsibility, or causal responsibility? On the other hand, the law is the law - so the proposed amendment to the text allows any party to argue what it chooses should an issue arise. The statutorily required covenant in Section 120(h)(3)(A)(ii)(II) does not limit the covenant to contamination which is the responsibility of any particular party. To the contrary, the

covenant applies to any contamination, whether caused by predecessor federal entities (other than the Air Force) or even prior private owners of the land.

In the second sentence of 8.1.15, it is not legally accurate to say that the "the obligation of the United States under the warranty does not include… " either (a) or (b) [see text]. In the Air Force's response to EPA comment number 2 on page 97 of the July 2010 draft of the FOSET, you seem to misunderstand the point of EPA's comment (or perhaps we cannot follow the reasoning of the last sentence). The text as written, as in prior drafts, is essentially saying that the legal obligation under Section 120(h)(3)(A)(ii)(II) would be extinguished if a subsequent transferee (a)introduces new contamination or (b) improperly manages the contamination at the site in a way which increases the cost of a necessary response action. The next sentence (where the Air Force explains its interpretation of the phrase, "remedial action found to be necessary") also excludes any action necessitated by a change in use or if capped soils are disturbed and need to be disposed from the universe of the Air Force's required, future response actions under Section 120(h)(3)(A)(ii)(II).

Yes, EPA agrees that if a subsequent transferee (a) introduces new contamination or (b) improperly manages the contamination at the site in a way which increases the cost of a necessary response action, it will be a PRP. This latter example would cover both the improperly managed contamination which increases the cost of an action and capped soils which are disturbed and then need to be disposed of. While the transferee is a PRP, it is nevertheless EPA's position that a post-transfer action by that transferee does not relieve the Air Force, on behalf of the United States, of all of its Section 120(h)(3)(A)(ii)(II) obligations. A ten gallon spill of a hazardous substance, post-transfer, does not wipe out the obligation to perform a multi-million dollar response action. The increased cost to address such a spill would not be an obligation borne by the Air Force, but the underlying, pre-existing and acknowledged obligation does not merely evaporate upon the occurrence of a spill.

In the last part of the paragraph, as alluded to above and in previous comments, EPA does not agree with your interpretation of your obligation as it pertains to your chosen interpretation of the meaning of the Section 120(h)(3)(A)(ii)(II) text, "remedial action found to be necessary". There may be situations in which we might determine that a changed circumstance (a change from the anticipated future use to reality) necessitates further action on your part. While uncommon, a principle purpose of the CERCLA mandated five year review is to assess whether a selected remedy remains protective. Notwithstanding your unilateral statement of your interpretation of that text the contrary, or even any side-bar agreement which may exist with a transferee, it is possible that, through no fault of the transferee, further remedial action may be "found to necessary" within the meaning of 120(h)(3)(A)(ii)(II), necessitating action by the Air Force. And thus the statement is incorrect.

****

New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau A
625 Broadway, 11th Floor
Albany, New York 12233-7015
Phone: (518) 402-9622 • **Fax:** (518) 402-9020 / (518) 402-9627
Website: www.dec.ny.gov

Alexander B. Grannis
Commissioner

July 3, 2009

Mr. Michael F. McDermott
AFRPA/DA-Griffiss
153 Brooks Road
Rome, NY 13441-4105

Re: Former Griffiss Air Force Base
Revised Draft FOSET for Parcels F11B, F6B-1, F6B-2, F6B-6, F6B-7, A2, A5, F10C-2, and F10C-3

Dear Mr. McDermott:

The New York State Department of Environmental Conservation has reviewed the Revised Draft FOSET dated June 2009 and associated documents. Our previous comments dated January 31, 2008 have been adequately addressed.

I didn't see a statement in the Covenant Deferral Request that the Air Force has taken all necessary steps to request funding to complete the ongoing projects listed in Section 6. Please include a statement to this effect in the final CDR.

Please contact Heather Bishop at (518) 402-9620 if you have any questions.

Sincerely,

John B. Swartwout

John B. Swartwout, P. E.
Section Chief
Remedial Bureau A, Section C

Exhibit 7

FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3

AFRPA RESPONSE TO REGULATORY COMMENTS

1. The USEPA Region 2 submitted comments via email on January 24, 2011 after numerous verbal discussions concerning various provisions included in the July 2010 revised draft document. Their comments are addressed as follows:

USEPA Comment: USEPA provided a detailed analysis of how FOSET paragraph 5.2.1 (second full paragraph on page 26 of the July 2010 version) and CDR section paragraph 8.1.15 could be misinterpreted or is not applicable under CERCLA.

AF response: AF agrees with USEPA. Both paragraphs have been deleted.

2. The NYSDEC submitted comments on July 3, 2009 in response to the June 5, 2009 revised draft of the subject FOSET. Their comments are addressed as follows:

(1). Comment number 1: The New York State Department of Environmental Conservation has reviewed the Revised Draft FOSET dated June 2009 and associated documents. Our previous comments dated January 3, 2008 have been adequately addressed.

(2). Comment number 2: NYSDEC notes that a statement in the Covenant Deferral Request that the Air Force has taken all necessary steps to request funding to complete the ongoing projects listed in Section 6 is not included. NYSDEC requests that a statement to this effect be included in the final CDR.

(2). Response number 2: The following statement has been incorporated into the CDR at Section 8.2.3d.

> Budgeting for Response Actions. The Air Force will submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required as identified herein for sites that require additional response action. A budget request for the projects scheduled to be completed has been submitted. Expenditure of any federal funds for such investigations or response actions is subject to Congressional authorization and appropriation of funds for that purpose.

Exhibit 8

FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
REGULATORY CONCURRENCE

Exhibit 9

FORMER GRIFFISS AFB
FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY

Exhibit 9

SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY
PARCELS F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
Former Griffiss Air Force Base (AFB), NY

CHAPTER 1 - PURPOSE OF THE SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY

1.1 Introduction. This Supplemental Environmental Baseline Survey (SEBS) has been prepared to document environmental conditions of Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 resulting from the storage, release, or disposal of hazardous substances and/or petroleum products and other environmental conditions over the area's history in order to establish a baseline for use by the United States Air Force (Air Force) in making decisions concerning real property transactions. Changes in the environmental condition of the Property since publication of the Griffiss (AFB) Basewide EBS are also documented in this SEBS.

1.2 Description. Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 are depicted on the property map (Attachment 1) are located in the central and northern portion of the former Griffiss AFB. The approximate acreage of these parcels is as follows:

- Parcel F11B – 71.95 acres,
- Parcel F6B-6 – 36 acres,
- Parcel F6B-7 – 5.5 acres,
- Parcel A2 – 27 acres,
- Parcel A4 – 12 acres,
- Parcel A5 – 16 acres,
- Parcel F10C-2 – 3.3 acres, and
- Parcel F10C-3 – 10 acres.

The Property includes the following facilities:

Facility Number	Parcel	Former Air Force Use	Square Footage
782	A2	Fuel System Maintenance Dock	28,251
6389C	A2	Industrial Waste Treatment and Disposal Facility (OWS-6389-03)	N/A
5730	A2	Industrial Waste System (Demolished)	N/A
8004	A2	Industrial Waste Fuel Spill Collector	N/A
8005	A2	Industrial Waste Fuel Spill Collector	N/A
808	A4	Storage Igloo (Demolished)	N/A
819	A5	Surface Weather Observation Facility	177
830	A5	Emergency Electric Power Generation Plant	160
783	F6B-6	Large Aircraft Maintenance Dock (Nosedock 2)	29,300
784	F6B-6	Large Aircraft Maintenance Dock (Nosedock 3)	28,251
785	F6B-6	Large Aircraft Maintenance Dock (Nosedock 4)	28,251

Facility Number	Parcel	Former Air Force Use	Square Footage
786	F6B-6	Aircraft Support Equipment Shop & Storage Facility (Nosedock 5)	28,251
7001	F6B-6	Vehicle Fueling Station (Demolished)	NA
6364	F10C-2	Industrial Waste Fuel Spill Collector (2,000 Gallons)	NA
810	F10C-3	Water Pump Station	1,700
816	F10C-3	Sewage Treatment and Disposal Facility	NA
817	F10C-3	Weapons and Release Systems Shop	8,243
818	F10C-3	Sanitary Sewage Pump Station	54
820	F10C-3	Security Police Visitor Control Center	2,366
6328	F10C-3	Water Storage Tank (30,000)	NA

CHAPTER 2 - SURVEY METHODOLOGY

2.1 Approach and Rationale. The data used in preparing this SEBS were obtained from the Griffiss AFB Basewide EBS dated September 1994. The EBS was based on record searches, interviews, and visual site inspections (VSIs). The data and information contained in the EBS were prepared in accordance with Department of Defense (DoD) policies and guidance, as they pertain to the procedures for conducting an EBS. Confirmatory VSIs were conducted and additional data was collected in February 2005, April 2009 and May 2009 to verify the condition of the Property.

Based on a review of the Basewide EBS and a VSI of the Property, the buildings and structures are considered DoD Environmental Condition Category 5 and Category 6. Category 5 areas are those areas where storage, release, disposal, and/or migration of hazardous substances has occurred, and removal and remedial actions are underway, but all required remedial actions have not yet been taken. Category 6 areas are those areas where storage, release, disposal, and/or migration of hazardous substances has occurred, but all required actions have not yet been implemented.

2.1.1 Description of Documents Reviewed. A list of documentation reviewed is provided in the Griffiss AFB Basewide EBS. The primary types of studies or investigations included Installation Restoration Program (IRP) studies, Air Force Base Realignment and Closure (BRAC) Cleanup Plan (April 1994), the 1993 Air Force Real Property Inventory, underground storage tank/above ground storage tank (UST/AST) investigations, National Environmental Policy Act documentation, the 1993 Environmental Compliance Assessment and Management Program (ECAMP) Environmental Findings Preliminary Report, and Federal, State, and local documentation.

2.1.2 Inspection of Properties Conducted. VSIs of the interior and exterior of the Buildings in the Property were conducted during preparation of the Basewide EBS. Confirmatory VSIs were conducted in February 2005, April 2009 and May 2009 to ensure that no change in property condition had occurred since the initial Basewide EBS was published. The purpose of the VSIs was to identify any stained soils, stressed vegetation, leachate seepages, unusual odors, friable insulation, peeling paint, etc., which might indicate environmental concern.

2.1.3 Personnel Interviews. Base personnel were contacted and interviewed, when possible, during the initial records search and VSI trips conducted for the Basewide EBS. Personnel interviewed during the Griffiss AFB Basewide EBS included representatives from civil engineering, real property, industrial engineering, and operations. The Air Force Remedial Project Manager (RPM), who is responsible for initiating and managing projects that are necessary to evaluate and cleanup sites that have been contaminated with hazardous substances and waste from past base activities, was also interviewed.

CHAPTER 3 - FINDINGS FOR PARCELS F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3

3.1 Environmental Setting. Griffiss AFB occupies approximately 3,540 acres in central Oneida County in upstate New York, in the City of Rome. A description of the area's climate, topography, hydrology, geology and utilities are contained in Section 3.2 of the Griffiss AFB Basewide EBS.

3.2 Property Categorization Resources

3.2.1 Environmental Factors. There is no record or evidence of medical/ biohazardous waste, or radioactive waste releases on the Property. No PCB-containing equipment is located on the Property.

3.2.2 Hazardous Substance/Material Storage. Past activities on the Property included the storage of hazardous substances/wastes in Building782 (STW-782-01, -02), 784 (STW-784), 785 (STW-785), and 786 (STW-786-01 and -02). Clean closure was achieved under project JREZ 95-0036, Assess/Close Hazardous Waste/Material Storage Areas.

It was also reported that hazardous wastes were stored in former storage igloo 808 (STW-808, OTH-808). Investigation of this site was conducted under AOC 9, see Section 3.2.3 for additional information.

Hazardous substances or wastes were stored above the reporting requirements at the above-mentioned satellite accumulation points, STW-782, STW-784, and STW-786.

3.2.3 Area of Concern (AOC) or Installation Restoration Program (IRP) Sites Identified to Date. The Air Force, USEPA, and NYSDEC entered into a Federal Facility Agreement (FFA) effective August 21, 1990, under Section 120 of CERCLA.

There are fifteen (15) AOC, IRP, or AOI sites located within the boundaries of the Property. Table 3.1 contains details these sites.

Table 3.1
Property AOC, IRP, or AOI sites

AOC/IRP Site ID	Site Class	Parcel	Site Name
LF-07	AOC/ IRP	F11B	Landfill 5
LF-09	AOC/ IRP	F11B	Landfill 6
LF-28	AOC/ IRP	F11B	Landfill 4
LF-49 C & D	IRP	F11B	Hardfill Areas
SD-31	AOC/ IRP	F11B	Three Mile Creek
AOI 24	AOI	F11B	CE Road Paint Dump Area
AOI 17	AOI	F11B	Disposal area Northeast of Hardfill 49C
SD-52-04	AOC/ IRP	F11B	Landfill 6 On-Base Groundwater
SS-38	AOC/ IRP	F11B, F6B-7	Building 775 On-Base Groundwater
SD-52-01	AOC/ IRP	F6B-6, A2	Nosedocks/Apron 2 On-Base Groundwater
SS-34	AOC/ IRP	F6B-6	Building 786 (Nose Dock 5) - Soil Contamination
SD-41	IRP	A2	Building 782, Nose Docks 1 & 2
SD-32	AOC/ IRP	A4	Six Mile Creek
SS-62	AOC/ IRP	A4 F10C-2	AOC 9 Weapons Storage Area Landfill, Chlorinated Plume
SD-52-05	AOC/ IRP	A5, F10C-3	Building 817/WSA On-Base Groundwater

LF-07, Landfill 5, located in Parcel F11B, is an AOC, and the Air Force recommended in its draft final Remedial Investigation (RI) report dated December 1996 that a Feasibility Study (FS) be performed to evaluate potential remedial actions to mitigate chemicals of concern in the groundwater and soil. Based upon discussions and agreements with the regulators, a presumptive remedy was implemented to cap Landfill 5 and perform long-term groundwater monitoring. A Record of Decision (ROD) for capping the landfill and confirmatory groundwater monitoring was signed by the USEPA on June 5, 2000. The Record of Decision also requires implementation of institutional controls in the form of deed restrictions to prohibit use of the groundwater, to ensure the cap is not damaged, and to assure that the area is maintained as a landfill. The cap was installed in 2002, and the Final Report on the Implementation of Remedial Action was issued on August 31, 2005. The Remedial Action Report was approved by USEPA on September 20, 2005.

LF-09, Landfill 6, located in Parcel F11B, is an AOC and the Air Force recommended in its draft final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the groundwater and soil. Based upon

discussions and agreements with the regulators, a presumptive remedy was implemented to cap Landfill No. 6 and perform long-term groundwater monitoring. The Record of Decision for this remedy was signed by the USEPA on June 7, 2001. The Record of Decision required the installation of an impermeable cover in accordance with 6 NYCRR, Part 360, landfill closure regulations, dated November 26, 1996. The action included placing a gas venting layer, a geomembrane cover, and a barrier protection layer over the entire landfill, and implementing long-term monitoring of the groundwater. Additionally, the Record of Decision required that the groundwater associated with Landfill 6 be further evaluated and addressed in a separate comprehensive study for all groundwater contamination in the area near the landfill. The evaluation is being conducted as part of the SD-52, On Base Groundwater Contamination AOC, Landfill 6 Operable Unit. Also required in the Record of Decision is the implementation of institutional controls in the form of deed restrictions within the main landfill boundary (to ensure the cap is not damaged), and prohibiting use of the affected area and groundwater (with groundwater consumption being specifically restricted). The landfill cap was completed in November 2005 and the Final Report on the Implementation of Remedial Action was issued on August 6, 2008. The Remedial Action Report was approved by USEPA on September 30, 2008. The long-term monitoring commenced in June 2006.

LF-28, Landfill 4, located in Parcel F11B, is an area of concern that consisted of a buried vault used for the disposal of vacuum and radio tubes used in radar and communications equipment, low-level radioactive wastes, and other debris. The vault was constructed of three vertically stacked concrete culverts (sewer pipes), and was operated from the mid-1950s to the mid-1960s. A concrete cap was placed over the vault when the landfill was closed in 1967. The site was also surrounded by an 8-foot-high by 10-foot-square chain link fence with a locked gate and placard identifying the area as radioactive. From July to October 1997, the vault was excavated and the site was remediated and restored to its original condition. All disturbed areas were graded, covered with at least 6 inches of clean fill, and seeded with grass. The Final Closure Certification Report for the Remediation of Landfill 4 was reviewed and approved by NYSDEC. The final site closure inspection was performed on October 10, 1997. On June 5, 2000, the Final Record of Decision (ROD) was executed, which required that the groundwater be monitored to confirm that the detected radionuclides were in fact naturally occurring. In a letter dated August 11, 2005, USEPA concurred that the detected radionuclides were naturally occurring, and as a result monitoring ceased.

LF-49C&D, Hardfill Areas, located in Parcel F11B, are part of IRP site LF-49 and extensive investigations were performed in 1996, which included several test pits, soil borings, and monitoring wells. A draft Predesign Investigations Report was forwarded to the USEPA and NYSDEC on February 26, 1997, concluding that there is no evidence of hazardous waste disposal, and the material present is construction and demolition (C&D) debris. The NYSDEC, with USEPA concurrence, transferred these sites to the NYSDEC Solid Waste program on March 20, 1997. An earth cap was installed over the hardfills in 1998. The closure report for Hardfills 49C and D was forwarded to the NYSDEC Division of Solid Waste and concurrence on final closure was given on July 8, 2003. Portions of Hardfills C and D are also located on adjacent parcel F11D.

SD-31, Three Mile Creek, located in Parcel F11B, is an AOC, and the Air Force recommended in its draft final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the surface water and sediments. The draft FS was submitted in January 1999 and additional sampling of the off-base portion of

the creek was performed in the fall of 1999, which was documented in an FS Addendum report that was issued on March 20, 2000. Additional sampling to delineate the vertical extent of the sediment contamination was performed in 2001. A final FS was issued to the regulators on July 31, 2002, recommending that a sediment removal action be performed in conjunction with long-term monitoring. A Proposed Plan was issued for public comment on July 23, 2003. The ROD was signed on March 26, 2004, and the Remedial Action was completed on September 19, 2005. The site is presently being monitored in accordance with the Record of Decision.

AOI 24, CE Road Paint Dump Area, located in Parcel F11B, was identified as an AOI based on a report from an anonymous former base employee claiming that a mixture of diesel fuel and paint had been discharged to the ground in two areas along the CE Service Road between Landfill 5 and 6. The site was sampled in 1995 during the Group I AOI investigation, and an Extended Site Investigation (ESI) was performed in 1998. The December 2002 ESI Addendum Report recommended No Further Study for this site. The site has received regulatory concurrence. Portions of this site have been covered by the Landfill 6 cap.

AOI 17, Disposal area Northeast of Hardfill 49C, located in Parcel F11B, is a construction and demolition debris disposal area located northeast of Hardfill 49C and Landfill 6. The site was sampled in October 1997 through January 1998 during the 1998 Extended Site Investigation (ESI). The December 2002 ESI Addendum Report recommended No Further Study for this site. The site has received regulatory concurrence and closure from the NYSDEC Region 6 Solid and Hazardous Waste Division by letter dated July 8, 2003.

The remainder of the AOIs within the boundaries of the Property were classified as No Further Study or Covered Under Other Programs during the AOI investigations. The sites have received regulator concurrence.

