

2010
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
AFCEE/EXC Building 171
2261 Hughes Avenue
Lackland, AFB, TX 78236-9853**

Prepared by:

**FPM Group, Ltd.
584 Phoenix Drive
Rome, NY 13441**

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EXHIBITS

- Exhibit 1** 2010 LUC/IC Confirmation by Site
Exhibit 2 2010 Deed Restriction Inspections

PLATES

- Plate 1** Deed Restrictions and Land Use and Institutional Controls 2010 -
Northwest
Plate 2 Deed Restrictions and Land Use and Institutional Controls 2010 -
Northeast
Plate 3 Deed Restrictions and Land Use and Institutional Controls 2010 -
Southwest
Plate 4 Deed Restrictions and Land Use and Institutional Controls 2010 -
Southeast

APPENDICES

- Appendix A** 2010 LUC/IC Confirmation Forms
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
FFA	Federal Facilities Agreement
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
LF	Landfill
LTM	Long-Term Monitoring
LUC/ICs	Land-Use Controls/Institutional Controls
MOGAS	automotive gasoline
NCP	National Contingency Plan
NPL	National Priorities List

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
RCRA	Resource Conservation and Recovery Act
RI	Remedial Investigation
ROD	Record of Decision
SI	Supplemental Investigation
SRA	Source Removal Area
SVI	soil vapor intrusion
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 2010 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.

There has been one site that has had LUC/ICs removed since the implementation of the Former Griffiss AFB LUC/IC program and annual maintenance. The former LUC/IC Site Table provided below illustrates the site.

Former LUC/IC Site Table

Site	Year Removed	Rationale
Building 43	2010	Record of Decision (ROD) for No Further Action (NFA) was finalized in 2009

1.2 Document Review

Site/parcel deeds, lease documents, remedial action/investigations reports, the Griffiss 5-year review, ROD (where applicable), and long-term monitoring (LTM) 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 2010 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 Weapons Storage Area (WSA) and Six Mile Creek (Parcel A4 and F10C) and contains Installation Restoration Program (IRP) Site 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 2012.

2.1.2 LUC/ICs

The ROD for AOC 9 was released in July 2010 and signed by the United States Environmental Protection Agency (USEPA) on September 21, 2010. The following summarizes the LUC/ICs provided in the Draft Finding of Suitability for Early Transfer (FOSET) for A4 (Air Force Real Property Agency [AFRPA], July 2010) as the ROD was signed following the 2010 LUC/IC inspection event. These LUC/ICs will be included in the deed for Parcel A4.

“Development and use of the entire AOC-9, WSA Landfill Operable Unit property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and New York State Department of Environmental Conservation (NYSDEC).”

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

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

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

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

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

The above described LUC/IC corresponds with soil/groundwater intrusive work – prior approval, groundwater well installation restriction, and land-use restriction – protect remedial operations, land-use restriction - industrial/commercial/non-residential, and 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 September 21, 2010 and in an interview with Frank Sanzone, Griffiss Local Development Corporation (GLDC) on November 11, 2010. The 2010 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 to add to the LUC/IC to the contaminated portion of that property.

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 2012) 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 was finalized in 2011. 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 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 20, 2010 for LUC/IC sections AOI-66-01, -07, -08, and -09, by Lynn Harvey, Operations Manager, Birnie Bus, Services, Inc., on October 21, 2010, for LUC/IC sections AOI-66-02 and -03, and by Frank Sanzone, GLDC, on November 11, 2010, for LUC/IC sections AOI-66-04, -05, and -06. The 2010 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 as the site was closed during the Preliminary Assessment (PA) / Supplemental Investigation (SI) period. The LUC/IC for this site was set in place during the PA/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 2010 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 2012.

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 oil/water separator (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 was finalized in 2011. 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 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, July 2010), the Airfield Finding of Suitability to 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 (BRAC) Cleanup 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.

“Access to the subsurface soils and to the groundwater will not be permitted unless prior approval is obtained from NYSDEC and the Air Force (Nosedocks 1 and 2).”

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 September 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A. 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 2012.

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.

One IRP number (SD-52, Nosedocks/Apron 2 Operable Unit) 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, Nosedocks/Apron 2 Operable Unit was issued by the Air Force in December 2008 and signed by the USEPA in March 2009. In summary, the ROD for SD-52, Nosedocks/Apron 2 Operable Unit states that:

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

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

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

“The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results.”

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, July 2010) 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 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.”

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/ groundwater intrusive work – prior approval, 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 September 21, 2010. The 2010 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 [DW] area) of the building and to Three Mile Creek on the western side. A DW 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 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 DW site located outside, on the southeastern 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 Calvin Sprague, Environmental and Occupational Health Manager, AFRL, on September 23, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.7 Building 15

2.7.1 Site Description

Building 15 is located in the south central portion of the former Griffiss AFB. Prior to the construction of Building 15, the site was utilized as a waste storage yard. The site was formally part of Lot 69. Building 15 was constructed on the site in 1985 and was used as a service shop for fueling vehicles. Two OWSs and associated skim tank systems, four Above Ground Storage Tanks (ASTs), and two USTs were associated with Building 15.

2.7.2 LUC/ICs

A ROD is not required for the site as the site is addressed under the NYSDEC Petroleum Spills Program. The following summarizes the LUC/IC provided in the Revised Draft FOSET for Parcel F6B (AFRPA, June 2008). The LUC/ICs provided in the Revised Draft FOSET for Parcel F6B will be included in the deed for Parcel F6B.

“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 without prior written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies as necessary. Provisions will also be placed in the Deed to allow the Air Force, NYSDEC, and their representatives unrestricted access to the open spill sites to conduct investigations, cleanup or removal activities.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – 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 Lynn Harvey, Operations Manager, Birnie Bus, Services, Inc., on October 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1 (Appendix A).

2.8 Building 20 Locomotive Round House (SS-23)

2.8.1 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 polychlorinated biphenyl (PCB)-containing hydraulic fluids were used in the locomotives. The property is owned by the GLDC and leased to the Adirondack Scenic Railroad company for train maintenance.

2.8.2 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 November 11, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.9 Building 101 (ST-06)

2.9.1 Site Description

Building 101 Battery Acid Disposal Pit (BADP)/Battery Acid Drainage Pit (DP)/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 2012.

2.9.2 LUC/ICs

The ROD for Building 101 is scheduled for release in 2012. 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 and by the LUC/IC confirmation form signed by Frank Sanzone, Facilities Operation Manager, GLDC, on November 11, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.10 Building 112 (SS-08)

2.10.1 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 DW, 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.

2.10.2 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 November 11, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.11 Building 133 (ST-53)

2.11.1 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 2012.

2.11.2 LUC/ICs

The ROD for Building 133 was finalized in 2011. The LUC/ICs for the Building 133 site are provided in the Revised Draft FOSET for Parcel F6B (AFRPA, July 2010). The LUC/ICs provided in the Parcel F6B FOSET will be included in the deed for Parcel F6B.

“The Grantee shall not have access to subsurface soils and groundwater at the Building 133 Storage Vault site unless prior approval is obtained from USEPA, NYSDEC, and the Air Force. With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from the groundwater (vapor intrusion), the Grantee will covenant to conduct either (a) construction of new buildings within the Groundwater Restriction Area in a manner that would mitigate unacceptable risk under CERCLA and the NCP; or (b) an evaluation of the potential for unacceptable risk prior to the erection of any structure in the Groundwater Restriction Area, and the Grantee shall include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk under CERCLA and the NCP is posed. Any such mitigation or evaluations will be provided to and coordinated with the USEPA and NYSDEC.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – 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 November 11, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.12 Building 211 (DW -211)

2.12.1 Site Description

Building 211 is operated by GLDC and is used as a water supply building in the Tin City area. The building is located in Parcel F3A and has been transferred. The site is associated with one DW. Site OTH-211 (DW-211) was a mercury spill from a broken manifold gauge in Building 211 in 1991. The site was remediated in 2000. A project to encapsulate the residual contaminated was completed in July 2002.

2.12.2 LUC/ICs

A ROD was not required because it was part of the AOI group and was closed during the PA/SI investigation period. LUC/ICs for the site, provided in the Parcel F3A deed, include:

“The grantee is notified in Exhibit E (deed) that an encapsulation project was completed in the Building 211 pipe vault. The Grantee covenants to be responsible for maintaining the integrity of the encapsulation and for complying with all applicable Federal, State, and Local laws relating to the disposal of demolition debris if Building 211 is demolished or modified.”

The above described LUC/IC corresponds with protect closure/post-closure activities 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 2010 LUC/IC confirmation results are also provided in Exhibit 1.

2.13 Building 214 OWS (SD-50)

2.13.1 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 UST, OWS, and two DWs 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.

2.13.2 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 September 23, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.14 Building 219 Drywell (DP-15)

2.14.1 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 DW 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 DW 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.

2.14.2 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 September 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.15 Building 222 BADP (DP-22)

2.15.1 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 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.

2.15.2 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 September 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.16 Building 255 Drywells (DP-13)

2.16.1 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 DWs 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.

2.16.2 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 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.17 Building 301 Drywell (DP-12)

2.17.1 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 DW was located in the grassy area at the south east corner of the building and south of an existing air conditioning unit. The DW 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 DW. Surface water drains into the Mohawk River through the base storm drainage system. The Building 301 site has been transferred. The building has been demolished and the site is currently undergoing construction for commercial use.

2.17.2 LUC/ICs

The LUC/IC area is located outside of Building 301 (eastern side) in a former DW 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 – commercial/administrative/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 November 11, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.18 Building 775/Pumphouse 3 (SD-52)

2.18.1 Site Description

The Building 775 plume is located down gradient 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 trichloroethylene (TCE) contamination. Solvent use was widespread in these facilities in the 1950s, 1960s and early 1970s. This contamination is addressed 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 2012.

2.18.2 LUC/ICs

The ROD for SD-52, Building 775 Operable Unit was issued by the Air Force in December 2008 and signed by the USEPA in March 2009. In summary, the ROD for SD-52, Building 775 Operable Unit states that:

“Development and use of the entire SD-52, Building 775 Operable Unit AOC property for residential housing, elementary and secondary schools, childcare facilities and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.”

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

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

“The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results.”

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

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 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.19 Building 781 (SS-54)

2.19.1 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 demolished and removed in May 1995. The LUC/ICs area is located in Parcels F2, F4A, and F4B. All three parcels have been transferred.

2.19.2 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 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 as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.20 Building 786

2.20.1 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 Federal Facilities Agreement (FFA) on November 18, 2002 and November 25, 2002, respectively. The parcel is projected for transfer in 2012.

2.20.2 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, July 2010) 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.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – 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 W. Vernon Gray, Commissioner of Aviation, GIA, on September 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.21 Building 789

2.21.1 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.

2.21.2 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 as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.22 Building 817/WSA (SD-52)

2.22.1 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 TCE and perchloroethene (PCE) were solvents used in small quantities at this location. This property is projected to be transferred in 2012.

2.22.2 LUC/ICs

The ROD for SD-52, Building 817/WSA Operable Unit was issued by the Air Force in December 2008 and signed by the USEPA in March 2009. In summary, the ROD for SD-52, Building 817/WSA Operable Unit states that:

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

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

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

“The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results.”

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 September 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.23 Building 7001

2.23.1 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 2012.

2.23.2 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, July 2010) 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.”

The above described LUC/IC corresponds with soil/groundwater intrusive work – 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 W. Vernon Gray, Commissioner of Aviation, GIA, on September 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.24 Bulk Fuel Storage Area (ST-04)

2.24.1 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 were also part of the site. The BFSA was used for supplying jet fuel to the Apron 1 and 2 aircraft fueling systems. Parcel F9 was transferred in 2000 and Parcel F14 was transferred in 2011.

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 BFSa. 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.

2.24.2 LUC/ICs

A ROD for the BFSa is dated April 2002. The ROD covers the western portion of the site associated with IRP ST-04. The remedy was NFA with groundwater restrictions. A ROD is not required for the portion of the BFSa in Parcel F14. The site is covered under the NYSDEC Spill Program. The LUC/IC (presented below) at the BFSa 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 BFSa site.”

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. The 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.25 Coal Storage Yard Area (SS-33)

2.25.1 Site Description

Coal Storage Yard Area, SS-33, is located across Ellsworth Road from the CHP in Parcel F6B and Parcel CHP. Parcel CHP has been transferred and Parcel F6B is projected for transfer in 2012.

2.25.2 LUC/ICs

The ROD for SS-33 was finalized for release in 2011.

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 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 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 Lynn Harvey, Operations Manager, Birnie Bus, Services, Inc., on October 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

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 EPS and partially in Parcel F2). Surface water discharges into Three Mile Creek. Parcels F2 and EPS have been transferred.

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.”

“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 subsurface soil relocation restriction, annual inspection/reporting to the USEPA and NYSDEC, land-use restriction – EPS, groundwater intrusive work – prior approval, land-use restriction – industrial/ commercial/ non-residential, 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 20, 2010. The 2010 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 September 21, 2010. The 2010 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 (FPTA), AOC (FPTA AOC FT-30) was 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 overflowing 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. The FPTA AOC is located in Parcel A3 which was transferred in 2011.

2.28.2 LUC/ICs

The ROD for FPTA was released in September 2010. However, the LUC/ICs site inspections were conducted prior to the issuing of the ROD. Therefore, LUC/ICs from the Airfield Lease Document (AFRPA, June 2004) for this area of concern were used. The LUC/ICs include:

“The Lessee will restrict access to subsurface soils at this AOC until the BRAC 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 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 September 21, 2010. The 2010 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. Landfill 1 is located in Parcel F10C which was transferred in 2011.

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. A ROD Amendment was signed on September 18, 2009 by the Air Force and on September 25, 2009 by the USEPA with concurrence from the NYSDEC.

The amendment did not change the LUC/ICs. 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.”

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, and annual inspection/reporting to USEPA and NYSDEC as shown in Plate 1 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2010 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 LUC/IC components of the selected 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.”

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, and annual inspection/reporting to USEPA and NYSDEC as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed by an on-site inspection. The 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.31 Landfill 5 (LF-7)

2.31.1 Site Description

Landfill 5, approximately four 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 2012.

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.”

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 2010 LUC/IC confirmation results are provided in Exhibit 1.

2.32 Landfill 6 (LF-9) and Landfill 6 TCE (SD-52)

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. The property is scheduled to be transferred in 2012.

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.”

The ROD for SD-52, Landfill 6 Operable Unit was issued by the Air Force in December 2008 and signed by the USEPA in March 2009. In summary, the ROD for SD-52, Landfill 6 Operable Unit states that:

“Development and use of the entire SD-52, Landfill 6 Operable Unit AOC property for residential housing, elementary and secondary schools, childcare facilities, and playgrounds will be prohibited unless prior approval is received from the Air Force, USEPA, and NYSDEC.”

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

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

“The owner or occupant of this site will restrict access to and prohibit contact with all subsurface soils and groundwater at or below the groundwater interface at this AOC until cleanup goals are achieved and have been confirmed through sample results.”

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

“Posting of notices and signs to minimize the interference with the landfill closure and post-closure activities.”

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, 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 2010 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.”

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, and annual inspection/reporting to USEPA and NYSDEC as shown in Plate 4 and Exhibit 1. The LUC/ICs were confirmed through an on-site inspection. The 2010 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 2012. 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, and land-use restriction – protect remedial operations 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 Lynn Harvey, Operations Manager, Birnie Bus, Services, Inc., on October 21, 2010. The 2010 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 since this is not a CERCLA site. The LUC/IC, required by the NYSDOH, 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/IC confirmation forms for mold certification were signed by Jeff Delutis, Building 448, on October 5, 2010 and by Greg Humphrey, Building 450, on February 22, 2011. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation form is provided in Appendix A.

2.36 Site T-9 (SS-25)

2.36.1 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.

2.36.2 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 2010 LUC/IC confirmation results are provided in Exhibit 1.

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

2.37.1 Site Description

The Building 35 and 36 Hazardous Waste Storage Area, SS-60, 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 2012).

2.37.2 LUC/ICs

A ROD is not required for this site since it is addressed under the Resource Conservation and Recovery Act (RCRA). The LUC/ICs for SS-60, from the Draft Building 35 Closure Report (OHM, October 1999) and 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 Lynn Harvey, Operations Manager, Birnie Bus, Services, Inc., on October 21, 2010. The 2010 LUC/IC confirmation results are provided in Exhibit 1. The LUC/IC confirmation forms are provided in Appendix A.

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

2.38.1 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 DoD. Open NYSDEC Spill #9111733 is associated with former USTs which were removed from the site in 1985.

