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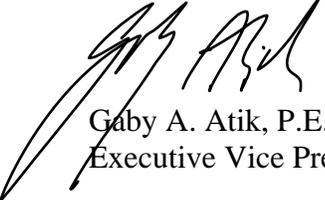
MEMORANDUM FOR: SEE DISTRIBUTION LIST

RE: 2008 LUC/IC Site Inspection Report
Former Griffiss Air Force Base, Rome, New York
Contract No. F41624-03-D-8601-0027
FPM Project No. 40-05-27
Revision 1.0
January 2010

FPM Group, Ltd. (FPM) is pleased to submit the above-referenced 2008 LUC/IC Site Inspection Report for the former Griffiss Air Force Base, Rome, New York. This revision incorporates all previously received comments including EPA comments received for the 2007 LUC/IC Site Inspection Report. The Responses to Comments have been included.

If you have any questions or require additional information, please call me at 315-336-7721 ext. 202 or e-mail me at g.atik@fpm-group.com.

Very truly yours,



Gaby A. Atik, P.E.
Executive Vice President

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**Former Griffiss Air Force Base
Rome, New York**

**2008
LUC/IC SITE INSPECTION
REPORT**



**Contract No. F41624-03-D-8601
Task Order No. 0027**

**Revision 1.0
January 2010**

FPMgroup

2008
LUC/IC Site Inspection Report

Prepared for:

**Former Griffiss Air Force Base
Rome, New York**

through

**The Air Force Center for Engineering and the Environment
3300 Sydney Brooks
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Prepared by:

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**Contract No. F41624-03-D-8601
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EXHIBITS

- Exhibit 1** 2008 LUC/IC Confirmation by Site
Exhibit 2 2008 Deed Restriction Inspections

PLATES

- Plate 1** Deed Restrictions and Land Use and Institutional Controls 2008 -
Northwest
Plate 2 Deed Restrictions and Land Use and Institutional Controls 2008 -
Northeast
Plate 3 Deed Restrictions and Land Use and Institutional Controls 2008 -
Southwest
Plate 4 Deed Restrictions and Land Use and Institutional Controls 2008 -
Southeast

APPENDICES

- Appendix A** 2008 LUC/IC Confirmation Letters
Appendix B Parcel Deeds – Environmental Covenants

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LIST OF ACRONYMS AND ABBREVIATIONS

AFB	Air Force Base
AFRL	Air Force Research Laboratory
AFRPA	Air Force Real Property Agency
AOC	Area of Concern
AOI	Area of Interest
AST	Above Ground Storage Tank
AVGAS	aviation gasoline
BADP	Battery acid disposal pit
BCT	BRAC Cleanup Team
BFSA	Bulk Fuel Storage Area
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CHP	Central Heating Plant
DOD	Department of Defense
DP	Drainage Pit
DW	Drywell
EPS	Electrical Power Substation
FDA	Fire Demonstration Area
FOSET	Finding of Suitability for Early Transfer
FOSL	Finding of Suitability to Lease
FPM	FPM Group, Ltd.
FPTA	Fire Protection Training Area
ft	feet
GIA	Griffiss International Airport
GLDC	Griffiss Local Development Corporation
GUSC	Griffiss Utilities Service Corporation
IRP	Installation Restoration Program
JP-4	jet propulsion fuel grade 4
LAW	Law Engineering and Environmental Services, Inc.
LF	Landfill
LTM	Long-Term Monitoring
LUC/ICs	Land-Use Controls/Institutional Controls
MOGAS	automotive gasoline

LIST OF ACRONYMS AND ABBREVIATIONS (continued)

NFS	No Further Study
NYCCR	New York Codes Rules and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
OWS	Oil/Water Separator
PA	Preliminary Assessment
PCB	Polychlorinated Biphenyl
PCE	perchloroethene
RI	Remedial Investigation
ROD	Record of Decision
SAC	Strategic Air Command
SI	Supplemental Investigation
SRA	Source Removal Area
ST	Storage Tank
TCE	trichloroethene
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOC	Volatile Organic Compound
WSA	Weapons Storage Area

1 INTRODUCTION

1.1 Purpose

At the former Griffiss Air Force Base (AFB), Land-Use Controls/Institutional Controls (LUC/ICs) were implemented at sites where hazardous and/or petroleum substances were previously stored, disposed of, or accidentally released. This includes Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) sites and non-CERCLA petroleum spill sites. LUC/ICs are defined in the deeds for transferred sites as deed restrictions. For sites that have not been transferred, LUC/ICs are either incorporated in leases as lease restrictions or are Air Force maintained requirements that are planned for incorporation in future deeds.

Annual LUC/IC confirmation (by site) and deed restriction inspections (by parcel) are required to evaluate the implementation and performance of an LUC/IC or deed restriction in order to determine if it is protective of human health and the environment. The 2008 LUC/IC confirmation and deed restriction inspections were performed through on-site inspections and interviews (in person and/or written confirmation) with the owner/occupant of the site.

Plates 1 through 4 illustrate the LUC/ICs sites and parcel deed restrictions associated with the former Griffiss AFB. Exhibit 1 summarizes the LUC/ICs by site and Exhibit 2 summarizes the deed restrictions by parcel.

1.2 Document Review

Site/parcel deeds, lease documents, remedial action/investigations reports, the Griffiss 5-year review, Records of Decision (ROD) (where applicable), and long-term monitoring reports were reviewed for the preparation of this report.

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2 LUC/IC CONFIRMATION BY SITE

The following summarizes the former Griffiss AFB LUC/IC sites. LUC/IC sites are presented within the report alphabetically. The interviews and on-site inspections for year 2008 LUC/ICs confirmation are summarized in Exhibit 1.

2.1 AOC 9

2.1.1 Site Description

Area of Concern (AOC) 9 is a grass-covered area located on the north side of the main runway between the former WSA and Six Mile Creek (Parcel A4 and F10C) and contains Installation Restoration Program (IRP) SS-62. From 1943 to 1957, this area was used as a base landfill. Much of the landfill material was removed from the area in the 1950s as the WSA was constructed. Parcels A4 and F10C are projected to be transferred in 2010.

2.1.2 LUC/ICs

The ROD for AOC 9 is scheduled for release in 2010. The following summarizes the LUC/ICs provided in the Draft Finding of Suitability for Early Transfer (FOSET) for A4 (AFRPA, February 2008). These LUC/ICs will be included in the deed for Parcel A4.

“The deed will restrict access to all groundwater at this Operable Unit until the remedial action objectives have been achieved by the Air Force. 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 above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater well installation restriction, and land-use restriction – protect remedial operations as shown in Plate 1 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, Griffiss International Airport (GIA), on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A. Contamination from the site has been identified on a previously transferred parcel (Parcel A1A). A deed modification to the Parcel A1A deed will be prepared.

2.2 AOI 66

2.2.1 Site Description

Area of Interest (AOI) 66, Steam Plant APDO Storage Yard, is located in the central portion of Griffiss AFB near Rainbow Creek and was previously used as storage for scrap drums and

transformers. AOI-66 is located in Parcels F6B (projected transfer in 2009) and Central Heating Plant (CHP) (transferred).

2.2.2 LUC/ICs

The Coal Yard Storage Area ROD includes AOI 66. The Coal Yard Storage Area ROD is pending. The following summarizes the LUC/ICs provided in the LUC/ICs for AOI 66 presented in the Revised Draft FOSET for F6B-3, -4, and -5 (AFRPA, June 2008). These LUC/ICs will be included in the deed for Parcel F6B.

“The owner or operator will restrict the relocation of the contaminated soils below 1 foot of the surface from being placed outside the site boundaries. If the contaminated soil below 1 foot of the surface is to be excavated, it must remain on site, stay covered if stockpiled, and covered by a minimum of 1 foot of clean fill once is returned to the ground.”

“The deed will prohibit the development and use of the property for residential housing, elementary and secondary schools, childcare facilities and playgrounds unless prior approval is received from the Air Force, USEPA, and NYSDEC.”

“The deed will prohibit the extraction, utilization, or consumption of any water from the aquifer below the surface of the ground unless the water has been tested and found to meet all applicable standards and such owner obtains the prior written approval from the New York State Department of Health (NYSDOH).”

“The deed will include a covenant that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment.”

The above described AOI 66 LUC/IC corresponds with subsurface soil relocation restriction, land-use restriction – commercial/administrative/non-residential, adverse aquifer use prohibited, and groundwater consumption – prior approval as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation forms signed by Daniel Sanders, Manager/Plant Engineer, Griffiss Utility Services Corporation (GUSC) on September 30, 2008 for LUC/IC sections AOI-66-01, -07, -08, and -09 and by Andy Thompson, Operations Manager, Birnie Bus, Services, Inc., on October 1, 2008 for LUC/IC sections AOI-66-02 and -03. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

2.3 AOI 72

2.3.1 Site Description

AOI 72 is also referred to as the Mobile Ave-Former Drum Storage Area in Parcel F9. The AOI is located in the Southern portion of the former Griffiss AFB. This property has been transferred.

2.3.2 LUC/ICs

AOI 72 does not require a ROD. The LUC/IC for this site was set in place during the Preliminary Assessment (PA) / Supplemental Investigation (SI) period of this site. The LUC/IC for this site, as stated in the Deed for Parcel F9, is:

“The Grantee covenants and agrees to the requirement for additional evaluation of a portion of the property within AOI 72 should the property use change from institutional/educational to residential.”