SS-38 Building 775 Groundwater, SD-52 On-Base Groundwater Operable Unit and SS-62 AOC 9 Weapons Storage Area Landfill:

SS-38, Building 775, Groundwater and SD-52-04 Landfill 6 On-Base Groundwater Contamination: The SS-38, Building 775, Groundwater site is located in Parcels F11B and F6B-7. Building 775 (Pumphouse 3) was one of four pumphouses located east of Ready road. Building 774, located across from Building 775 to the west, was identified as a TCE storage area housing a 400-gallon TCE vat. The vat has been removed, and the area where the drums were stored is currently paved or grass-covered. It was originally thought that Pumphouse 3 was the origin of a TCE plume at the site, but during the RI and SI investigations, it was determined that the actual source of contamination was the degreasing room/vat formally located on the southeast side of Building 774. This degreasing system utilized a monorail to carry equipment to the degreasing vat for solvent cleaning when the building was used as an armament and electronics shop. Chlorinated solvents that have contributed to the groundwater contamination are suspected to have originated from this area. No evidence of the degreasing system was found during the Basewide EBS site inspection in April 1994. The Air Force, in its draft final RI report dated December 1996, recommended no further action for the soils and further delineation of groundwater contamination (chlorinated solvents southwest of Building 774). The SD-52 Landfill 6 On-Base Groundwater Contamination site is located in Parcel F11B. The Landfill 6 Record of Decision required that the groundwater associated with Landfill 6 be further evaluated and addressed in a separate comprehensive study for all groundwater contamination in the area near the landfill. Consequently, at both sites, additional groundwater samples were collected

during the summer of 1997 under the Supplemental Investigations (SI) program. The final SI report was issued to the regulators on July 24, 1998. Additional supplemental plume delineation investigations were performed in the spring of 2000 and the results were provided to the regulators on August 24, 2000. A Final Groundwater Treatability Pilot Study Report was submitted to the regulators on June 23, 2004, and a Final Feasibility Study (FS) was forwarded to the regulators on April 15, 2005, for these sites. A Draft Proposed Plan was forwarded to the regulators on August 5, 2005. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable, and further review could not proceed because of vapor intrusion concerns that impact the proposed remedies. The Final On Base Groundwater Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. As stated in the Final On-Base Groundwater (OBGW) Proposed Plan a Soil Vapor Intrusion Operable Unit was established to focus on those sites where soil vapor intrusion (SVI) studies are being conducted. These studies are separate from the investigations and proposed remedial actions discussed in the OBGW Proposed Plan. In October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. On February 8, 2008 the Draft OBGW Record of Decision was submitted for regulatory review. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to EPA and NYSDEC.. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, groundwater extraction is being performed at the Building 775 site and vegetable oil injection was performed at the Landfill 6 site in June 2008. In addition performance monitoring is being conducted quarterly at each site. All field activities have been performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008). As part of a separate operable unit, a Soil Vapor Mitigation Feasibility Study followed by a treatability study was implemented for Buildings 774 and 776. In May 2011 installation was completed for the components associated with the treatability study.

SD-52-01 Nosedocks/Apron 2 On-Base Groundwater Contamination, Operable Unit (located in Parcels F6B-6 and A2): Releases to the groundwater of petroleum hydrocarbons (see Section 5.3, UST-7001-01 through -04 and Section 5.4, POL-772-02, POL-775-02, POL-779-02, and POL-781-02) and chlorinated solvents have occurred at the Property. The Draft Final RI report dated December 1996 recommended further delineation of groundwater contamination (chlorinated solvents north of Building 782). Additional groundwater samples were collected during the summer of 1997 under the Supplemental Investigations (SI) program. The final SI report was issued to the regulators on July 24, 1998. The results of the July 1998 SI indicated that a chlorinated solvent plume exists beneath Apron 2. Additional groundwater investigations were performed in June 2000 and presented in a draft letter report dated August 7, 2000, with the conclusion that the downgradient portion of the plume had been delineated and the upgradient source needed to be defined. Project JREZ2001-7008, RI, IRP Site SD-52, On-Base Groundwater, Apron 2 Operable Unit, was developed to perform the additional investigations. The delineation fieldwork was performed in 2002, a final RI report was submitted to the USEPA and NYSDEC on April 28, 2004, and a draft Feasibility Study (FS) was submitted on July 29, 2005. A Draft Proposed Plan was submitted to the regulators on August 5,

2005. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable, and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The Final Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. As stated in the Final OBGW Proposed Plan a Soil Vapor Intrusion Operable Unit was established to focus on those sites where soil vapor intrusion (SVI) studies are being conducted. These studies are separate from the investigations and proposed remedial actions discussed in the OBGW proposed. In October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. All the parties agreed that, based on sub-slab concentrations, Buildings 782, 783 and 784 (Nose Dock Hangars) do not require any further CERCLA action (sampling or SVI mitigation). There is however, petroleum contamination in proximity to the buildings that is being addressed under the NYSDEC Spills Program. The ROD can proceed as NFA with reference to the fact that the petroleum contamination is being addressed under the NYSDEC Spills Program. The parties also agreed that the AF will resample to determine the source of the high levels of sub-slab TCE in Building 785 and 786. The appropriate remedial action, such as installing a SVE system under the building, will be taken to remove the source. The buildings will be re-sampled prior to occupancy. The Draft OBGW ROD was submitted on February 8, 2008. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to USEPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, natural attenuation monitoring is conducted quarterly at the site. All field activities are performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008). As part of a separate operable unit, a Soil Vapor Mitigation Feasibility Study followed by a treatability study was implemented for Buildings 785 and 786. In May 2011 installation was completed for the components associated with the treatability study.

SS-62 AOC-9, Weapons Storage Area Landfill Chlorinated Plume**,** located in Parcels A4 and F10C-2 is an AOC site located north of the runway and south of the Weapons Storage Area (WSA). AOC 9, WSA Landfill, originally thought to be within the WSA, is actually outside the WSA boundaries. The site includes the location of the former storage igloo 808 (STW-808, OTH-808). This site was investigated under the Expanded Site Investigations (ESI) program and based on results of the investigations, a Feasibility Study (FS) was required. The Final Groundwater Treatability Pilot Study Report, The Final Feasibility Study (FS), and the Draft Proposed Plan were submitted to the regulators on June 23 2004, October 28, 2004, and August 5, 2005, respectively. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The proposed remedy is presently being reevaluated based on additional groundwater and soil data. In addition, in October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of

which were documented in correspondence received from the USEPA on January 29, 2008. All the parties agreed that there is a need for SVI deed restrictions for future buildings constructed on this property. Deed covenant language will be included in any ROD for this property requiring that any new construction address SVI in coordination with NYS and USEPA Region 2. Following USEPA and NYSDEC concurrence, the Final Proposed Plan was submitted for public comment on January 13, 2010. The Final Record of Decision was executed by the USEPA on September 21, 2010. The final remedy is presently being installed.

SD-52-05 Building 817/WSA On-base Groundwater Site (located in Parcels A5 and F10C-3). The Draft Final RI report indicated that there was a release, disposal, or migration of hazardous substances into the groundwater south of Building 817. Supplemental Investigations were performed in the spring of 2000. The Final Groundwater Treatability Pilot Study Report, the Final Feasibility Study (FS), and the Draft Proposed Plan were submitted to the regulators on June 23 2004, April 15, 2005, and August 5, 2005, respectively. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable, and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The Final Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. As stated in the Final OBGW Proposed Plan a Soil Vapor Intrusion Operable Unit was established to focus on those sites where soil vapor intrusion (SVI) studies are being conducted. These studies are separate from the investigations and proposed remedial actions discussed in the OBGW proposed. The draft ROD was issued on February 8, 2008. In October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC 9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. It was agreed that Institutional Controls and Institutional Control monitoring would be implemented. The Institutional Controls will prevent occupation of the building and require evaluation of the sub-slab and indoor air prior to occupancy. It was also agreed that closeout sampling/monitoring will be necessary, at a future date, before a No Further Action determination for vapor intrusion can be obtained. The Draft OBGW ROD was submitted on February 8, 2008. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to USEPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, vegetable oil injection was performed at the site in June 2008. In addition, performance monitoring is conducted quarterly. All field activities have been performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008).

SS-34, Building 786 (Nose Dock 5) - Soil Contamination, located in Parcel F6B-6, is an AOC that is located adjacent to Building 786, between Aprons 1 and 2. Liquids used in the area include oils, solvents, and fuels. An aboveground storage tank (AST) for storage of liquid wastes was formerly located on the east side of Building 786. In 1990, the AST and the surrounding contaminated soil were removed and the tank was replaced with three underground storage tanks (USTs). The draft final RI report issued in December 1996 recommended no further action for soils, delineation of petroleum hydrocarbon groundwater contamination, and delineation of chlorinated solvent contamination as part of an operable unit under the On Base

Groundwater Contamination AOC. Additional contaminated surface soil was removed in 2001 in the immediate area of the former AST and NYSDEC Spill Number 8910167 was closed on October 18, 2002. The USEPA and NYSDEC deleted this AOC from the FFA on November 18, 2002, and November 25, 2002 respectively.

SS-46, Glycol Use and Storage Area, located in Parcel A2, was recommended for no further action in the Draft Final RI report dated December 1996. This site is primarily associated with glycol storage and usage in the vicinity of Building 43, which is located on the Property, and along the east edge of Apron 2 and Building 785, which are located on the Property. Additional groundwater sampling was performed at this site under project JREZ2002-7040, Long Term Monitoring for AOCs, to ascertain the possible presence of glycol-contaminated groundwater. An Informal Technical Information Report was forwarded to the regulators on February 7, 2002, recommending no further investigation at this AOC. The USEPA concurred with the recommendation on February 13, 2002. A draft Proposed Plan for No Further Action for the Glycol Use and Storage Area AOC was issued to the regulators for review and comment on October 29, 2002. The USEPA and NYSDEC deleted this AOC from the FFA on November 18, 2002, and November 25, 2002 respectively.

SD-41, Building 782 (Nose Docks 1 & 2), located in Parcel A2, is an AOC that is located adjacent to Buildings 782 and 783, between Aprons 1 and 2. The site consists of two areas of contaminated soil, one area associated with releases from an oil/water separator (OWS) located near the northeastern corner of Building 782, and the second area associated with a soil fire that occurred in July of 1990 during trenching operations between the Nose Docks and Apron 1. The Draft Final RI report issued in December 1996 recommended removal of the OWS and contaminated soils, investigation of the source of contamination in the vicinity of the trench fire along the northeastern edge of Apron 1, and the evaluation of remedial alternatives for the remediation of contaminated soils and groundwater in the area. The RI report also recommended delineation of petroleum hydrocarbon contamination in the groundwater at the site. Additional investigations were performed under project JREZ97-6003, Remedial Action for Former Underground Storage Tanks (USTs) sites. An Interim Removal Action that removed the OWS, an associated UST, an associated sewage lift station and contaminated soil was performed under project JREZ99-6020, Close Airfield. A draft Informal Technical Information Report (ITIR) dated February 2003 was issued to the USEPA and NYSDEC on February 26, 2003. Comments on the ITIR were received from the USEPA and NYSDEC. In a letter dated September 16, 2003 USEPA concurred that only petroleum contamination remains in the soil. USEPA also noted that any remediation of CERCLA groundwater constituents would require selection of a remedy according to CERCLA (i.e. proposed plan, ROD). Remediation of groundwater in the area, which contains CERCLA constituents, is under the Apron 2 (On-Base Groundwater Contamination, Apron 2 Operable Unit). A bioventing system at adjacent Apron 1 has been expanded to remediate the petroleum-contaminated soil at this site. In October 2006, the site was evaluated for potential risks associated with SVI. The Draft Final Proposed Plan, including the SVI evaluation results, was provided to the regulatory agencies on February 17, 2009. Discussions were held between the Air Force and USEPA to revise the Proposed Plan. The Air Force agreed to revise the Proposed Plan for clarity prior to public review. The revised Draft Final Proposed Plan is currently under USEPA and NYSDEC review.

SD-32, Six Mile Creek and WSA Lagoon, located in Parcel A4 is an AOC located north of the runway. The Air Force recommended in its Draft Final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in

the surface water and sediments. The draft FS was issued in January 1999 and a draft FS addendum was issued in March 2000. A Proposed Plan for Source Control with Long-Term Monitoring was issued for public comment on July 23, 2003. The final ROD was signed on March 26, 2004. Long Term Monitoring is performed annually at the site in accordance with the Record of Decision.

The remainder of the AOIs within the boundaries of the Property were classified as No Further Study or Covered Under Other Programs during the AOI investigations. The sites have received regulator concurrence

3.2.4 Underground and Aboveground Tanks (USTs & ASTs) Three (3) ASTs, four (4) former ASTs, two (2) USTs, and thirteen (13) former USTs are, or were, located on the Property. Table 3.2 contains details for storage tanks including tank number, contents, capacity, location, release/spill numbers, tank status, and removal dates, if applicable.

Table 3.2
Storage Tanks

Tank Number/ Contents	Tank Capacity (gallons)	Location	Releases/ Spill Number /Status	Tank Status/Removal Project Number	Tank Closure Date (1)
AST-785 Deicing Fluid	2,600	South of Building 785	None	Removed 1980	1980
AST-786 Waste Oil (SS-34)	500	North of Building 786	NYSDEC Spill # 8910167 (Closed 10/18/02)	Removed 1990/ 870141A/B	1990
UST-786-01 Waste Oil	1,000	North of Building 786	None	Removed 1997/ 960042A	1997
UST-786-02 Waste Hydraulic Oil	1,000	North of Building 786	None	Removed 1997/ 960042A	1997
UST-786-03 Waste Antifreeze	550	North of Building 786	None	Removed 1997/ 960042A	1997
UST-7001-01 Unleaded	1,000	Southeast of Building 786	None	Removed 1987	1987
UST-7001-02 JP-4/JP-8	1,000	Southeast of Building 786	None	Removed 1987	1987
UST-7001-03 Unleaded	1,000	Southeast of Building 786	NYSDEC Spill # 9706957 OPEN (2)	Removed 1997/ 960042A	1997
UST-7001-04 JP-4/JP-8	2,000	Southeast of Building 786	NYSDEC Spill # 9706957 OPEN (2)	Removed 1997/ 960042A	1997

Tank Number/ Contents	Tank Capacity (gallons)	Location	Releases/ Spill Number /Status	Tank Status/Removal Project Number	Tank Closure Date (1)
UST-8004 JP-4/JP-8 (Type III System)	4,000	Fiberglass tank located northeast side Apron 2	None	In place	Closed in Place
UST-8005 JP-4/JP-8 (Type III System)	4,000	Fiberglass tank located northeast side Apron 2	None	In place	Closed in Place
AST-0810 -01 Diesel	180	Inside Building 810	None		
AST-0810 - 02 Diesel	180	Inside Building 810	None		
AST-0810 - 03 Diesel	180	Inside Building 810	None		
AST-0820 Fuel Oil	300	Northeast Corner Building 820	None	Removed 1996 / 930042	1996
UST-0820-1	1000	Northeast Corner Building 820	None	Removed 1991 / 900128	1991
UST-0820-2	1000	Northeast Corner Building 820	NYSDEC Spill Number 9610380 (Closed 7/27/01)	Removed 1996 / 930042	1996
UST-7001-05 Diesel	5,000	Southeast of Building 786	NYSDEC Spill # 9706957 OPEN (2)	Removed 1997/ 960042A	1997
AST-830 Unleaded Gasoline	40	Inside generator room of Building 830	None	Removed 1997/ 930042A	1997
UST-830 Unleaded Gas, Diesel	275	East side Building 830	None	Removed 1991/ 91-0088	1991
UST-5730-01	2000	Northeast corner Building 782 (SD-41)	NYSDEC Spill Number 9413416 OPEN(3) 9109658 (Closed 6/21/05)	Removed 1994/ 920077	1994
UST-5730-02	2000	Northeast corner Building 782 (SD-41)	NYSDEC Spill Number 9413416 OPEN (3) 9109658 (Closed 6/21/05)	Removed 2001/ 960020	2001

(1) All tanks listed as Closed in Place or with a closure date on the above table have been removed from the Griffiss AFB Major Oil Storage Facility license.

(2) Open spill will be closed under funded project, JREZ2006-6040, PBC Petroleum LTO-LTM.

(3) Open spill will be closed under funded project, JREZ2004-6012, Petroleum Groundwater Remedial Action. See Section 5.2, IRP site SD-41 for extent of restrictions associated with this site.

3.2.5 Petroleum, Oil and Lubricant (POL) Distribution Systems

There are six (6) deactivated/abandoned in place and closed underground fuel lines and one (1) POL station (removed) on the Property. Table 3.3 provides details for the POL systems including POL number, location, release/spill numbers, system status and removal/closure dates, if applicable.

Table 3.3
Petroleum, Oil and Lubricant (POL)
Distribution Systems

POL Number	Location	Releases/ Spill Number /Status	POL Status/Removal Project Number	POL Closure Date
POL-772-02	Part of new Type III system that runs north and south on the east side and northwest side of Apron 2 and supplied the refueling pits for Baker Row & Charlie Row, Apron 2	NYSDEC Spill #9713631 associated with Apron 2 OPEN (1)	Deactivated 1993. Cleaned and sampled under 95-0038	1996
POL-773-02	Runs north and south just east of Apron 1 and supplied the refueling pits for Easy Row, Apron 1	NYSDEC Spill #9707954 associated with Apron 1 OPEN(1), (2)	Deactivated 1993. Cleaned & sampled under JREZ95-0038, further investigations under JREZ00-7007, Remediation of Fuel Contaminated Sites	1996
POL-775-02	Runs north and south just east of Nose Docks and supplied the refueling pits for Charlie Row, Apron 2	NYSDEC Spill #9608239 (closed 10/2/96) & #9713631 OPEN(1) associated with Apron 2	Deactivated 1993. Cleaned and sampled under 95-0038 Further investigations under JREZ03-6010, Remedial Action for Apron 2	1996
POL-779-02	Runs north and south east side of Apron 2 and supplied the refueling pits for Baker Row, Apron 2	NYSDEC Spill #9608239 (closed 10/2/96) & #9713631 OPEN(1) associated with Apron 2	Deactivated 1993. Cleaned & sampled under JREZ95-0038. Further investigations under JREZ03-6010, Remedial Action for Apron 2	1996

POL Number	Location	Releases/ Spill Number /Status	POL Status/Removal Project Number	POL Closure Date
POL-781-02	Runs north and south on the east side and northwest side of Apron 2 and supplied the refueling pits for Baker Row & Charlie Row, Apron 2	NYSDEC Spill #9608239 (closed 10/2/96) & #9713631 OPEN (1) associated with Apron 2	Deactivated 1993. Cleaned and sampled under 95-0038. Further investigations under JREZ03-6010, Remedial Action for Apron 2	1996
POL-7001	Part of B/7001 vehicle fueling station located southwest corner of Apron 2	NYSDEC Spill # 9706957 OPEN(1)	Removed in 1997 under 960042A Further investigations under JREZ99-6040, Long-Term Monitoring, Petroleum Spill Sites	1997

(1) Open spill will be closed under funded project, JREZ2006-6040, PBC Petroleum LTO-LTM.
(2) Open spill will be closed under funded project, JREZ2004-6012, Petroleum Groundwater Remedial Action. See Section 5.2, IRP site SD-41 for extent of restrictions associated with this site.

3.2.6 Oil/Water Separators (OWS)

There are three (3) OWS sites on the Property. Table 3.4 provides details for the OWSs including separator number, location, status, release/spill numbers and removal dates, if applicable.

Table 3.4
Oil/Water Separators

OWS Number	Location	Releases/Spill Number/Status	OWS Status/Removal Project Number	OWS Closure Date
OWS-5730-1	Northwest of B/782 (SD-41)	NYSDEC Spill Number 9109658 (closed 6/21/05) 9413416 OPEN(1)	Removed 1994/ 920077	1994/IRP Site SD-41
OWS-5730-2 (OWS-782)	Northwest of B/782, replaced OWS-5730-1	None	Removed 2001/ 960020	2001/IRP Site SD-41
OWS-6389-3	North of Apron 2	None	Active	N/A

(1) Open spill will be closed under funded project, JREZ2004-6012, Petroleum Groundwater Remedial Action. See Section 5.2, IRP site SD-41 for extent of restrictions associated with this site.