2.38.2 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. The selected remedy of the site is NFA for soils. Groundwater at this site is being evaluated under the NYSDEC Petroleum Spills Program, under NYSDEC spill #9111733. LUC/ICs at the Tank Farms 1 and 3 SRA are in place as a result of residual petroleum groundwater contamination. 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 as 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 November 11, 2010 and by Calvin Sprague, Environmental and Occupational Health Manager, AFRL, on September 23, 2010. The 2010 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 2010 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. 2010 “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. The parcel restriction inspection results are summarized below. Parcel boundaries/deed restriction boundaries are illustrated Parcel Boundary figures provided in Exhibit 2.

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 FDA (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, and soil/groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.2 Parcel A6

3.2.1 Site Description

Parcel A6 is located in the northeastern portion of the former Griffiss AFB (Plates 3 and 4). This parcel is associated with county airport activities and open space. LUC/IC sites located on or adjacent to the parcel include Landfill 2/3 (LF-2) and Landfill 7 (LF-3). The two landfills associated with this property are monitored.

3.2.2 Deed Restriction Inspection

The Parcel A6 deed restrictions are provided in Appendix B. These deed restrictions correspond with land-use restriction – airport or related services or low intensity open space, groundwater consumption – prior approval, groundwater intrusive work – prior approval, land-use restrictions - protect remedial operations, and land-use restrictions – protect integrity of soil cover. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.3 Parcel Central Heating Plant

3.3.1 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.

3.3.2 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.

3.4 Parcel Electrical Power Substation

3.4.1 Site Description

Parcel EPS is located in the south-central portion of the former Griffiss AFB (Plate 4). There are no remedial activities associated with this parcel.

3.4.2 Deed Restriction Inspection

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

3.5 Parcel F1

3.5.1 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.

3.5.2 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, and land-use restriction – protect remedial operations,. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.6 Parcel F10B

3.6.1 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

3.6.2 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.

3.7 Parcel F2

3.7.1 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).

3.7.2 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, 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.

3.8 Parcel F3A

3.8.1 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 211 (DW-211), Building 222 (DP-22), Building 219 (DP-15), and Building 214 (SD-50).

3.8.2 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, and protect closure/post-closure activities. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.9 Parcel F4A/F12A

3.9.1 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.

3.9.2 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 land-use restriction – industrial/commercial/non-residential, and land-use restriction – protect remedial operations. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.10 Parcel F4B

3.10.1 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.

3.10.2 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.

3.11 Parcel F4C

3.11.1 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.

3.11.2 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, and land-use restriction – protect remedial operations. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.12 Parcel F5

3.12.1 Site Description

Parcel F5 is located in the central portion of the former Griffiss AFB (Plate 3). LUC/IC sites located on or adjacent to the parcel include Building 112 (SS-08), Building 101 (ST-06), and Tank Farms 1 and 3 (SS-20).

3.12.2 Deed Restriction Inspection

The Parcel F5 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, and subsurface soil relocation restriction. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.13 Parcel F6A

3.13.1 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).

3.13.2 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.

3.14 Parcel F7R

3.14.1 Site Description

Parcel F7R is located in the northern portion of the former Griffiss AFB (Plate 1). This parcel is associated with commercial activities. There are no LUC/IC sites or remedial activities associated with the west portion of the parcel.

3.14.2 Deed Restriction Inspection

The Parcel F7R deed restrictions are provided in Appendix B. These deed restrictions correspond with soil/groundwater intrusive work – prior approval. The restrictions were confirmed by an on-site inspection and review of “Dig Safe” tickets.

3.15 Parcel F9

3.15.1 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 BFSA, AOI-72, and F9 Dorms.

3.15.2 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 BFSA 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. In addition, Buildings 438, 442, 444, 452, and 468 were demolished in fall 2009.

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4 RECOMMENDATIONS

Based on the inspection results, the following is recommended:

- It is recommended 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 was confirmed that the mold has been cleaned out of Buildings 448 and 450. The remaining dormitory buildings have been demolished (fall 2009). Therefore, LUC/IC site inspections for mold certification will no longer be conducted for the Parcel F9-Dorms.
- The ROD for the FPTA AOC was completed in September 2010. The LUC/IC at the site is now soil vapor intrusion (SVI) evaluation prior to construction at the site. The inspection for 2010 was conducted prior to the completion of the FPTA AOC ROD. The 2011 inspection will be conducted for the new LUC/IC.

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5 REFERENCES

- AFRPA, *Final FOSL for Airfield Flightline and Miscellaneous Structures*, April 2004.
- AFRPA, *Draft-Final FOST for Parcel F5*, July 2007.
- AFRPA, *Revised Draft FOSET for Parcels F11B, F6B-1, F6B-2, F6B-6, F6B-7, A2, A4, A5, F10C-2, and F10C-3*, July 2010.
- AFRPA, *Revised Draft FOSET for Parcels F6B-3, F6B-4, and F6B-5*, June 2008.
- AFRPA, *Report of Implementation of Remedial Actions at the Landfill 1 AOC*, September 2009.
- Ecology and Environment, Inc, *Final Records of Decision for Areas of Concern at the Former Griffiss Air Force Base, Rome, NY*, September 1999.
- Ecology and Environment, Inc, *Final Record of Decision for the Landfill 1 Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, February 2000.
- Ecology and Environment, Inc, *Final Record of Decision for the Landfill 2/3 Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, February 2000.
- Ecology and Environment, Inc, *Final Record of Decision for the Landfill 7 Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, February 2000.
- Ecology and Environment, Inc, *Final Record of Decision for the Landfill 6 Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, February 2001.
- Ecology and Environment, Inc, *Final Records of Decision for Areas of Concern at the Former Griffiss Air Force Base, Rome, NY*, June 2001.
- Ecology and Environment, Inc, *Final Record of Decision for Three Mile Creek Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, December 2003.
- Ecology and Environment, Inc, *Final Record of Decision for the Electrical Power Substation Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, November 2004.
- Ecology and Environment, Inc, *Final Record of Decision for Building 3 Drywell Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, November 2004.
- Ecology and Environment, Inc, *Final Record of Decision for the Lot 69 Area of Concern at the Former Griffiss Air Force Base, Rome, NY*, November 2004.

*FPM, 2010 5-Year Review for CERCLA Sites at the former Griffiss Air Force Base, Rome, NY,
Revision 1.0, April 2010.*

*Law Environmental, Draft-Final Primary Report, Remedial Investigation, Building 3 Drywell
Area of Concern, Volume 17, December 1996*

Exhibit 1
2010 LUC/IC Confirmation by Site

SITE:

AOC-9

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Post Remediation at the site. Wells are in good condition. Remediation actions at location.

LUC/ICs:

ID	LUC/ICs
AOC-9-01	Soil/Groundwater Intrusive Work-Prior Approval
AOC-9-02	Groundwater Well Installation Restriction
AOC-9-03	Land-use Restriction-Protect Remedial Operations

Valid

Not Valid

X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

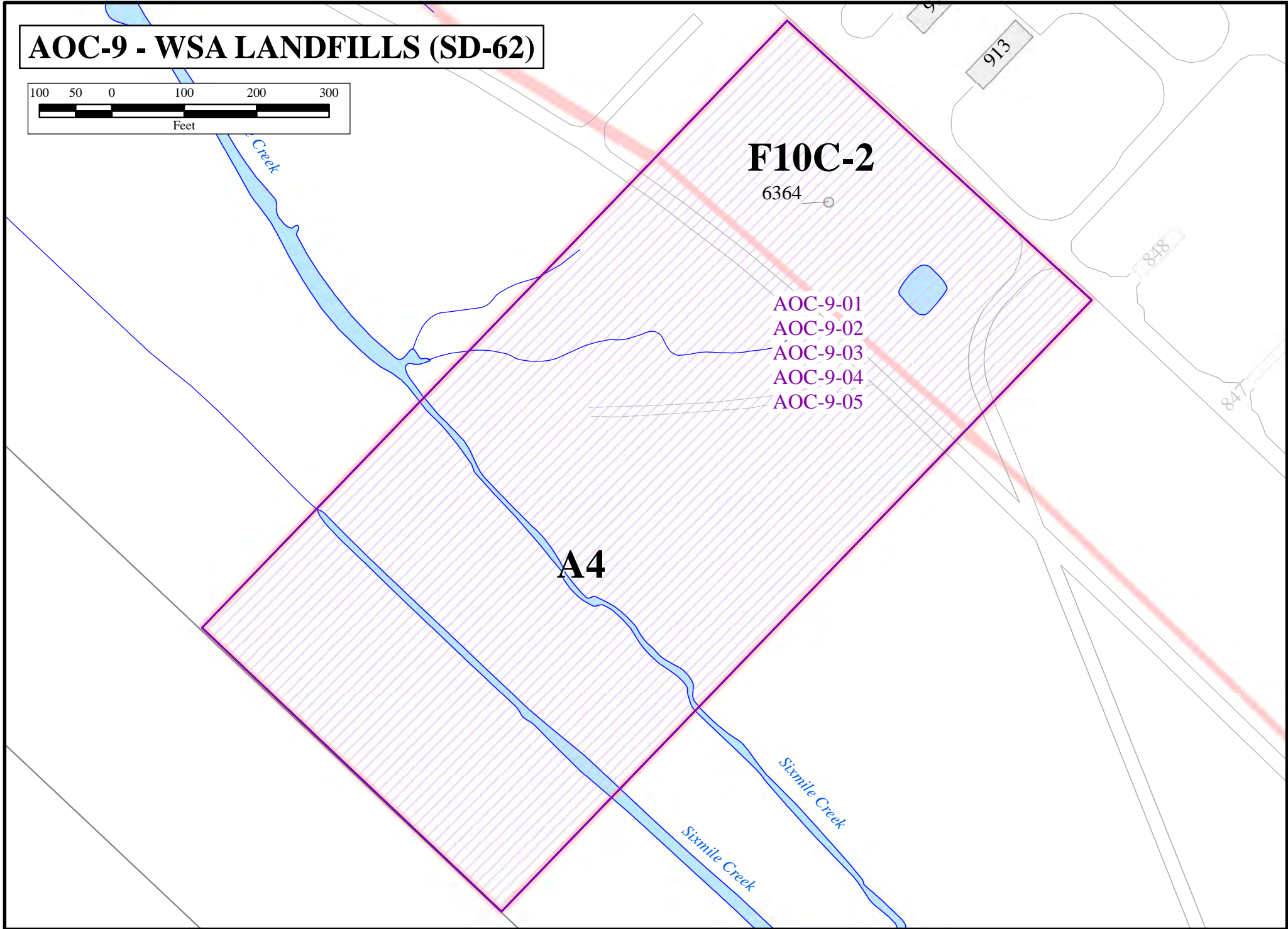
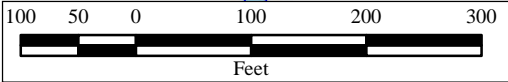
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010
W. Vernon Gray, GAI	9/21/2010

Valid

Not Valid

X	
X	

AOC-9 - WSA LANDFILLS (SD-62)



F10C-2

6364

- AOC-9-01
- AOC-9-02
- AOC-9-03
- AOC-9-04
- AOC-9-05

A4

Sixmile Creek

SITE:

AOI-66

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Vacant area near the Central Heating Plant.

LUC/ICs:

ID	LUC/ICs
AOI-66-01	Subsurface Relocation Restriction
AOI-66-02	Land-use Restriction-Industrial/Commercial/Non-Residential
AOI-66-03	Adverse Aquifer Use Prohibited
AOI-66-04	Groundwater Consumption - Prior Approval

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

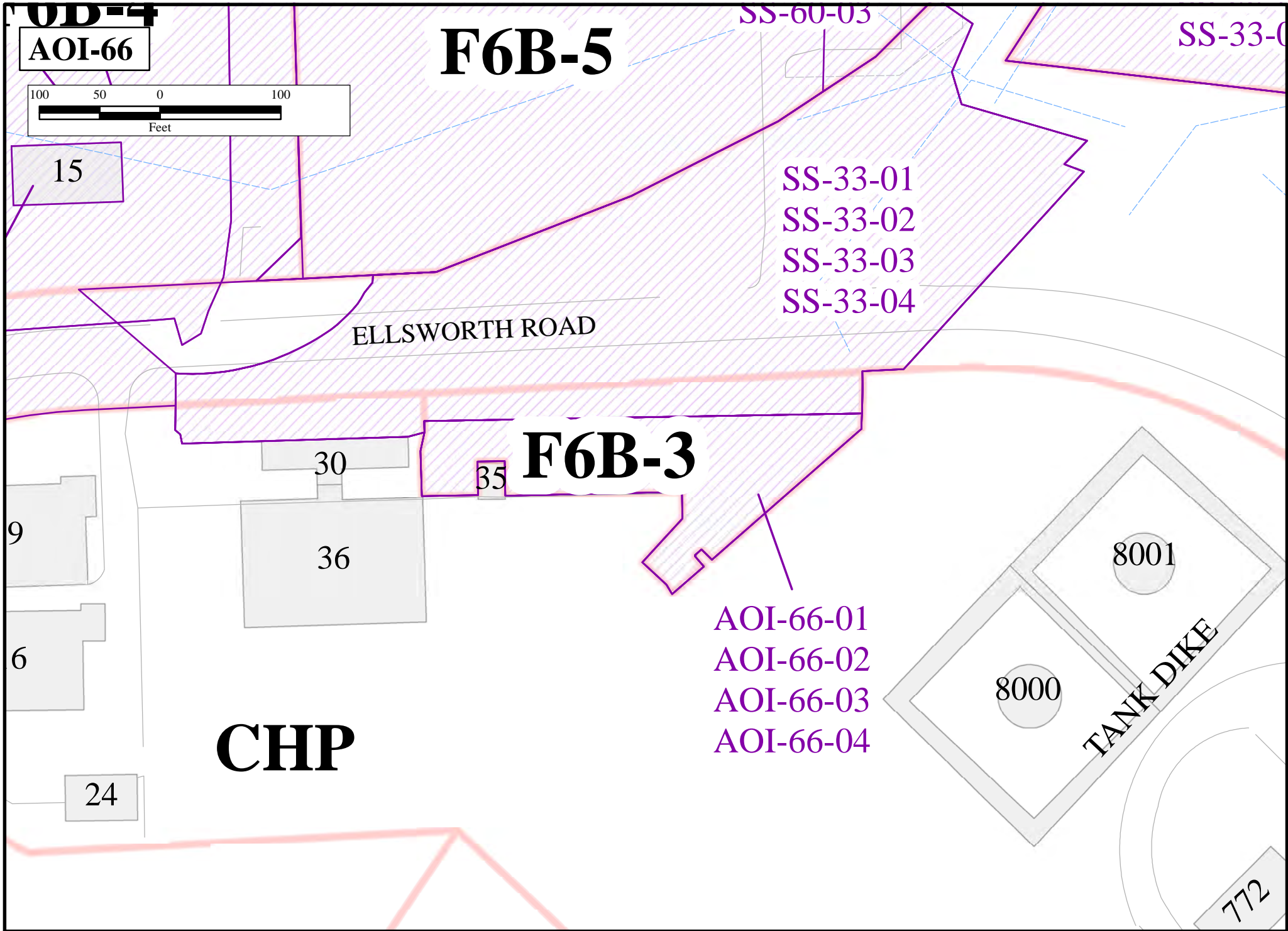
Conducted

Owner/Occupant	Date
Daniel Sanders, GUSC	9/20/2010

Valid

Not Valid

X	



SITE:

AOI-72

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Parking lot for Rome Free Academy and vacant lot

LUC/ICs:

ID	LUC/ICs
AOI-72-01	Land-use Restriction - Commercial/Administrative/Non-Residential