The above described LUC/IC corresponds with land-use restriction – industrial/commercial/non-residential as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.4 Apron 1/Nosedocks 1 and 2

2.4.1 Site Description

Apron 1 and Nosedocks 1 and 2 are located in the southeast portion of the former Griffiss AFB. The LUC/ICs areas are within Parcels A2, F4C, and F6B. Parcel F4C has been transferred and Parcels A2 and F6B are projected for transfer in 2010.

A NYSDEC spill number has been assigned to the Apron 1 Fuel Hydrant System. NYSDEC Spill #9707954 was reported on September 15, 1997, and refers to a jet fuel spill of unknown volume at Apron 1. Two NYSDEC spill numbers, Spill #9109658 (assigned December 10, 1991) and Spill #9413416 (assigned January 9, 1995), are associated with petroleum hydrocarbon contamination possibly originating from releases from OWS 5730-1/2 at the Nosedocks 1 and 2 AOC Site.

2.4.2 LUC/ICs

The ROD for the Nosedocks 1 and 2 area is scheduled for release in 2010. The Apron 1 site is covered under the NYSDEC Spill Program and does not require a ROD.

There are three areas associated with the apron that contain LUC/ICs:

- Apron 1 LUC/IC encompasses of the entire apron,
- Apron 1/HE8MW-3, a contaminated area in the western portion of the apron, is a former hydrant site, and
- Apron 1/Nosedocks 1 and 2 (Buildings 782 and 783) are located in the eastern portion of the apron, these buildings were used for aircraft repair. The LUC/IC for this site is associated with a groundwater plume originating near Apron 1 and Nosedocks 1 and 2.

The Apron 1 areas are located in Parcels A2, F4C, and F6B. The LUC/ICs were located in the Revised Draft Parcel F6B FOSET (AFRPA, February 2008), the Airfield Finding of Suitability for Lease (FOSL) (AFRPA, April 2004), and the Deed for Parcel F4C. The LUC/ICs include:

The following LUC/ICs are provided in the Airfield Lease Document.

“The Lessee shall restrict the conduct of any type of excavation, digging, drilling, utilization of groundwater, or other ground disturbing activity on the property without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary.”

“The Lessee shall restrict access to subsurface soils on the Leased Premises until the Base Realignment and Closure Team (BCT) identifies appropriate cleanup requirements, and cleanup actions are executed by the Air Force to the satisfaction of the BCT.”

The following LUC/ICs are provided in the Revised Draft Parcel F6B FOSET. The LUC/ICs provided in the Revised Draft Parcel F6B FOSET will be included in the deed for Parcel F6B.

“The deed will restrict access to subsurface soils at this AOC (Nosedocks 1 and 2) until the remedial action objectives have been achieved by the Air Force.”

“The deed will also restrict construction activities in the groundwater until the remedial action is complete and regulatory concurrence has been obtained.”

The following summarizes the LUC/ICs provided in the deed for Parcel F4C:

“The grantee covenants not to perform any type of excavation, digging, drilling, utilization of groundwater, or other ground-disturbing activity at the open non-CERCLA petroleum spill sites.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, and groundwater well installation restriction as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The

LUC/IC confirmation form is provided in Appendix A. Since the 2008 LUC/IC inspections, the petroleum-contaminated soil land farm operation has been moved to Apron 2.

2.5 Apron 2

2.5.1 Site Description

Apron 2 was used as an aircraft parking and refueling area. Two jet fuel pipeline systems are associated with Apron 2. The former Type II Jet Fuel System once supplied JP-4 fuel to hydrants located throughout Apron 2. The LUC/ICs areas are located in Parcels A2, F4A/F12A, and F6B. Parcels F4A and F12A have been transferred and Parcels A2 and F6B are projected for transfer in 2010.

There are four NYSDEC petroleum spill numbers in the vicinity of the Apron 2 site. NYSDEC Spill #8910168 is associated with subsurface contamination attributed to the jet fuel pipeline in the vicinity of Building 786, Spill #9706957 is associated with underground storage tanks (USTs) 7001-3, -4, and -5, Spill #9810713 is associated with the Type II Fuel System in the vicinity of Building 789, and Spill #9713631 is associated with the Type II Fuel System at Apron 2. The following paragraphs pertain to Spill #9713631.

One IRP number (SD-52) is associated with the chlorinated Volatile Organic Compound (VOC) contamination in the Apron 2 site.

2.5.2 LUC/ICs

The ROD for SD-52 was finalized in December 2008 after the 2008 inspections were performed. The Apron 2 petroleum spill site is covered under the NYSDEC Spill Program and does not require a ROD. The LUC/ICs are provided in the Parcel A2 FOSET and Revised Draft Parcel F6B FOSET (AFRPA, February 2008) and the Parcel F4A/F12A deed.

The following summarizes the LUC/ICs provided in the FOSET for Parcel A2 and Revised Draft FOSET for Parcel F6B. The LUC/ICs provided in the Revised Draft FOSET for Parcel F6B will be included in the deed for Parcel F6B.

“The deed will restrict access to all groundwater at this Operable Unit until the remedial action objectives have been achieved by the Air Force. 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 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 on this

property without prior written Air Force approval and Air Force Coordination with applicable federal and state regulatory agencies as necessary.”

The following summarizes the LUC/ICs provided in the deed for Parcel F4A/F12A:

“The grantee, its successors and assigns shall be prohibited from accessing or otherwise disturbing or causing exposure to subsurface soils or consuming or otherwise using or causing exposure to the underlying groundwater.”

“The grantee is prohibited from extraction, utilization, or consumption of any water from the aquifer below the surface of the ground unless the water has been tested and found to meet all applicable standards and such owner obtains the prior written approval from the NYSDOH.”

“The grantee is prohibited from managing the aquifer in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment.”

“Activities by the grantee and its successors and assigns shall not disturb the integrity or effectiveness of the grantor’s actions to complete closure of the environmental sites.”

The above described LUC/IC corresponds with soil intrusive work – prior approval, soil/ groundwater intrusive work – prior approval, groundwater consumption – prior approval, adverse aquifer use prohibited, land-use restriction – protect remedial operations, groundwater intrusive work – prior approval, and groundwater well installation restriction as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.6 Building 3 Drywell (DP-11)

2.6.1 Site Description

Building 3 is located in the center of the former Griffiss AFB (Parcel AFRL-5) south of the Tank Farms 1 and 3 Source Removal Area (SRA) and northwest of the Building 20 AOC. Surface water drains to Six Mile Creek on the eastern side (drywell area) of the building and to Three Mile Creek on the western side. A drywell associated with the site was used to dispose of cleaning solvents, etching acids with metal salts, and paint thinners from 1960 to 1984 as stated in the RI (Law, December 1996). Building 3 was retained by the Department of Defense (DOD) and is currently a facility for the Air Force Research Laboratory (AFRL).

2.6.2 LUC/ICs

The LUC/ICs area at Building 3 is a drywell site located outside, on the southern side of the building. The LUC/ICs are provided in the Building 3 ROD. The ROD was issued by the Air Force in November 2004 and signed by the USEPA in March 2005. In summary, the ROD for Building 3 states that:

“Development and use of the entire Building 3 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 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 the NYSDOH.”

The above described LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, and land-use restriction – industrial/commercial/non-residential, as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Fredrick Conover, Environmental and Occupational Health Manager, AFRL, on October 10, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.7 Building 20 Locomotive Round House (SS-23)

2.7.1 Site Description

The Building 20 AOC is located in the southeastern central part of the former Griffiss AFB at the northeast corner of Otis Street and Ellsworth Road in Parcel F1. Building 20 is the Locomotive Roundhouse, which was used to store and service diesel locomotives. Lubricants and diesel locomotive parts were used and stored in the roundhouse, while PCB-containing hydraulic fluids were used in the locomotives. The property is owned by the Griffiss Local Development Corporation (GLDC) and leased to the Adirondack Scenic Railroad company for train maintenance.

2.7.2 LUC/ICs

The LUC/ICs provided in the deed for Parcel F1 correspond with the Building 20 ROD requirements. The ROD for Building 20 was issued by the Air Force in June 2001 and signed by the USEPA in September 2001. The ROD for Building 20 states that:

“The property will be designated for industrial/commercial use unless permission is obtained from the USEPA, NYSDEC, and the NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted any water from the aquifer below the ground surface within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with groundwater consumption – prior approval, land-use restriction – industrial/commercial/non-residential, land-use restriction – protect remedial operations, and soil/groundwater intrusive work – prior approval as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.8 Building 43 (ST-26)

2.8.1 Site Description

The Building 43 SRA is located in Parcels F1 and F6B, adjacent to the T-9 Site and was used as a Base gas station. Currently only two spill numbers (9204543 [associated with USTs 43-1,-2,-3,-4, and -5] and 9313076 [associated with OWS 43-1]) are open with the NYSDEC. Parcel F1 has been transferred and Parcel F6B is projected for transfer in 2010.