3.2.7 Sanitary Sewer Systems / Septic Tanks (Wastewater)

The majority of buildings on the Property are connected to a sanitary sewer system. There are / or were two (2) septic systems and one (1) wastewater system located on the property. These systems are listed in Table 3.5.

Table 3.5
Septic Tanks / Wastewater Systems

ID Number	Description	Status/Closure Date/Project Number
SPT-820	Tank and drain field	Closed / Removal date unknown / JREZ 96-6006. Bldg 820 is presently serviced by SPT-0823
SPT-819	750 gallon tank, drain field	Operational/ JREZ 96-6006
WW-0817	Wastewater Treatment System	Operational / No Further Study / 1998 ESI / JREZ98-7001

3.2.8 Drywells (DRY)

There are two (2) drywell sites on the Property. Table 3.6 lists the drywell numbers, location, and status of the drywells.

Table 3.6
Drywells

Drywell Number	Description	Facility Status	Status	Current Project
DRY-0810	Water Pump House - floor drains	Operational	No Further Study (NFS)	JREZ 95-7090
DRY-6000-01	Storm water drainage south entrance to Apron 2	Operational	Investigated as part of AOI 41 /No Further Study (NFS)	JREZ 95-7090

3.2.9 Storm Sewer Systems (Wastewater)

The transferee is required to meet all applicable wastewater discharge permit standards if WW-0817 Wastewater System (see "Sanitary Sewer System (Wastewater)") is placed back into operation.

3.2.10 Other Environmental Factors (OTH)

OTH-808, the Former Munitions Storage Igloo 808, was reportedly used to store hazardous wastes (see STW-808 Section 3.2.2, Hazardous Substance/Material Storage). Investigation of this site was conducted under AOC 9, Weapons Storage Area Landfill (see Section 3.2.3, Subject Property)

3.2.11 Ordnance Related Material

The risk associated with the possible presence of unexploded ordnance remaining on the Property has been investigated by the United States Army Corps of Engineers (USACE/ Huntsville) and documented in the Archives Search Report - Recommendations and Findings, dated November 1997. The Archives Search Report (ASR) was developed by the USACE after extensive research of the munitions related history of Griffiss AFB and several interviews with past and present DoD employees. A list of the documents reviewed and the employees interviewed is provided in the ASR.

There were eleven (11) former munitions related sites at Griffiss AFB that were identified for further investigation. None of the eleven (11) munitions related sites were identified on the Property. Clearing operations were performed in the summer of 1998 and documented in a final report dated October 30, 1998.

The intent of the investigation was to eliminate the presence of all ordnance and ordnance related materials within the identified areas. While not likely, it is possible that ordnance, not previously identified in the ASR, may be present on the Property.

3.2.12. Wetlands

There are classified New York State Department of Environmental Conservation (NYSDEC) and/or US Army Corps of Engineers (COE) designated wetlands located on Parcels F11B, A2, A4, A5 and F10C-3.

3.2.12. Drinking Water

Drinking water is supplied from a municipal source.

3.3 Disclosure Resources

3.3.1 Asbestos Containing Material (ACM)

ACM was identified in Buildings 782, 783, 784, 785, 786, 817, 819 and 820. The asbestos observed during the VSIs appeared in good condition except for the pipe insulation, ceiling tiles and floor tiles of Buildings 817 and 820; the ceiling tile and floor tiles of Buildings 784, 785 and 786; and the ceiling tiles of Building 783.

3.3.2 Lead-Based Paint (LBP) Other Facilities

LBP is assumed to be present in Buildings 782, 783, 784, 785, 786, 816, 817, 818, 819 and 820. The Air Force has classified these facilities as facilities with a probability of having a LBP hazard because they were constructed prior to 1978 when the maximum allowable content of lead in paint was reduced.

CHAPTER 4 - FINDINGS FOR ADJACENT PROPERTIES

4.1 Adjacent Properties. There are six (6) AOCs, SAOCs, AOIs or IRP sites located on adjacent premises that may impact the Property. The IRP site descriptions are listed as follows:

AOC/IRP Site ID	Site Class	Site Name
LF-01	AOC	Landfill 1
SS-40	IRP	Weapons Storage Area
SS-45	IRP	Industrial Soils Pad
LF-49B	IRP	Hardfill Area – 49B
SS-44	AOC	Electrical Power Substation
ST-54	IRP	Building 781- Pumphouse 1

LF-01, Landfill 1, is an AOC consisting of a 22 acre inactive unlined landfill located northwest of the Property in the northern portion of the base just north of the Small Arms Range. This site was operated as the base landfill from 1960 to 1973. The Air Force recommended in its Draft Final RI report dated December 1996 that a Feasibility Study (FS) be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the groundwater and soil. Based upon discussions and agreements with the regulators, a presumptive remedy is being implemented. The Record of Decision was signed on June 5, 2000, and required the installation of an impermeable cover in accordance with 6 NYCRR, Part 360, landfill closure regulations, dated November 26, 1996, installation of a gas-venting system, and installation of a groundwater / leachate collection / treatment system. The Record of Decision required the groundwater / leachate to be collected in a trench and then pumped to a treatment facility. The cap installation was completed in August 2004. The associated Landfill 1 Cover Improvements Engineer's Certification Report was provided to the regulators in February 2005. Long-term monitoring commenced in December 2003. After installation of the groundwater / leachate collection trench a pump test was conduct. In February 2004, based on the analytical pump test data, the Air Force recommended deletion of the groundwater treatment system. USEPA, in March 2004, advised that additional data was necessary in order to support the recommendation.

A ROD Amendment for the Landfill 1 AOC to remove the requirement for the collection and treatment of groundwater/ leachate at the landfill toe was issued after a public comment period (September 25, 2008 to October 25, 2008). A public meeting on the revised the Landfill 1 AOC proposed plan was held on October 8, 2008. The ROD Amendment was signed on September 18, 2009 by the Air Force and on September 25, 2009 by the USEPA with concurrence from the NYSDEC. In addition, the Final Report on Implementation of Remedial Actions at Landfill 1 AOC was accepted by USEPA on March 17, 2010.

SS-40, Weapon Storage Area (WSA), was an IRP site targeted for Site Investigation as part of the Dispute Resolution. The Site Investigation was completed in December 1993 for the entire site. There are no open sites within the WSA.

SS-45, Industrial Soils Pad, is an Area of Interest (AOI 90) and IRP site located north of the runway. This site was investigated under the AOI program. A limited removal action was performed in 2000 and is documented in the June 2001 Final Removal Action Report for Drywell and Miscellaneous Sites Removal Project. The site has been classified as No Further Action and has received regulatory concurrence.

LF-49B, Hardfill Area, is an IRP site consisting of a 2.0 acre hardfill located just south of the Small Arms Range. An earth cap was installed over the hardfill in 1998. A closure report was forwarded to the NYSDEC Solid Waste Section, and concurrence and final closure was received on July 8, 2003.

SS-44, Electrical Power Substation, is an AOC located west of the Property that contained soils contaminated with Polychlorinated Biphenyls (PCBs) and Polynuclear Aromatic Hydrocarbons (PAHs). The December 1996 Draft Final Remedial Investigations (RI) recommended that a FS be performed. The Air Force conducted a removal action in 1998 under project JREZ97-7006, in which PCB contaminated soil was excavated and properly disposed of off site. Confirmatory soil samples were collected to ensure that the project cleanup goals (based upon future reuse as an electrical distribution substation) were met, and the site was backfilled with clean soil. The closure report was distributed to the regulators in June 1999 and finalized in June 2000. A ROD requiring land use restriction for industrial use as a restricted access electrical substation and groundwater use restrictions was signed by the USEPA on March 17, 2005.

ST-54, Building 781 - Pumphouse 1, is a Fuel Contaminated IRP site. NYSDEC has assigned spill Number 9202658 to the release. A free-product recovery system and bioventing system have been installed, and are operational. The impacted groundwater is being addressed under funded project JREZ02-7040, Long Term Monitoring, Petroleum Spill Sites.

CHAPTER 5 - PROPERTY TRANSFER CATEGORY

5.1 Conclusions. Based on a review of the Basewide EBS and a VSI of the Property, the buildings and structures are considered Department of Defense (DoD) Environmental Condition Category 5 and Category 6. Category 5 areas are those areas where storage, release, disposal, and/or migration of hazardous substances has occurred and removal and remedial actions are underway, but all required remedial actions have not yet been taken. Category 6 areas are those areas where storage, release, disposal, and/or migration of hazardous substances has occurred, but all required actions have not yet been implemented.

The United States Environmental Protection Agency (USEPA) concurs that all remedial actions have not yet been taken or implemented on the Property.

The identified IRP sites within and adjacent to the Property are not expected to pose a concern to the transferring of the Property.

CHAPTER 6 - CERTIFICATION

I certify that the property conditions stated in this report are based on a thorough review of available records, visual inspections, and sampling and analysis as noted, and are true and correct to the best of my knowledge and belief.

_____ _____

MICHAEL F. McDERMOTT Date
BRAC Environmental Coordinator
AFCEE/EXC - Griffiss

Attachments:
1. Environmental Site Map
2. Visual Site Inspection
3. Table H-1, 1994 Basewide EBS
4. Table H-2, Asbestos Survey Disclosure Data

Attachment 1

Environmental Site Map
Former Griffiss AFB
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3

Sixmile Creek

STW-0808

F10C-2

SS-62
AOC 9
WSA Landfill

A4

SS-62
AOC 9
WSA Landfill
Restriction

Sixmile Creek

Weapons Storage Area
JP4 Fuel Spill

UST-0820-01/02
AST-0820
SPT-0820

DRY-0810

AST-0810-01/2/3

F10C-3

SD-52-05
Building 817 / WSA
On-Base Groundwater

WW-0817

A5

UST-0830
AST-0830
SPT-0819

SD-52-05
Bldg. 817 WSA
On-Base Groundwater
Restriction

Electrical
Power
Substation

LF-049D
Hardfill Area
AOI-28

Threemile Creek

F11B

SS-38
B775
On-Base Groundwater

LF-07
Landfill 5 Cap

AOI 17
Disposal NE
of HF 49C

AOI 24
CE Road
Paint Dump
Area (NW)

LF-07
Landfill 5 Area
Groundwater
Restriction

LF-049C
Hardfill Area
AOI-28

SD-31 Three Mile Creek

AOI 24
CE Road
Paint Dump
Area (SE)

SD-31
Threemile Creek

SD-52-04
Landfill 6
Chlorinated
Plume

Threemile Creek

LF-0028
Landfill 4

LF-09
Landfill 6 Cap

LF-09
Landfill 6
Groundwater
Restriction

SS-38, Building 775 and
SD-52-04, Landfill 6
On-Base Groundwater
Restriction

SD-0041
B782
Nose Dock 1 and 2

F6B-7

F6B-6

A2

POL-0773-02
UST-5730 01/02
OWS-5730-01/02
STW-0782-01
STW-0782-02
UST-8005
OWS-6389-03
POL-0779-02
POL-0775-02
STW-0784
STW-0785
UST-0786-02/03
STW-0786-01
UST-8004
POL-0781-02
POL-0772-02
POL-7001
UST-7001-(01-05)
OPEN SPILL
#9706957
DRY-6000-01
AST-0785
AST-0786
STW-0786-02

SD-52-01
Nose Docks / Apron 2
On-Base Groundwater
Restriction

OPEN SPILL
#9713631
Appron 2
Restriction

SD-52-01
Nose Docks / Apron 2
On-Base Groundwater
Restriction

Sixmile Creek

SS-46-01
Apron 2
Glycol Use /
Deicing Area

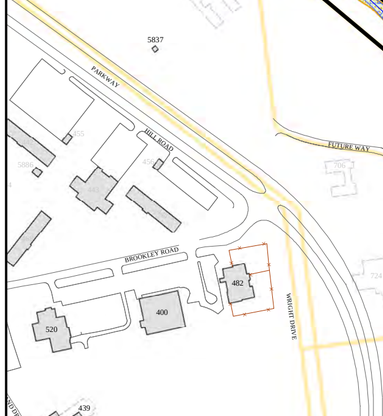
SS-0046, SS-46-04, B785
Glycol Storage/Use Area

SS-54-01
B781
Pumphouse 1 USTs

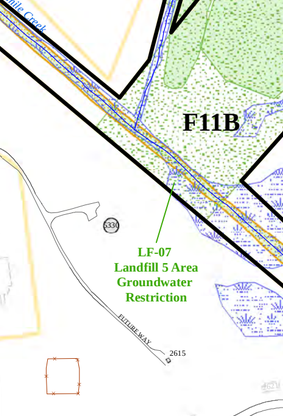
SS-0034
B786 Nose Dock 5
Soil Contamination
OPEN SPILL
#8910168

Rainbow Creek

Electrical Power Substation



BASE LOCATION



SITE LOCATION

Key to Features

EBS Factors

- Above Ground Storage Tanks
- Drywells
- Grease Traps
- Other Storage Tanks
- Other Misc Env Factors
- Oil / Water Separators
- Hydrant Fueling/Pipeline Systems
- Septic Tank Systems
- Haz Waste & Petro Storage
- Underground Storage Tanks
- Misc Wastewater-Related Sites
- Road
- Airfield
- Boundary
- Fence
- Hydrant Fuel Line
- Railroad
- Surface Water
- Culvert / Ditch
- Parcel to be Transfered
- Landfill 6 Cap
- Parcel Boundary
- Demolished Facilities
- Existing Facilities
- Adjacent Sites
- Restricted Area
- Non-Restricted Area
- Restricted Sites
- Wetlands

1,000 500 0 1,000

Feet

N

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Finding of Suitability for Early Transfer

**Parcels: F11B, F6B-6, F6B-7,
A2, A4, A5, F10C-2, and F10C-3**

FPM Remediations, Inc.

May 25, 2011

Y:\GIS_Projects\Griffiss\Projects\CDR_Maps\Map_2_FOSET.mxd

Attachment 2

Visual Site Inspection
Former Griffiss AFB
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL A2)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: Building 782	**Construction Year:** 1959	**Sq. Ft.:** 28,251
Inspected By: M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: Aircraft Repair Maintance		
Prior Facility Use: Fuel System Maintenance Dock		
Point of Contact: AFRPA/DA - GRIFFISS		
Known Features: Underground Storage Tanks: UST-5730-1, 02 (removed) Aboveground Storage Tanks: None Oil/Water Separators: OWS-5730-01, OWS-5730-02 (removed) Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: SAP: STW-782-01, -02 (closed) WPP: No Other: None		
Exterior Inspection: Fair condition, excessive peeling paint. Waste solvent storage in rear of facility.		
Interior Inspection: Interior is in very good condition. Some floor tile is loose. Some paint is peeling. ACM pipe insulation in good condition.		
Comments Air craft is inside facility undergoing repairs / maintenance		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F6B-6)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: 783	**Construction Year:** 1959	**Sq. Ft.:** 29,300
Inspected By: M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: Storage of Aircraft Parts		
Prior Facility Use: Large Aircraft Maintenance Dock		
Point of Contact: AFRPA-GRIFFISS		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: None WPP: None Other: None		
Exterior Inspection: Fair condition - extensive paint peeling.		
Interior Inspection: Fair condition - paint peeling – Floor tile generally intact – Ceiling tile collapsing. Asbestos pipe covering in fair condition.		
Comments: Bicycle parts stored in mechanical room.		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F6B-6)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: 784	**Construction Year:** 1959	**Sq. Ft.:** 28,251
Inspected By: M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: Air Field Operations		
Prior Facility Use: Large Aircraft Maintenance Dock		
Point of Contact: AFRPA-GRIFFISS		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: STW-784 WPP: None Other: None		
Exterior Inspection: Fair condition - extensive paint peeling. Exterior storage of various materials. Filled drums of various lubricants. Empty oil lubricant drums. Used batteries on pallets awaiting disposal.		
Interior Inspection: Fair condition - paint peeling - Ceiling tile collapsing – Interior storage of lubricants. ACM pipe insulation in good condition.		
Comments: None		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F6B-6)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: 785	**Construction Year:** 1959	**Sq. Ft.:** 28,251
Inspected By: M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: County Storage of Sand / Gravel and Miscellaneous Small Items		
Prior Facility Use: Large Aircraft Maintenance Dock		
Point of Contact: AFRPA-GRIFFISS		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: AST-785 (removed) Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: STW-785 WPP: None Other: None		
Exterior Inspection: Fair condition - extensive paint peeling. Paint cans, drums of lubricate and used oil filters are present.		
Interior Inspection: Fair condition - paint peeling – Floor tile is coming loose. Ceiling tile collapsing. ACM pipe insulation is in good condition.		
Comments: None		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F6B-6)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: 786	**Construction Year:** 1959	**Sq. Ft.:** 28,251
Inspected By M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: Oneida County Storage		
Prior Facility Use: Aircraft Support Equipment Shop and Storage Facility		
Point of Contact: AFRPA-GRIFFISS		
Known Features: Underground Storage Tanks: UST-786-01 through -03 (all removed) Aboveground Storage Tanks: AST-786 Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: SS-34 & SS-46		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: STW-786-01 & STW-786-02 WPP: None Other: None		
Exterior Inspection: Fair condition - extensive paint peeling. Exterior storage area.		
Interior Inspection: Fair condition - paint peeling – ceiling tile in poor condition. Old insulation fiberglass deteriorating. Minor spills less than ½ gallon on floors. ACM pipe insulation in good condition.		
Comments: None		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F6B-6)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: 7001	**Construction Year:** 1989	**Sq. Ft.:** 250
Inspected By M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: Demolished		
Prior Facility Use: Vehicle Fueling Station		
Point of Contact: AFRPA-GRIFFISS		
Known Features: Underground Storage Tanks: UST-7001-01 through -05 (all removed) Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: POL-7001		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: None WPP: None Other: None		
Exterior Inspection: N/A		
Interior Inspection: N/A		
Comments: Demolished		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL A2 & F6B-6)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: Apron 2 Area	**Construction Year:** N/A	**Sq. Ft.:** N/A
Inspected By: M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: ¼ Aircraft Parking - ¾ Used for landfarming operations		
Prior Facility Use: Aircraft parking		
Point of Contact: AFRPA-GRIFFISS		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: DRY-6000-01 Other Features: SD-52-01, POL-772-02, POL-779-02, POL-781-02		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: None WPP: None Other: None		
Exterior Inspection: Aircraft parked on apron near Bld 782. The Air Force Landfarming operation covers approximately ¾ of the apron area.		
Interior Inspection: N/A		
Comments: None		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F6B-7)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: SAC Hill Area	**Construction Year:** N/A	**Sq. Ft.:** N/A
Inspected By M. McDermott, AFRPA - GRIFFISS		
Facilities Current Function: Open Space		
Prior Facility Use: Open Space		
Point of Contact:		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: POL-773-02, POL-775-02		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: None WPP: None Other: None		
Exterior Inspection: Area is overgrown.		
Interior Inspection: N/A		
Comments: None		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL A5)

GRIFFISS AFB FACILITY INSPECTION		**Date: May 2009**
Facility #: Building 819	**Construction Year: 1961**	**Sq. Ft.: 177**
Inspected by: D. Baldyga for Michael McDermott, AFRPA – Griffiss		
Facilities Current Function: Vacant, Surface Weather Observation Facility		
Point of Contact: AFRPA		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank System: SPT-819 (closed) Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: None WPP: None Other: None		
Exterior Inspection: Paint and windows are in poor condition, windows cracked and paint peeling of building.		
Interior Inspection: Walls – paint is in poor condition. Wild animals dwelling in building. Toilet and sink in building, poor condition. Windows cracked and carpet in poor condition.		
Comments: septic tank is covered by concrete cap. Building contains LBP		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL A5)