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

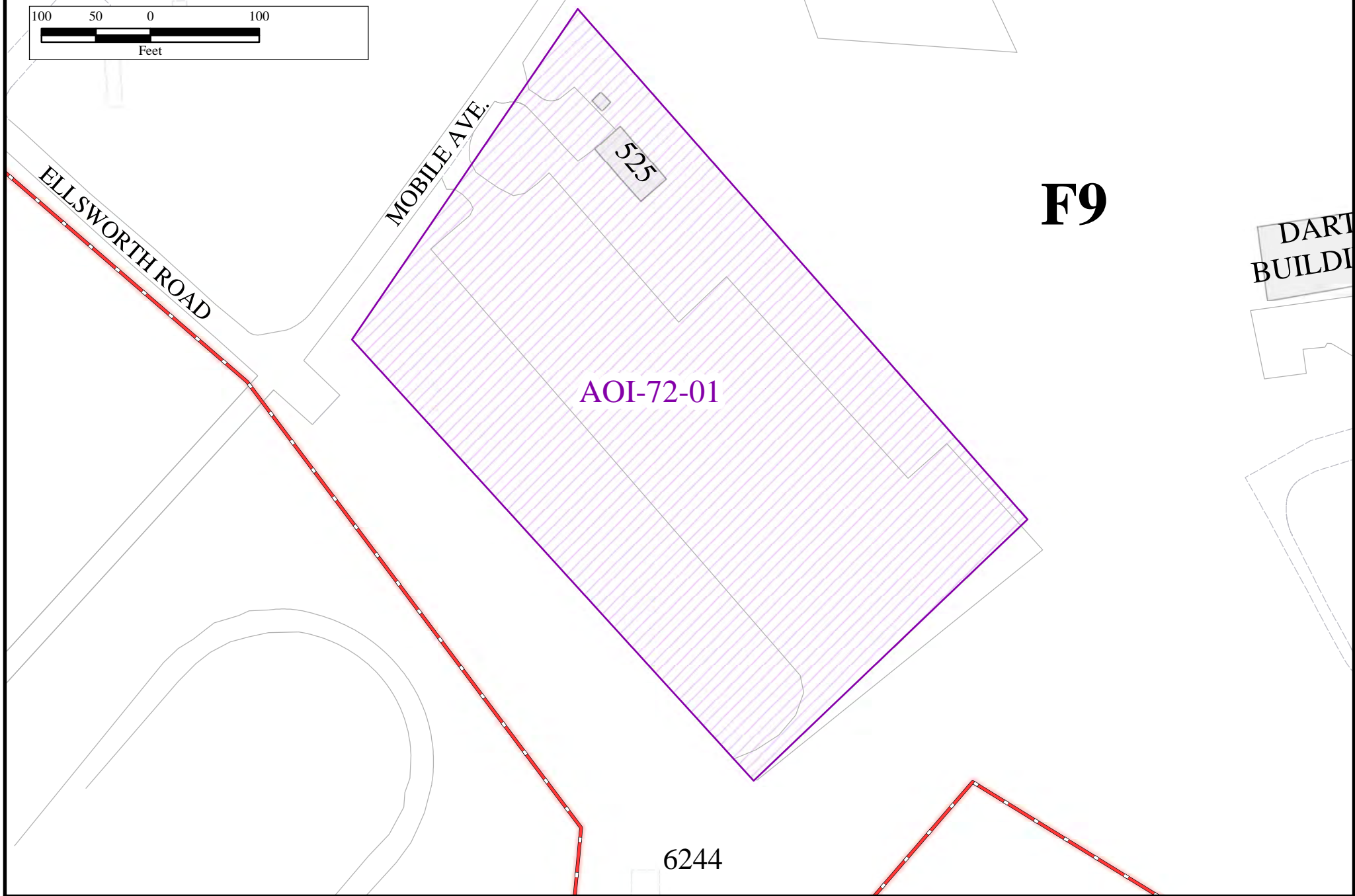
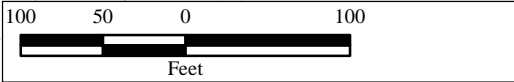
Not Conducted

Owner/Occupant	Date

Valid

Not Valid

AOI-72 MOBILE AVE-FORMER DRUM STORAGE AREA



SITE:

APRON 1

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/18/2010

Site Condition:

Plane parking area/concrete apron. Long term Monitoring for groundwater and soil bioventing is ongoing at the site. Monitoring wells and bioventing points are in good condition.

LUC/ICs:

ID	LUC/ICs
APRON1-01	Soil/Groundwater Intrusive Work - Prior Approval
APRON1-02	Soil/Groundwater Intrusive Work - Prior Approval
APRON1-03	Soil/Groundwater Intrusive Work - Prior Approval
APRON1-04	Groundwater Well Installation Restriction
APRON1-05	Land-use Restriction-Protect Remedial Operations

Valid

Not Valid

X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

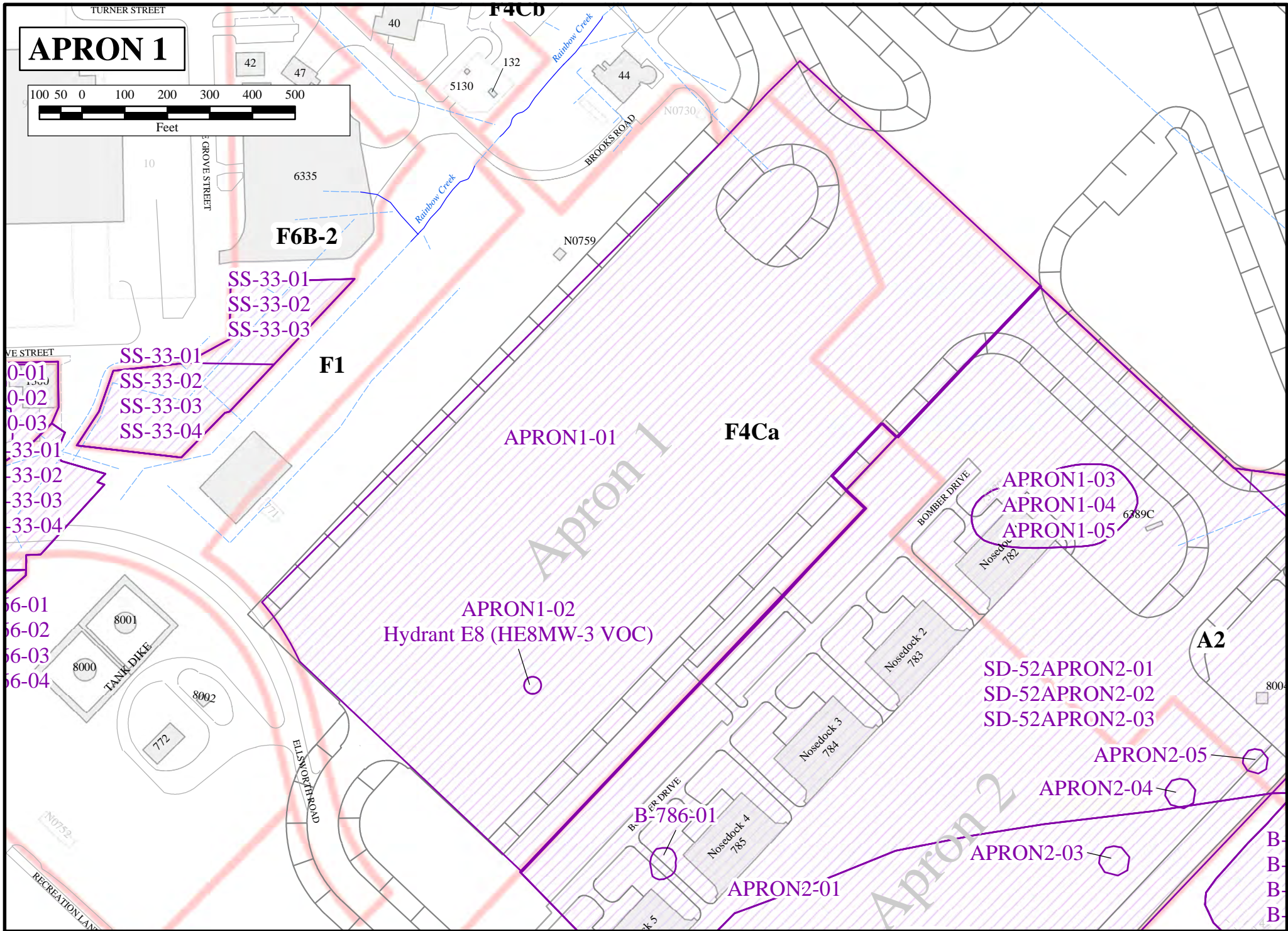
Owner/Occupant	Date
W. Vernon Gray, GAI	9/21/2010

Valid

Not Valid

X	

APRON 1



SITE:

APRON 2

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Concrete and grassy area. Planes are parked on apron along with 18 wheeler trailers. Nosedocks at the apron are used for plane maintenance and storage.

LUC/ICs:

ID	LUC/ICs	Valid	Not Valid
APRON2-01	Soil/Groundwater Intrusive Work - Prior Approval	X	
APRON2-02	Soil/Groundwater Intrusive Work - Prior Approval	X	
APRON2-03	Soil/Groundwater Intrusive Work - Prior Approval	X	
APRON2-04	Soil/Groundwater Intrusive Work - Prior Approval	X	
APRON2-05	Soil/Groundwater Intrusive Work - Prior Approval	X	
APRON2-06	Soil/Groundwater Intrusive Work - Prior Approval	X	
APRON2-07	Groundwater Consumption - Prior Approval	X	
APRON2-08	Adverse Aquifer Use Prohibited	X	
APRON2-09	Land-use Restriction - Protect Remedial Operations	X	
APRON2-10	Groundwater Intrusive Work-Prior Approval	X	
APRON2-11	Groundwater Consumption - Prior Approval	X	
APRON2-12	Adverse Aquifer Use Prohibited	X	
APRON2-13	Land-Use Restriction-Protect Remedial Operations	X	
APRON2-14	Groundwater Intrusive Work - Prior Approval	X	
SD-52APRON2-01	Soil/Groundwater Intrusive Work - Prior Approval	X	
SD-52APRON2-02	Groundwater Well Installation Restriction	X	
SD-52APRON2-03	Land-use Restriction - Protect Remedial Operations	X	

Comments:

None

Photos:

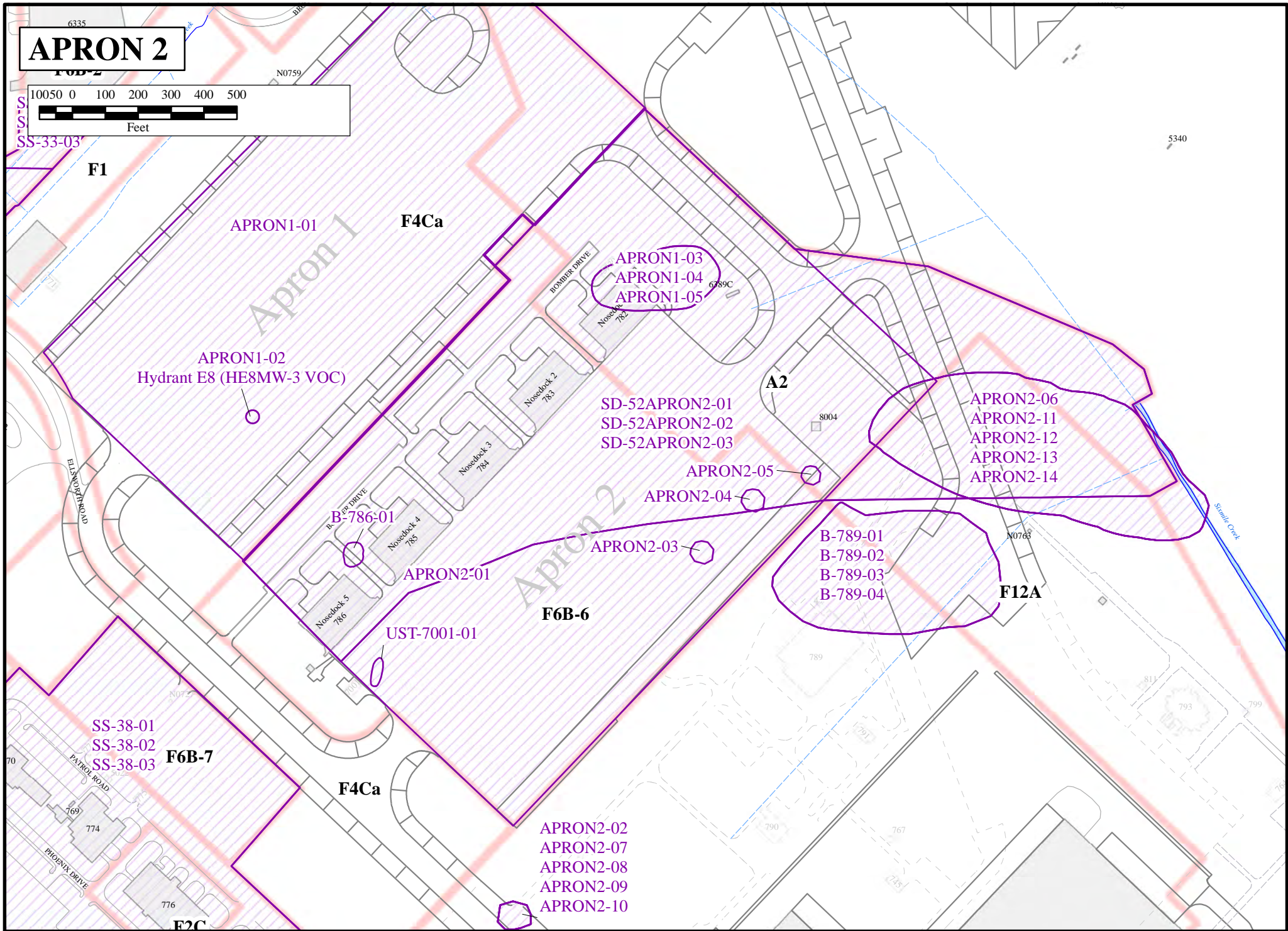
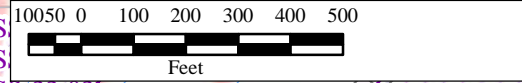


2. Owner/Occupant Confirmation

Conducted

Owner/Occupant	Date	Valid	Not Valid
W. Vernon Gray, GAI	9/21/2010	X	

APRON 2



SITE:

Bulk Fuel Storage Area

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Buckleye removal of equipment in winter 2008/09. Ongoing long term monitoring and remediation at the site.

LUC/ICs:

ID	LUC/ICs
BFSA-01	Soil/Groundwater Intrusive Work - Prior Approval
UST-654-01	Soil/Groundwater Intrusive Work - Prior Approval

Valid

Not Valid

X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

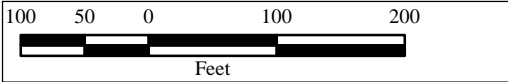
Not Conducted

Owner/Occupant	Date

Valid

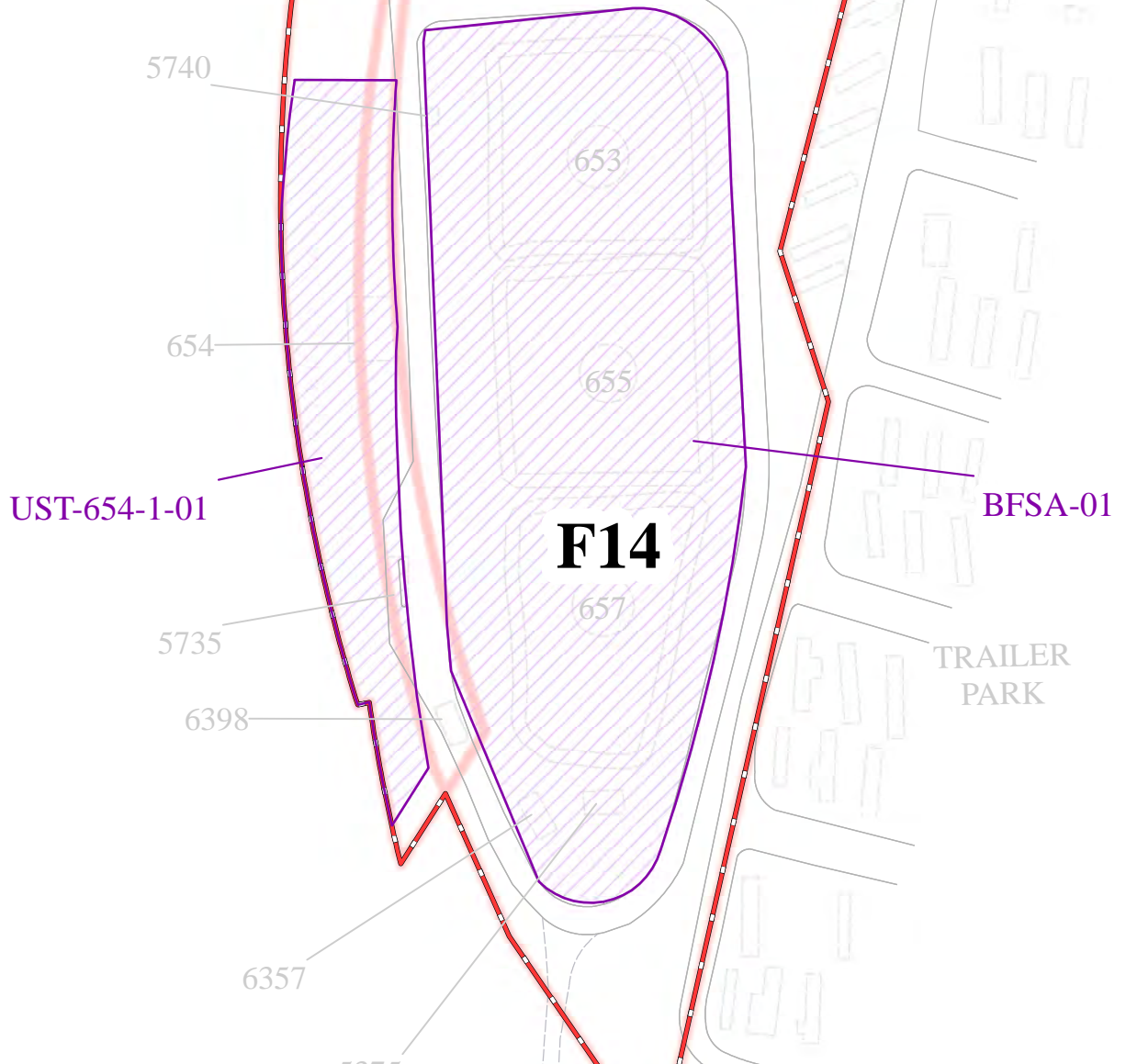
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BULK FUEL STORAGE AREA - UST-654-01/BFSA-01



ROUTE 49 WEST

ROUTE 49 EAST



SITE:

Building 3 Drywell

1. On-Site Inspection

Inspected by:	Dan Baldyga
Date:	9/8/2010

Site Condition:

Site near commercial building used by Air Force Research Laboratories (Rome).