2.8.2 LUC/ICs

The ROD for Building 43 was signed in September 2009 after the 2008 LUC/IC inspection was performed. Therefore, the LUC/ICs were provided by the transfer documents. LUC/ICs at the site provided in the Deed for Parcel F1 include:

“The grantee covenants to restrict the use of the property to industrial and commercial non-residential activities unless it obtains written permission to do so from the USEPA, NYSDEC, and NYSDOH.”

“The grantee covenants not to extract, utilize, consume or permit to be extracted any water from the aquifer below the surfaces of the land on the property unless such groundwater has been tested and found to meet all applicable standards and unless the grantee or occupant obtains the prior written approval from NYSDOH. The grantee further covenants to ensure that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment. The grantee and its successors and assignees covenant to comply with all applicable federal and state laws and regulations with regard to activities affecting the groundwater in the aquifer. The grantee will bear all costs associated with obtaining use of such water, including the cost of studies, analysis or remediation, without any cost whatsoever to the grantor.”

“The grantee will not engage in any activities that will disrupt required remedial investigation, response actions or oversight activities should any be required on the property.”

“The grantee shall not have access to the subsurface soils in the area identified as ST-26 until cleanup actions have been executed by the Air Force.”

“The grantee covenants and agrees that it will not spread or exacerbate environmental contamination or open exposure pathways to human or the environment, and that it will not disrupt environmental investigations and remedial activities, or jeopardize the protectiveness of those remedies.”

The LUC/ICs at the site are provided in the Revised Draft FOSET for Parcel F6B (June, 2009). The LUC/ICs provided in the FOSET will be included in the deed for Parcel F6B.

“The Grantee shall not have access to subsurface soils and groundwater at the Building 43 without prior approval of the USEPA, NYSDEC and the Air Force. The Grantee will bear all costs associated with obtaining use of such water and soils, including the costs of studies, analysis, or remediation, without any cost whatsoever to the Grantor. The restrictions will remain in effect until the final Record of Decision is executed and the final remedial objectives are achieved.”

“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 site on this property without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary.”

The above described LUC/IC corresponds with land-use restriction – commercial/administrative/non-residential, soil/groundwater intrusive work – prior approval, adverse aquifer use prohibited, and groundwater consumption – prior approval as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.9 Building 100 Generator Room (DW-100)

2.9.1 Site Description

The Building 100 Generator Room is located to the east and south of Building 100 and west of taxiways 14 and 22 in Parcel A7. One drywell (Drywell 100) was previously located at the site. This property has not been transferred.

2.9.2 LUC/ICs

There is not a ROD required for the site or Drywell 100. The LUC/IC for this site was set in place during the PA/SI period. The following LUC/IC at the Building 100 Generator Room is provided in the Airfield Lease Document (AFRPA, June 2004) and will be included in the deed for Parcel A7.

“The Lessee will be restricted from conducting any type of excavation, digging, drilling, utilization of groundwater, or other ground disturbing activity on the property without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary.”

The above described LUC/IC corresponds with groundwater consumption – prior approval, adverse aquifer use prohibited, subsurface soil relocation restriction, and soil/groundwater intrusive work – prior approval as shown in Plate 1 and Exhibit 1. The 2008 LUC/IC confirmation results are also provided in Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.10 Building 101 (ST-06)

2.10.1 Site Description

Building 101 Battery Acid Disposal Pit/Battery Acid Drainage Pit/Yellow Submarine UST is located south of Apron 3, in the central portion of the former Base. The LUC/ICs are within the boundary of Parcel F13, scheduled for transfer in 2010.

2.10.2 LUC/ICs

The ROD for Building 101 is scheduled for release in 2010. The Building 101 LUC/ICs provided in the Building 101 Lease Document (AFRPA, March 2003) are:

“The leased premises will be used only for non-residential, commercial and industrial purposes.”

“The Lessee shall not install any new drinking wells or other wells in any location on the leased premises without the prior approval of the government.”

“The Lessee shall not conduct any subsurface excavating, digging, drilling, or other disturbance of the surface at Building 101 without the prior written approval of the government.”

The above described LUC/IC corresponds with groundwater consumption – prior approval, adverse aquifer use prohibited, and land-use restriction – industrial/commercial/non-residential

as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.11 Building 112 (SS-08)

2.11.1 Site Description

The former Building 112 is located in the center of the former Griffiss AFB (Parcel F5), near Tank Farms 1 and 3. It previously functioned as a High Power Laboratory and was demolished in late 2008. The site consisted of a drywell, a loading dock, and a PCB dump area. The loading dock and PCB dump area investigations indicated PCB contamination in sediment samples, subsurface soil samples and in bulk material samples during a 1982 investigation. Parcel F5 has been transferred.

2.11.2 LUC/ICs

The LUC/ICs provided in the Deed for Parcel F5 correspond with the Building 112 ROD requirements. The ROD for Building 112 was issued by the Air Force in June 2001 and signed by the USEPA in September 2001. The ROD for Building 112 states that:

“The property will be designated for industrial/ commercial use unless permission is obtained from the USEPA, NYSDEC, and the NYSDOH.”

“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 the NYSDOH.”

“The owner or occupant of the property is restricted from relocating soil in the area during any future construction activities. Soil below the clean fill must remain on site (and stay covered while stockpiled) and be covered by a minimum of 12 inches of clean fill.”

The above described LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, land-use restriction – industrial/commercial/non-residential, and subsurface soil relocation restriction as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.12 Building 133 (ST-53)

2.12.1 Site Description

The Building 133 AOC was a former armament and electronics shop used for gun cleaning in Parcel F6B. In 1997, NYSDEC Spill #9702171 was opened due to the documented release of petroleum products and cracks observed in the side of UST 133. Parcel F6B is projected for transfer in 2010.

2.12.2 LUC/ICs

The ROD for Building 133 is scheduled for release in 2010. The LUC/ICs for the Building 133 site are provided in the Revised Draft FOSET for Parcel F6B (AFRPA, February 2008). The LUC/ICs provided in the Parcel F6B FOSET will be included in the deed for Parcel F6B.

“The property will be industrial/commercial use unless permission is obtained from the EPA, NYSDEC, and the New York State Department of Health.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted any water from the aquifer below the ground surface within the boundary of the property unless such owner or occupant obtains prior written approval from the New York State Department of Health.”

“The owner or occupant of the property is restricted from relocating soil in the area during any future construction activities. Soil below the clean fill must remain on site (and stay covered while stockpiled) and be covered by a minimum of twelve (12) inches of clean fill.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater consumption as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.13 Building 211

2.13.1 Site Description

Building 211 is owned by the City of Rome and is used as a water supply building in the Tin City area. The building is located in Parcel F3A and has been transferred. A ROD was not required because it was part of the AOI group and was closed during the PA/SI investigation period.

2.13.2 LUC/ICs

LUC/ICs for the site, provided in the Parcel F3A deed, include:

“The grantee covenants not to extract, utilize, consume or permit any extraction, use, consumption, of any water from the aquifer below the surface of the ground within the Parcel F3A boundary unless the groundwater has been tested and found to meet all applicable standards and the grantee first obtains the prior written approval from NYSDOH. The grantee further covenants to ensure that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment. The grantee and its successors and assignees covenant to comply with all applicable federal and state laws and regulations with regard to activities affecting the groundwater in the aquifer. The grantee will bear all costs associated with obtaining use of such water, including the cost of studies, analysis or remediation, without any cost whatsoever to the grantor.”

The above described LUC/IC corresponds with adverse aquifer use prohibited as shown in Plate 3 and Exhibit 1. The LUC/ICs at the site are valid and were confirmed through an on-site inspection. The 2008 LUC/IC confirmation results are also provided in Exhibit 1.

2.14 Building 214 OWS (SD-50)

2.14.1 Site Description

Building 214, a former vehicle maintenance shop is located in the west-central portion of the former Griffiss AFB in Parcel F3A. An Underground Storage Tank (UST), Oil Water Separator System (OWS), and two drywells are associated with this site. The UST reportedly overflowed due to a mechanical failure. The UST and OWS were removed in 1997. Surface water run-off in this area drains towards the Mohawk River using the base storm drainage system. Building 214 has been transferred and is owned by Roberts Office Interiors.

2.14.2 LUC/ICs

The LUC/ICs are provided in the deed for Parcel F3A which correspond with the Building 214 ROD requirements. The ROD for Building 214 was issued by the Air Force in September 1999 and signed by the USEPA in September 1999. The ROD for Building 214 states that:

“The property will be industrial use unless permission is obtained from the USEPA, NYSDEC, and NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the subsurface aquifer within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with land-use restriction – industrial/commercial/non-residential, groundwater consumption – prior approval, adverse aquifer use prohibited, and soil/groundwater intrusive work – prior approval as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Robert Angelicola, President, Roberts Office Interiors, on October 2, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.15 Building 219 Drywell (DP-15)

2.15.1 Site Description

Building 219, located in the west-central portion of the Griffiss AFB (Parcel F3A), was used as the Electrical Power Production Shop. Surface water run-off drains into the Mohawk River through the base storm drainage system. One drywell at the site was used for the disposal of liquid wastes (battery acid, glycol, floor wash-water) and reportedly located south of the building. The drywell was not detected during surface geophysical surveys performed in 1993 and 1994 during the RI. Building 219 has been transferred and is owned by Roberts Office Interiors.