GRIFFISS AFB FACILITY INSPECTION		**Date: May 2009**
Facility #: Building 830	**Construction Year: 1982**	**Sq. Ft.: 150**
Inspected by: D. Baldyga for Michael McDermott, AFRPA – Griffiss		
Facilities Current Function: Generator Building		
Point of Contact: AFRPA		
Known Features: Underground Storage Tanks: UST-830 (removed) Aboveground Storage Tanks: AST-830 (removed) Oil/Water Separators: None Septic Tank System: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: None SAP: None WPP: None Other: None		
Exterior Inspection: Paint in fair condition and roof in fair condition.		
Interior Inspection: Walls – paint is in poor condition. Floors are in poor condition. Ceiling joists are rotting. 20 gallon MOGAS tank. No leaks identified around the tank which appears empty.		
Comments:		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F10C-3)

GRIFFISS AFB FACILITY INSPECTION		**Date: May 2009**
Facility #: 810	**Construction Year:**	**Sq. Ft.:** N/A
Inspected By: Michael McDermott AFBCA – GRIFFISS		
Facilities Current Function: Vacant		
Prior Facility Use: Water Pump Station		
Point of Contact: AFRPA - GRIFFISS		
Known Features: Underground Storage Tanks: Aboveground Storage Tanks: AST-810-1,2&3 (inside building) Oil/Water Separators: Septic Tank Systems: Drywells: DRY-810 Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: SAP: WPP: Other:		
Exterior Inspection: Facility is in good condition. No issues noted		
Interior Inspection: Facility is in good condition. No issues noted		
Comments		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F10C-3)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: Building 816	**Construction Year:** 1959	**Sq. Ft.:** N/A
Inspected By: Michael McDermott AFBCA – GRIFFISS		
Facilities Current Function: Not in operation		
Prior Facility Use: Sewage Treatment and Disposal Facility (12,000 gal)		
Point of Contact: AFBCA– GRIFFISS		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: No SAP: No WPP: No Other: None		
Exterior Inspection: Fair condition. Major paint peeling.		
Interior Inspection: Major paint peeling and needs to be cleaned. System is not in operation.		
Comments		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F10C-3)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: Building 817	**Construction Year:** 1959	**Sq. Ft.:** 8,243
Inspected By: Michael McDermott AFBCA – GRIFFISS		
Facilities Current Function: Vacant		
Prior Facility Use: Weapons and Release Systems Facility		
Point of Contact: AFBCA-GRIFFISS		
Known Features: Underground Storage Tanks: UST-817-01 and 02 (both removed) Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: No SAP: No WPP: No Other: None		
Exterior Inspection: Good condition (brick) except for chimney (bricks are loose). Contractor fencing material is located in rear of building.		
Interior Inspection: Poor condition. Facility being used for storage. Some ceiling tiles have collapsed. Some broken windows and some peeling paint. ACM pipe insulation in good condition in upper mechanical room. ACM in poor condition in lower mechanical room (ducts & pipes).		
Comments		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F10C-3)

GRIFFISS AFB FACILITY INSPECTION		**Date:** May 2009
Facility #: Building 818	**Construction Year:** 1959	**Sq. Ft.:** 54
Inspected By: Michael McDermott AFBCA – GRIFFISS		
Facilities Current Function: Not in operation		
Prior Facility Use: Sanitary Sewage Pumping Station		
Point of Contact: AFBCA - GRIFFISS		
Known Features: Underground Storage Tanks: None Aboveground Storage Tanks: None Oil/Water Separators: None Septic Tank Systems: None Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: No SAP: No WPP: No Other: None		
Exterior Inspection: Fair condition. Minor paint peeling.		
Interior Inspection: Major paint peeling and needs to be cleaned. System is not in operation.		
Comments		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F10C-3)

GRIFFISS AFB FACILITY INSPECTION		**Date: May 2009**
Facility #: 820	**Construction Year:**	**Sq. Ft.:** 2366
Inspected By: Michael McDermott AFBCA – GRIFFISS		
Facilities Current Function:		
Prior Facility Use: Security Police Visitor Control Center		
Point of Contact: AFRPA - GRIFFISS		
Known Features: Underground Storage Tanks: UST-820-1&2 (removed) Aboveground Storage Tanks: AST-820 (removed) Oil/Water Separators: Septic Tank Systems: Drywells: None Other Features: SPT-820 Closed - Bldg 820 is presently serviced by SPT-0823		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: SAP: WPP: Other:		
Exterior Inspection: Paint is peeling. Extensive overgrowth. Some debris around exterior.		
Interior Inspection: Facility is in very poor condition. Excessive roof leaks, excessive amount of fallen ceiling tile, wall coverings are saturated and falling off.		
Comments		

FORMER GRIFFISS AFB
VISUAL SITE INSPECTION FORM
(PARCEL F10C-3)

GRIFFISS AFB FACILITY INSPECTION		**Date: May 2009**
Facility #: 6328	**Construction Year:**	**Sq. Ft.:**
Inspected By: Michael McDermott AFBCA – GRIFFISS		
Facilities Current Function:		
Prior Facility Use: Water Storage Tank (30,000 gallons)		
Point of Contact: AFRPA - GRIFFISS		
Known Features: Underground Storage Tanks: Aboveground Storage Tanks: Oil/Water Separators: Septic Tank Systems: Drywells: None Other Features: None		
Hazardous Material Storage Facility: Bench Stock: None Flammable Locker: None Storeroom: None Other: None		
Hazardous Waste Storage Areas: HWAP: SAP: WPP: Other:		
Exterior Inspection: Exterior insulation is damaged in some areas. Paint is peeling.		
Interior Inspection:		
Comments		

Attachment # 3

Former Griffiss AFB
SUPPLEMENTAL ENVIRONMENTAL BASELINE SURVEY (SEBS)
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
TABLE H-1, 1994 BASEWIDE EBS Table H-1
Summary of Asbestos Survey Information

Bldg	Location	Quantity	Building Element	Inspection Date	Last Inspection	Number	Result	Comments
782	Mechanical Room		Heat Exchange Insulation	87/09/23		GM870300	85	Domestic hot water heat exchanger. Fair to Poor condition. 85% Chrysotile, 7% Amosite
782	Mechanical Room		Heat Exchange Insulation	87/09/23		GM870408	80	Domestic Hot water heat exchanger. Fair to poor condition. Chrysotile.
782	Mechanical Room		Pipe Joint Insulation	87/09/23		GM870409	80	Chrysotile
782	Mechanical Room		Pipe Insulation	87/09/23		GM870410	65	Steam entrance pit, old insulation. Chrysotile
783	Mechanical Room		Heat Exchange Insulation	87/09/23		GM870411	35	Block Insul, poor cond. All other insul same as bldg. 782, good condition. 35% Chrysotile, 15% Amos
784	Mechanical Room			87/09/23				Good Condition. Insulation same as in building 782.
784	Mobility/Training		Floor Tile	90/03/14		GM900075	ND	12' RED
784	Mobility/Training		Floor Tile Mastic	90/03/14		GM900076	ND	
785	Mechanical Room			87/09/23				Good condition. Insulation same as in building 782.
786	Mechanical Room			87/09/23				Good Condtion. Insulation same as in building 782.
817	Center of Bldg		Ceiling Tile	89/05/18		GM890123	ND	
817	Weapons Storage Area		Ceiling Tile	89/12/28		GM891090	ND	
817	Hallway By Latrine		Floor Tile	90/01/30		GM900011	7	9" DARK BROWN WITH GREEN AND CREAM.

Bldg	Location	Quantity	Building Element	Inspection Date	Last Inspection	Number	Result	Comments
817	West End Computer Room		Steam Pipe Elbow	90/02/26		GM900040	35	15% CHRYSOTILE, 20% AMOSITE
817	West End Computer Room		Steam Pipe Insulation	90/02/26		GM900041	25	10% CHRYSOTILE, 15% AMOSITE.
819	Weather Bldg		Floor Tile	91/09/30		CE910517	ND	12" SPECKLED BEIGE. MASTIC CONTAINS 23% CHRYSOTILE ASBESTOS.
820	SP Entry Control		Pipe Insulation	87/04/10		GM870066	30	RAC 3, 30% Chrysotile, 5% Amosite, 2% other, fair to poor condition, rm

Attachment # 4

Former Griffiss AFB
Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
TABLE H-2, ASBESTOS SURVEY DISCLOSURE DATA

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 782 HANGAR

Space	ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
BREAK	Floor:	02 Lounge			3						
	008	Floor - Mastic	610	Sq. Ft.	3	1	8	0	0	Negative	Black.
	AAA	Ceiling - Lay-in Tile	500	Sq. Ft.	3	1	2	3	0	Assumed Pos	2' X 4' white fissured pattern.
	NNN	Wall - Sheetrock	610	Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
	NNN	Ceiling - Sheetrock		Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
	NNN	Domestic Hot Water Tank		Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
EXT	Floor:	0X Exterior			7						DIR
	AAA	Ceiling - Transite	570	Sq. Ft.	7	1	2	0	0	Assumed Pos	Material under roof overhang.
HANGAR	Floor:	01 Hangar			2						Functional space includes area over small storage rooms in hangar.
	001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
	001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
	002	Fitting - Heating Hot Water	70	No. Fittings	2	1	2	6	0	Positive	
	002	Fitting - Heating Hot Water	25	No. Fittings	2	1	2	6	0	Positive	
	005	Door Core Insulation / Fire Door	63	Sq. Ft.	2	1	2	6	0	Positive	Block material inside metal doors.
	AAA	Hvac - Flexible Duct/flex Duct Joint	20	Sq. Ft.	2	1	2	3	0	Assumed Pos	Canvas-like material.
	NNN	Wall - Wall Insulation Batts	23000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Piping - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Fitting - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Ceiling - Insulation Batts		Sq Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 782 HANGAR

Space ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
MECH Floor: 01	Mechanical Room									
001	Mech Equip. - Heat Exchanger				?	?	?	?		
001	Piping - Heating Hot Water				2	5	0	0	Negative	Tar and foil wrap over fiberglass.
001	Piping - Heating Hot Water			2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
001	Piping - Heating Hot Water			2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
001	Mech Equip. - Heat Exchanger			2	?	?	?	?		
001	Piping - Heating Hot Water				2	5	0	0	Negative	Tar and foil wrap over fiberglass.
002	Fitting - Heating Hot Water	40	No. Fittings	2	1	5	6	0	Positive	
002	Mech Equip. - Heat Exchanger			2	?	?	?	?		
002	Mech Equip. - Heat Exchanger				?	?	?	?		
002	Fitting - Heating Hot Water	40	No. Fittings		1	5	6	0	Positive	
002	Fitting - Heating Hot Water	4	No. Fittings		1	5	6	0	Positive	
002	Fitting - Heating Hot Water		No. Fittings	2	1	5	6	0	Positive	
003	Mech Equip. - Heat Exchanger	45	Sq. Ft.	2	1	5	6	0	Positive	
003	Piping - Steam				?	?	?	?		
003	Mech Equip. - Heat Exchanger	45	Sq. Ft.		1	5	6	0	Positive	
003	Piping - Steam			2	?	?	?	?		
004	Piping - Steam			2	?	?	?	?		
004	Mech Equip. - Tank	60	Sq. Ft.	2	4	2	6	0	Positive	No asbestos containing materials on ends of tank.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 782 HANGAR

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
	004	Piping - Steam					?	?	?	?		
	004	Mech Equip. - Tank		60	Sq. Ft.		4	2	6	0	Posilive	No asbestos containing materials on ends of tank.
	005	Door Core Insulation / Fire Door		21	Sq. Ft.	2	2	5	6	0	Positive	Block material inside metal doors.
	005	Door Core Insulation / Fire Door			Sq. Ft.		2	5	6	0	Positive	Block material inside metal doors.
	NNN	Wall - Wall Insulation Batts		1000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Wall - Wall Insulation Batts		0	Sq. Ft.		?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Piping - Unspecified Type			Sq. Ft.		?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Piping - Unspecified Type		1000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
ROOF1	Floor:	1R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
ROOF2	Floor:	2R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
STAIR	Floor:	01	Hallway Or Stairs			8						No suspected asbestos containing material in space.
	NNN	Wall - Sheetrock		90	Sq. Ft.	8	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material.
	NNN	Ceiling - Insulation Batts			Sq. Ft.	8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
STOR1	Floor:	01	Storage			2						
	006	Ceiling - Sheetrock		240	Sq. Ft.	2	5	2	1	0	Positive	
	AAA	Floor - Vinyl Composite Tile		280	Sq. Ft.	2	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 782 HANGAR

Space ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
STOR2 Floor: 01	Storage			7						
007	Ceiling - Mastic	90	Sq. Ft.	7	0	2	0	0	Positive	Dark brown.
AAA	Floor - Vinyl Composite Tile	885	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
NNN	Ceiling - Glued On Tiles		Sq. Ft.	7	?	?	?	?	Assumed Neg	12" X 12" white fisssured, fiberglass.
STOR3 Floor: 02	Storage			7						
AAA	Floor - Vinyl Composite Tile	154	Sq Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
TOIL Floor: 02	Toilet/bathroom			7						
001	Piping - Heating Hot Water			7	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
009	Ceiling - Sheetrock	40	Sq. Ft.	7	1	2	1	0	Negative	
AAA	Floor - Vinyl Composite Tile		Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
NNN	Ceiling - Insulation Batts	390	Sq. Ft	7	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 783 MAINT

Space ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
BREAK Floor:	02 Lounge			3						
008	Floor - Mastic	610	Sq. Ft.	3	1	8	0	0	Negative	Black.
AAA	Ceiling - Lay-in Tile	500	Sq. Ft.	3	1	2	3	0	Assumed Pos	2' X 4' white fissured pattern.
NNN	Domestic Hot Water Tank	610	Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
NNN	Wall - Sheetrock		Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
NNN	Ceiling - Sheetrock		Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
EXT Floor:	0X Exterior			7						Steam service pipes may run underground in exterior. May be insulated with asbestos containing material.
AAA	Ceiling - Transite	570	Sq. Ft.	7	1	2	0	0	Assumed Pos	Material under roof overhang.
HANGAR Floor:	01 Hangar			2						Functional space Includes area over small storage rooms in hangar.
001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
002	Filting - Heating Hot Water	70	No. Fittings	2	1	2	6	0	Positive	
002	Filting - Heating Hot Water	25	No. Fittings	2	1	2	6	0	Positive	
005	Door Core Insulation / Fire Door	63	Sq. Ft.	2	1	2	6	0	Positive	Block material inside metal doors.
AAA	Hvac - Flexible Duct/flex Duct Joint	20	Sq. Ft.	2	1	2	3	0	Assumed Pos	Canvas-like material.
NNN	Wall - Wall Insulation Batts	23000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Piping - Unspecified Type		Sq. Ft	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Filting - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Ceiling - Insulation Batts		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 783 MAINT

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
MECH	Floor:	01	Mechanical Room			2						
	001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	002	Fitting - Heating Hot Water		4	No. Fittings	2	1	5	6	0	Positive	
	002	Fitting - Heating Hot Water		40	No. Fittings	2	1	5	6	0	Positive	
	003	Mech Equip. - Heat Exchanger		45	Sq. Ft.	2	1	5	6	0	Positive	
	004	Mech Equip. - Tank		60	Sq. Ft.	2	4	2	6	0	Positive	No suspect asbestos containing material on ends of tank.
	005	Door Core Insulation / Fire Door		21	Sq. Ft.	2	2	5	6	0	Positive	Block material inside metal doors.
	NNN	Piping - Unspecified Type		1000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Wall - Wall Insulation Batts			Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
ROOF1	Floor:	1R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
ROOF2	Floor:	2R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
STAIR	Floor:	01	Hallway Or Stairs			8						No suspected asbestos containing material in space.
	NNN	Wall - Sheetrock		90	Sq. Ft.	8	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material.
	NNN	Ceiling - Insulation Batts			Sq. Ft	8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
STOR1	Floor:	01	Storage			2						
	006	Ceiling - Sheetrock		240	Sq. Ft.	2	5	2	1	0	Positive	
	AAA	Floor - Vinyl Composite Tile		280	Sq. Ft.	2	2	8	0	0	Assumed Pos	1' x 1' gray mottled; 9" x 9" brown with red streaks; 1' x 1' black; many types: 1' x 1' tan with maroon streaks; 1' x 1' gray with white streaks.
STOR2	Floor:	01	Storage			7						
	007	Ceiling - Mastic		90	Sq. Ft.	7	0	2	0	0	Positive	Dark brown.
	AAA	Floor - Vinyl Composite Tile		885	Sq. Ft.	7	2	8	0	0	Assumed Pos	1' x 1' gray mottled; 9" x 9" brown with red streaks; 1' x 1' black; many types: 1' x 1' tan with maroon streaks; 1' x 1' gray with white streaks.
	NNN	Ceiling - Glued On Tiles			Sq. Ft.	7	?	?	?	?	Assumed Neg	1' x 1' white fissured fiberglass.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 783 MAINT

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
STOR3	Floor:	02	Storage			7						
	AAA	Floor - Vinyl Composite Tile		154	Sq. Ft.	7	2	8	0	0	Assumed Pos	1' x 1' gray mottled; 9" x 9" brown with red streaks; 1' x 1' black; many types: 1' x 1' tan with maroon streaks; 1' x 1' gray with white streaks.
TOIL	Floor:	02	Toilet/bathroom			7						
	001	Piping - Heating Hot Water				7	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	009	Ceiling - Sheetrock		40	Sq. Ft.	7	1	2	1	0	Negative	
	AAA	Floor - Vinyl Composite Tile			Sq. Ft.	7	2	8	0	0	Assumed Pos	1' x 1' gray mottled; 9" x 9" brown with red streaks; 1' x 1' black; many types: 1' x 1' tan with maroon streaks; 1' x 1' gray with white streaks.
	NNN	Ceiling - Insulation Batts		390	Sq. Ft.	7	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 784 MAINT

Space ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
BREAK Floor: 02	Lounge			3						
008	Floor - Mastic	610	Sq. Ft.	3	1	8	0	0	Negative	Black.
AAA	Ceiling - Lay-in Tile	500	Sq. Ft.	3	1	2	3	0	Assumed Pos	2' X 4' white fissured pattern.
NNN	Ceiling - Sheetrock	610	Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
NNN	Domestic Hot Water Tank		Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
NNN	Wall - Sheetrock		Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
EXT Floor: 0X	Exterior			7						Steam service pipes may run underground in exterior and may be insulated with an asbestos containing material.
AAA	Ceiling - Transite	570	Sq. Ft.	7	1	2	0	0	Assumed Pos	Material under roof overhang.
HANGAR Floor: 01	Hangar			2						Functional space includes area over small storage rooms in hangar.
001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
002	Fitting - Heating Hot Water	70	No. Fittings	2	1	2	6	0	Positive	
002	Fitting - Heating Hot Water	25	No. Fittings	2	1	2	6	0	Positive	
005	Door Core Insulation / Fire Door	63	Sq. Ft.	2	1	2	6	0	Positive	Block material inside metal doors.
AAA	Hvac - Flexible Duct/flex Duct Joint	20	Sq. Ft.	2	1	2	3	0	Assumed Pos	Canvas-like material.
NNN	Wall - Wall Insulation Batts	23000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Fitting - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Piping - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Ceiling - Insulation Batts		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 784 MAINT