LUC/ICs:

ID	LUC/ICs
DP-11-01	Groundwater Consumption - Prior Approval
DP-11-02	Adverse Aquifer Use Prohibited
DP-11-03	Land-use Restriction-Industrial/Commercial/Non-Residential

Valid

Not Valid

X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

Owner/Occupant	Date
Calvin Sprague, AFRL	9/23/2010

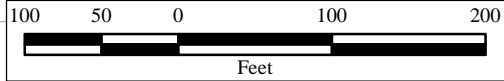
Valid

Not Valid

X	

BLDG 3 - DRYWELL (DP-11)

HOOKS ROAD



AFRL 5

DP-11-01
DP-11-02
DP-11-03

5657

4

F2A

N5400

N5400

MGS

GOODRICH
BUILDING

5187

5247

3

6349

OTIS STREET

SITE:

Building 15

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Petroleum spill site near Birnie Bus. Groundwater LTM and groundwater extraction activities are ongoing at the site. Monitoring wells are in good condition.

LUC/ICs:

ID	LUC/ICs
B-15-01	Soil/Groundwater Intrusive Work - Prior Approval

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

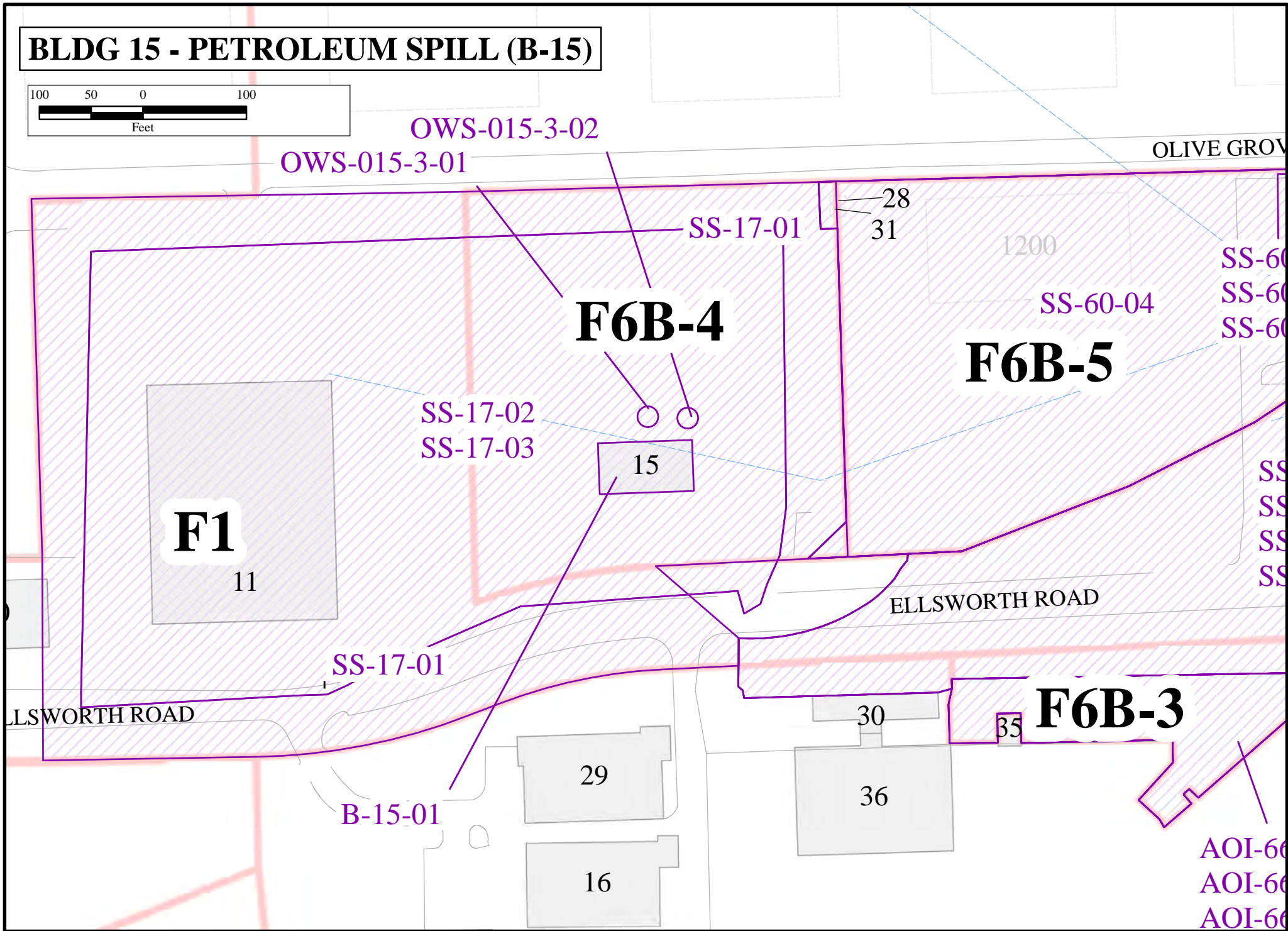
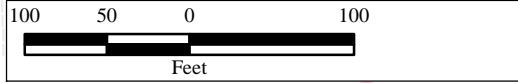
Owner/Occupant	Date
Lynn Harvey, Birnie Bus	10/21/2010

Valid

Not Valid

X	

BLDG 15 - PETROLEUM SPILL (B-15)



SITE:

Building 20 AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Train maintenance and restoration facility owned by GLDC.

LUC/ICs:

ID	LUC/ICs
SS-23-01	Groundwater Consumption - Prior Approval
SS-23-02	Land-use Restriction-Industrial/Commercial/Non-Residential
SS-23-03	Land-use Restriction - Protect Remedial Operations
SS-23-04	Soil/Groundwater Intrusive Work - Prior Approval

Valid

Not Valid

X	
X	
X	
X	

Comments:

Photos:



2. Owner/Occupant Confirmation

Conducted

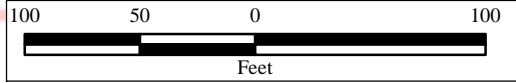
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

X	

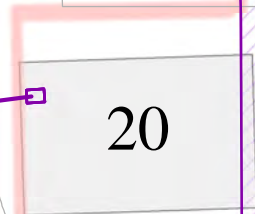
BLDG 20 - LOCOMOTIVE STORAGE FACILITY (SS-23)



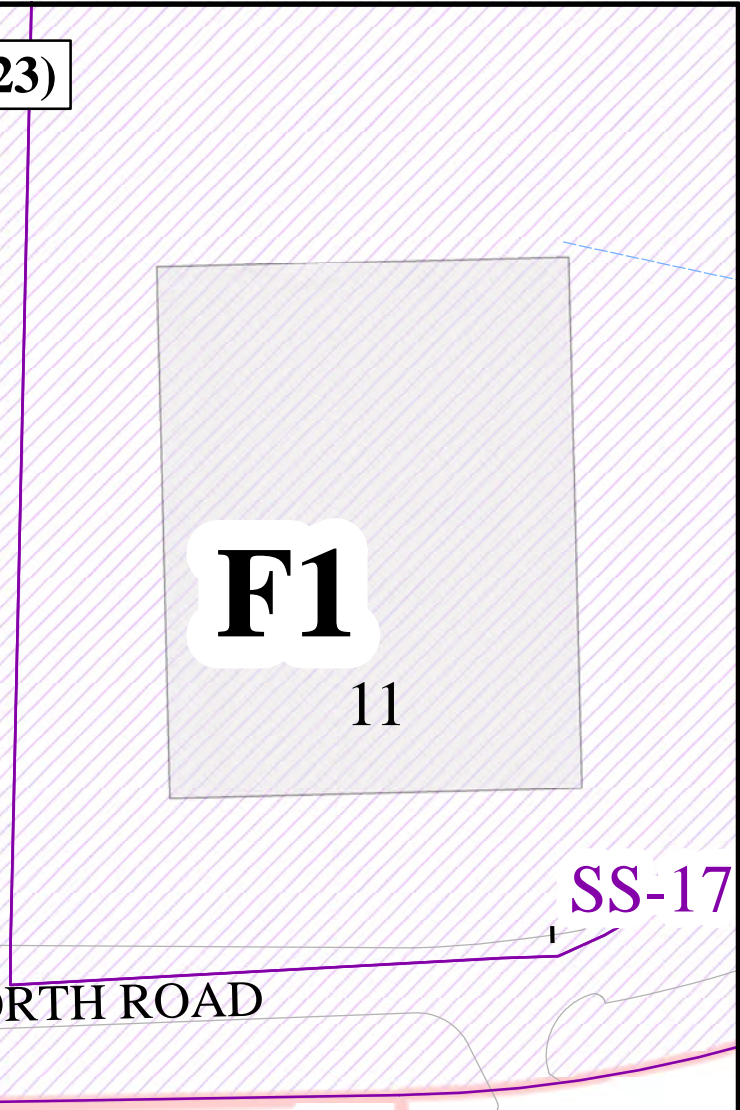
13

- SS-23-01
- SS-23-02
- SS-23-03
- SS-23-04

OTIS STREET



20



F1

11

ELLSWORTH ROAD

SS-17



F2A

PERIMETER ROAD

B-15

SITE:

Building 101

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Site is in a parking lot out side of the building. Wells in the area are in good condition. ROD is pending.

LUC/ICs:
ID

LUC/ICs

Valid

Not Valid

ID	LUC/ICs
ST-06-01	Groundwater Consumption - Prior Approval
ST-06-02	Adverse Aquifer Use Prohibited
ST-06-03	Land-use Restriction-Industrial/Commercial/Non-Residential

Valid	Not Valid
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

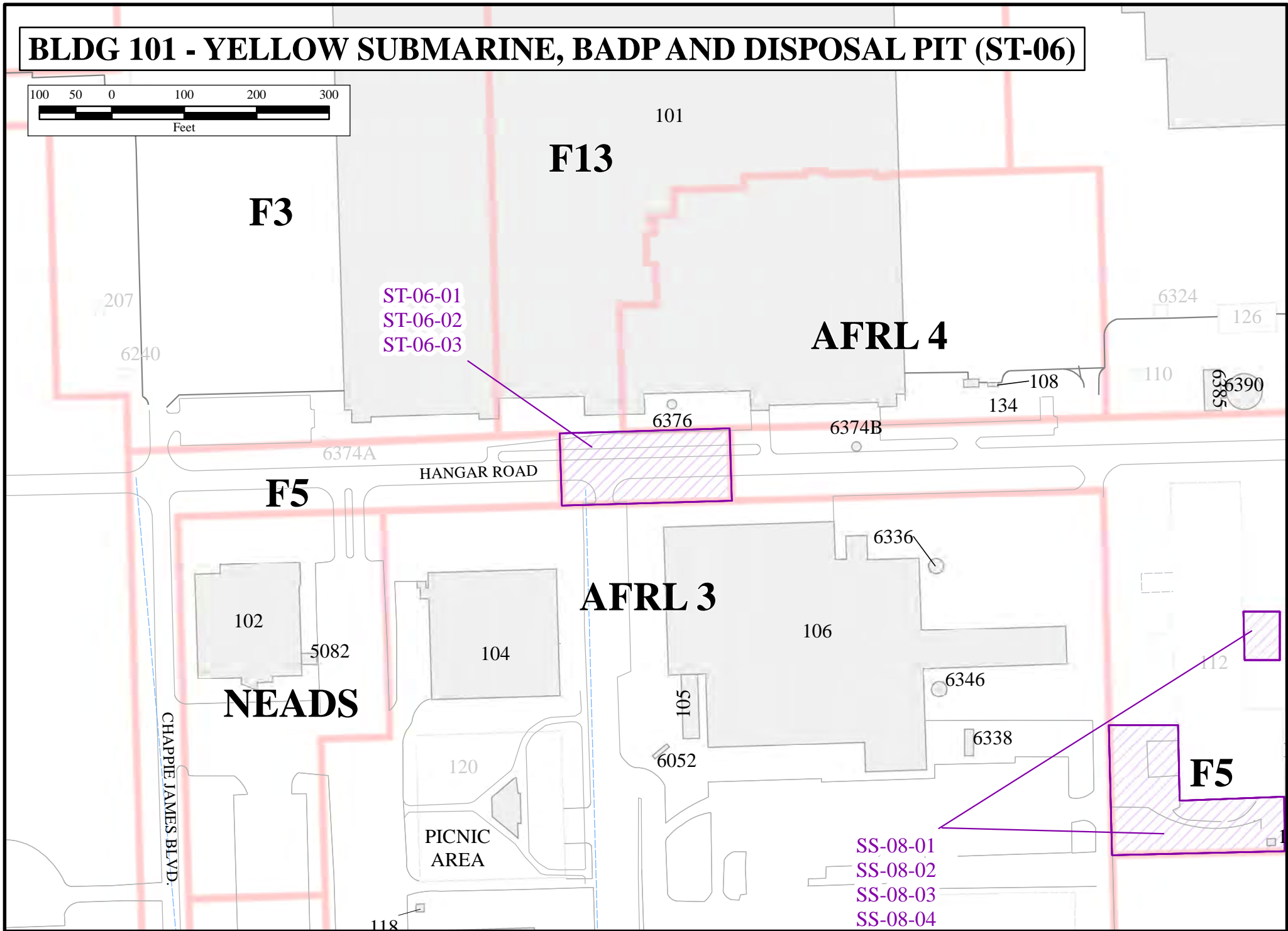
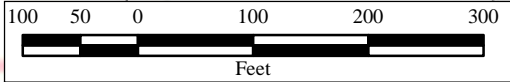
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

Valid	Not Valid
X	

BLDG 101 - YELLOW SUBMARINE, BADP AND DISPOSAL PIT (ST-06)



SITE:

Building 112

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Building 112 has been demolished and site is vacant, rubble and grassy.