2.15.2 LUC/ICs

The LUC/ICs are provided in the deed for Parcel F3A which correspond with the Building 219 ROD requirements. The ROD for Building 219 was issued by the Air Force in September 1999 and signed by the USEPA in September 1999. The ROD for Building 219 states that:

“The property will be industrial use unless permission is obtained from the USEPA, NYSDEC, and NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the subsurface aquifer within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with land-use restriction – industrial/commercial/non-residential, groundwater consumption – prior approval, and adverse aquifer use prohibited as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Robert Angelicola, President, Roberts Office Interiors, on October 2, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.16 Building 222 BADP (DP-22)

2.16.1 Site Description

Building 222 was formerly used as a truck maintenance facility and entomology laboratory and is located in the west-central portion of the former Griffiss AFB (Parcel F3A). A battery acid disposal pit (BADP), which was located inside the building in a truck bay area, is associated with Building 222. Building 222 has been transferred and is owned by Roberts Office Interiors.

2.16.2 LUC/ICs

The LUC/ICs are provided in the deed for Parcel F3A which correspond with the Building 222 ROD requirements. The ROD for Building 222 was issued by the Air Force in June 2001 and signed by the USEPA in September 2001. The ROD for Building 222 states that:

“The property will be industrial/ commercial use unless permission is obtained from the USEPA, NYSDEC, and NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the subsurface aquifer within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with land-use restriction – industrial/commercial/non-residential, groundwater consumption – prior approval, and adverse aquifer use prohibited as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Robert Angelicola, President, Roberts Office Interiors, on October 2, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.17 Building 255 Drywells (DP-13)

2.17.1 Site Description

The Building 255 site is located in the west-central portion (Parcel F3A) of the former Griffiss AFB. Building 255 was a former vehicle maintenance shop that included several drywells and is located in the area referred to as Tin City. Surface water drains into the base storm drainage system that flows to the Mohawk River. Building 255 was demolished and the land has been transferred.

2.17.2 LUC/ICs

The LUC/ICs are provided in the deed for Parcel F3A which correspond with the Building 255 ROD requirements. The ROD for Building 255 was issued by the Air Force in June 2001 and signed by the USEPA in September 2001. The ROD for Building 255 states that:

“The property will be industrial/commercial use unless permission is obtained from the USEPA, NYSDEC, and NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the subsurface aquifer within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with land-use restriction – industrial/commercial/non-residential, groundwater consumption – prior approval, and adverse aquifer use prohibited as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.18 Building 301 Drywell (DP-12)

2.18.1 Site Description

Building 301 is located on the south side of Brooks Road in the central portion (Parcel F6A) of the former Griffiss AFB. Building 301 formerly housed the Entomology Shop, which provided pest control for the base. A drywell was located in the grassy area at the south east corner of the building and south of an existing air conditioning unit. The drywell was reportedly a 4-foot square by 8-foot deep pit filled with stone and gravel. It was used from the 1940s through 1982 to dispose of small quantities of excess pesticides and rinse water from pesticide applications. The wastes were allowed to percolate into the permeable subsoil beneath the drywell. Surface water drains into the Mohawk River through the base storm drainage system. Building 301 has been transferred and is currently used as office space.

2.18.2 LUC/ICs

The LUC/IC area is located outside of Building 301 (eastern side) in a former drywell area. The LUC/ICs are provided in the deed for parcel F6A which correspond with the Building 301 ROD requirements. The ROD for Building 301 was issued by the Air Force in September 1999 and was signed by the USEPA in September 1999. The ROD for Building 301 states that:

“The property will be commercial/administrative use unless permission is obtained from the USEPA, NYSDEC, and NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the subsurface aquifer within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs are associated with groundwater consumption – prior approval, adverse aquifer use prohibited, and land-use restriction – industrial/commercial/non-residential, as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.19 Building 775/Pumphouse 3 (SS-38)

2.19.1 Site Description

The Building 775 plume is located downgradient to the south of former maintenance facilities in Building 774 and 776, and former fuel pump house Building 775. Although the source has not been identified, solvent use in Building 774 was thought to be a primary source of TCE contamination. Solvent use was widespread in these facilities in the 1950s, 1960s and early 1970s. This contamination is studied under the On-base Groundwater program, SD-52. The LUC/IC area is located in Parcels F2, F4B, F6B, and F11B. Parcels F2 and F4B have been transferred and parcels F6B and F11B are projected for transfer in 2010.

2.19.2 LUC/ICs

The ROD for the Building 775 site was released in December 2008 and signed in March 2009 after the 2008 inspections were performed. LUC/ICs for Building 775, provided in the deed for Parcel F2, include:

“The grantee covenants to restrict the use of the property to industrial, educational and commercial non-residential activities unless it obtains written permission to do so from the USEPA, NYSDEC, and NYSDOH.”

“The grantee covenants that it will not engage in any activities that will disrupt required remedial investigation, response actions or oversight activities, should any be required on the property. The grantor agrees to coordinate its remediation activities with the grantee so as not to unreasonably disrupt use of the property by the grantee.”

“The grantee covenants not to extract, utilize, consume or permit any extraction, use, consumption, of any water from the aquifer below the surface of the ground on the property unless the groundwater has been tested and found to meet all applicable standards and the grantee first obtains the prior written approval from NYSDOH. The grantee further covenants to ensure that the aquifer will not be used in any way that could spread or exacerbate environmental

contamination or open exposure pathways to humans or the environment. The grantee and its successors and assignees covenant to comply with all applicable federal and state laws and regulations with regard to activities affecting the groundwater in the aquifer. The grantee will bear all costs associated with obtaining use of such water, including the cost of studies, analysis or remediation, without any cost whatsoever to the grantor.”

The LUC/ICs for the Building 775 site, provided in the deed for Parcel F4B, include:

“The grantee covenants and agrees that it will not spread or exacerbate environmental contamination or open exposure pathways to humans or the environment, and that it will not disrupt environmental investigations and remedial activities, or jeopardize the protectiveness of such remedies.”

“The transaction documents will restrict property use to industrial and commercial non-residential use unless permission is obtained from the USEPA, NYSDEC, and NYSDOH.”

“The grantee covenants not to extract, utilize, consume or permit any extraction, use, consumption, of any water from the aquifer below the surface of the ground on the property unless the groundwater has been tested and found to meet all applicable standards and the grantee first obtains the prior written approval from NYSDOH. The grantee further covenants to ensure that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment. The grantee and its successors and assignees covenant to comply with all applicable federal and state laws and regulations with regard to activities affecting the groundwater in the aquifer. The grantee will bear all costs associated with obtaining use of such water, including the cost of studies, analysis or remediation, without any cost whatsoever to the grantor.”

The following LUC/IC for the Building 775 site is provided in the Revised Draft FOSET for Parcel F6B (February, 2008). The LUC/IC provided in the Revised Draft Parcel F6B FOSET will be included in the deed for Parcel F6B.

“The deed will restrict access to all groundwater at this Operable Unit until the remedial action objectives have been achieved by the Air Force.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, adverse aquifer use prohibited, and land-use restriction – protect remedial operations as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.20 Building 781 (SS-54)

2.20.1 Site Description

Building 781 contained the former Pumphouse 1 (a 30-ft by 46-ft, one-story building), four 50,000-gallon USTs used for jet fuel storage, and one 2,000-gallon UST used for storing waste jet fuel and separator water. Building 781 was built between 1956 and 1958. Usage was discontinued in 1988 and the USTs were pumped dry and cleaned out between July 1988 and August 1989. NYSDEC Spill #9202658 was assigned to the site in 1992. Building 781 and the associated USTs were respectively demolished and removed in May 1995. The LUC/ICs area is located in Parcels F2, F4A, and F4B. All three parcels have been transferred

2.20.2 LUC/ICs

The Building 781 site does not require a ROD and is covered under the NYSDEC Spill Program. The Building 781 site is located within the boundaries of Parcel F2, F4A, and F4B. These parcels have been transferred.

LUC/ICs at the site provided in the deed for Parcel F2, include:

“The grantee covenants to restrict the use of the property to industrial, educational and commercial non-residential activities unless it obtains written permission to do so from the USEPA, NYSDEC, and NYSDOH.”

“The grantee covenants that it will not engage in any activities that will disrupt required remedial investigation, response actions or oversight activities, should any be required on the property. The grantor agrees to coordinate its remediation activities with the grantee so as not to unreasonably disrupt use of the property by the grantee.”

“The grantee covenants not to extract, utilize, consume or permit any extraction, use, consumption, of any water from the aquifer below the surface of the ground on the property unless the groundwater has been tested and found to meet all applicable standards and the grantee first obtains the prior written approval from NYSDOH. The grantee further covenants to ensure that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment. The grantee and its successors and assignees covenant to comply with all applicable federal and state laws and regulations with regard to activities affecting the groundwater in the aquifer. The grantee will bear all costs associated with obtaining use of such water, including the cost of studies, analysis or remediation, without any cost whatsoever to the grantor.”

LUC/ICs at the site provided in the deed for Parcel F4A/F12A, include:

“The grantee shall be prohibited from accessing or otherwise disturbing or causing exposure to the subsurface soils.”

“The grantee is prohibited from extraction, utilization or consumption of any water from the aquifer below the surface of the ground within the property unless the groundwater has been tested and found to meet all applicable standards and such the owner obtains the prior written approval from the NYSDOH.”