Space ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
MECH Floor: 01	Mechanical Room				2						
001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
002	Fitting - Heating Hot Water	4	No. Fittings		2	1	5	6	0	Positive	
002	Fitting - Heating Hot Water	40	No. Fittings		2	1	5	6	0	Positive	
003	Mech Equip. - Heat Exchanger	45	Sq. Ft.		2	1	5	6	0	Positive	
004	Mech Equip. - Tank	60	Sq. Ft.		2	4	2	6	0	Positive	No asbestos containing materials on ends of tank.
005	Door Core Insulation / Fire Door	21	Sq. Ft.		2	2	5	6	0	Positive	Block material inside metal doors.
NNN	Wall - Wall Insulation Batts	1000	Sq. Ft.		2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
NNN	Piping - Unspecified Type		Sq. Ft.		2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
ROOF1 Floor: 1R	Roof				8						No suspected asbestos containing material in space. Peaked roof.
					8						
ROOF2 Floor: 2R	Roof				8						No suspected asbestos containing material in space. Peaked roof.
					8						
STAIR Floor: 01	Hallway Or Stairs				8						No suspected asbestos containing material in space.
NNN	Wall - Sheetrock	90	Sq. Ft.		8	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material.
NNN	Ceiling - Insulation Batts		Sq. Ft.		8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
STOR1 Floor: 01	Storage				2						
006	Ceiling - Sheetrock	240	Sq. Ft.		2	5	2	1	0	Positive	
AAA	Floor - Vinyl Composite Tile	280	Sq. Ft.		2	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 784 MAINT

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
STOR2	Floor:	01 Storage			7						
	007	Ceiling - Mastic	90	Sq. Ft.	7	0	2	0	0	Positive	Dark brown.
	AAA	Floor - Vinyl Composite Tile	885	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
	NNN	Ceiling - Glued On Tiles		Sq. Ft.	7	?	?	?	?	Assumed Neg	12" X 12" white fissured, fiberglass.
STOR3	Floor:	02 Storage			7						
	AAA	Floor - Vinyl Composite Tile	154	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
TOIL	Floor:	02 Toilet/bathroom			7						
	001	Piping - Heating Hot Water			7	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	009	Ceiling - Sheetrock	40	Sq. Ft.	7	1	2	1	0	Negative	
	AAA	Floor - Vinyl Composite Tile		Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
	NNN	Ceiling - Insulation Batts	390	Sq. Ft.	7	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 785 MAINT

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
BREAK	Floor: 02	Lounge			3						
	008	Floor - Mastic	610	Sq. Ft.	3	1	8	0	0	Negative	Black.
	AAA	Ceiling - Lay-in Tile	500	Sq. Ft.	3	1	2	3	0	Assumed Pos	2' X 4' white fissured pattern.
	NNN	Ceiling - Sheetrock	610	Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
	NNN	Domestic Hot Water Tank		Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos contalning. Under metal jacket.
	NNN	Wall - Sheetrock		Sq. Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos contalning material. Above ceiling.
EXT	Floor: 0X	Exterior			7						Steam service pipes may run underground in exterior and may be insulated with an asbestos contalning material.
	AAA	Ceiling - Transite	570	Sq. Ft.	7	1	2	0	0	Assumed Pos	Material under roof overhang.
HANGAR	Floor: 01	Hangar			2						Functional space includes area over small storage rooms in hangar.
	001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
	001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
	002	Fitting - Heating Hot Water	25	No. Fittings	2	1	2	6	0	Positive	
	002	Fitting - Heating Hot Water	70	No. Fittings	2	1	2	6	0	Positive	
	005	Door Core Insulation / Fire Door	63	Sq. Ft.	2	1	2	6	0	Positive	Block material inside metal doors.
	AAA	Hvac - Flexible Duct/flex Duct Joint	20	Sq. Ft.	2	1	2	3	0	Assumed Pos	Canvas-like material.
	NNN	Ceiling - Insulation Batts	23000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Wall - Wall Insulation Batts		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Piping - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Fitting - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 785 MAINT

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
MECH	Floor:	01	Mechanical Room			2						
	001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	002	Fitting - Heating Hot Water		4	No. Fittings	2	1	5	6	0	Positive	
	002	Fitting - Heating Hot Water		40	No. Fittings	2	1	5	6	0	Positive	
	003	Mech Equip. - Heat Exchanger		45	Sq. Ft.	2	1	5	6	0	Positive	
	004	Mech Equip. - Tank		60	Sq. Ft.	2	4	2	6	0	Positive	No asbestos containing materials on ends of tank.
	005	Door Core Insulation / Fire Door		21	Sq. Ft.	2	2	5	6	0	Positive	Block material inside metal doors:
	NNN	Piping - Unspecified Type		1000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Wall - Wall Insulation Batts			Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
ROOF1	Floor:	1R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
ROOF2	Floor:	2R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
STAIR	Floor:	01	Hallway Or Stairs			8						No suspected asbestos containing material in space.
	NNN	Wall - Sheetrock		90	Sq. Ft.	8	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material.
	NNN	Ceiling - Insulation Batts			Sq. Ft.	8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
STOR1	Floor:	01	Storage			2						
	006	Ceiling - Sheetrock		240	Sq. Ft.	2	5	2	1	0	Positive	
	AAA	Floor - Vinyl Composite Tile		280	Sq. Ft.	2	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 785 MAINT

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
STOR2	Floor:	01	Storage		7						
	007	Ceiling - Mastic	90	Sq. Ft.	7	0	2	0	0	Positive	Dark brown.
	AAA	Floor - Vinyl Composite Tile	885	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
	NNN	Ceiling - Glued On Tiles		Sq. Ft.	7	?	?	?	?	Assumed Neg	12" X 12" white fissured, fiberglass.
STOR3	Floor:	02	Storage		7						
	AAA	Floor - Vinyl Composite Tile	154	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
TOIL	Floor:	02	Toilet/bathroom		7						
	001	Piping - Heating Hot Water			7	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	009	Ceiling - Sheetrock	40	Sq. Ft.	7	1	2	1	0	Negative	
	AAA	Floor - Vinyl Composite Tile		Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
	NNN	Ceiling - Insulation Batts	390	Sq. Ft.	7	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 786 MAINT

Space	ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
BREAK	Floor: 02	Lounge			3						
	008	Floor - Mastic	610	Sq. Ft.	3	1	8	0	0	Negative	Black.
	AAA	Ceiling - Lay-in Tile	500	Sq. Ft.	3	1	2	3	0	Assumed Pos	2' X 4' white fissured pattern.
	NNN	Ceiling - Sheetrock	610	Sq Ft	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
	NNN	Domestic Hot Water Tank		Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
	NNN	Wall - Sheetrock		Sq Ft.	3	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material. Above ceiling.
EXT	Floor: 0X	Exterior			7						Steam service pipes may run underground in exterior and may be insulated with an asbestos containing material.
	AAA	Ceiling - Transite	570	Sq. Ft.	7	1	2	0	0	Assumed Pos	Material under roof overhang.
HANGAR	Floor: 01	Hangar			2						Functional space includes area over small storage rooms in hangar.
	001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
	001	Piping - Heating Hot Water			2	1	2	0	0	Negative	Tar and foil wrap over fiberglass.
	002	Fitting - Heating Hot Water	70	No. Fittings	2	1	2	6	0	Positive	
	002	Fitting - Heating Hot Water	25	No. Fittings	2	1	2	6	0	Positive	
	005	Door Core Insulation / Fire Door	63	Sq. Ft.	2	1	2	6	0	Positive	Block material inside metal doors.
	AAA	Hvac - Flexible Duct/flex Duct Joint	20	Sq. Ft.	2	1	2	3	0	Assumed Pos	Canvas-like material.
	NNN	Ceiling - Insulation Batts	23000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Fitting - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Wall - Wall Insulation Batts		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
	NNN	Piping - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 786 MAINT

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
MECH	Floor:	01	Mechanical Room			2						
	001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	001	Piping - Heating Hot Water				2	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	002	Fitting - Heating Hot Water		40	No. Fittings	2	1	5	6	0	Positive	
	002	Fitting - Heating Hot Water		4	No. Fittings	2	1	5	6	0	Positive	
	003	Mech Equip. - Heat Exchanger		45	Sq. Ft.	2	1	5	6	0	Positive	
	004	Mech Equip. - Tank		60	Sq. Ft.	2	4	2	6	0	Positive	No asbestos containing materials on ends of tank.
	005	Door Core Insulation / Fire Door		21	Sq. Ft.	2	2	5	6	0	Positive	Block material inside metal doors.
	NNN	Wall - Wall Insulation Batts		1000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos contalning.
	NNN	Piping - Unspecified Type			Sq. Ft	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
ROOF1	Floor:	1R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
ROOF2	Floor:	2R	Roof			8						No suspected asbestos containing material in space. Peaked roof.
						8						
STAIR	Floor:	01	Hallway Or Stairs			8						No suspected asbestos containing material in space.
	NNN	Wall - Sheetrock		90	Sq. Ft.	8	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material.
	NNN	Ceiling - Insulation Batts			Sq. Ft.	8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
STOR1	Floor:	01	Storage			2						
	006	Ceiling - Sheetrock		240	Sq. Ft.	2	5	2	1	0	Positive	
	AAA	Floor - Vinyl Composite Tile		280	Sq. Ft.	2	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 786 MAINT

Space	ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
STOR2	Floor:	01 Storage			7						
	007	Ceiling - Mastic	90	Sq. Ft.	7	0	2	0	0	Positive	Dark brown.
	AAA	Floor - Vinyl Composite Tile	885	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
	NNN	Ceiling - Glued On Tiles		Sq. Ft.	7	?	?	?	?	Assumed Neg	12" X 12" white fissured, fiberglass.
STOR3	Floor:	02 Storage			7						
	AAA	Floor - Vinyl Composite Tile	154	Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks, 12" X 12" gray with white streaks.
TOIL	Floor:	02 Toilet/bathroom			7						
	001	Piping - Heating Hot Water			7	2	5	0	0	Negative	Tar and foil wrap over fiberglass.
	009	Ceiling - Sheetrock	40	Sq. Ft.	7	1	2	1	0	Negative	
	AAA	Floor - Vinyl Composite Tile		Sq. Ft.	7	2	8	0	0	Assumed Pos	Many types: 12" X 12" gray mottled; 9" X 9" brown with red streaks; 12" X 12" black; 12" X 12" tan with maroon streaks; 12" X 12" gray with white streaks.
	NNN	Ceiling - Insulation Batts	390	Sq. Ft.	7	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 817 ADMIN

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
BOIL	Floor:	0B Boiler Room			2						
	006	Fitting - Steam	16	No. Fittings	2	1	2	6	0	Positive	Mud fittings on fiberglass line.
	007	Piping - Steam			2	1	2	0	0	Negative	Canvas-like material.
	008	Piping - Domestic Water			2	1	2	1	0	Positive	
	009	Fitting - Domestic Water Fitting	5	No. Fittings	2	1	2	6	0	Positive	
	010	Fitting - Steam	6	No. Fittings	2	1	2	6	0	Positive	
	011	Piping - Steam			2	1	2	6	0	Positive	
	012	Fitting - Domestic Water Fitting	12	No. Fittings	2	1	2	6	0	Positive	Mud fittings on fiberglass line.
	013	Piping - Domestic Water			2	1	2	0	0	Negative	Tar foil.
	014	Hvac - Flexible Duct/flex Duct Joint	2	Sq. Ft.	2	1	2	1	0	Negative	Canvas-like material.
	015	Duct Insulation	129	Sq. Ft.	2	1	2	6	0	Positive	
	016	Mech Equip. - Flue	1	Sq. Ft.	2	1	2	6	0	Negative	Material partially abated; some residue remains.
	017	Mech Equip. - Boiler	10	Sq. Ft.	2	1	2	6	0	Positive	Mud between boiler and support.
	AAA	Mech Equip. - Boiler	9	Sq. Ft.	2	1	2	3	0	Assumed Pos	Not able to sample inside of boiler hatch because the unit is in operation.
	NNN	Domestic Hot Water Tank	252	Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
	NNN	Piping - Unspecified Type		Sq. Ft	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.
COMP	Floor:	01 Computer Room			3						
	001	Floor - Mastic	80	Sq. Ft.	3	1	2	0	0	Negative	Black materal on raised computer floor supports.
	002	Wall - Sheetrock	1600	Sq. Ft.	3	1	5	1	0	Negative	
	AAA	Floor - Vinyl Composite Tile	16	Sq. Ft.	3	1	8	0	0	Assumed Pos	1' x 1' white mottled; 1' x 1' tan wood chip pattern; 1' x 1' black.
	AAA	Ceiling - Lay-in Tile	782	Sq. Ft.	3	1	2	3	0	Assumed Pos	2' x 2' white 6" recessed square pattern; 2' x 4' fissured.
COMPUTE	Floor:	01 Computer Room									
	003	Fitting - Steam				?	?	?	?		
	004	Piping - Steam				?	?	?	?		

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 817 ADMIN

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
EXT	Floor:	0X Exterior			7						
	AAA	Piping - Transite			7	1	2	0	0	Assumed Pos	Unable to determine ip pipe goes below the ground.
	NNN	Piping - Unspecified Type	2100	Sq. Ft.	7	?	?	?	?	Assumed Neg	Foam rubber, non-asbestos containing material.
HALLWAY	Floor:	01 Hallway Or Stairs									
	002	Floor - Vinyl Composite Tile				?	?	?	?		
MAIN OFFI	Floor:	01 Office									
	001	Ceiling - Lay-in Tile				?	?	?	?		
MECH	Floor:	01 Mechanical Room			1						
	006	Fitting - Steam	11	No. Fittings	1	1	2	6	0	Positive	Mud fittings on fiberglass line.
	007	Piping - Steam			1	1	2	0	0	Negative	Canvas-like material.
	012	Fitting - Domestic Water Fitting	8	No. Fittings	1	1	2	6	0	Positive	Mud fittings on fiberglass line.
	013	Piping - Domestic Water			1	1	2	0	0	Negative	Tar foil.
	014	Hvac - Flexible Duct/flex Duct Joint	10	Sq. Ft.	1	1	2	1	0	Negative	Canvas-like material.
	018	Wrap - Miscellaneous	6	Sq Ft.	1	1	2	0	0	Positive	Tar wrap.
	019	Door Core Insulation / Fire Door	42	Sq. Ft.	1	1	5	6	0	Positive	Under metal jacket.
	NNN	Duct Insulation	210	Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data

Space Detail Report for Griffiss Air Force Base

Building : 817 ADMIN

Space	ID	Material ID	Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
OFF	Floor:	01 Office			2						
	002	Wall - Sheetrock	7300	Sq. Ft.	2	1	5	1	0	Negative	
	003	Ceiling - Glued On Tiles	1600	Sq. Ft.	2	2	2	3	0	Negative	1' x 1' white fissure.
	004	Ceiling - Mastic		Sq. Ft.	2	1	2	0	0	Positive	
	005	Floor - Mastic	2200	Sq. Ft.	2	2	8	0	0	Negative	
	006	Fitting - Steam	24	No. Fittings	2	1	2	6	0	Positive	Mud fittings on fiberglass line. Partially above ceiling.
	007	Piping - Steam			2	1	2	0	0	Negative	Canvas-like material. Partially above ceiling.
	008	Piping - Domestic Water			2	1	2	1	0	Positive	Partially above ceiling.
	009	Fitting - Domestic Water Fitting	8	No. Fittings	2	1	2	6	0	Positive	
	010	Fitting - Steam	40	No. Fittings	2	1	2	6	0	Positive	
	011	Piping - Steam			2	1	2	6	0	Positive	Partially above ceiling.
	012	Fitting - Domestic Water Fitting	5	No. Fittings	2	1	2	6	0	Positive	Mud fittings on fiberglass line.
	013	Piping - Domestic Water			2	1	2	0	0	Negative	Tar foil.
	AAA	Floor - Vinyl Composite Tile	2400	Sq. Ft.	2	1	8	0	0	Assumed Pos	1' x 1' white mottled; 1' x 1' tan wood chip pattern; 1' x 1' black.
	AAA	Ceiling - Lay-In Tile	1900	Sq. Ft.	2	1	2	3	0	Assumed Pos	2' x 2' white 6" recessed square pattern; 2' x 4' fissured.
	NNN	Wall - Sheetrock	5000	Sq. Ft.	2	?	?	?	?	Assumed Neg	Ultra-wall/untaped sheetrock, non-asbestos containing material.
ROOF1	Floor:	1R Roof			7						
	AAA	Roof - Asphalt And Gravel	242	Sq. Ft.	7	1	8	0	0	Assumed Pos	
ROOF2	Floor:	2R Roof			7						
	AAA	Roof - Asphalt And Gravel	8000	Sq. Ft.	7	1	8	0	0	Assumed Pos	
STORE	Floor:	01 Storage			3						
	002	Wall - Sheetrock	2300	Sq. Ft.	3	1	5	1	0	Negative	
	006	Fitting - Steam	3	No. Fittings	3	1	2	6	0	Positive	Mud fittings on fiberglass line.
	007	Piping - Steam			3	1	2	0	0	Negative	Canvas-like material.
	010	Fitting - Steam	3	No. Fittings	3	1	2	6	0	Positive	
	011	Piping - Steam			3	1	2	6	0	Positive	
	NNN	Piping - Unspecified Type	1100	Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing.

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 817 ADMIN

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
TOIL	Floor: 01	Toilet/bathroom			3						Above plaster ceiling and behind plaster pipechase are inaccessible. All quantities and conditions are estimated.
	006	Fitting - Steam	2	No. Fittings	3	1	2	6	0	Positive	Above ceiling. Mud fittings on fiberglass line.
	007	Piping - Steam			3	1	2	0	0	Negative	Above ceiling.
	008	Piping - Domestic Water			3	1	2	1	0	Positive	Above ceiling. In pipe chase.
	009	Fitting - Domestic Water Fitting	10	No. Fittings	3	1	2	6	0	Positive	Above ceiling. In pipe chase.
	010	Fitting - Steam	2	No. Fittings	3	1	2	6	0	Positive	Above ceiling.
	011	Piping - Steam			3	1	2	6	0	Positive	Above ceiling.
	020	Ceiling - Plaster	280	Sq. Ft.	3	1	2	0	0	Negative	Wall and ceiling material considered identical.
	020	Wall - Plaster	1400	Sq. Ft.	3	1	5	0	0	Negative	

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 820 ADMIN

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
CONTROL	Floor:	01 Misc / Mixed Use Room			1						
	001	Wall - Sheetrock	789	Sq. Ft.	1	1	5	1	0	Negative	
	002	Wall - Mastic	924	Sq. Ft.	1	1	2	0	0	Positive	Tan mastic.
	003	Piping - Heating Hot Water			1	1	2	6	0	Positive	Above celling.
	004	Fitting - Heating Hot Water	3	No. Fittings	1	4	2	6	0	Positive	Above celling.
	008	Piping - Heating Hot Water			1	1	2	1	0	Trace	Above ceiling.
	AAA	Floor - Vinyl Composite Tile	310	Sq. Ft.	1	1	8	0	0	Assumed Pos	12" x 12" gray, white mottled; 12" x 12" gray with white; 12" x 12" white with gray.
	AAA	Ceiling - Lay-in Tile		Sq. Ft.	1	1	2	3	0	Assumed Pos	2' x 2' small fissured.
	NNN	Duct Insulation		Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
ELEC1	Floor:	01 Electrical Room/space			2						
	001	Wall - Sheetrock	315	Sq. Ft.	2	1	5	1	0	Negative	
	003	Piping - Heating Hot Water			2	1	2	6	0	Positive	Above ceiling.
	AAA	Ceiling - Lay-in Tile	184	Sq. Ft.	2	1	2	3	0	Assumed Pos	2' X 4' white fissured pattern.
	AAA	Floor - Vinyl Composite Tile		Sq. Ft.	2	1	8	0	0	Assumed Pos	12" x 12" gray, white mottled; 12" x 12" gray with white; 12" x 12" white with gray.
	NNN	Duct Insulation		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Fitting - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Piping - Unspecified Type		Sq. Ft.	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Insulation Batts		Sq Ft	2	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
ELEC2	Floor:	01 Electrical Room/space			3						
	011	Wall - Coating Unspecified	105	Sq. Ft.	3	1	5	1	0	Negative	White trowelled-on material
	AAA	Ceiling - Lay-in Tile	48	Sq Ft	3	1	2	3	0	Assumed Pos	2' x 2' large fissured.
	NNN	Duct Insulation		Sq. Ft.	3	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
EXT	Floor:	0X Exterior			8						
	007	Fitting - Tar Wrap On Pipe	1	No. Fittings	8	1	2	0	0	Negative	