LUC/ICs:

ID	LUC/ICs
SS-08-01	Groundwater Consumption - Prior Approval
SS-08-02	Adverse Aquifer Use Prohibited
SS-08-03	Land-use Restriction-Industrial/Commercial/Non-Residential
SS-08-04	Subsurface Soil Relocation Restriction

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

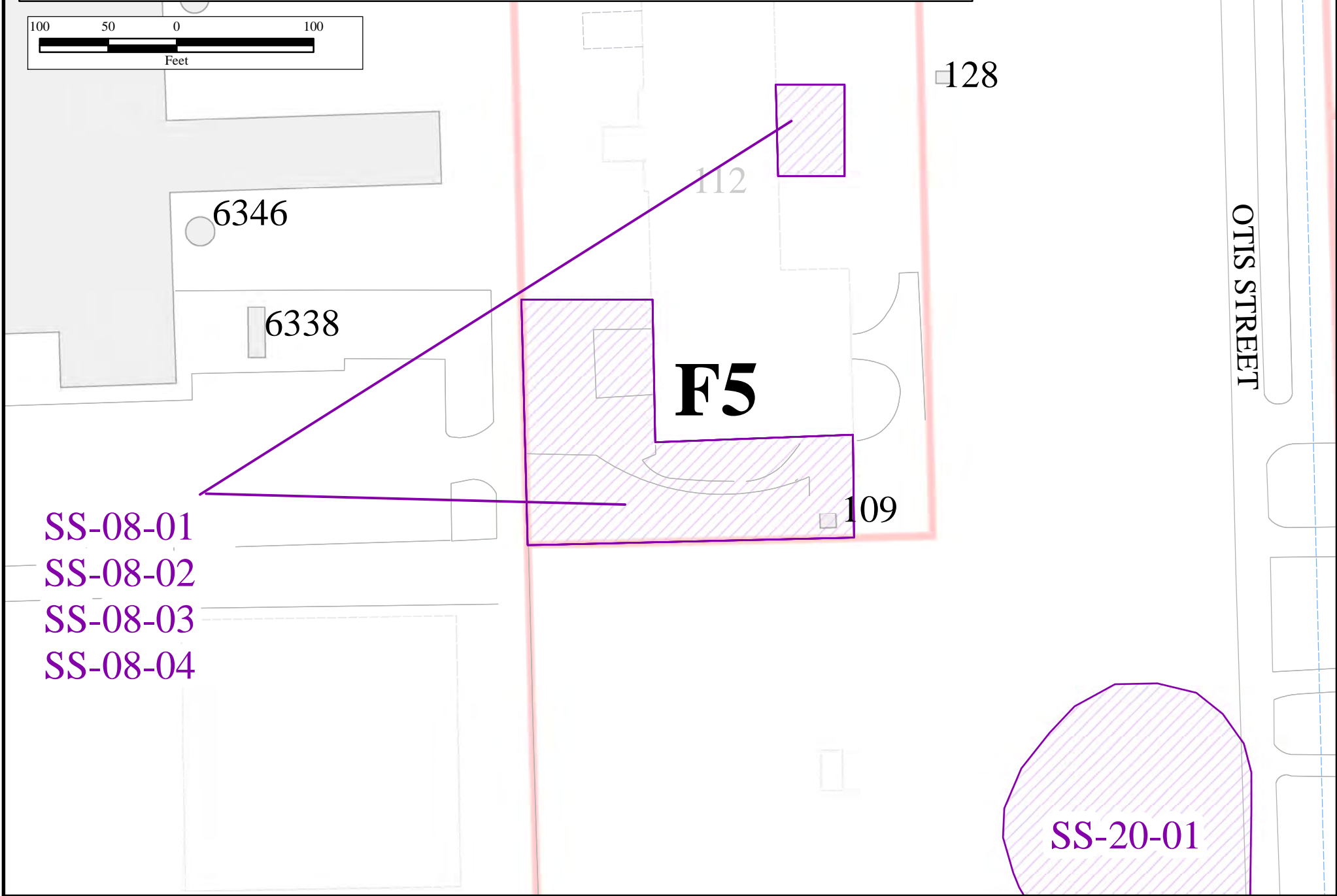
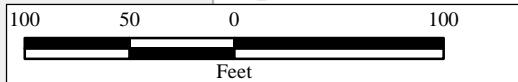
Valid

Not Valid

X	

6336

BLDG 112 - PCB SPILLS, USTS, AND LAB DRYWELL (SS-08)



SITE:

Building 133

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Building is used by GLDC

LUC/ICs:

ID	LUC/ICs
ST-53-01	Soil/Groundwater Intrusive Work - prior approval

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

SITE:

Building 211

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Building is locked and used by the City of Rome Water Department

LUC/ICs:

ID	LUC/ICs
DW-211-01	Protect Closure/Post - Closure Activities

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

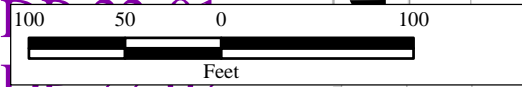
Not Conducted

Owner/Occupant	Date

Valid

Not Valid

BLDG 211 - DRYWELL (DW-211)



DP-22-02
DP-22-03

SD-50-04
SD-50-01
SD-50-02
SD-50-03

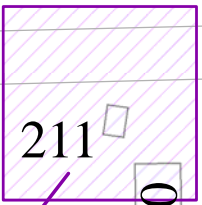
6092

F3A

MACDILL STREET

216 215

HANGAR ROAD



210

DW-211-01



212

P-13-04
P-13-05
P-13-06

MA

SITE:

Building 214

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Commercial building used for storage.

LUC/ICs:

ID	LUC/ICs
SD-50-01	Land-use Restriction-Industrial/Commercial/Non-Residential
SD-50-02	Adverse Aquifer Use Prohibited
SD-50-03	Groundwater Consumption - Prior Approval
SD-50-04	Soil/Groundwater Intrusive Work - Prior Approval

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

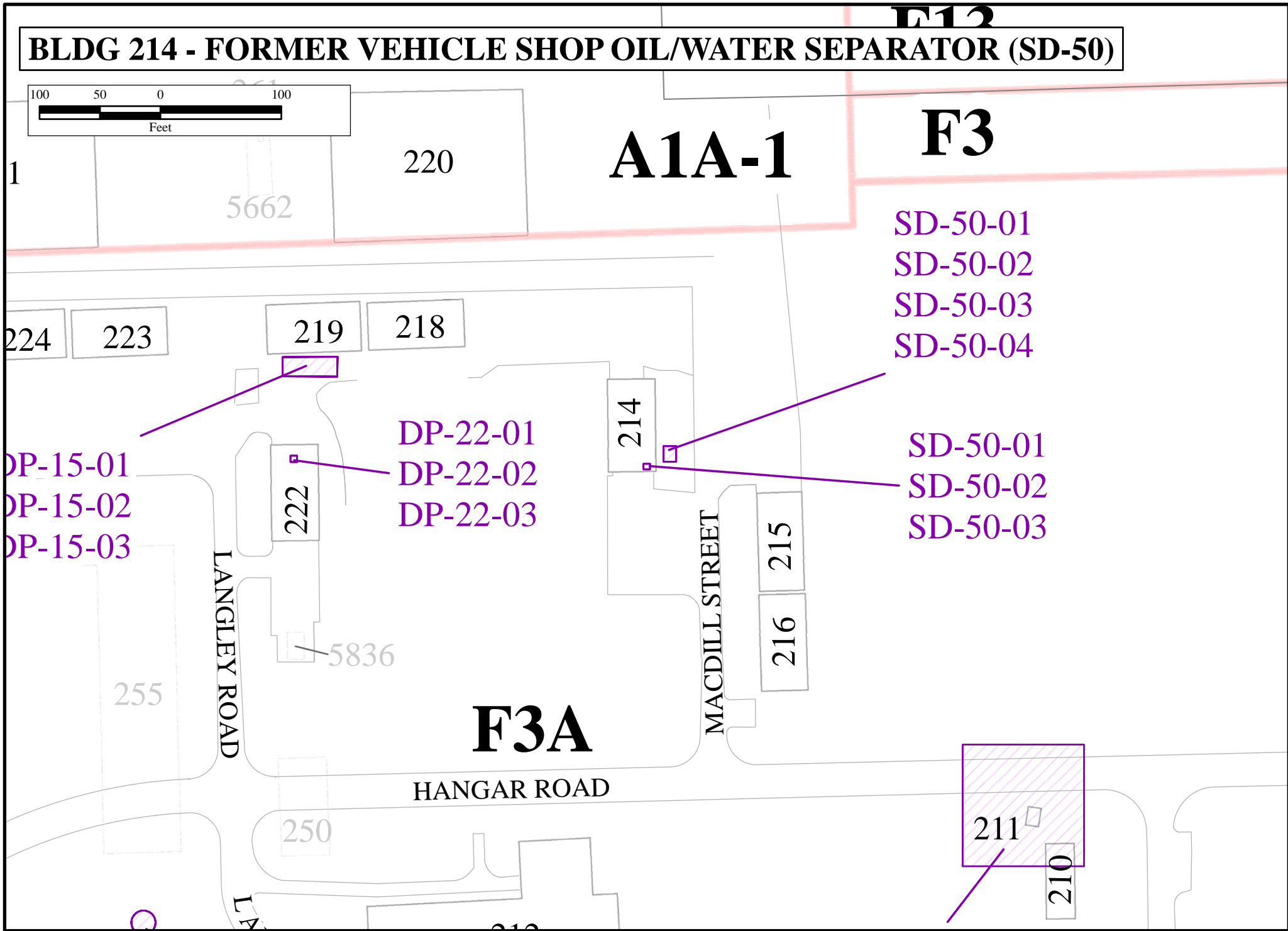
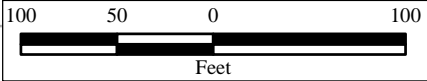
Owner/Occupant	Date
Robert Angelicola, Roberts Office Interiors	9/21/2010

Valid

Not Valid

X	

BLDG 214 - FORMER VEHICLE SHOP OIL/WATER SEPARATOR (SD-50)



SITE:

Building 219

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Commercial building. Is being remodeled.

LUC/ICs:

ID

LUC/ICs

Valid

Not Valid

DP-15-01	Land-use Restriction-Industrial/Commercial/Non-Residential
DP-15-02	Groundwater Consumption-prior approval
DP-15-03	Adverse aquifer use prohibited

X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

Owner/Occupant

Date

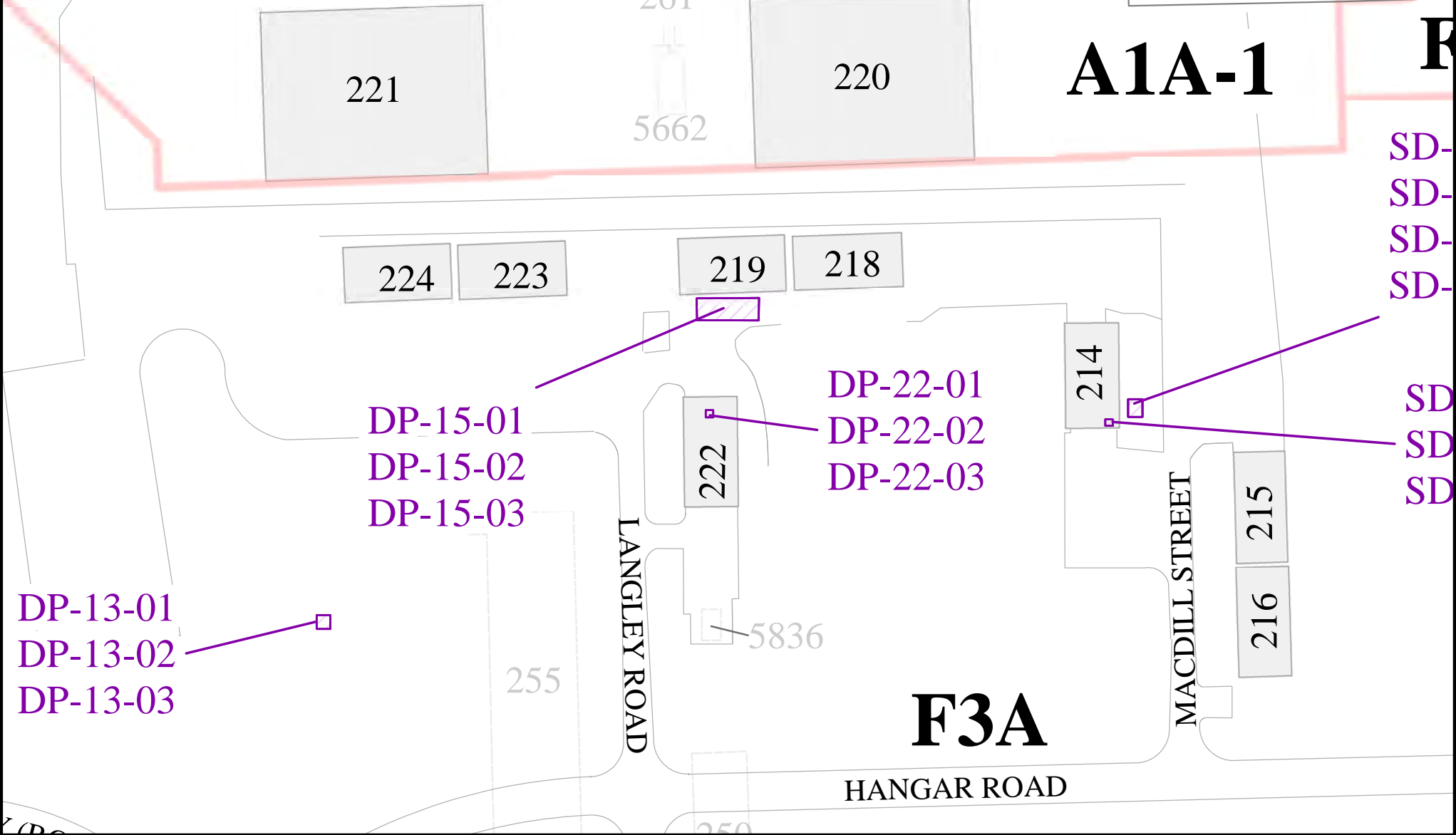
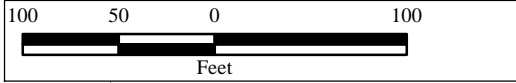
Valid

Not Valid

Robert Angelicola, Roberts Office Interiors	9/21/2010

X	

BLDG 219 - DRYWELL (DP-15)



SITE:

Building 222

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Commercial building. Office space.

LUC/ICs:

ID

LUC/ICs

Valid

Not Valid

DP-22-01	Land-use Restriction-Industrial/Commercial/Non-Residential
DP-22-02	Groundwater Consumption-prior approval
DP-22-03	Adverse aquifer use prohibited

X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

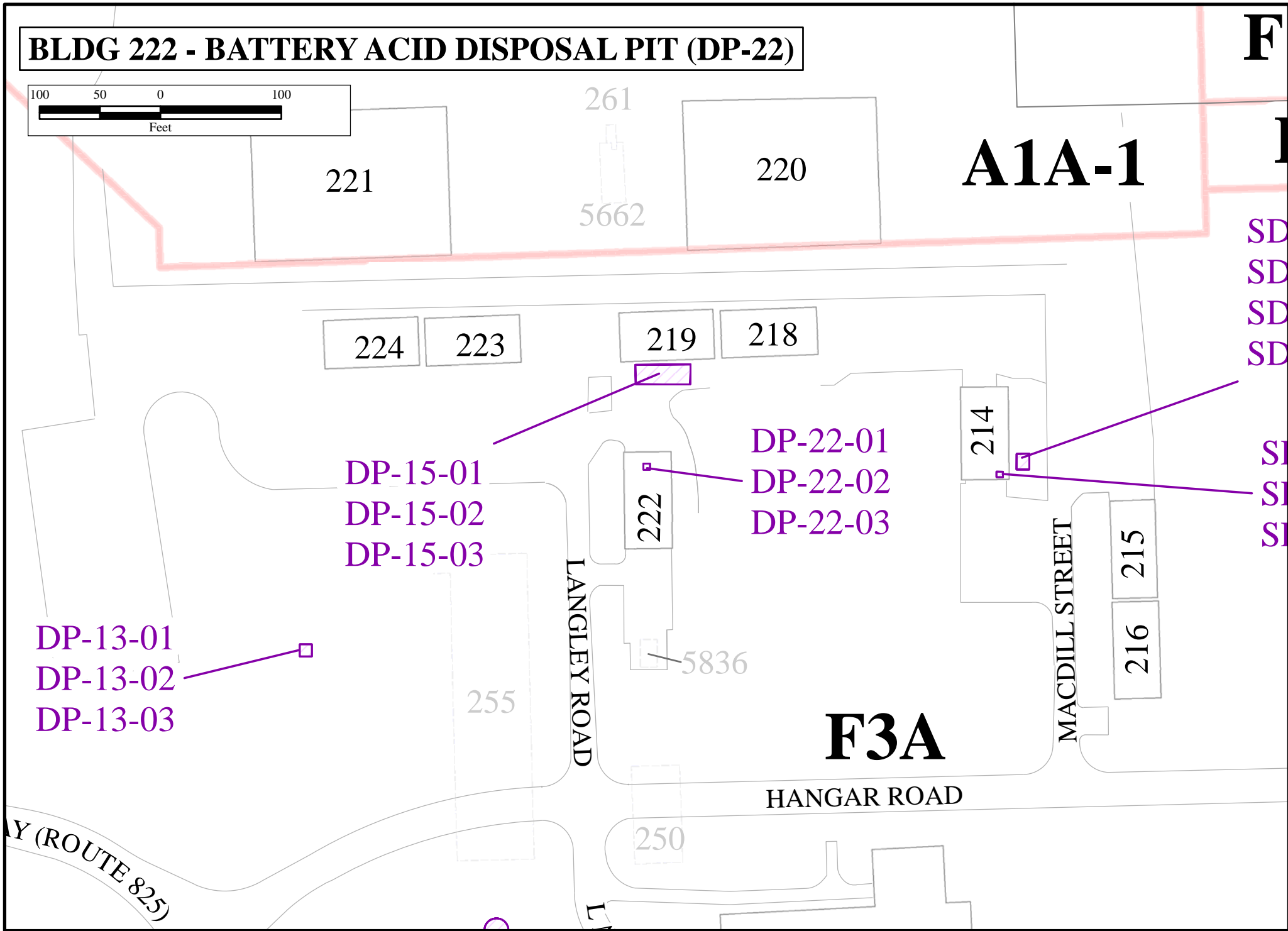
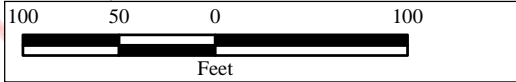
Owner/Occupant	Date
Robert Angelicola, Roberts Office Interiors	9/21/2010

Valid

Not Valid

X	

BLDG 222 - BATTERY ACID DISPOSAL PIT (DP-22)



SITE:

Building 255

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Vacant area, grass.