LUC/ICs at the Building 781 site, provided in the deed for Parcel F4B, include:

“The grantee covenants and agrees that it will not spread or exacerbate environmental contamination or open exposure pathways to humans or the environment, and that it will not disrupt environmental investigations and remedial activities, or jeopardize the protectiveness of such remedies.”

“The grantee covenants not to extract, utilize, consume or permit any extraction, use, consumption, of any water from the aquifer below the surface of the ground on the property unless the groundwater has been tested and found to meet all applicable standards and the grantee first obtains the prior written approval from NYSDOH. The grantee further covenants to ensure that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment. The grantee and its successors and assignees covenant to comply with all applicable federal and state laws and regulations with regard to activities affecting the groundwater in the aquifer. The grantee will bear all costs associated with obtaining use of such water, including the cost of studies, analysis or remediation, without any cost whatsoever to the grantor.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater consumption as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.21 Building 786

2.21.1 Site Description

Building 786 (Nose Dock 5) is located in the southwest corner of Apron 2 and once housed the Aerospace Ground Equipment Shop (Parcel F6B). Two open NYSDEC spill numbers are associated with areas at the Building 786 site. Spill #8910168, assigned in 1990, is associated with the discovery of subsurface contamination and is attributed to the former JP-4 jet fuel pipeline. Spill #9713631, assigned in 1998, is associated with Apron 2 spills, which are generally located to the south and east of Building 786. The Building 786 site was formerly listed as an AOC (NYSDEC spill #8910167). This spill number was closed in October 2002 and the USEPA and NYSDEC deleted the AOC from the FFA on November 18, 2002 and November 25, 2002, respectively. The parcel is projected for transfer in 2010.

2.21.2 LUC/ICs

The Building 786 site does not require a ROD and is covered under the NYSDEC Spill Program. The following LUC/IC is provided in the Revised Draft FOSET for Parcel F6B (AFRPA, February 2008) and will be included in the Parcel F6B deed.

“The transferee will be restricted from conducting any type of excavation, digging, drilling, utilization of groundwater, or other ground disturbing activities at the open spill site on this property without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater consumption as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.22 Building 789

2.22.1 Site Description

The former Building 789 is located in the southeast portion of the former base in Parcel F4A/F12A. Building 789 was used as a missile assembly shop from 1942 through 1961. From 1961 through 1983, the building was used as a base supply and equipment warehouse. In 1983, it was converted to the 416th maintenance squadron equipment maintenance shop and remained so until the building was decommissioned in 1989. Parcel F4A/F12A has been transferred. NYSDEC Spill #9713631 is associated with the former Type II Jet Fuel Pipeline System located at Apron 2. PEER Consultants, P.C. completed the deactivation and closure of the Apron 2 Type II Jet Fuel System in 1996.

2.22.2 LUC/ICs

The Building 789 site does not require a ROD and is covered under the NYSDEC Spill Program. The Building 789 LUC/IC is, provided in the Deed for Parcel F4A/F12A:

“The grantee shall be prohibited from accessing or otherwise disturbing or causing exposure to the subsurface soils.”

“The grantee is prohibited from extraction, utilization or consumption of any water from the aquifer below the surface of the ground within the property unless the groundwater has been tested and found to meet all applicable standards and such the owner obtains the prior written approval from the NYSDOH.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater consumption as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.23 Building 817/WSA (SD-52)

2.23.1 Site Description

The Building 817/WSA site is located on the north side of the main runway between Building 817 and the culverted section of Six Mile Creek south of the former WSA. The site is within the boundaries of Parcel A5 and F10B and contains IRP SD-52. Building 817 was once used for electronics parts maintenance, and trichloroethene (TCE) and perchloroethene (PCE) were solvents used in small quantities at this location. This property is projected to be transferred in 2010.

2.23.2 LUC/ICs

The ROD for Building 817/WSA was released in December 2008 after the 2008 inspections were performed. LUC/ICs for this area of concern as stated in the Airfield Lease Document (AFRPA, June 2004) include:

“The Lessee shall restrict the conduct of any type of excavation, digging, drilling, utilization of groundwater, or other ground disturbing activity on the property without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary.”

“The Lessee shall restrict access to subsurface soils on the Leased Premises until the Base Realignment and Closure Team (BCT) identifies appropriate cleanup requirements, and cleanup actions are executed by the Air Force to the satisfaction of the BCT.”

The LUC/ICs for Building 817/WSA, from the Draft FOSET for A5 (AFRPA, February 2008), are provided below. These LUC/ICs will be included in the deed for Parcel A5.

“The deed will restrict access to all groundwater at this Operable Unit until the remedial action objectives have been achieved by the Air Force. 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 above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater well installation restriction, and land-use restriction – protect remedial operations as shown in Plate 2 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on

November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.24 Building 7001

2.24.1 Site Description

The former Building 7001 was located in the southwestern corner of Apron 2 (Parcel F6B). The site was associated with a former vehicle fueling station at the southwest end of Apron 2. NYSDEC Spill #9706957 is associated with USTs 7001-3, -4, and -5, and was assigned to the site after the tank excavation activities in 1997. Parcel F6B is projected for transfer in 2010.

2.24.2 LUC/ICs

The Building 7001 site does not require a ROD and is covered under the NYSDEC Spill Program. The LUC/IC for this site is provided in the Revised Draft FOSET for Parcel F6B (AFRPA, February 2008) and will be included in the Parcel F6B deed.

“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 on this property without applicable written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater consumption as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.25 Bulk Fuel Storage Area (ST-04)

2.25.1 Site Description

The Bulk Fuel Storage Area (BFSA) is located at the extreme southern part of the former Griffiss AFB in Parcels F9 and F14. The site was constructed in 1959 and consisted of three former 630,000-gallon steel ASTs (653, 655, and 657) each surrounded by a secondary containment dike. A pump house (Building 654), a truck fill station and a tanker unloading system are also part of the site. The BFSA was used for supplying jet fuel to the Apron 1 and 2 aircraft fueling systems. Parcel F9 has been transferred and Parcel F14 is projected for transfer in 2010.

Currently, three NYSDEC spill numbers are open at the BFSA. NYSDEC Spill #9507364 was issued in 1995 when a black viscous liquid-phase petroleum product was observed at monitoring well MWBCF-3 which is associated with the Sears Oil Company Property. NYSDEC Spill

#9810949 was issued in 1998 when 30,650 square feet of contaminated soil was reported at the BFSAs. The contaminated soil area was estimated to correspond to approximately 10,000 cubic yards. NYSDEC Spill #0009824 was issued in 2000 and is associated with the low point drains connecting the inlet and outlet pipelines of AST 653, 655, and 657. A ROD for the BFSAs is dated April 2002. The ROD covers the western portion of the site associated with IRP ST-04. The remedy was no further action with groundwater restrictions. A ROD is not required for the portion of the BFSAs in Parcel F14. The site is covered under the NYSDEC Spill Program.

2.25.2 LUC/ICs

The LUC/IC (presented below) at the BFSAs is provided in the Parcel F9 deed and was also implemented through the NYSDEC Spill Program.

“The grantee covenants that it will not allow construction activities in the subsurface soils or groundwater at the BFSAs site.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater consumption – prior approval as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.26 Electrical Power Substation (SS-44)

2.26.1 Site Description

The Electrical Power Substation (EPS) is located on Ellsworth Road in the center of the former Griffiss AFB (primarily in Parcel F11B and partially in Parcel F2). Surface water discharges into Three Mile Creek. The property in Parcel F2 has been transferred and the property in Parcel F11B is projected for transfer in 2010.

2.26.2 LUC/ICs

The LUC/ICs are provided in the EPS ROD. The ROD for the EPS was issued by the Air Force in November 2004 and signed by the USEPA in March 2005. The ROD for the EPS states that:

“Development and use of the EPS AOC (within the site boundary) 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 area within the fence line will be designated for use as a restricted access electrical substation.”

“That the owner or occupant of the property 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 the NYSDOH.”

“Within the site boundary, the owner or operator will restrict the relocation of the contaminated soils below 1 foot of the surface from being placed outside the site boundaries. If the contaminated soil below 1 foot of the surface is to be excavated, it must remain on site, stay covered if stockpiled, and covered by a minimum of 1 foot of clean fill once it is returned to the ground. Prior to any digging within the site boundary, the owner/operator will notify the Air Force of any digging activities that take place within the restricted area. The Air Force will, in turn, include any such notifications received from the owner/operator as part of the monitoring reports.”

The above described LUC/ICs correspond with 5-year review, subsurface soil relocation restriction, annual inspection/reporting to the USEPA and NYSDEC, land-use restriction – electrical power substation, soil/groundwater intrusive work – prior approval, and groundwater consumption – prior approval as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation forms signed by Daniel Sanders, Manager/Plant Engineer, GUSC on September 30, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

2.27 Fire Demonstration Area (SS-24)

2.27.1 Site Description

The Fire Demonstration Area (FDA) AOC is located north of Buildings 101 and 100, between Taxiways 17 and Apron 3 in Parcel A1A. Surface water run-off discharges into the Mohawk River. The FDA was used from 1974 to 1992 for fire demonstrations. From 1974 to 1987, fuels and other flammable materials were ignited on bare ground and from 1987 to its closure in 1992, fuels were ignited in a metal trough. Parcel A1A has been transferred and the FDA is a vacant area near Building 100.