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 820 ADMIN

Space	ID	Material ID		Quantity		Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
GAR	Floor:	01	Garage			8						
	001	Wall - Sheetrock		858	Sq. Ft.	8	2	5	1	0	Negative	
MECH	Floor:	01	Mechanical Room			8						No suspected asbestos containing material in space.
	NNN	Mech Equip. - Boiler		184	Sq. Ft.	8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
	NNN	Domestic Hot Water Tank			Sq. Ft.	8	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Under metal jacket.
REC	Floor:	01	Lounge			1						
	001	Wall - Sheetrock		1200	Sq Ft	1	1	5	1	0	Negative	
	002	Wall - Mastic			Sq. Ft.	1	1	2	0	0	Positive	Tan mastic.
	003	Piping - Heating Hot Water				1	1	2	6	0	Positive	Above ceiling.
	004	Fitting - Heating Hot Water		20	No. Fittings	1	1	2	6	0	Positive	Above ceiling.
	005	Piping - Domestic Water				1	1	2	1	0	Positive	Above ceiling.
	006	Fitting - Domestic Water Fitting		3	No. Fittings	1	1	2	6	0	Positive	Above ceiling.
	009	Piping - Domestic Hot Water				1	1	2	6	0	Positive	Above ceiling.
	AAA	Floor - Vinyl Composite Tile		572	Sq. Ft.	1	1	8	0	0	Assumed Pos	12" x 12" gray, white mottled; 12" x 12" gray with white; 12" x 12" white with gray.
	AAA	Ceiling - Lay-in Tile			Sq. Ft.	1	1	2	3	0	Assumed Pos	2' x 2' small fissured.
	AAA	Door Core Insulation / Fire Door		42	Sq. Ft	1	1	2	1	0	Assumed Pos	Honeycomb paper.
	AAA	Door Core Insulation / Fire Door		21	Sq. Ft.	1	1	2	6	0	Assumed Pos	White material.
	NNN	Fitting - Unspecified Type		576	Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Piping - Unspecified Type			Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Duct Insulation			Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.
	NNN	Hvac - Flexible Duct/flex Duct Joint			Sq Ft.	1	?	?	?	?	Assumed Neg	Rubber/vinyl material. Above ceiling.
ROOF1	Floor:	1R	Roof			8						No suspected asbestos containing material in space.
						8						
ROOF2	Floor:	2R	Roof			7						
	AAA	Roof - Asphalt And Gravel		2500	Sq. Ft.	7	1	8	0	0	Assumed Pos	

Table H-2: Asbestos Survey Disclosure Data
Space Detail Report for Griffiss Air Force Base

Building : 820 ADMIN

Space	ID	Material ID		Quantity	Priority	RF1	RF4	RF5	RF6	Lab Results	Comments
TOIL	Floor: 01	Toilet/bathroom			1						
	001	Wall - Sheetrock	104	Sq. Ft.	1	1	5	1	0	Negative	
	002	Wall - Mastic	321	Sq. Ft.	1	1	2	0	0	Positive	Tan mastic.
	003	Piping - Heating Hot Water			1	1	2	6	0	Positive	Above ceiling.
	004	Fitting - Heating Hot Water	5	No. Fittings	1	1	2	6	0	Positive	Above ceiling.
	005	Piping - Domestic Water			1	1	2	1	0	Positive	Above ceiling.
	006	Fitting - Domestic Water Fitting	1	No. Fittings	1	1	2	6	0	Positive	Above ceiling.
	009	Piping - Domestic Hot Water			1	1	2	6	0	Positive	Above ceiling.
	010	Fitting - Domestic Hot Water	1	No. Fittings	1	1	2	6	0	Positive	Above ceiling.
	AAA	Floor - Vinyl Composite Tile	86	Sq. Ft.	1	1	8	0	0	Assumed Pos	12" x 12" gray, white mottled; 12" x 12" gray with while; 12" x 12" white with gray.
	AAA	Ceiling - Lay-in Tile		Sq. Ft.	1	1	2	3	0	Assumed Pos	2' x 2' small fissured.
	NNN	Duct Insulation	98	Sq. Ft.	1	?	?	?	?	Assumed Neg	Fiberglass, non-asbestos containing. Above ceiling.

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA) § 120(h)(3)
COVENANT DEFERRAL REQUEST (CDR)
PARCELS F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3
FORMER GRIFFISS AIR FORCE BASE (AFB), NEW YORK

1. PURPOSE

1.1 The purpose of this CDR is to address the transfer of Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 real estate (the Property) pursuant to CERCLA § 120(h)(3) and identify CERCLA environmental factors associated with the Property on the former Griffiss AFB, New York, to determine whether the proposed transfer prior to the completion of all remedial actions is consistent with the protection of human health and the environment as addressed by CERCLA.

1.2 This CDR is a result of a thorough analysis of information contained in the following documents:

(1) Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Griffiss Air Force Base, New York, November 1995;
(2) Final Supplemental Environmental Impact Statement (FSEIS) for the Disposal and Reuse of Airfield at Griffiss Air Force Base, New York, September 1999;
(3) Partial Record of Decision (PROD), June 1996;
(4) Supplemental Record of Decision (SROD) for Disposal and Reuse of former Griffiss Air Force Base Airfield, September 2003;
(5) Basewide Environmental Baseline Survey (EBS) for Griffiss Air Force Base, New York, September 1994;
(6) Basewide Environmental Baseline Survey Update, November 2005;
(7) Draft Final Remedial Investigations (RI) Report dated December 1996;
(8) Final Supplemental Investigations (SI) Report dated July 1998;
(9) Griffiss Area of Interest (AOI) Reports dated November 1996 (Group I), May 1997 (Groups II and III), July 1998 (Expanded Site Investigation (ESI)), November 2000 (Year 2000 ESI) and June 2003 (Year 2002 ESI);
(10) Unexploded Ordnance (UXO) Archives Search Report - Recommendations and Findings, dated November 1997;
(11) Final BRAC Removal Actions (UXO) Report, dated October 30, 1998;
(12) 1993 Inventory of Rare Plant Species and Significant Natural Communities at Griffiss AFB, dated January 25, 1994;
(13) Phase II Archaeological Investigations of 20 Sites at Griffiss AFB, dated April 1997;
(14) Final Removal Action Report for Drywell and Miscellaneous Sites, dated June 2001;
(15) Final Record of Decision for LF-03 Landfill 5 dated March 2000;
(16) Final Record of Decision for LF-28 Landfill 4 dated March 2000;
(17) Final Record of Decision for LF-09 Landfill 6 dated February 2001;
(18) Final Record of Decision for SD-31 Three Mile Creek dated December 2003;
(19) Final Record of Decision for SD-32 Six Mile Creek dated December 2003;

(20) Final Feasibility Study Report for Landfill 6 Groundwater, Building 775 Groundwater, Building 817 / Weapons Storage Area Groundwater, dated April 2005;

(21) Draft Feasibility Study Nosedocks / Apron 2 Chlorinated Plume, dated July 2005;

(22) Final Proposed Plan for On-Base Groundwater Areas of Concern, dated September 2007;

(23)Final Soil Vapor Intrusion Study Data Summary Report for Apron 2, Building 817/WSA, Building 775 and AOC 9, dated October 2007;

(24) December 13, 2007 Meeting Minutes on Soil Vapor Intrusion Issues at Former Plattsburgh and Griffiss Air Force Bases in New York State, Finalized on January 29, 2007;

(25) Final Record of Decision for SD-52 On-base Groundwater AOCs dated December 2008;

(26) Soil Vapor Intrusion Draft Feasibility Study Buildings 774, 776, 785 and 786 dated February 2009;

(27) Final Proposed Plan for AOC 9 dated January 2010; and

(28) Visual Site Inspections (VSIs) conducted in February 2005, April 2009 and May 2009.

2. PROPERTY DESCRIPTION

2.1 Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 are depicted on the property map (Exhibit 1) and consist of approximately 182 acres located in the central and northern portion of the former Griffiss AFB. The Property includes the following facilities:

Facility Number	Parcel	Former Air Force Use	Square Footage
782	A2	Fuel System Maintenance Dock	28,251
6389C	A2	Industrial Waste Treatment and Disposal Facility (OWS-6389-03)	N/A
5730	A2	Industrial Waste System (Demolished)	N/A
8004	A2	Industrial Waste Fuel Spill Collector	N/A
8005	A2	Industrial Waste Fuel Spill Collector	N/A
808	A4	Storage Igloo (Demolished)	N/A
819	A5	Surface Weather Observation Facility	177
830	A5	Emergency Electric Power Generation Plant	160
783	F6B-6	Large Aircraft Maintenance Dock (Nosedock 2)	29,300
784	F6B-6	Large Aircraft Maintenance Dock (Nosedock 3)	28,251
785	F6B-6	Large Aircraft Maintenance Dock (Nosedock 4)	28,251
786	F6B-6	Aircraft Support Equipment Shop & Storage Facility (Nosedock 5)	28,251
7001	F6B-6	Vehicle Fueling Station (Demolished)	NA
6364	F10C-2	Industrial Waste Fuel Spill Collector (2,000 Gallons)	NA
810	F10C-3	Water Pump Station	1,700
816	F10C-3	Sewage Treatment and Disposal Facility	NA
817	F10C-3	Weapons and Release Systems Shop	8,243
818	F10C-3	Sanitary Sewage Pump Station	54
820	F10C-3	Security Police Visitor Control Center	2,366

Facility Number	Parcel	Former Air Force Use	Square Footage
6328	F10C-3	Water Storage Tank (30,000)	NA

2.2 The deferral of the covenant applies to approximately 90 acres of the Property, as depicted on Exhibit 1 and comprises the following:

CERCLA § 120(h)(3)(A)(ii)(I)
Covenant Deferred Sites

Parcel	Site ID	Site Name	Acres
F11B	SD-31	Three Mile Creek	2.3
F11B & F6B-7	SS-38	Building 775 On-Base Groundwater	49.8
F6B-6 & A2	SD-52-01	Nosedocks/Apron 2 On-Base Groundwater	27.0
F11B	SD-52-04	Landfill 6 On-Base Groundwater	Included in SS38
A4 & F10C-2	SS-62	AOC 9 Weapons Storage Area Landfill Chlorinated Plume	3.0
A5 & F10C-3	SD-52-05	Building 817/WSA On-Base Groundwater	8.0

3. NATURE AND EXTENT OF CONTAMINATION

3.1 The United States Air Force (Air Force), United States Environmental Protection Agency (USEPA), and New York State Department of Environmental Conservation (NYSDEC) entered into a Federal Facility Agreement (FFA) effective August 21, 1990, under Section 120 of CERCLA.

3.2 There are six (6) CERCLA Areas Of Concern (AOC) located on the Property that require deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant. The site descriptions are listed as follows:

Site ID	Site Class	Site Name
SD-31	AOC	Three Mile Creek
SS-38	AOC	Building 775 On-Base Groundwater
SD-52-01	AOC	Nosedocks/Apron 2 On-Base Groundwater
SD-52-04	AOC	Landfill 6 On-Base Groundwater
SS-62	AOC	AOC 9Weapons Storage Area Landfill, Chlorinated Plume
SD-52-05	AOC	Building 817/WSA On-Base Groundwater

SD-31, Three Mile Creek, located in Parcel F11B, is an AOC and the Air Force recommended in its draft final RI report dated December 1996 that a FS be performed to evaluate potential remedial actions required to mitigate chemicals of concern in the surface water and sediments. The draft FS was submitted in January 1999 and additional sampling of the off-base portion of the creek was performed in the fall of 1999, which was documented in an FS Addendum report that was submitted on March 20, 2000. Additional sampling to delineate the vertical extent of the sediment contamination was performed in 2001. A final FS was submitted to the regulators on July 31, 2002, recommending that a sediment removal action be performed in conjunction with long-term monitoring. A Proposed Plan was issued for public comment on July 23, 2003. The Record of Decision (ROD) was signed on March 26, 2004, and the Remedial Action was completed on September 19, 2005. The site is presently being monitored in accordance with the ROD.

SS-38 Building 775 Groundwater, SD-52 On-Base Groundwater Operable Unit and SS-62 AOC 9 Weapons Storage Area Landfill:

SS-38, Building 775, Groundwater and SD-52 Landfill 6 On-Base Groundwater Contamination: The SS-38, Building 775, Groundwater site is located in Parcels F11B and F6B-7. Building 775 (Pumphouse 3) was one of four pumphouses located east of Ready Road. Building 774, located across from Building 775 to the west, was identified as a TCE storage area housing a 400-gallon TCE vat. The vat has been removed and the area where the drums were stored is currently paved or grass-covered. It was originally thought that Pumphouse 3 was the origin of a TCE plume at the site, but during the RI and SI investigations, it was determined that the actual source of contamination was the degreasing room/vat formally located on the southeast side of Building 774. This degreasing system utilized a monorail to carry equipment to the degreasing vat for solvent cleaning when the building was used as an armament and electronics shop. Chlorinated solvents that have contributed to the groundwater contamination are suspected to have originated from this area. No evidence of the degreasing system was found during the Basewide EBS site inspection in April 1994. The Air Force, in its draft final RI report dated December 1996, recommended no further action for the soils and further delineation of groundwater contamination (chlorinated solvents southwest of Building 774).

The SD-52 Landfill 6 On-Base Groundwater Contamination site is located in Parcel F11B. The Landfill 6 Record of Decision required that the groundwater associated with Landfill 6 be further evaluated and addressed in a separate comprehensive study for all groundwater contamination in the area near the landfill. Consequently, at both sites, additional groundwater samples were collected during the summer of 1997 under the Supplemental Investigations (SI) program. The final SI report was submitted to the regulators on July 24, 1998. Additional supplemental plume delineation investigations were performed in the spring of 2000 and the results were provided to the regulators on August 24, 2000. A Final Groundwater Treatability Pilot Study Report was submitted to the regulators on June 23, 2004, and a Final Feasibility Study (FS) was forwarded to the regulators on April 15, 2005, for these sites. A Draft Proposed Plan was forwarded to the regulators on August 5, 2005. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable and further review could not proceed because of vapor intrusion concerns that impact the proposed remedies. The Final Proposed Plan dated September 2007 was submitted to the regulatory agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. The draft ROD was submitted on

February 8, 2008. In addition, in October 2006 the site was evaluated for potential risks associated with SVI. The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC 9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the Agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. On February 8, 2008 the Draft OBGW ROD was submitted for regulatory review. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008. The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to EPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the ROD, groundwater extraction is being performed at the Building 775 site and vegetable oil injection was performed at the Landfill 6 site in June 2008. In addition performance monitoring is being conducted quarterly at each site. All field activities have been performed in accordance with the ROD and following the Remedial Work Plan (July 2008).

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire Parcels F11B and F6B-7 property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the New York State Department of Health (NYSDOH). The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s)and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

Intrusive work or other activities that impact the effectiveness of the landfill closure and post-closure activities will not be allowed within the restricted landfill boundary.

The owner or occupant of this site shall provide the Air Force with 60 days advance notice of any proposed alterations that will involve excavating in and/or disturbing soil and/or groundwater and shall not proceed with any such proposed alterations until it has received written notice from the Air Force that the alterations are acceptable to the Air Force, USEPA, and NYSDEC.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SS-38, Building 775, and SD-52-04 Landfill 6 On-Base Groundwater		
Point No.	**Easting**	**Northing**
1	1135885.71	1173982.55
2	1136442.12	1173458.41
3	1136226.46	1173227.94
4	1136490.16	1172981.18
5	1135249.27	1171637.19
6	1134241.35	1172482.28
7	1135586.51	1173826.78
8	1135667.62	1173750.39

SD-52-01, Nosedocks/Apron 2 On-Base Groundwater, Operable Unit (located in Parcels F6B-6 and A2): Releases to the groundwater of petroleum hydrocarbons (see Section 5.3, UST-7001-01 through -04 and Section 5.4, POL-772-02, POL-775-02, POL-779-02, and POL-781-02) and chlorinated solvents have occurred at the Property. The Draft Final RI report dated December 1996, recommended further delineation of groundwater contamination (chlorinated solvents north of Building 782). Additional groundwater samples were collected during the summer of 1997 under the Supplemental Investigations (SI) program. The final SI report was submitted to the regulators on July 24, 1998. The results of the July 1998 SI indicated that a chlorinated solvent plume exists beneath Apron 2. Additional groundwater investigations were performed in June 2000 and presented in a draft letter report dated August 7, 2000, with the conclusion that the downgradient portion of the plume had been delineated and the upgradient

source needed to be defined. Project JREZ2001-7008, RI, IRP Site SD-52, On-Base Groundwater, Apron 2 Operable Unit, was developed to perform the additional investigations. The delineation fieldwork was performed in 2002; a final RI report was issued to the USEPA and NYSDEC on April 28, 2004, and a draft Feasibility Study (FS) was submitted on July 29, 2005. A Draft Proposed Plan was submitted to the regulators on August 5, 2005. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The Final Proposed Plan dated September 2007 was submitted to the regulatory Agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. The draft ROD was issued on February 8, 2008. In addition, in October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the Agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. All the parties agreed that, based on sub-slab concentrations, Buildings 782, 783 and 784 (Nose Dock Hangars) do not require any further CERCLA action (sampling or SVI mitigation). There is however, petroleum contamination in proximity to the buildings that is being addressed under the NYSDEC Spills Program. The ROD can proceed as NFA with reference to the fact that the petroleum contamination is being addressed under the NYSDEC Spills Program. The parties also agreed that the AF will resample to determine the source of the high levels of sub-slab TCE in Building 785 and 786. The appropriate remedial action, such as installing a SVE system under the building, will be taken to remove the source. The buildings will be re-sampled prior to occupancy. The Draft OBGW ROD was submitted on February 8, 2008. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008.The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to EPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, natural attenuation monitoring is conducted quarterly at the site. All field activities are performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008).

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire SD-52, Nosedocks/Apron 2 Operable Unit AOC property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s)and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. In addition, the owner or occupant of this site will insure that the integrity of the Building 786 and 785 slabs are not compromised without prior approval of the USEPA, NYSDEC and the Air Force. The owner may choose to demolish the buildings.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area is as follows:

SD-52-01, On-Base Groundwater Contamination, Apron 2 Operable Unit		
Point No.	**Easting**	**Northing**
1	1137487.26	1175531.96
2	1137976.99	1175092.86
3	1138998.00	1174740.75
4	1139140.49	1174320.46
5	1137671.00	1174450.39
6	1136575.40	1173830.22
7	1136273.48	1174141.29

There were reported releases at these sites, and a notice pertaining to such releases is provided in Deed Exhibit D, Notice of Hazardous Substances Released/Disposed of.

SS-62 AOC 9 Weapons Storage Area Landfill Chlorinated Plume located in Parcels A4 and F10C-2 is an AOC site located north of the runway and south of the Weapons Storage Area (WSA). AOC 9, WSA Landfill, originally thought to be within the WSA, is actually outside the WSA boundaries. The site includes the location of the former storage igloo 808 (STW-808, OTH-808). This site was investigated under the Expanded Site Investigations (ESI) program and based on results of the investigations, a Feasibility Study (FS) was required. The Final Groundwater Treatability Pilot Study Report, The Final Feasibility Study (FS), and the Draft Proposed Plan were submitted to the regulators on June 23 2004, October 28, 2004, and August 5, 2005, respectively. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy. The proposed remedy is presently being reevaluated based on additional groundwater and soil data. In addition, in October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the Agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. All the parties agreed that there is a need for SVI deed restrictions for future buildings constructed on this property. Deed covenant language will be included in any ROD for this property requiring that any new construction address SVI in coordination with NYS and USEPA Region 2. Following USEPA and NYSDEC concurrence, the Final Proposed Plan was submitted for public comment on January 13, 2010. The Final Record of Decision was executed by the USEPA on September 21, 2010. The final remedy is presently being installed.