LUC/ICs:

ID	LUC/ICs
DP-13-01	Land-use Restriction-Industrial/Commercial/Non-Residential
DP-13-02	Groundwater Consumption-prior approval
DP-13-03	Adverse aquifer use prohibited
DP-13-04	Land-use Restriction-industrial/commercial/non-residential
DP-13-05	Groundwater Consumption-prior approval
DP-13-06	Adverse aquifer use prohibited

Valid

Not Valid

Valid	Not Valid
X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

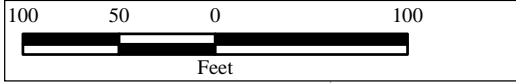
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

Valid	Not Valid
X	

BLDG 255 - DRYWELLS (DP-13)



DP-13-01
DP-13-02
DP-13-03

DP-15-01
DP-15-02
DP-15-03

DP-22-01
DP-22-02
DP-22-03

214

MACDILL STREET

LANGLEY ROAD

F3A

HANGAR ROAD

PARKWAY (ROUTE 825)

255

222

5836

250

212

LANGLEY ROAD

DP-13-04
DP-13-05
DP-13-06

248

F3A-2

SITE:

Building 301

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Building 301 has been demolished and construction is ongoing at the site.
A phase II investigation was performed at the site in June 2010. Several COCs exceeded NYCRR Part 375 unrestricted Soil Cleanup Objectives (none above commercial objectives)

LUC/ICs:

ID	LUC/ICs	Valid	Not Valid
DP-12-01	Groundwater Consumption - Prior Approval	X	
DP-12-02	Adverse Aquifer Use Prohibited	X	
DP-12-03	Land-use Restriction- Commercial/Administrative/Non-Residential	X	

Comments:

None

Photos:

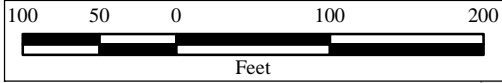
Not available.

2. Owner/Occupant Confirmation

Conducted

Owner/Occupant	Date	Valid	Not Valid
Frank Sanzone, GLDC	11/11/2010	X	

BLDG 301 - FORMER ENTOMOLOGY SHOP DRYWELL (DP-12)



ONEIDA
FINANCIAL
CENTER

6313

6257

BROOKS ROAD

BROOKS ROAD

301

302

303

306

AFRL 2

DP-12-01
DP-12-02
DP-12-03

305

321

CHANUTE STREET

HILL ROAD

PARKWAY

SITE:

Building 775

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Parking lot, grassy area. Long term monitoring and remediation are ongoing at the site.

LUC/ICs:

ID	LUC/ICs
SD-52B775-01	Soil/Groundwater Intrusive Work-Prior Approval
SD-52B775-02	Adverse Aquifer Use Prohibited
SD-52B775-03	Land-use Restriction-Protect Remedial Operations

Valid

Not Valid

X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

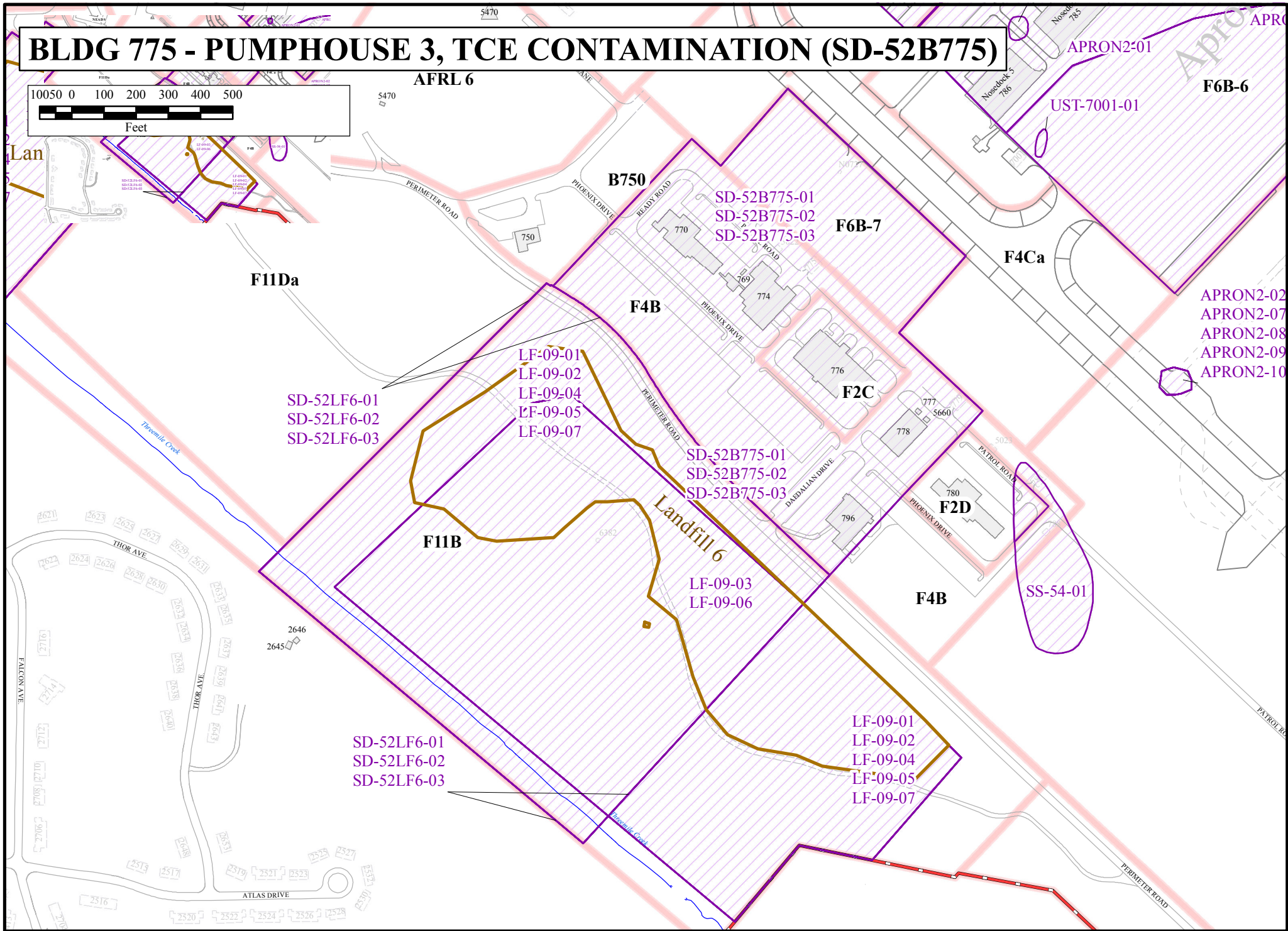
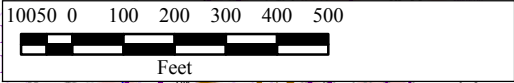
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

X	

BLDG 775 - PUMPHOUSE 3, TCE CONTAMINATION (SD-52B775)



SITE:

Building 781

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Parking lot, grassy-forested area. Long term monitoring and remediation are ongoing at the site.
Monitoring wells are in good condition.

LUC/ICs:

ID	LUC/ICs
SS-54-01	Soil/Groundwater Intrusive Work-Prior Approval

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

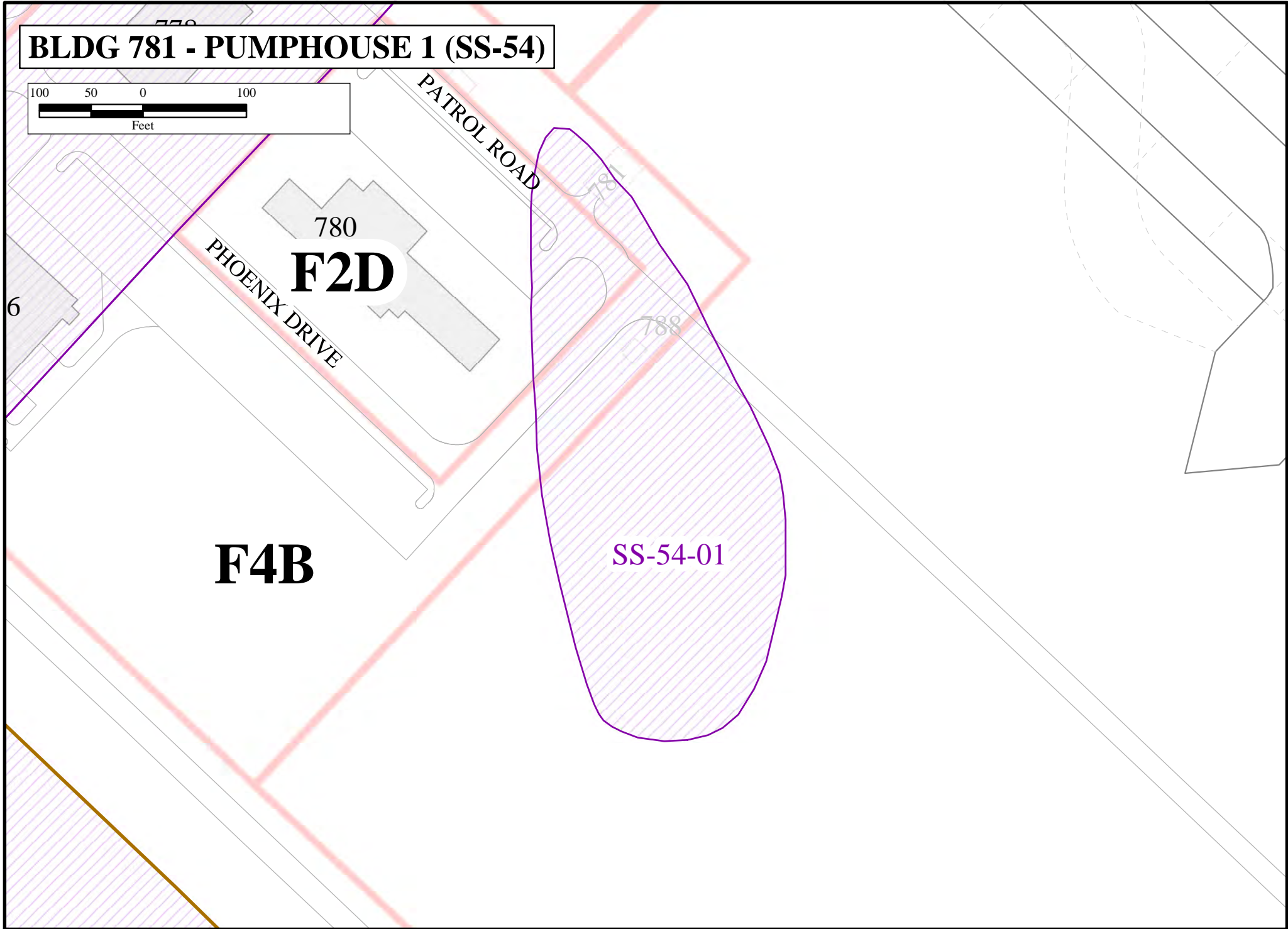
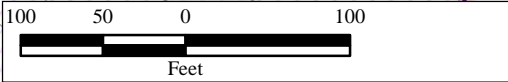
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

X	

BLDG 781 - PUMPHOUSE 1 (SS-54)



SITE:

Building 786

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Area is open space between Building 785 and 786. Long term monitoring and remediation are ongoing at the site. Monitoring wells are in good condition.

LUC/ICs:

ID	LUC/ICs
B-786-01	Soil/Groundwater Intrusive Work-Prior Approval

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

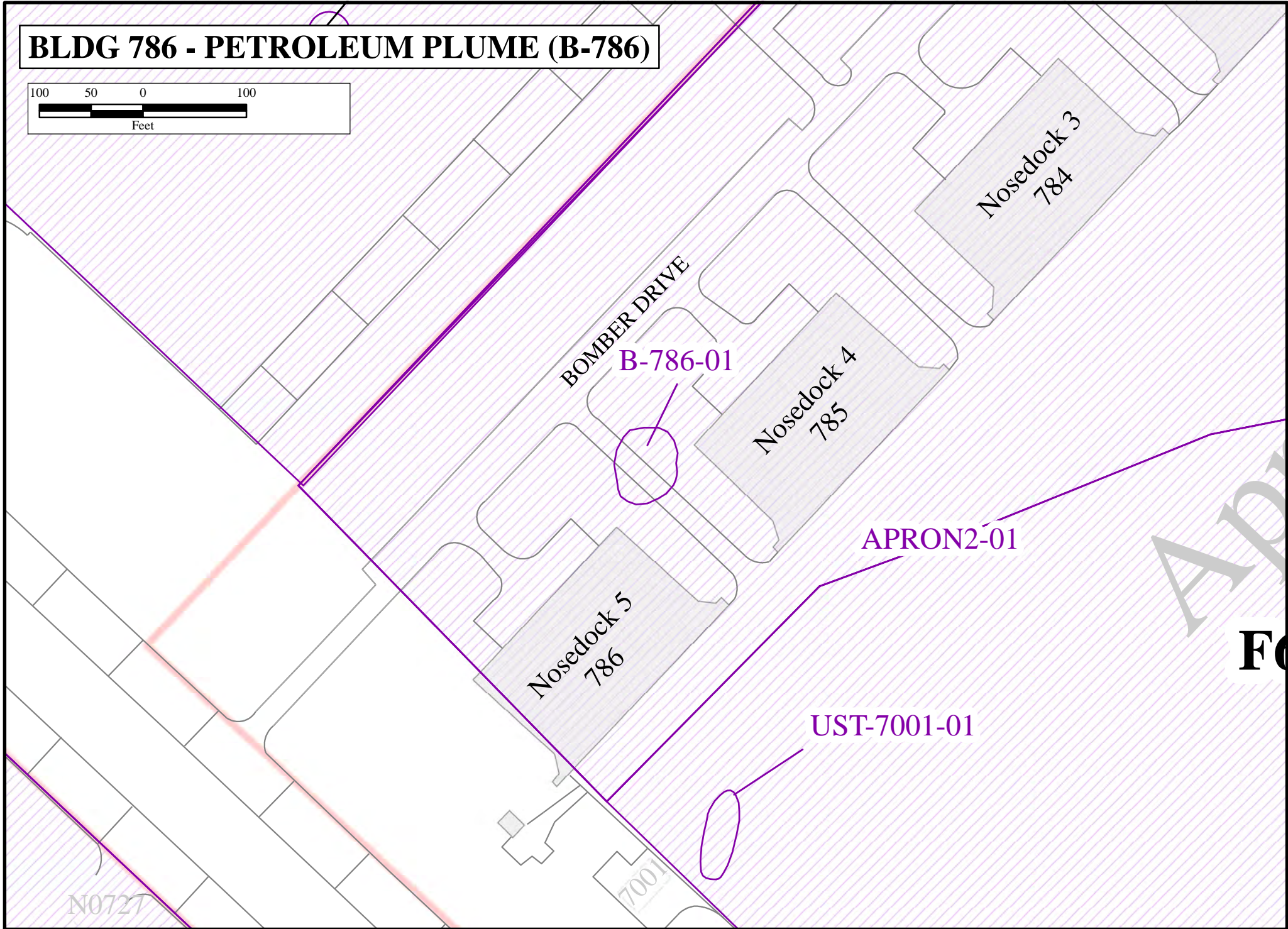
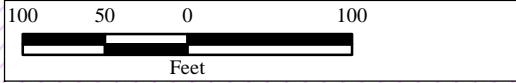
Owner/Occupant	Date
W. Vernon Gray, GAI	9/21/2010

Valid

Not Valid

X	

BLDG 786 - PETROLEUM PLUME (B-786)



N0727

7001

AD
FO

SITE:

Building 789

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Concrete and grass area. Long term monitoring and groundwater remediation is ongoing at the site.
Monitoring wells and recovery wells are in good condition.