2.27.2 LUC/ICs

The LUC/ICs provided in the deed for Parcel A1A correspond with the FDA ROD requirements. The ROD for the FDA was issued by the Air Force in September 1999 and signed by the USEPA in September 1999. The ROD for the FDA states that:

“The property will be industrial use unless permission is obtained from the USEPA, NYSDEC, and the NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the aquifer below the ground surface within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with groundwater consumption – prior approval, groundwater well installation restriction, and land-use restriction – protect remedial operations as shown in Plate 1 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.28 Fire Protection Training Area (FT-30)

2.28.1 Site Description

The Fire Protection Training Area, Area of Concern (FPTA AOC FT-30) was previously the fire-training activities area in Parcel A3. The simulated fires at the area used petroleum fuels and, before 1985, the training occurred on bare soil. The FPTA was constructed in 1985 in two separate areas; one for structural fire simulations and one for aircraft fire simulations. The aircraft fire simulation area consisted of an airplane mockup and a concrete basin. In 1995, NYSDEC assigned Spill #9510187 to the FPTA AOC after an overfilling event of OWS 6365-2, causing UST 6365-2 to release 3,000 gallons of jet fuel to the ground surface at the FPTA AOC. This spill number is closed pending the bioremediation of the contaminated soils excavated from the OWS site. NYSDEC Spill #9510184 was assigned to the FPTA AOC in 1995. NYSDEC Spill #9510184 was assigned due to multiple spills at the area throughout its history. This property is projected for transfer from the Air Force in 2010.

2.28.2 LUC/ICs

The ROD for FPTA is scheduled for release in 2010. LUC/ICs for this area of concern as stated in the Airfield Lease Document (AFRPA, June 2004) include:

“The Lessee will restrict access to subsurface soils at this AOC until the Base Realignment and Closure (BRAC) Cleanup Team (BCT) identifies appropriate cleanup requirements and cleanup actions are executed by the Air Force to the satisfaction of the BCT. The Lease shall also restrict construction activities in the groundwater until the remedial action is complete and regulatory concurrence is obtained.”

“The Lessee shall restrict access to subsurface soils on the Leased Premises until the Base Realignment and Closure Team (BCT) identifies appropriate cleanup requirements, and cleanup actions are executed by the Air Force to the satisfaction of the BCT.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval as shown in Plate 1 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by W. Vernon Gray, Commissioner of Aviation, GIA, on November 21, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.29 Landfill 1 (LF-1)

2.29.1 Site Description

Landfill 1, approximately 22 acres in size, is located in the northeastern portion of the former Griffiss AFB on the south side of the installation boundary, with regulated wetlands and a tributary of Six Mile Creek on the east side, Six Mile Creek and regulated wetlands on the west side, and woodlands on the south side. The property is scheduled to be transferred in 2010.

2.29.2 LUC/ICs

The LUC/ICs provided in the closure plan for Landfill 1 correspond with the Landfill 1 ROD requirements. The ROD for Landfill 1 AOC was issued by the Air Force in February 2000 and signed by the USEPA in June 2000. Based on the previous investigations and environmental conditions at the site the LUC/IC components of the selected remedy for the Landfill 1 AOC consisted of the following actions:

“Implementation of institutional controls in the form of deed restrictions on the main landfill boundary and the contaminated groundwater plume area to prevent the exposure to the contaminated landfill mass and groundwater.”

“Maintenance of the impermeable cover.”

“Evaluation of the site conditions at least once every five years to ensure that the remedy is protective of human health and the environment.”

The actions listed above that describe LUC/ICs correspond with groundwater consumption - prior approval, adverse aquifer use prohibited, protect closure/post-closure activities, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, landfill fencing/ signage, annual inspection/reporting to USEPA and NYSDEC, and 5-year review as shown in Plate 1 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.30 Landfill 2/3 (LF-2)

2.30.1 Site Description

Landfill 2/3, approximately 13 acres in size, is located near the east-central boundary of the former Griffiss AFB east of Perimeter Road. Landfill 2/3 is bounded by the installation boundary on the north, east, and south sides; areas to the west, southwest, and northeast have been identified as wetlands. Surface water runoff from the Landfill drains into wetlands surrounding the landfill and eventually into Six Mile Creek. Groundwater flows southwest towards Six Mile Creek. Landfill 2/3 is located in Parcel A6 which was transferred in 2008.

2.30.2 LUC/ICs

The LUC/ICs provided in the deed for Parcel A6 correspond with the Landfill 2/3 ROD requirements. The ROD for Landfill 2/3 AOC was issued by the Air Force in March 2000 and signed by the USEPA in June 2000. Based on the previous investigations and environmental conditions at the site the s LUC/IC components of the elected remedy for the Landfill 2/3 AOC consisted of the following actions:

“Maintenance of the impermeable cover.”

“Implementation of institutional controls in the form of deed restrictions on the main landfill boundary to prohibit inappropriate use of the area and groundwater and to ensure the soil cover is not damaged and the area is maintained as a landfill.”

“Evaluation of the site conditions at least once every five years to ensure that the remedy is protective of human health and the environment”.

The actions listed above that describe LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, protect closure/post-closure activities, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, landfill fencing/ signage, annual inspection/reporting to USEPA and NYSDEC, and 5-year review as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.31 Landfill 5 (LF-7)

2.31.1 Site Description

Landfill 5, approximately 4 acres in size, is located in the south-central portion of the former Base, south of Patrick Square, immediately southwest of the unpaved access road and east of Three Mile Creek. The sources of potential contamination at Landfill 5 consist of domestic

wastes that were disposed of in the subsurface at the site. The property is scheduled to be transferred in 2010.

2.31.2 LUC/ICs

The LUC/ICs provided in the closure plan for Landfill 5 correspond with the Landfill 5 ROD requirements. The ROD for Landfill 5 was issued by the Air Force in March 2000 and signed by the USEPA in June 2000. Based on the previous investigations and environmental conditions at the site, the LUC/IC components of the selected remedy for Landfill 5 AOC consisted of the following actions:

“Maintenance of the impermeable cover.”

“Implementation of institutional controls in the form of deed restrictions on the main landfill boundary to prohibit inappropriate use of the area and groundwater, and to ensure the soil cover is not damaged and the area is maintained as a landfill.”

“Evaluation of the site conditions at least once every five years to ensure that the remedy is protective of human health and the environment.”

The actions listed above that describe LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, protect closure/post-closure activities, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, landfill fencing/ signage, annual inspection/reporting to USEPA and NYSDEC, and 5-year review as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.32 Landfill 6 (LF-9) and Landfill 6 TCE

2.32.1 Site Description

Landfill 6, approximately 16 acres in size, was operational as an unlined landfill located between Perimeter Road and Three Mile Creek from 1955 to 1959 for the disposal of hardfill and general refuse. Landfill 6 was initially capped in 1986. Groundwater flow in the vicinity of the landfill is toward Three Mile Creek. In the 1980s, it was reported that an unknown volume of fuel-contaminated soils from the Tank Farms 1 and 3 excavations were disposed of at Landfill 6. TCE contamination is also present in groundwater at this site. This contamination is included in the On-base Groundwater program, SD-52. The ROD for Landfill 6 TCE (SD-52) was released in December 2008 after the 2008 inspections were performed. The property is scheduled to be transferred in 2009.

2.32.2 LUC/ICs

The LUC/ICs provided in the closure plan for Landfill 6 correspond with the Landfill 6 ROD requirements. The ROD for Landfill 6 was issued by the Air Force in February 2001 and signed by the USEPA in June 2001. Based on the previous investigations and environmental conditions at the site, the LUC/IC components of the selected remedy for Landfill 6 consisted of the following actions:

“Maintenance of the impermeable cover.”

“Implementation of institutional controls in the form of deed restrictions on the main landfill boundary to prohibit inappropriate use of the area and groundwater, and to ensure the soil cover is not damaged and the area is maintained as a landfill.”

“Evaluation of the site conditions at least once every five years to ensure that the remedy is protective of human health and the environment.”

The actions listed above that describe LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, protect closure/post-closure activities, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, landfill fencing/ signage, annual inspection/reporting to USEPA and NYSDEC, 5-year review, soil/groundwater intrusive work – prior approval, and groundwater well installation restriction as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.33 Landfill 7 (LF-3)

2.33.1 Site Description

Landfill 7, approximately 11 acres in size, is located northeast of Runway 15/33. The sources of potential contamination at Landfill 7 consist of domestic refuse and solid waste, liquid wastes, petroleum products, and miscellaneous Base operations waste (such as airplane parts). The landfill was active from 1950 to 1954. Landfill 7 is located in Parcel A6 which was transferred in 2008.

2.33.2 LUC/ICs

The LUC/ICs provided in the closure plan for Landfill 7 correspond with the Landfill 7 ROD requirements. The ROD for Landfill 7 was issued by the Air Force in March 2000 and signed by the USEPA in June 2000. Based on the previous investigations and environmental conditions at the site, the LUC/IC components of the selected remedy for Landfill 7 consisted of the following actions:

“Maintenance of the impermeable cover.”