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire AOC-9, Weapons Storage Area Landfill Operable Unit property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site shall not have access to subsurface soils and groundwater without prior approval of the USEPA, NYSDEC and the Air Force.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SS-62 AOC 9 Weapons Storage Area Landfill		
Point No.	**Easting**	**Northing**
1	1133873.85	1182119.47
2	1134294.44	1181733.70
3	1134121.89	1181555.47
4	1133479.41	1180889.36
5	1133065.91	1181281.06
6	1133687.51	1181925.94

There were reported releases at these sites, and a notice pertaining to such releases is provided in Deed Exhibit D, Notice of Hazardous Substances Released/Disposed of.

SD-52-05 Building 817/WSA On-base Groundwater Site is located in Parcels A5 and F10C-3**,** The Draft Final RI report indicated that there was a release, disposal, or migration of hazardous substances into the groundwater south of Building 817. Supplemental Investigations were performed in the spring of 2000. The Final Groundwater Treatability Pilot Study Report, the Final Feasibility Study (FS) and the Draft Proposed Plan were submitted to the regulators on June 23, 2004, April 15, 2005, and August 5, 2005, respectively. In its letter dated September 16, 2005, USEPA advised that the Proposed Plan was not acceptable and further review could not proceed because of vapor intrusion concerns that impact the proposed remedy.

The Final Proposed Plan dated September 2007 was submitted to the regulatory Agencies on September 21, 2007. The public comment period was from September 25, 2007 to October 25, 2007. The draft ROD was issued on February 8, 2008. In addition, in October 2006 the site was evaluated for potential risks associated with Soil Vapor Intrusion (SVI). The results of the evaluation are documented in the "Final Soil Vapor Intrusion Survey Data Summary Report for Apron 2, Building 817/WSA, Building 775, and AOC9, October 2007" transmitted to USEPA and NYSDEC on October 30, 2007. The USEPA provided comments in letter dated November 9, 2007. On December 13, 2007 the Agencies conducted a meeting on SVI issues, the minutes of which were documented in correspondence received from the USEPA on January 29, 2008. It was agreed that Institutional Controls and Institutional Control monitoring would be implemented. The Institutional Controls will prevent occupation of the building and require evaluation of the sub-slab and indoor air prior to occupancy. It was also agreed that closeout sampling/monitoring will be necessary, at a future date, before a No Further Action determination for vapor intrusion can be obtained. The Draft OBGW ROD was submitted on February 8, 2008. The Remedial Action Work Plan for OBGW Remediation was submitted in July 2008.The final OBGW ROD was executed by the Air Force on January 26, 2009 and transmitted to USEPA and NYSDEC. The USEPA executed the OBGW ROD on March 6, 2009. As required by the Record of Decision, vegetable oil injection was performed at the site in June 2008. In addition, performance monitoring is conducted quarterly. All field activities have been performed in accordance with the Record of Decision and following the Remedial Work Plan (July 2008).

The following restrictions apply to the site and will be incorporated into the Deed:

Development and use of the entire SD-52-05, Building 817/WSA Operable Unit property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.

The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the NYSDOH. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor.

The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required.

The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process.

With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either

(a) modifications to existing buildings or construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure or the occupancy of any existing building or structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. In addition, with respect to vapor intrusion, Building 817 will remain unoccupied until either of the steps required under (a) or (b) above are completed. "Occupied" means that the building is used and there is human occupation of it with regularity (e.g., persons present the same day of the week, for approximately the same number of hours). Incidental use of the building, such as for storage of materials, that necessitates intermittent visits by individuals who would not remain in the building after delivery or retrieval of such materials, would not meet this definition of occupation. "Occupied" has the same meaning throughout this document. The owner may also choose to demolish the buildings.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by USEPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-05 Building 817/WSA On-base Groundwater Site		
Point No.	**Easting**	**Northing**
1	1135908.84	1180662.46
2	1136463.20	1180148.44
3	1135441.23	1179045.50
4	1134890.51	1179564.15
5	1136086.82	1179742.62
6	1135502.07	1180223.72

There were reported releases at these sites, and a notice pertaining to such releases is provided in Deed Exhibit D, Notice of Hazardous Substances Released/Disposed of.

4. ANALYSIS OF INTENDED FUTURE USE

The Oneida County Industrial Development Agency (OCIDA) and the County of Oneida have requested conveyance of the Property pursuant to the Defense Base Closure and Realignment Act of 1990, Pub. L. No. 101-510 and Section 2903 of Pub. L. No. 103-160 (10 U.S.C.§ 2687 note), for the proposed respective purpose of commercial redevelopment and airport redevelopment.

5. RISK ANALYSIS

A site-specific risk analysis (industrial/commercial/non-residential use) was performed for AOC Site SS-38 Building 775 On-Base Groundwater. The results of the risk assessments and methodology used in determining the human health and ecological risk for the sites are presented in the Draft Final RI report dated December 1996. A site-specific risk analysis (industrial/commercial/non-residential use) was performed for AOC Site SD-52-01 Nosedocks/Apron 2 On-Base Groundwater Operable Unit, and the results of the risk assessments and methodology used in determining the human health and ecological risk for the site are presented in the Final RI report dated April 2004. A baseline risk assessment was performed for SS-62 AOC 9 Weapons Storage Area Landfill to evaluate current and future potential risks to human health and the environment associated with groundwater contamination at the site. The results of this risk assessment are presented as part of the 2002 RI report dated May 2004. During the supplemental investigation it was determined that a remedial action would be required for the SD-52-05 Building 817/WSA On-Base Groundwater site. The 2003 Six Mile Creek ROD identifies contaminated groundwater at the Building 817/WSA OBGW site as a potential source of contamination to Six Mile Creek. The Building 817/WSA OBGW FS determined contaminated groundwater from the site is a potential source to Six Mile Creek based on data presented in historical site investigations and recommended remediation of this site. The risk assessments and associated risk evaluations were used to determine the need for remedial actions and the application of restrictions as indicated in this CDR.

6. PROJECT SCHEDULE FOR RESPONSE/CORRECTIVE ACTION AND OPERATION AND MAINTENANCE REQUIREMENTS

6.1 Schedule for SD-31 Three Mile Creek:

Record of Decision signed - March 2004
Remedial Action completed – September 2005
Remedial Action Completion Report completed – April 2007

6.2 Schedule for AOC Sites SS-38 Building 775 On-Base Groundwater and SD-52-04 Landfill 6 On-Base Groundwater :

Feasibility Study completed – April 2005
Final Feasibility Study Addendum/Supplement completed – September 2006
Proposed Plan completed – September 2007
Public Notice on Proposed Plan Issued- September 2007
Records of Decisions completed – March 2009
Final Remediation In-Place completed - December 2009
Operating Properly and Successfully Determination anticipated – September 2011

6.3 Schedule for SD-52-01 Nosedocks/Apron 2 On-Base Groundwater:

Remedial Investigation completed - April 2004
Feasibility Study completed – August 2006
Proposed Plan completed – September 2007
Public Notice on Proposed Plan Issued - September 2007
Records of Decisions completed - March 2009
Final Remediation In-Place completed – December 2009
Operating Properly and Successfully Determination anticipated – September 2011

6.4 Schedule for SS-62 AOC 9 Weapons Storage Area Landfill:

Remedial Investigation completed – May 2004
Feasibility Study completed – October 2004
Proposed Plan to be completed – December 2009
Public Notice on Proposed Plan - December 2009
Records of Decisions to be completed – August 2010
Remedial Action to commence – August 2010
Final Remediation In-Place anticipated – July 2011
Operating Properly and Successfully Determination anticipated – December 2013

6.5 Schedule for SD-52-05 Building 817/WSA On-Base Groundwater:

Feasibility Study completed – April 2005
Final Feasibility Study Addendum/Supplement completed – September 2006
Proposed Plan completed – September 2007
Public Notice on Proposed Plan Issued - September 2007
Records of Decisions completed - March 2009
Final Remediation In-Place completed – December 2009
Operating Properly and Successfully Determination anticipated – September 2011

6.6 Schedule for AOC Sites SS-38 Building 775 On-Base Groundwater and SD-52-01 Nosedocks/Apron 2 On-Base Groundwater Soil Vapor Intrusion Remedial Action:

Actual Contract Award - September 2008
Draft Feasibility Study submitted - February 2009
Feasibility Study completed - February 2010
Pilot Study to be completed – August 2011
Proposed Plan to be completed – September 2011
Public Notice on Proposed Plan to be issued - September 2011
Record of Decision to be completed - November 2011
Final Remediation In-Place anticipated – July 2012
Operating Properly and Successfully determination anticipated – June 2015

7. PUBLIC COMMENTS

On July 10, 2007, public notice of the proposed early transfer of the Property to the OCIDA and County of Oneida was published in the local newspaper. No public comments were received within 30 days of the public notice.

8. DEED COVENANTS

8.1 Deed Assurances: The following covenants will be included in substantially the following form in the quitclaim Deed:

8.1.1 The Grantee will covenant not to develop and use Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 of the Property (depicted on Exhibit 1) for residential housing, elementary and secondary schools, childcare facilities and playgrounds unless prior approval is received from the Air Force, EPA, and NYSDEC.

8.1.2 The Grantee will covenant not to use the aquifer in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment.

8.1.3 With respect to Parcel A2, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater depicted on Deed Exhibit E, the Grantee will covenant within the SD-52-01 Nosedocks/Apron 2 On-Base Groundwater site boundary to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The Grantee will properly coordinate in advance with the Air Force, USEPA, and the NYSDEC the scheduling of any ground-disturbing events to ensure protection of human health and the environment. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for

unrestricted use and exposure. Prior approval by EPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-01 Nosedocks/Apron 2 On-Base Groundwater Contamination Operable Unit		
Point No.	**Easting**	**Northing**
1	1137487.26	1175531.96
2	1137976.99	1175092.86
3	1138998.00	1174740.75
4	1139140.49	1174320.46
5	1137671.00	1174450.39
6	1136575.40	1173830.22
7	1136273.48	1174141.29

8.1.4 With respect to Parcel A4, SS-62 AOC 9 Weapons Storage Area Landfill depicted on Deed Exhibit E, the Grantee will covenant to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The owner or occupant of this site shall not have access to subsurface soils and groundwater without prior approval of the EPA, NYSDEC and the Air Force. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable RODs and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by EPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls. See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SS-62 AOC-9, Weapons Storage Area Landfill		
Point No.	**Easting**	**Northing**
1	1133873.85	1182119.47
2	1134294.44	1181733.70
3	1134121.89	1181555.47
4	1133479.41	1180889.36
5	1133065.91	1181281.06
6	1133687.51	1181925.94

8.1.5 With respect to Parcel A5, SD-52-05 Building 817/WSA On-Base Groundwater, depicted on Deed Exhibit E, the Grantee will covenant to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The Grantee will properly coordinate in advance with the Air Force, USEPA, and the NYSDEC before any ground-disturbing events to ensure protection of human health and the environment. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) modifications to existing buildings or construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure or the occupancy of any existing building or structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by EPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.
See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-05 Building 817/WSA On-Base Groundwater		
Point No.	**Easting**	**Northing**
1	1135908.84	1180662.46
2	1136463.20	1180148.44
3	1135441.23	1179045.50
4	1134890.51	1179564.15
5	1136086.82	1179742.62
6	1135502.07	1180223.72

8.1.6 With respect to Parcel F6B-6, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater depicted on Deed Exhibit E, the Grantee will covenant within the SD-52-01 Nosedocks/Apron 2 On-Base Groundwater site boundary to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The Grantee will properly coordinate in advance with the Air Force, USEPA, and the NYSDEC the scheduling of any ground-disturbing events to ensure protection of human health and the environment. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and

NYSDEC. The owner or occupant of this site will insure that the integrity of the Building 786 and 785 slabs are not compromised without prior approval of the USEPA, NYSDEC and the Air Force. The owner may also choose to demolish the buildings. The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by EPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.

See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-01 Nosedocks/Apron 2 On-Base Groundwater		
Point No.	**Easting**	**Northing**
1	1137487.26	1175531.96
2	1137976.99	1175092.86
3	1138998.00	1174740.75
4	1139140.49	1174320.46
5	1137671.00	1174450.39
6	1136575.40	1173830.22
7	1136273.48	1174141.29

8.1.7 With respect to Parcel F6B-7, SS-38 Building 775 Groundwater and SD-52-04 Landfill 6 On-Base Groundwater, depicted on Deed Exhibit E , the Grantee will covenant to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. The owner or occupant of this site shall provide the Air Force with 60 days advance notice of any proposed alterations that will involve excavating in and/or disturbing soil and/or groundwater and shall not proceed with any such proposed alterations until it has received written notice from the Air Force that the alterations are acceptable to the Air Force, EPA, and NYSDEC. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include

mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area is as follows:

SS-38, Building 775, and SD-52-04 Landfill 6 On-Base Groundwater		
Point No.	**Easting**	**Northing**
1	1135885.71	1173982.55
2	1136442.12	1173458.41
3	1136226.46	1173227.94
4	1136490.16	1172981.18
5	1135249.27	1171637.19
6	1134241.35	1172482.28
7	1135586.51	1173826.78
8	1135667.62	1173750.39

8.1.8 With respect to Parcel F10C-2, SS-62 AOC 9 Weapons Storage Area Landfill depicted on Deed Exhibit E, the Grantee will covenant to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The owner or occupant of this site shall not have access to subsurface soils and groundwater without prior approval of the EPA, NYSDEC and the Air Force. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable RODs and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. In addition, with respect to vapor intrusion, Buildings 912 and 913 will remain unoccupied until either of the actions under (a) or (b) above is completed. The owner may also choose to demolish the buildings.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by EPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls. See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SS-62 AOC-9, Weapons Storage Area Landfill		
Point No.	**Easting**	**Northing**
1	1133873.85	1182119.47
2	1134294.44	1181733.70
3	1134121.89	1181555.47
4	1133479.41	1180889.36
5	1133065.91	1181281.06
6	1133687.51	1181925.94

8.1.9 With respect to Parcel F10C-3, SD-52-05 Building 817/WSA On-Base Groundwater, depicted on proposed Deed Exhibit E, the Grantee will covenant to restrict access to all groundwater until the remedial action objectives have been achieved by the Air Force and approved by USEPA. Until remedial action objectives are achieved, the owner or occupant of this site shall not extract, utilize, consume or permit to be extracted, any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The Grantee will properly coordinate in advance with the Air Force, USEPA, and the NYSDEC before any ground-disturbing events to ensure protection of human health and the environment. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results as defined in the applicable Record of Decision(s) and pursuant the joint EPA/DOD guidance on Streamlined Site Closeout and NPL Deletion Process. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) modifications to existing buildings or construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure or the occupancy of any existing building or structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. . In addition, with respect to vapor intrusion, Building 817 will remain unoccupied until either of the steps

required under (a) or (b) above are completed. The owner may also choose to demolish the building.

The above restrictions will be maintained until the concentrations of hazardous substances in the groundwater are at such levels to allow for unrestricted use and exposure. Prior approval by EPA and NYSDEC is required for any modification or termination of institutional controls, use restrictions, or anticipated actions that may disrupt the effectiveness of or alter or negate the need for institutional controls.
See Deed Exhibit E for the extent of the restricted area. The straight line coordinates of the restricted area are as follows:

SD-52-05 Building 817/WSA On-base Groundwater Site		
Point No.	**Easting**	**Northing**
1	1135908.84	1180662.46
2	1136463.20	1180148.44
3	1135441.23	1179045.50
4	1134890.51	1179564.15
5	1136086.82	1179742.62
6	1135502.07	1180223.72

8.1.10 With respect to Parcel F11B, SD-31 Three Mile Creek, SS-38, Building 775, Groundwater and SD-52-04 Landfill 6 On-Base Groundwater Contamination, , depicted on Deed Exhibit E , the Grantee will covenant to restrict groundwater access to the extent identified on Deed Exhibit E until the remedial action objectives have been achieved by the Air Force and approved by USEPA. The owner or occupant of this site shall not extract, utilize, consume, or permit others to extract, utilize, or consume any water from the subsurface aquifer within the boundary of the site unless such owner or occupant obtains prior written approval from the Air Force, NYSDEC and USEPA. The Grantee will bear all costs associated with obtaining use of such water, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. Also, the Grantee will covenant not to perform any activities that will result in damage to the landfill caps. The Grantee will properly coordinate in advance with Air Force, USEPA, and the NYSDEC before any ground-disturbing events to ensure protection of human health and the environment. The owner or occupant of this site will not engage in any activities that will disrupt required remedial investigation, remedial actions, and oversight activities, should any be required. The owner or occupant of these sites shall provide the Air Force with 60 days advance notice of any proposed alterations that will involve excavating in and/or disturbing soil and/or groundwater and shall not proceed with any such proposed alterations until it has received written notice from the Air Force that the alterations are acceptable to the Air Force, EPA, and NYSDEC. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA

and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC. The straight line coordinates of the restricted areas are as follows:

SS-38 Building 775, and SD-52-04 Landfill 6 On-Base Groundwater		
Point No.	**Easting**	**Northing**
1	1135885.71	1173982.55
2	1136442.12	1173458.41
3	1136226.46	1173227.94
4	1136490.16	1172981.18
5	1135249.27	1171637.19
6	1134241.35	1172482.28
7	1135586.51	1173826.78
8	1135667.62	1173750.39

8.1.11 The Grantee will covenant not to disrupt the integrity or effectiveness of the remedial actions of the Grantor to complete the response actions on Parcels A2 (SD-52-01 Nosedocks/Apron 2 On-Base Groundwater), A4 (SS-62 AOC 9 Weapons Storage Area Landfill), A5 (SD-52-05 Building 817/WSA On-Base Groundwater), F6B-6 (SD-52-01 Nosedocks/Apron 2 On-Base Groundwater), F6B-7 (SS-38 Building 775 On-Base Groundwater), F10C-2 (SS-62 AOC 9 Weapons Storage Area Landfill), F10C-3 (SD-52-05 Building 817/WSA On-Base Groundwater) and F11B (SD-31 Three Mile Creek, SS-38 Building 775 On-Base Groundwater, SD-52-04 Landfill 6 On-Base Groundwater). Further, the Grantee will covenant not to undertake any alterations, construction or construction-related work, demolition, excavation, or other ground-disturbing activities on these Parcels, including the surface application of groundwater that could impact the migration of contaminated groundwater, or the subsurface drilling or use of groundwater, without prior written permission of the Air Force, USEPA, and NYSDEC.

8.1.12 The Grantor hereby warrants to the Grantee and its successors and assigns that

a) Pursuant to section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)), the United States warrants that all remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of CERCLA remaining on the Property has been taken before the date of the deed, except with respect to CERCLA Sites SD-31 Three Mile Creek, SD-52-04 Landfill 6 On-Base Groundwater, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/ Apron 2 On-Base Groundwater, SS-62 AOC 9 Weapons Storage Area Landfill, SD-52-05 Building 817/WSA On-Base Groundwater, and

b) Any additional remedial action found to be necessary after the date of this deed for the Property shall be taken by the United States.

8.2 <u>Contractual Assurances</u>: The following assurances shall be included in the deed or transaction documents:

8.2.1 Assurance that with respect to releases or threatened releases of a hazardous substance that occurred before the date of this deed from CERCLA Sites SD-31 Three Mile Creek, SD-52-04 Landfill 6 On-Base Groundwater, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater, SS-62 AOC 9 Weapons Storage Area Landfill, SD-52-05, and Building 817/WSA On-Base Groundwater, all necessary response actions shall be taken by the United States.

8.2.2 Assurance as to when investigation and response activities will occur: with regard to the projected schedule of necessary response actions, see Section 6, Projected Schedule for Response/Corrective Action and Operation and Maintenance Requirements, for projected completion schedules.