LUC/ICs:

ID	LUC/ICs
B-789-01	Soil/Groundwater Intrusive Work-Prior Approval
B-789-02	Soil/Groundwater Intrusive Work-Prior Approval
B-789-03	Soil/Groundwater Intrusive Work-Prior Approval
B-789-04	Soil/Groundwater Intrusive Work-Prior Approval

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

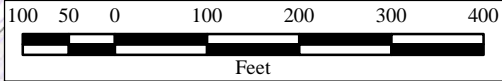
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

X	

BLDG 789 (B-789)



SD-52APRON2-01
SD-52APRON2-02
SD-52APRON2-03

APRON2-05

APRON2-04

APRON2-03

A2

8004

APRON2-06
APRON2-11
APRON2-12
APRON2-13
APRON2-14

B-789-01
B-789-02
B-789-03
B-789-04

N0763

F12A

F6B-6

789

791

790

767

811

793

Sismile Creek

SITE:

Building 817

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Grassed area. Long term monitoring is ongoing at the site.
Monitoring wells and recovery wells are in good condition.

LUC/ICs:

ID	LUC/ICs
SD-52B817-01	Soil/Groundwater Intrusive Work-Prior Approval
SD-52B817-02	Groundwater Well Installation Restriction
SD-52B817-03	Land-use Restriction-Protect Remedial Operations

Valid

Not Valid

X	
X	
X	

Comments:

Photos:



2. Owner/Occupant Confirmation

Conducted

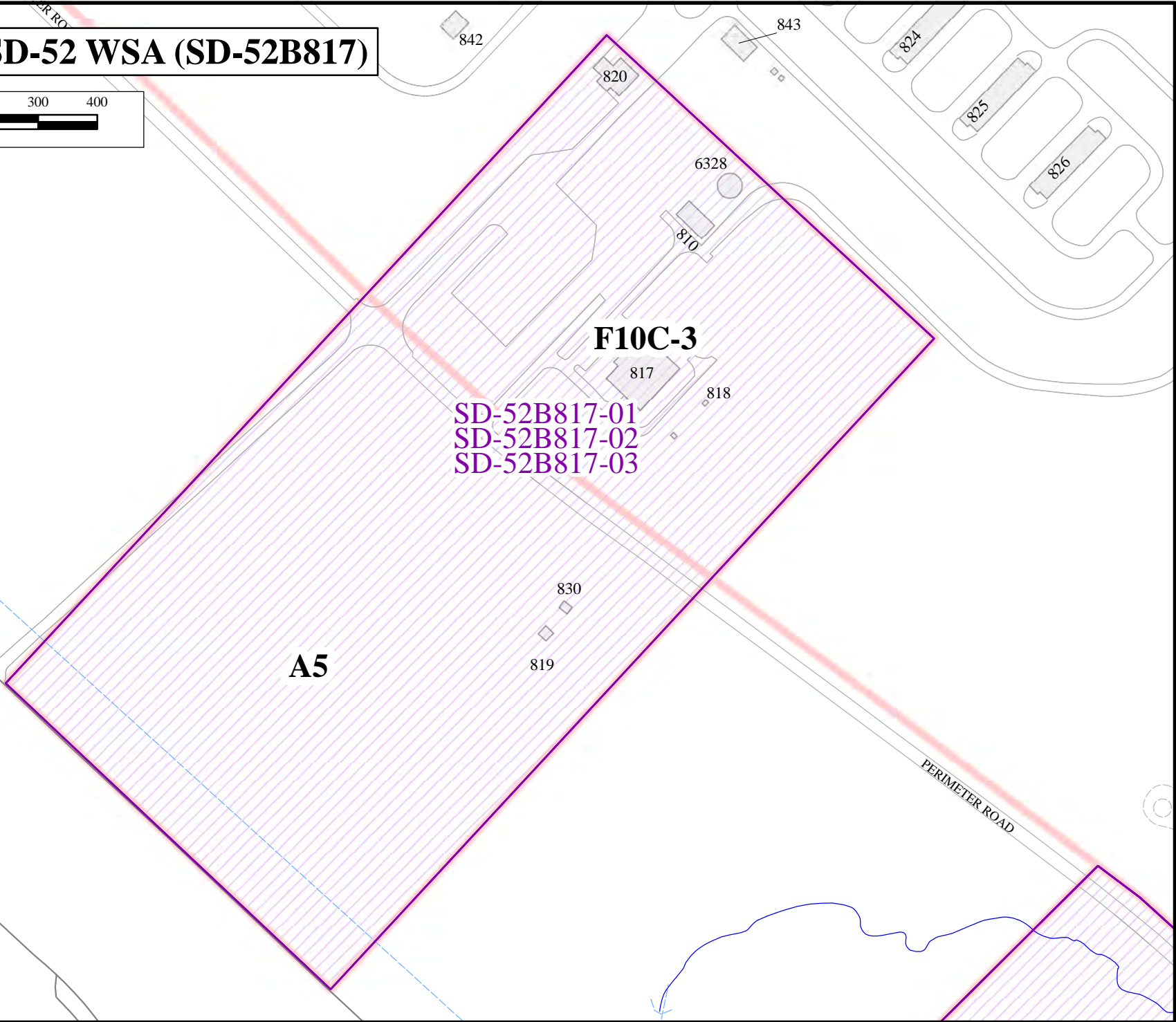
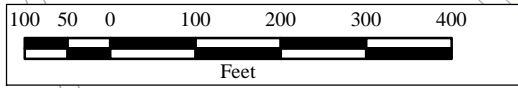
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010
W. Vernon Gray, GAI	9/21/2010

Valid

Not Valid

X	
X	

BLDG 817 - SD-52 WSA (SD-52B817)



SD-52B817-01
SD-52B817-02
SD-52B817-03

SITE:

Building 7001

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Site on Apron 2. Wells in good condition.

LUC/ICs:

ID	LUC/ICs
UST-7001-01	Soil/Groundwater Intrusive Work-Prior Approval

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

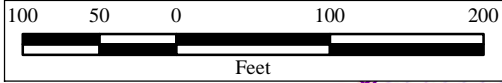
Owner/Occupant	Date
W. Vernon Gray, GAI	9/21/2010

Valid

Not Valid

X	

BLDG 7001 (UST-7001)



BOMB

B-786-01

Nosedock 4
785

Nosedock 5
786

APRON2-01

UST-7001-01

F6B-6

F6B-7

F4Ca

N0727

7001

APRON

SITE:

Coal Storage Yard Area AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Grassy/asphalt area near commercial properties. Rainbow Creek culverted in 2008 and 2009.

LUC/ICs:

ID	LUC/ICs
SS-33-01	Land-use Restriction-Industrial/commercial/Non-residential
SS-33-02	Adverse Aquifer Use Prohibited
SS-33-03	Groundwater Consumption - Prior Approval
SS-33-04	Subsurface Soil Relocation Restriction

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

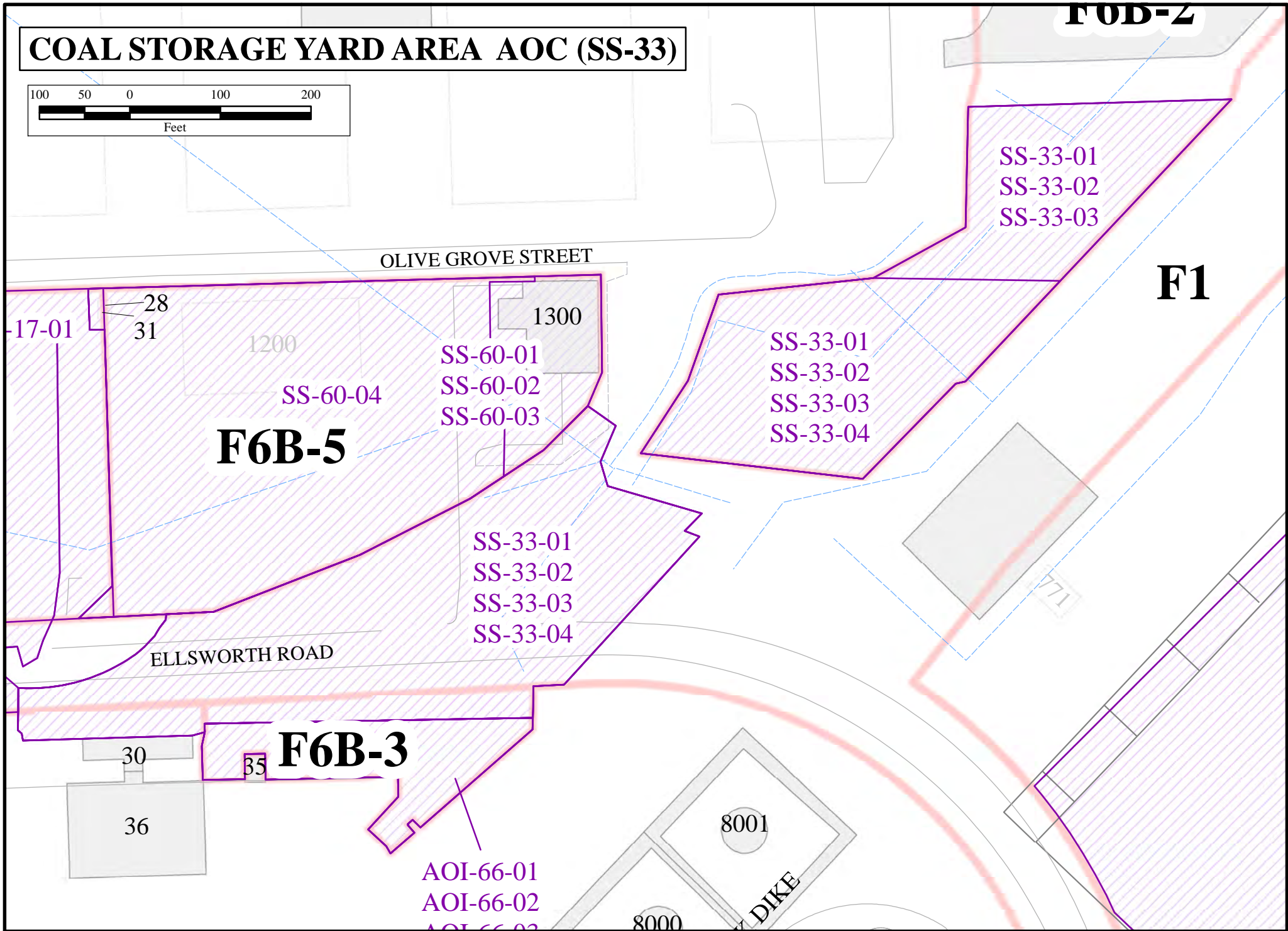
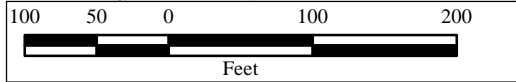
Owner/Occupant	Date
Daniel Sanders, GUSC	9/20/2010

Valid

Not Valid

X	

COAL STORAGE YARD AREA AOC (SS-33)



SITE:

EPS

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Electrical Power Substation. Enclosed by fence.

LUC/ICs:

ID	LUC/ICs
SS-44-01	Groundwater Consumption - Prior Approval
SS-44-02	Groundwater Intrusive Work - Prior Approval
SS-44-03	Land-use Restriction-Protect Remedial Operations
SS-44-04	Land-use Restriction-Industrial/commercial/Non-residential
SS-44-05	Land-use Restriction-Electrical Substation
SS-44-08	Subsurface Relocation Restriction

Valid

Not Valid

X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

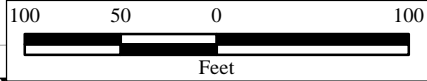
Owner/Occupant	Date
Daniel Sanders, GUSC	9/20/2010

Valid

Not Valid

X	

ELECTRICAL POWER SUBSTATION (SS-44)



H ROAD

ELLSWORTH ROAD

F2A

SS-44-08

27

SUBSTATION

SS-44-05

EPS

SS-44-01

SS-44-02

SS-44-03

SS-44-04

434

428

SITE:

Fire Demonstration Area (SS-24)

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Vacant area with airport boundaries.

LUC/ICs:

ID	LUC/ICs
SS-24-01	Groundwater Consumption - Prior Approval
SS-24-02	Groundwater Well Installation Restriction
SS-24-03	Land-use Restriction-Protect Remedial Operations

Valid

Not Valid

X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

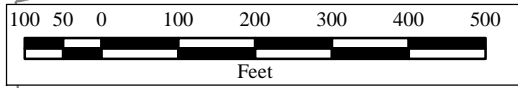
Owner/Occupant	Date
W. Vernon Gray, GAI	9/21/2010

Valid

Not Valid

X	

FIRE DEMONSTRATION AREA (SS-24)



97

6379

6205

SS-24-01
SS-24-02
SS-24-03

A1A-1

6350

101

100

504

SITE:

Fire Protection Training Area

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Vacant area with airport boundary. No structures on site

LUC/ICs:

ID	LUC/ICs
FT-30-01	Protect Closure / Post-Closure Activities

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

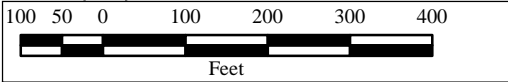
Owner/Occupant	Date
W. Vernon Gray, GAI	9/21/2010

Valid

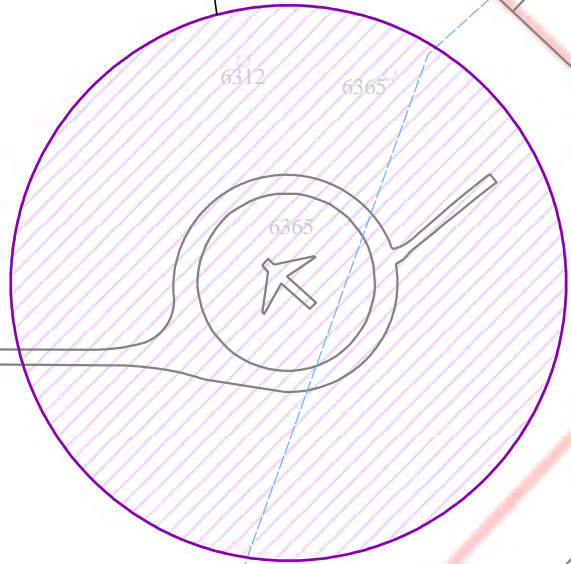
Not Valid

X	

FIRE PROTECTION TRAINING AREA (FT-30)



FT-30-01



A3

6365

5772

SITE:

Landfill 1 AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/2/2010

Site Condition:

Open space Landfill 1. Groundwater LTM, no evidence of damage to the cap.
Signs and wells are in good condition.