“Implementation of institutional controls in the form of deed restrictions on the main landfill boundary to prohibit inappropriate use of the area and groundwater, and to ensure the soil cover is not damaged and the area is maintained as a landfill.”

“Evaluation of the site conditions at least once every five years to ensure that the remedy is protective of human health and the environment.”

The actions listed above that describe LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, protect closure/post-closure activities, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, landfill fencing/ signage, annual inspection/reporting to USEPA and NYSDEC, and 5-year review as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed through an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.34 Lot 69 Hazardous Waste Storage Area (SS-17)

2.34.1 Site Description

The Lot 69 AOC is located along the north side of Ellsworth Road (Parcel F1 and F6B). From 1965 to 1982, Lot 69 was an unfenced interim storage area for containers of liquid and solid hazardous wastes generated at Griffiss AFB. Portions of Lot 69 in Parcel F1 are owned by Birnie Bus Services, Inc. and the property in Parcel F6B is projected for transfer from the Air Force in 2010. The property is used for vehicle parking and maintenance.

2.34.2 LUC/ICs

The LUC/ICs provided deed for Parcel F1 and FOSET for F6B correspond with the ROD requirements for Lot 69. The LUC/ICs from the Revised Draft FOSET for Parcel F6B will be included in the deed. The ROD for Lot 69 was issued by the Air Force in November 2004 and signed by the USEPA in March 2005. The ROD for Lot 69 states that:

“Development and use of the entire Lot 69 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 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 the NYSDOH.”

The above described LUC/ICs correspond with groundwater consumption – prior approval, land-use restriction – industrial/commercial/non-residential, land-use restriction – protect remedial

operations, and soil/groundwater intrusive work – prior approval as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation forms signed by Andy Thompson, Operations Manager, Birnie Bus, Services, Inc., on October 1, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

2.35 Parcel F9 – Dorms

2.35.1 Site Description

The dorms at Parcel F9 consist of Buildings 438, 442, 444, 448, 450, 452, and 468. These buildings were previously used for military housing and have been transferred. Buildings 438, 442, 444, 452, and 468 were demolished in 2009.

2.35.2 LUC/ICs

This location does not require a ROD. The LUC/IC, required by the NYS Department of Health, is provided in the deed for Parcel F9 which states:

“The grantee covenants and agrees to restrict occupancy of all the dormitory facilities until the mold is removed from all interior surfaces including carpets, curtains, walls, ceilings, etc. The grantee will provide certification to the Air Force that the necessary modifications have been completed prior to occupancy.”

The above described LUC/IC corresponds with mold inspection certification as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.36 Proposed Coal Storage Yard – SS-33

2.36.1 Site Description

SS-33, Proposed Coal Storage Yard is located across Ellsworth Road from the CHP in Parcel F6B and Parcel CHP.

2.36.2 LUC/ICs

The ROD for SS-33 is scheduled for release in 2010.

LUC/ICs for SS-33 from the Revised Draft FOSET for Parcel F6B (AFRPA, June 2008), presented below, will be included in the Parcel F6B deed.

“The deed will state that within the site boundary, the owner or operator will restrict the relocation of the contaminated soils below 1 foot of the surface from being placed outside the site boundaries. If the contaminated soil below 1 foot of the surface is to be excavated, it must remain on site, stay covered if stockpiled, and covered by a minimum of 1 foot of clean fill once it is returned to the ground.”

“The deed will prohibit the development and use of the property for residential housing, elementary and secondary schools, childcare facilities and playgrounds unless prior approval is received from the Air Force, USEPA, and NYSDEC.”

“The deed will prohibit the extraction, utilization, or consumption of any water from the aquifer below the surface of the ground unless the water has been tested and found to meet all applicable standards and such owner obtains the prior written approval from the NYSDOH.”

“The deed will include a covenant that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment.”

The LUC/ICs for the Parcel CHP deed include:

“The Grantee covenants to restrict the use of the property to industrial and commercial non-residential activities unless it obtains written permission to do so from EPA, NYSDEC, and NYSDOH.”

“The Grantee covenants not to extract, utilize consume or permit to be extracted, any water from the aquifer below the surfaces of the land on the property unless such groundwater has been tested and found to meet all applicable standards, and unless the grantee or occupant obtains the prior written approval from NYSDOH. The grantee will ensure that the aquifer will be managed to preclude the spread or exacerbation of environmental contamination or open exposure pathways to humans or the environment. The costs associated with obtaining use of such water, including the costs of studies, analysis or remediation, shall be the sole responsibility of the grantee.”

“The grantee covenants that it will not engage in any activities that will disrupt required remedial investigation, response actions or oversight activities, should any be required on the property.”

The above described LUC/IC corresponds with land-use restriction – industrial/commercial/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, and subsurface soil relocation restriction as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation forms signed by Andy Thompson, Operations Manager, Birnie Bus, Services, Inc., on October 1, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

2.37 Site T-9 (SS-25)

2.37.1 Site Description

Site T-9 is located near the east-central portion of former Griffiss AFB, at the intersection between Brooks Road and Selfridge Street, and covers about 30,000 square feet (Parcel F1). The site was used for parking heavy equipment and storing herbicides and petroleum-based paving products. NYSDEC Spill #9702173 was assigned to the former location of AST-009-2 and -3 due to contaminated soil identified during a site assessment conducted by PEER in the fall of 1996. The site has been transferred and NYSDEC Spill #9702173 was closed in 2004.

2.37.2 LUC/ICs

The LUC/ICs provided in the deed for Parcel F1 correspond with the Site T-9 ROD requirements. The ROD for Site T-9 was issued by the Air Force in June 2001 and signed by the USEPA in September 2001. The ROD for Site T-9 states that:

“The property will be designated for industrial/commercial use unless permission is obtained from the USEPA, NYSDEC, and the NYSDOH.”

“The owner or occupant of the property shall not extract, utilize, consume, or permit to be extracted, any water from the subsurface aquifer within the boundary of the property unless such owner or occupant obtains prior written approval from the NYSDOH.”

The above described LUC/ICs correspond with groundwater consumption – prior approval, adverse aquifer use prohibited, land-use restriction – industrial/commercial/non-residential, and soil/groundwater intrusive work – prior approval as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2008 LUC/IC confirmation results are provided in Exhibit 1.

2.38 SS-60 (Building 35 and 36 Hazardous Waste Storage Area)

2.38.1 Site Description

SS-60, the Building 35 and 36 Hazardous Waste Storage Area is located in the central portion of Griffiss AFB near Rainbow Creek and was previously used as storage for scrap drums and transformers. SS-60 is located in Parcel F6B (projected transfer in 2010).

2.38.2 LUC/ICs

A ROD for this LUC/IC site is anticipated for release in 2010. The LUC/ICs for SS-60, from the Revised Draft FOSET for Parcel F6B (AFRPA, June 2008), are presented below and will be included in the Parcel F6B deed.

“The deed will state that within the site boundary, the owner or operator will restrict the relocation of the contaminated soils below 1 foot of the surface from being placed outside the site boundaries. If the contaminated soil below 1 foot of the surface is to be excavated, it must remain on site, stay covered if stockpiled, and covered by a minimum of 1 foot of clean fill once it is returned to the ground.”

“The deed will prohibit the development and use of the property for residential housing, elementary and secondary schools, childcare facilities and playgrounds unless prior approval is received from the Air Force, USEPA, and NYSDEC.”

“The deed will prohibit the extraction, utilization, or consumption of any water from the aquifer below the surface of the ground unless the water has been tested and found to meet all applicable standards and such owner obtains the prior written approval from the NYSDOH.”

“The deed will include a covenant that the aquifer will not be used in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment.”

The above described SS-60 LUC/IC corresponds with groundwater consumption – prior approval, adverse aquifer use prohibited, land-use restriction – industrial/commercial/non-residential, and subsurface soil relocation restriction as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation forms signed by Andy Thompson, Operations Manager, Birnie Bus, Services, Inc., on October 1, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

2.39 Tank Farms 1 and 3 SRA (SS-20)

2.39.1 Site Description

The Tank Farms 1 and 3 SRA (SS-20) is located in the central portion of the former Griffiss AFB in Parcels F2 and AFRL-5. The site is a grass-covered area that is located southeast of former Building 112 and is bounded by Brooks Road to the south, Otis Street to the east, and Moody Street to the west. The SRA encompasses the former fuel storage facilities for the following products: aviation gasoline (AVGAS), jet propulsion fuel grade 4 (JP-4), automotive gasoline (MOGAS), diesel fuel, fuel oil, and deicing fluid. A portion of the LUC/IC site has been transferred and a portion has been retained by the Department of Defense. Open NYSDEC Spill #9111733 is associated with former USTs which were removed from the site in 1985.