8.2.3 Assurance with regard to response actions and necessary restrictions

(a) In addition to the restrictions set forth in Section 8.1, above, the following additional restrictions on the use of portions of the Property as described below are necessary to ensure protection of human health and the environment regarding CERCLA hazardous substances: Until such time as the CERCLA IRP sites and Areas of Concern (AOC) have been addressed and remedial action objectives have been completed, all activities within sites SD-31 Three Mile Creek, SD-52-04 Landfill 6 On-Base Groundwater, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater, SS-62 AOC 9 Weapons Storage Area Landfill, SD-52-05, and Building 817/WSA On-Base Groundwater, will be subject to the following conditions:

1) The Grantee will provide the Air Force with sixty (60) days' advance written notice of all action requiring approval. The notice shall be accompanied by a detailed written description of proposed actions. Notwithstanding the above, the Grantee shall be under no obligation to provide notice of any alterations that will be undertaken totally within any structure located on the Property, except for the concrete slabs of Buildings 785 and 786, provided that such work will not impede or impair any response activities.

2) The Air Force review process for alterations proposed to be undertaken within a CERCLA site will be completed within thirty (30) days of receipt of notice and a complete description of the planned alterations. In the event problems are detected during the review or additional information is required, the Air Force will promptly notify the Grantee's representative. Any additional information needed by the Air Force to complete its review will be provided upon receipt of any such Air Force request. The Grantee shall not proceed with any proposed alterations until it has received written notice from the Air Force that proposed alterations are acceptable to the Air Force. Approval will not be unreasonably withheld.

3) Access to the site will be restricted to those Grantee personnel necessary to conduct the approved activities.

(b) Pursuant to Section 120(h)(3)(A)(iii) of CERCLA, 42 U.S.C. § 9620(h)(3)(A)(iii), the United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Sites SD-31 Three Mile Creek, SD-52-04 Landfill 6 On-Base Groundwater, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater, SS-62 AOC 9 Weapons Storage Area Landfill, SD-52-05, and Building 817/WSA On-Base Groundwater, to enter other areas of the Property, shown at Exhibit 1, in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land.

In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

c) The Grantee will ensure compliance with the provisions of any health and safety plan in effect or any hazardous substance remediation or response agreement with environmental regulatory authorities during the course of any CERCLA response or remedial action(s) undertaken on the Property. Any inspection, survey, investigation, or other CERCLA response actions shall be coordinated with representatives designated by the Grantee. The Grantee, its contractors, assignees, licensees, or invitees shall have no claim against the Air Force or any officer, agent, employee, contractor, or subcontractor thereof so long as such activities are undertaken to protect human health and the environment.

d) Budgeting for Response Actions. The Air Force will submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required as identified herein for sites that require additional response action. A budget request for the projects scheduled to be completed has been submitted. Expenditure of any federal funds for such investigations or response actions is subject to Congressional authorization and appropriation of funds for that purpose.

9. FINDING OF SUITABILITY FOR EARLY TRANSFER

9.1 The proposal to transfer the Property has been adequately assessed and evaluated under CERCLA for: (a) the presence of CERCLA hazardous substances and contamination on the Property; (b) environmental impacts anticipated from the intended use of the Property; and (c) the adequacy of use restrictions and notifications to ensure that the intended uses are consistent with protection of human health and the environment. The anticipated future uses of the Property do not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate restrictions on use and disclosures as addressed above. The Property, therefore, is suitable for early transfer.

9.2 Additionally, the proposal to defer inclusion of the CERCLA § 120(h)(3)(A)(ii)(I) covenant has been adequately assessed and evaluated to assure that, with respect to sites SD-31 Three Mile Creek (Parcel F11B), SS-38 Building 775 On-Base Groundwater (Parcels F11B & F6B-7), SD-52-01 Nosedock/ Apron 2 On-Base Groundwater (Parcels F6B-6 & A2), SD-52-04 Landfill 6 On-Base Groundwater (Parcel F11B), SS-62 AOC 9 Weapons Storage Area Landfill (Parcels A4 & F10C-2), and SD-52-05 Building 817/WSA On-Base Groundwater (Parcels A5 & F10C-3): (a) the transfer will not delay CERCLA environmental response actions, (b) the anticipated reuse of the Property will not pose a risk to human health or the environment, and (c) the obligation to perform all necessary response actions will not be affected by the early transfer of the Property. The Property, therefore, is suitable for early transfer.

9.3 The covenant required by CERCLA § 120(h)(3)(A)(ii)(I) will be deferred only with respect to Sites SD-31 Three Mile Creek (Parcel F11B), SS-38 Building 775 On-Base Groundwater (Parcels F11B & F6B-7), SD-52-01 Nosedock/ Apron 2 On-Base Groundwater (Parcels F6B-6 & A2), SD-52-04 Landfill 6 On-Base Groundwater (Parcel F11B), SS-62 AOC 9 Weapons Storage Area Landfill (Parcels A4 & F10C-2), and SD-52-05 Building 817/WSA On-Base Groundwater (Parcels A5 & F10C-3). The covenant required by CERCLA § 120(h)(3)(A)(ii)(II) will be included in the Deed for non-deferred portions of the Property to ensure protection of human health and the environment and to ensure that environmental investigations and remedial activities will not be disrupted.. A clause will be included in the Deed granting the United States access to the Property in any case where CERCLA remedial action or corrective action is found to be necessary after transfer. When all response action necessary to protect human health and the environmental has been taken, the Transferee will receive a warranty pursuant to CERCLA § 120(h)(3)(C)(iii) that satisfies the requirement of CERCLA § 120(h)(3)(A)(ii)(I).

9.4 Based upon the findings stated above and in the Finding of Suitability For Early Transfer for Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3, it is requested that the United States Environmental Protection Agency, with concurrence of the State of New York, defer the requirements of CERCLA 120(h)(3)(a)(ii)(I) with respect to CERCLA Sites SD-31 Three Mile Creek, SD-52-04 Landfill 6 On-Base Groundwater, SS-38 Building 775 On-Base Groundwater, SD-52-01 Nosedocks/Apron 2 On-Base Groundwater, SS-62 AOC 9 Weapons Storage Area Landfill, SD-52-05, and Building 817/WSA On-Base Groundwater, that all response actions have been taken before transfer.

REQUESTER:

_____ _____

ROBERT M. MOORE
Director
Air Force Real Property Agency

Exhibit 1: Parcel Map
Exhibit 2: Draft Quitclaim Deed Exhibits

Exhibit 1
Former Griffiss AFB
PARCEL MAP

F10C-2

A4

SS-62
AOC 9
WSA Landfill

SS-62
AOC 9
WSA Landfill
Restriction

F10C-3

SD-52-05
Building 817/WSA
On-Base Groundwater

A5

SD-52-05
Building 817/WSA
On-Base Groundwater
Restriction

F11B

SD-31
Threemile Creek

F6B-7

SS-38
B775
On-Base Groundwater

F6B-6

A2

SD-52-01
Nosedock / APRON2
On-Base Groundwater
Restriction

SD-52-01
Nose Docks/Apron 2
On-Base Groundwater

SS-38, Building 775
and SD-52, Landfill 6
On-Base Groundwater
Restriction

NOTE: Only the Covenant Deferral Site restrictions are shown on this map. See environmental site map for non-Covenant Deferral site restrictions.

BASE LOCATION

City of Rome
Griffiss Air Force Base
Oneida County

SITE LOCATION

Key to Features

Road
Airfield
Boundary
Fence
Railroad
Surface Water
Culvert / Ditch
CDR Parcel
Restricted Area
Restricted Site
Demolished Facility
Existing Facility
Wetland

N

1,000 500 0 1,000
Feet

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Covenant Deferral Request Restriction Map

Parcels: F11B, F6B-6, F6B-7, A2 A4, A5, F10C-2, and F10C-3

FPM Remediations, Inc.

May 31, 2011

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Exhibit 2
Former Griffiss AFB
DRAFT QUITCLAIM DEED PROVISIONS

Deed Exhibits for Economic Development Conveyance Parcels F11B, F6B-6, F6B-7, F10C-2, AND F10C-3 Former Griffiss Air force Base (AFB), NY

Exhibit A	Legal Description of Parcels (Pending Survey)
Exhibit B	Location of Parcels (to be replaced with the survey map once survey is completed)
Exhibit C	Notice of Hazardous Waste Stored
Exhibit D	Notice of Hazardous Substances Released/Disposed of
Exhibit E	Location of Restrictive Areas

Exhibit A
Legal Description of Parcels

Exhibit B
Location of Parcels

F10C-2

F10C-3

F11B

F6B-6

F6B-7

F11B

Intermittent Stream

Stumble Creek

Rainbow Creek

Threemile Creek

PERIMETER ROAD

HANGAR ROAD

BROOKS ROAD

TURNER STREET

ELLSWORTH ROAD

PATRICK SQUARE

MARKET STREET

DONALDSON ROAD

SOLBERG AVENUE

PATROL ROAD

FUTURE WAY

ATLAS DRIVE

SNARK STREET

PUBLIC

CONNEX

GOODRICH BUILDING

SHELL

MGS

PICNIC AREA

Nosedock 1 782

Nosedock 2 783

Nosedock 3 784

Nosedock 4 785

Nosedock 5 786

Key to Features

- Road
- Airfield
- Boundary
- Fence
- Railroad
- Surface Water
- Culvert / Ditch
- Hydrant Fuel Line
- Demolished Facilities
- Existing Facilities
- Wetlands

1,000 500 0 1,000

Feet

N

BASE LOCATION

City of Rome

Griffiss Air Force Base

Oneida County

SITE LOCATION

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Location of Parcels

F11B, F6B-6, F6B-7, F10C-2, and F10C-3

FPM Remediations, Inc.

May 31, 2011

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Exhibit C

Parcels F11B, F6B-6, F6B-7, F10C-2, and F10C-3

NOTICE OF HAZARDOUS WASTE STORED

The table below provides information from the Basewide EBS and shall serve as a notice of hazardous wastes that were stored for a period of one year or more on the Parcels F11B, F6B-1, F6B-2 F6B-6, F6B-7, F10C-2, and F10C-3 Property on the former Griffiss Air Force Base, and the dates such storage took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9620(h).

Building Number	Waste Stored	Regulatory Waste Number	Year	Quantity (lbs.)
B/784	Spill Resistant JP-4 Absorbent & Contaminated Soil	D001	1988-92	24,303
	JP-4 Absorbent	D001/D018	1993	6,700
B/786	Spill Resistant Diesel/Absorbent	D001	1989-90	900
	Waste PD-680; Container Haz Waste	D001	1988	545
	Waste Antifreeze	D002	1988-89	2,128
	Oil/Lead	D008	1991	400

Exhibit D

Parcels F11B, F6B-6, F6B-7, F10C-2, and F10C-3

NOTICE OF HAZARDOUS SUBSTANCES RELEASED/DISPOSED OF

The table below provides information from the Basewide EBS and shall serve as a notice of hazardous substances that are known to have been released/disposed of on Parcels F11B, F6B-6, F6B-7, F10C-2, and F10C-3 property on the former Griffiss Air Force Base, and the dates the release took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9620(h).

SAC Hill, Area of Concern Sites SS-38 and SD 52 Landfill #6 Groundwater

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
TCE contaminated groundwater	N/A	Unknown	Unknown	D040	Proposed Plan process completed Draft ROD issued	

SD-52-01, On-Base Groundwater AOC, Apron 2 Operable Unit

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
TCE, DCE, Vinyl Chloride contaminated groundwater	N/A	Unknown	Unknown	D040	Proposed Plan Process Completed; Draft ROD issued	

AOC 9 and SD-52 Building 817

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Chlorinated solvents in groundwater	N/A	Unknown	Unknown	Unknown	SD-52 Building 817: Proposed Plan process completed; Draft ROD issued; AOC 9: revised Feasibility Study being prepared	On-Base Groundwater AOC, AOC 9

Exhibit D

LF09 Landfill 6 and LF-07 Landfill 5

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
LF09 Landfill 6 VOCs, Metals, Pesticides	N/A	Unknown	1955-1959	Various	ROD/ Remedial Action	Landfill has been capped.
LF-07 Landfill 5 VOCs, SVOCs Metals, Pesticides	N/A	Unknown	1959-1960	Various	ROD/ Remedial Action	Landfill has been capped.

SD-31, Three Mile Creek

Substance	**CAS Registry Number**	**Quantity kg/pounds**	**Date**	**Hazardous Waste ID Number**	**Response**	**Remarks**
SVOCs, Metals, Pesticides, PCBs	N/A	Unknown	Unknown	Various	ROD/ Remedial Action	Creek has been dredged

Exhibit E
Location of Restrictive Areas

F10C-2

SS-62
AOC 9
WSA Landfill
Restriction

SS-62
AOC 9
WSA Landfill

F10C-3

SD-52-05
Building 817/WSA
On-Base Groundwater

SD-52-05
Bldg. 817 WSA
On-Base Groundwater
Restriction

SD-0041
B782
Nose Dock 1 and 2

SD-52-01
Nose Docks/Apron 2
On-Base Groundwater
Restriction

SD-52-01
Nose Docks/Apron 2
On-Base Groundwater

F6B-6

F6B-7

OPEN SPILL
#9713631
Apron 2
Restriction

UST-7001-01
OPEN SPILL
#9706957

SS-0034
B786 Nose Dock 5
Soil Contamination
OPEN SPELL
#8910168

LF-049D
Hardfill Area
AOI-28

LF-07
Landfill 5 Cap

F11B

LF-07
Landfill 5 Area
Groundwater
Contamination

AOI 17
Disposal NE
of HF 49C

LF-049C
Hardfill Area
AOI-28

SD-31 Three Mile Creek

LF-09
Landfill 6 Cap

SS-38
B775
On-Base Groundwater

SS-38, Building 775 and
SD-52, Landfill 6
On-Base Groundwater
Restriction

SD-52-04
Landfill 6
Chlorinated
Plume

LF-09
Landfill 6
Groundwater
Restriction

Stonnie Creek
Rainbow Creek
Threemile Creek

BASE LOCATION

City of Rome
Griffiss Air Force Base
Oneida County

SITE LOCATION

Key to Features

- Road
- Airfield
- Boundary
- Fence
- Railroad
- Surface Water
- Culvert / Ditch
- Parcel to be Transfered
- Restricted Areas
- Restricted Sites
- Parcel Boundary
- Demolished Facilities
- Existing Facilities
- Wetlands

1,000 500 0 1,000
Feet

N

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Location of Restrictive Areas

Parcels: F11B, F6B-6, F6B-7, F10C-2, and F10C-3

FPM Remediations, Inc.

May 31, 2011

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Deed Exhibits for Public Benefit Conveyance
Parcels A2, A4, and A5
Former Griffiss Air force Base (AFB), NY

Exhibit A	Legal Description of Parcels (Pending Survey)
Exhibit B	Location of Parcels (to be replaced with the survey map once survey is completed)
Exhibit C	Notice of Hazardous Waste Stored
Exhibit D	Notice of Hazardous Substances Released/Disposed of
Exhibit E	Location of Restrictive Areas

Exhibit A
Legal Description of Parcels

Exhibit B
Location of Parcels

A4

A5

A2

Intermittent Stream

Stamile Creek

Rainbow Creek

Throcmile Creek

PERIMETER ROAD

HANGAR ROAD

BROOKS ROAD

ELLSWORTH ROAD

PATRICK SQUARE

MARKET STREET

TURNER STREET

DONALDSON ROAD

BOMBER DRIVE

PATROL ROAD

FUTURE WAY

ATLAS DRIVE

MATADOR STREET

PUBLIC

CONNEX

GOODRICH BUILDING

MGS

SHELL

PICNIC AREA

Noseclock 1 782

Noseclock 2 783

Noseclock 3 784

Noseclock 4 785

Noseclock 5 786

BASE LOCATION

City of Rome

Griffiss Air Force Base

Oneida County

SITE LOCATION

Key to Features

Road
Airfield
Boundary
Fence
Railroad
Surface Water
Culvert / Ditch
Hydrant Fuel Line
Parcel Boundary
Parcel
Demolished Facilities
Existing Facilities
Wetlands

1,000 500 0 1,000
Feet

N

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Location of Parcels

A2, A4, A5

FPM Remediations, Inc.

May 31, 2011

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Exhibit C

Parcels A2, A4, and A5

NOTICE OF HAZARDOUS WASTE STORED

The table below provides information from the Basewide EBS and shall serve as a notice of hazardous wastes that were stored for a period of one year or more on the Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 Property on the former Griffiss Air Force Base, and the dates such storage took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9620(h).

Building Number	Waste Stored	Regulatory Waste Number	Year	Quantity (lbs.)
B/782	Spill Resistant, JP-4, and Absorbent	D001	1988-92	2,435
	JP4 Absorbent and JP4/Water	D001/D018	1993	1,320

Exhibit D

Parcels A2, A4, and A5

NOTICE OF HAZARDOUS SUBSTANCES RELEASED/DISPOSED OF

The table below provides information from the Basewide EBS and shall serve as a notice of hazardous substances that are known to have been released/disposed of on Parcels F11B, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3 property on the former Griffiss Air Force Base, and the dates the release took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9620(h).

SD-52-01, On-Base Groundwater AOC, Apron 2 Operable Unit

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
TCE, DCE, Vinyl Chloride contaminated groundwater	N/A	Unknown	Unknown	D040	Proposed Plan Process Completed; Draft ROD issued	

AOC 9 and SD-52 Building 817

Substance	CAS Registry Number	Quantity kg/pounds	Date	Hazardous Waste ID Number (if applicable)	Response	Remarks
Chlorinated solvents in groundwater	N/A	Unknown	Unknown	Unknown	SD-52 Building 817: Proposed Plan process completed; Draft ROD issued; AOC 9: revised Feasibility Study being prepared	On-Base Groundwater AOC, AOC 9

Exhibit E
Location of Restrictive Areas

SS-62
AOC 9
WSA Landfill

A4

SS-62
AOC 9
WSA Landfill
Restriction

A5

SD-52-05
Bldg. 817 WSA
On-Base Groundwater
Restriction

SD-52-05
Building 817/WSA
On-Base Groundwater

SD-0041
B782
Nose Dock 1 and 2

A2

SD-52-01
Nose Dock/Apron 2
On-Base Groundwater
Restriction

SD-52-01
Nose Dock/Apron 2
On-Base Groundwater

OPEN SPILL
#9713631
Apron 2
Restriction

UST-7001-01

OTH-0145

Intermittent Stream
Stumile Creek
Rainbow Creek
Threemile Creek

PERIMETER ROAD
BROOKS ROAD
ELLSWORTH ROAD
HANGAR ROAD
PATROL ROAD
MARKET STREET
TURNER STREET
PATRICK SQUARE
FUTURE WAY
MATADOR STREET
ATLAS DRIVE
SNARK STREET
THOR AVE
FALCON AVE
PARSONS ROAD
OTIS STREET
ELM STREET
SELRIDGE STREET
BOMBER DRIVE
PEGASUS DRIVE
PERSEUS DRIVE
DAEDALIAN DRIVE
PAYNE ROAD
READY ROAD
PUBLIC

GOODRICH BUILDING
MGS
SHELL
PICNIC AREA
CONNEX

BASE LOCATION

City of Rome
Griffiss Air Force Base
Oneida County

SITE LOCATION

Key to Features

- Road
- Airfield
- Boundary
- Fence
- Railroad
- Surface Water
- Culvert / Ditch
- Restricted Areas
- Restricted Sites
- Parcel Boundary
- Demolished Facilities
- Existing Facilities
- Parcel to be Transfered
- Wetlands

1,000 500 0 1,000
Feet

N

UNITED STATES AIR FORCE
FORMER GRIFFISS AIR FORCE BASE
ROME, NEW YORK

Location of Restrictive Areas

Parcels: A2, A4, A5

FPM Remediations, Inc.

May 31, 2011

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