2.39.2 LUC/ICs

The ROD for Tank Farms 1 and 3 SRA was issued by the Air Force and signed by the USEPA in September 2009. LUC/ICs at the Tank Farms 1 and 3 SRA are in place as a result of residual

groundwater contamination covered under the NYSDEC Spills Program. LUC/ICs at the Tank Farms 1 and 3 SRA include the following (Deed for Parcel F2):

“The grantee covenants that it shall not have access to the subsurface soils and groundwater in the area identified as SS-20 until cleanup actions have been executed by the Air Force to the satisfaction of the BCT.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval as shown in Plate 3 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection and by the LUC/IC confirmation forms signed by Frank Sanzone, Facilities Operation Manager, GLDC, on October 29, 2008 and by Fredrick Conover, Environmental and Occupational Health Manager, AFRL, on October 2, 2008. The 2008 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

3 DEED RESTRICTIONS BY PARCEL

The 2008 inspections also included parcel deed restriction inspections. The deed restrictions cover the entire parcel where an LUC/IC site is located. Deed restrictions are also associated with parcels that do not contain LUC/IC sites. The deed restrictions for the following parcels are provided in Appendix B.

2008 “Dig Safe” tickets (through the Griffiss Utilities Services Corporation) were also reviewed. These tickets were reviewed, because they are a summary of all requests for ground disturbance activities at the particular parcel. These ground disturbances are generally subject to the deed restrictions. No deed restriction violations were identified for any of the parcels during the “Dig Safe” tickets review.

3.1 Parcel A1A

3.1.1 Site Description

Parcel A1A is located in the central portion of the former Griffiss AFB (Plates 1, 2, and 4). This parcel is associated with county airport activities. LUC/IC sites located on or adjacent to the parcel include Building 100 and the Fire Demonstration Area (SS-24). There are no remedial activities associated with this property.

3.1.2 Deed Restriction Inspection

The Parcel A1A deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – industrial/commercial/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, and soil/groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.2 Parcel Central Heating Plant (CHP)

3.2.1 Site Description

Parcel CHP is located in the south-central portion of the former Griffiss AFB (Plate 4). This parcel is associated with commercial activities. LUC/IC sites located on or adjacent to the parcel include AOI-66, SS-33, and SS-60. There are no remedial activities associated with this parcel.

3.2.2 Deed Restriction Inspection

The Parcel CHP deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – industrial/commercial/non-residential, adverse aquifer use

prohibited, groundwater consumption – prior approval, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, and protect closure/post-closure activities. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.3 Parcel F1

3.3.1 Site Description

Parcel F1 is located in the central portion of the former Griffiss AFB (Plates 3 and 4). This parcel is associated with commercial activities. LUC/IC sites located on or adjacent to the parcel include Building T-9 (SS-25), Building 43 (ST-26), Lot 69 (SS-17), SS-33 – Proposed Coal Storage Yard, SS-60 – Building 35 and 36 Hazardous Waste Storage Area, Building 20 (SS-23), and AOI 66.

3.3.2 Deed Restriction Inspection

The Parcel F1 deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – industrial/commercial/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, groundwater intrusive work – prior approval, Soil/groundwater intrusive work prior approval, subsurface soil relocation restriction and land-use restriction – protect remedial operations,. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.4 Parcel F10B

3.4.1 Site Description

Parcel F10B is located in the northern portion of the former Griffiss AFB (Plates 1 and 2). This parcel consists of the mostly vacant weapons storage area and commercial activities. There are no LUC/IC sites or remedial activities associated with the parcel. LUC/IC sites Landfill 1, AOC-9, and Building 817 are adjacent to the parcel

3.4.2 Deed Restriction Inspection

The Parcel F10B deed restrictions are provided in Appendix B. These deed restrictions correspond with landfill debris handling and transport (hardfill 49B), land-use restriction – industrial/commercial/non-residential, annual inspection/reporting to USEPA/NYSDEC, land-use restriction – protect remedial operations, and protect closure/post-closure activities. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.5 Parcel F2

3.5.1 Site Description

Parcel F2 is located in the central portion of the former Griffiss AFB (Plate 3). This parcel is associated with commercial activities. LUC/IC sites located on or adjacent to the parcel include Tankfarms 1 and 3 (SS-20), the EPS, Building 775 TCE (SS-38), and Building 781 (SS-54).

3.5.2 Deed Restriction Inspection

The Parcel F2 deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – industrial/educational/commercial/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, groundwater intrusive work – prior approval, soil/groundwater intrusive work – prior approval, subsurface soil relocation restriction, and land-use restriction – protect remedial operations. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.6 Parcel F3A

3.6.1 Site Description

Parcel F3A is located in the central portion of the former Griffiss AFB (Plate 3). This parcel is associated with commercial activities. LUC/IC sites located on or adjacent to the parcel include Building 222 (DP-22), Building 219 (DP-15), and Building 214 (SD-50).

3.6.2 Deed Restriction Inspection

The Parcel F3A deed restrictions are provided in Appendix B. These deed restrictions correspond with annual inspection/reporting to USEPA/NYSDEC, land-use restriction – industrial/commercial/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, groundwater intrusive work – prior approval, land-use restriction – protect remedial operations, protect closure/post-closure activities, and soil/groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.7 Parcel F4A/F12A

3.7.1 Site Description

Parcel F4A/F12A is located in the southern to central portion of the former Griffiss AFB (Plate 4). This parcel is associated with commercial activities. LUC/IC sites located on or adjacent to the parcel include Building 789, Apron 2, and Building 781.

3.7.2 Deed Restriction Inspection

The Parcel F4A/F12A deed restriction are provided in Appendix B. These deed restriction correspond with adverse aquifer use prohibited, groundwater consumption – prior approval, groundwater intrusive work – prior approval, soil/groundwater intrusive work – prior approval and-use restriction –commercial/administrative/non-residential, land-use restriction – protect remedial operations, and soil/groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.8 Parcel F4B

3.8.1 Site Description

Parcel F4B is located in the central portion of the former Griffiss AFB (Plate 4). This parcel is associated with commercial activities. LUC/IC sites located on or adjacent to the parcel include Building 781 (SS-54) and Building 775 AOC.

3.8.2 Deed Restriction Inspection

The Parcel F4B deed restrictions are provided in Appendix B. These deed restrictions correspond with protect closure/post-closure activities, groundwater intrusive work – prior approval, soil/groundwater intrusive work – prior approval, land-use restriction – commercial/administrative/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, and land-use restriction – protect remedial operations. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.9 Parcel F4C

3.9.1 Site Description

Parcel F4C is located in the central portion of the former Griffiss AFB (Plate 4). This parcel is Apron 1 and is soil landfarming. LUC/IC sites located on or adjacent to the parcel include Apron 1, Apron 1 – Hydrant E8, and Apron 1 – Nosedocks 1 and 2.

3.9.2 Deed Restriction Inspection

The Parcel F4C deed restrictions are provided in Appendix B. These deed restrictions correspond with restrict access, protect closure/post-closure activities, annual inspection/reporting to USEPA/NYSDEC, soil/groundwater intrusive work – prior approval, and land-use restriction – protect remedial operations. The restrictions were confirmed by an on-site

inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.10 Parcel F6A

3.10.1 Site Description

Parcel F6A is located in the central portion of the former Griffiss AFB (Plate 3). This parcel is associated with commercial activities. There are no LUC/IC sites or remedial activities associated with the west portion of the parcel (F6A-1). LUC/IC sites located on or adjacent to the east portion of the parcel (F6A-2), include Building 301 (DP-12).

3.10.2 Deed Restriction Inspection

The Parcel F6A-2 deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – commercial/non-residential, adverse aquifer use prohibited, groundwater consumption – prior approval, and groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.11 Parcel F7R

3.11.1 Site Description

Parcel F7R is located in the northern portion of the former Griffiss AFB (Plate 1). This parcel is associated with a golf course and is partly within the airfield fencing. There are no LUC/IC sites or remedial activities associated with the parcel.

3.11.2 Deed Restriction Inspection

The Parcel F7R deed restriction is provided in Appendix B. This deed restriction corresponds with the historic property PCI-22, soil/groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.12 Parcel F9

3.12.1 Site Description

Parcel F9 is located in the southern portion of the former Griffiss AFB (Plate 3). This parcel is associated with former base housing and commercial and educational activities. LUC/IC sites located on or adjacent to the parcel include the BFSAs, AOI-72, and F9 Dorms.

3.12.2 Deed Restriction Inspection

The Parcel F9 deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – industrial/educational/commercial/non-residential. The BFSAs deed restrictions include soil/groundwater intrusive work – prior approval, , land-use restriction – protect remedial operations, adverse aquifer use prohibited, groundwater intrusive work – prior approval, and groundwater consumption – prior approval. This deed restriction that corresponds with the F9 Dorm deed restriction include mold inspection certification. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

3.13 Parcel MGC

3.13.1 Site Description

Parcel MGC is located in the central portion of the former Griffiss AFB (Plate 3). This parcel is associated with commercial activities. There are no LUC/IC sites or remedial activities associated with the parcel.

3.13.2 Deed Restriction Inspection

The Parcel MGC deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – protect remedial operations, adverse aquifer use prohibited, and groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets. The 2008 deed restriction inspection results are provided in Exhibit 2.

4 RECOMMENDATIONS

FPM recommends that LUC/IC confirmation and deed restriction inspections be conducted annually through on-site inspections and interviews. LUC/IC confirmation and deed restriction inspections will continue to verify that the proposed remedies/restrictions are protective of human health and the environment. The LUC/ICs will also be verified if any sites have changes to the site ROD or transfer documents, such as amendments or if a ROD or transfer document has been finalized. It should also be noted, that LUC/ICs will be verified by the next 5-Year Review scheduled for 2010.

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5 REFERENCES

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