LUC/ICs:

ID	LUC/ICs
LF-01-01	Groundwater Consumption - Prior Approval
LF-01-02	Adverse Aquifer Use Prohibited
LF-01-03	Protect Closure/ Post Closure Activities
LF-01-04	Groundwater Intrusive Work -Prior Approval
LF-01-05	Land-use Restrictions-Protect Remedial Operations
LF-01-06	Landfill Fencing/Signage
LF-01-07	Annual Inspection/ Reporting to USEPA/NYSDEC

Valid

Not Valid

X	
X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

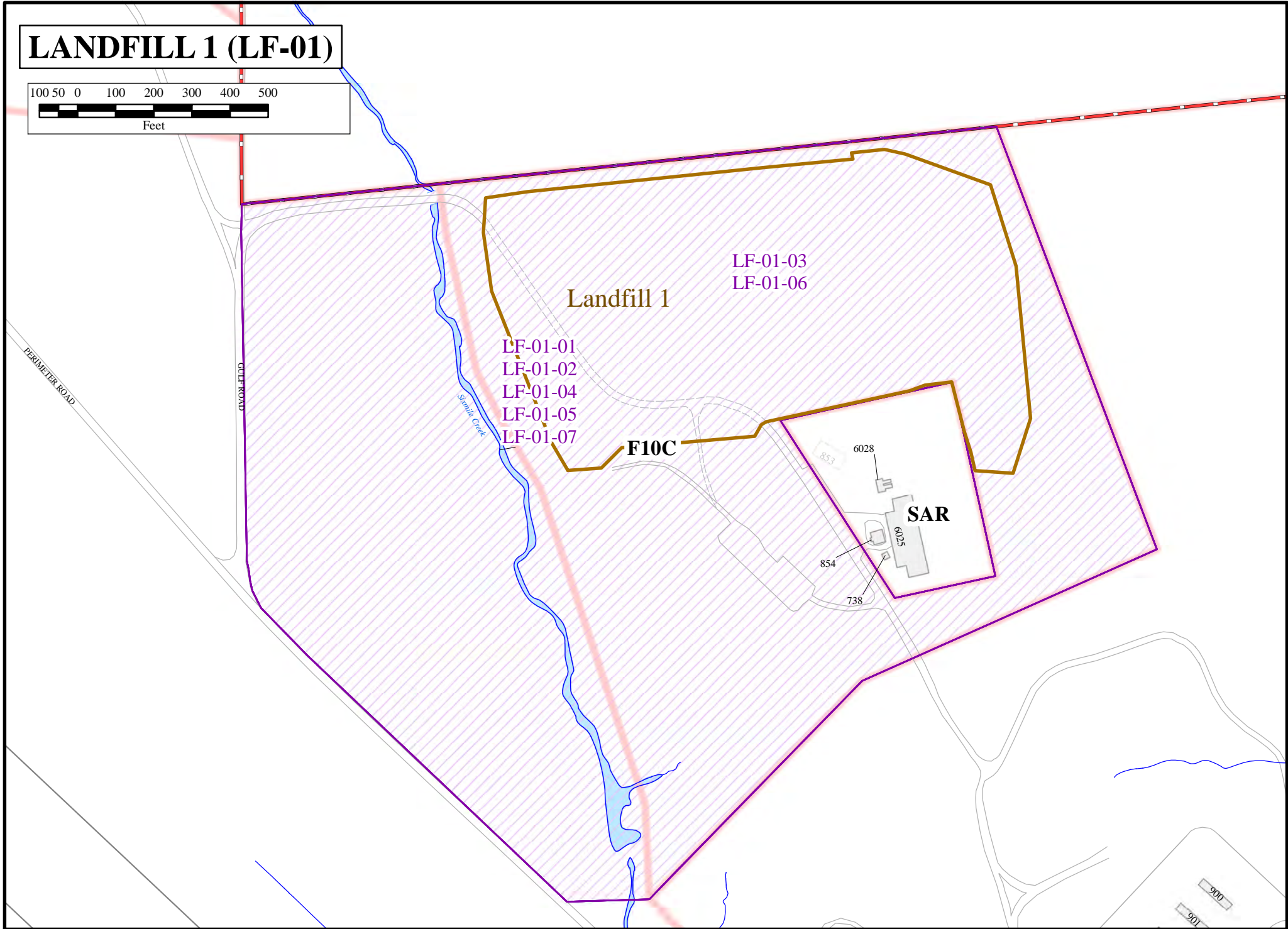
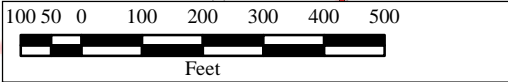
Not Conducted

Owner/Occupant	Date

Valid

Not Valid

LANDFILL 1 (LF-01)



SITE:

Landfill 2/3 AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/2/2010

Site Condition:

Open space Landfill 2/3. Groundwater LTM, no evidence of damage to the cap.
Signs and wells are in good condition.

LUC/ICs:

ID	LUC/ICs
LF-02-01	Groundwater Consumption - Prior Approval
LF-02-02	Adverse Aquifer Use Prohibited
LF-02-03	Protect Closure/ Post Closure Activities
LF-02-04	Groundwater Intrusive Work -Prior Approval
LF-02-05	Land-use Restrictions-Protect Remedial Operations
LF-02-06	Landfill Fencing/Signage
LF-02-07	Annual Inspection/ Reporting to USEPA/NYSDEC

Valid

Not Valid

X	
X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

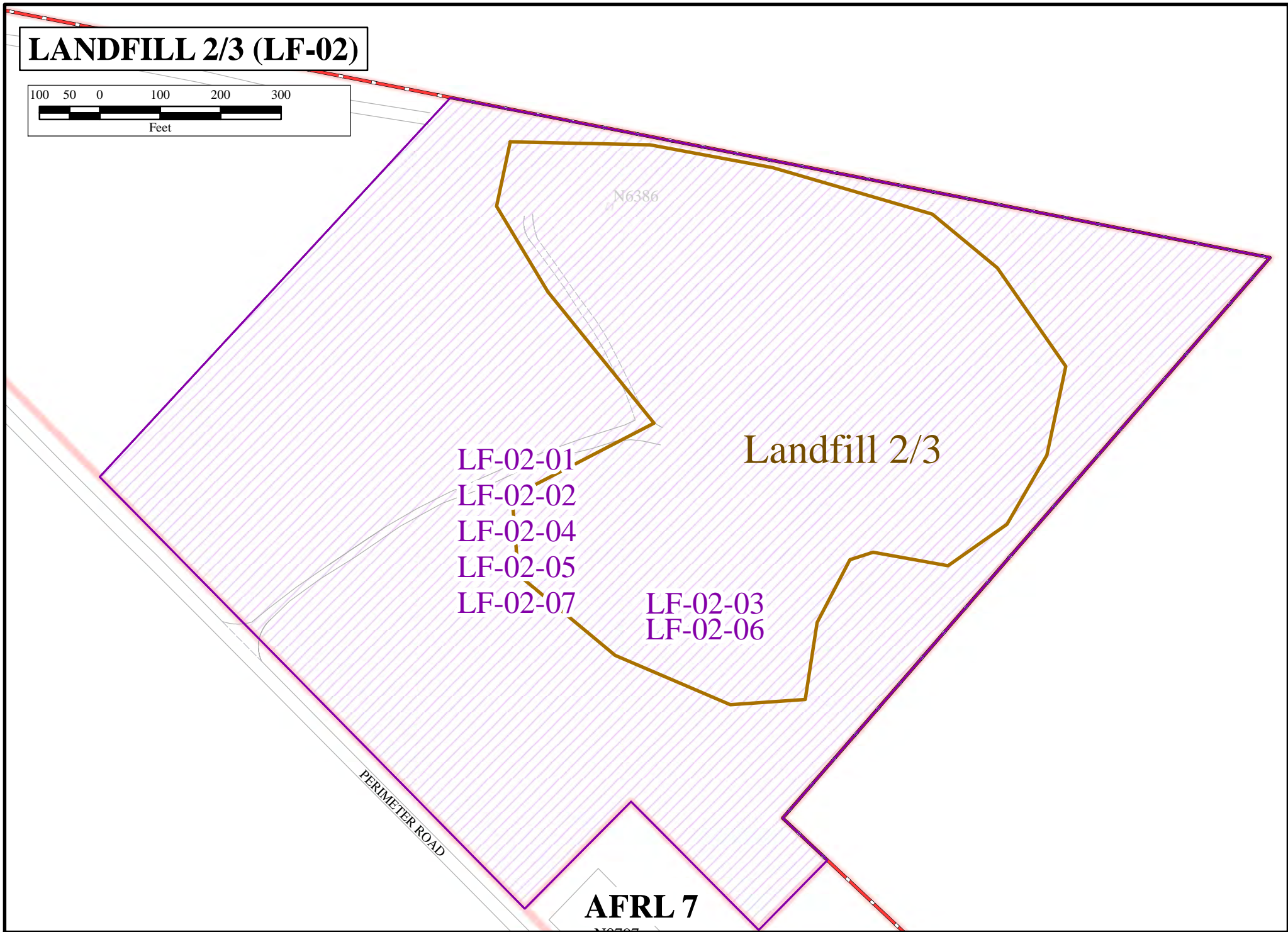
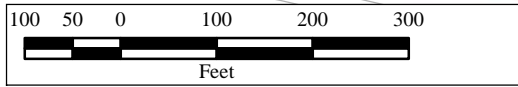
Not Conducted

Owner/Occupant	Date

Valid

Not Valid

LANDFILL 2/3 (LF-02)



SITE:

Landfill 5 AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/2/2010

Site Condition:

Open space Landfill 5. Groundwater LTM, no evidence of damage to the cap.
Signs and wells are in good condition.

LUC/ICs:

ID	LUC/ICs
LF-07-01	Groundwater Consumption - Prior Approval
LF-07-02	Adverse Aquifer Use Prohibited
LF-07-03	Protect Closure/ Post Closure Activities
LF-07-04	Groundwater Intrusive Work -Prior Approval
LF-07-05	Land-use Restrictions-Protect Remedial Operations
LF-07-06	Landfill Fencing/Signage
LF-07-07	Annual Inspection/ Reporting to USEPA/NYSDEC

Valid

Not Valid

X	
X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Not Conducted

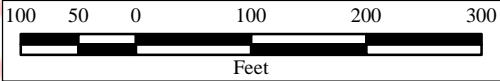
Owner/Occupant	Date

Valid

Not Valid

SS-44-02

LANDFILL 5 (LF-07)



PATRICK SQUARE

700

NEADS

F11C

Thremile Creek

LF-07-03
LF-07-06

Landfill 5

LF-07-01
LF-07-02
LF-07-04
LF-07-05
LF-07-07

PERIMETER ROAD

WAY

F11D

5330

SITE:

Landfill 6 AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/2/2010

Site Condition:

Open space Landfill 6 Groundwater LTM, no evidence of damage to the cap.
Signs and wells are in good condition.

LUC/ICs:

ID	LUC/ICs
LF-09-01	Groundwater Consumption - Prior Approval
LF-09-02	Adverse Aquifer Use Prohibited
LF-09-03	Protect Closure/ Post Closure Activities
LF-09-04	Groundwater Intrusive Work -Prior Approval
LF-09-05	Land-use Restrictions-Protect Remedial Operations
LF-09-06	Landfill Fencing/Signage
LF-09-07	Annual Inspection/ Reporting to USEPA/NYSDEC
SD-52LF6-01	Soil/Groundwater Intrusive Work-Prior Approval
SD-52LF6-02	Groundwater Well Installation Restriction
SD-52LF6-03	Land-use Restriction-Protect Remedial Operations

Valid

Not Valid

X	
X	
X	
X	
X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Not Conducted

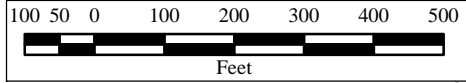
Owner/Occupant	Date

Valid

Not Valid

F11Da

LANDFILL 6 (LF-09)



SD-52LF6-01
SD-52LF6-02
SD-52LF6-03

LF-09-01
LF-09-02
LF-09-04
LF-09-05
LF-09-07

SS-38-01
SS-38-02
SS-38-03

LF-09-03
LF-09-06

SD-52LF6-01
SD-52LF6-02
SD-52LF6-03

LF-09-01
LF-09-02
LF-09-04
LF-09-05
LF-09-07

SS-54-0

F4B

F2C

F2D

F11B

F4B

Landfill 6

Phoenicia Creek

Phoenicia Creek

PHOENIX DRIVE

PERIMETER ROAD

DAEDALIAN DRIVE

PHOENIX DRIVE

PATROL ROAD

THOR AVE.

ATLAS DRIVE

2627
2629
2631
2630
2632
2634
2635
2637
2639
2641
2638
2640
2643

2646
2645

2517
2519
2521
2523
2525
2527
2532
2528
2520
2522
2524
2526

774

776

777

5660

778

5025

780

796

6382

SITE:

Landfill 7 AOC

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/2/2010

Site Condition:

Open space Landfill 7. Groundwater LTM, no evidence of damage to the cap.
Signs and wells are in good condition.

LUC/ICs:

ID	LUC/ICs
LF-03-01	Groundwater Consumption - Prior Approval
LF-03-02	Adverse Aquifer Use Prohibited
LF-03-03	Protect Closure/ Post Closure Activities
LF-03-04	Groundwater Intrusive Work -Prior Approval
LF-03-05	Land-use Restrictions-Protect Remedial Operations
LF-03-06	Landfill Fencing/Signage
LF-03-07	Annual Inspection/ Reporting to USEPA/NYSDEC

Valid

Not Valid

X	
X	
X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

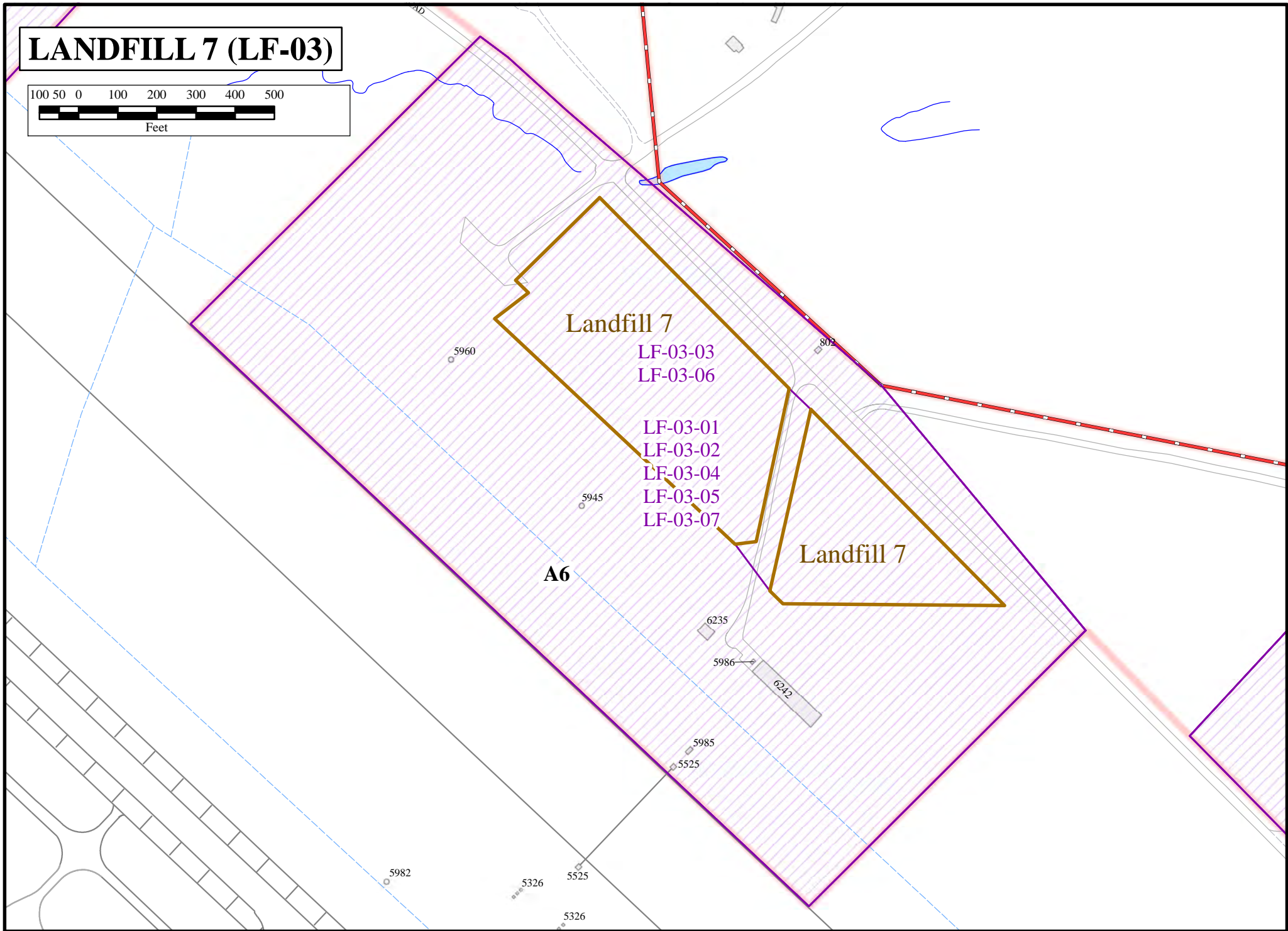
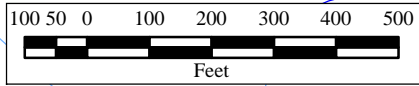
Not Conducted

Owner/Occupant	Date

Valid

Not Valid

LANDFILL 7 (LF-03)



SITE:

Lot 69

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Parking area for Birnie Bus Service Inc.

LUC/ICs:

ID	LUC/ICs
SS-17-01	Groundwater Consumption - Prior Approval
SS-17-02	Land-use Restriction-Industrial/Commercial/ Non-Residential
SS-17-03	Land-use Restriction-Protect Remedial Operations
OWS-015-3-01	Soil/Groundwater Intrusive Work - Prior Approval
OWS-015-3-02	Soil/Groundwater Intrusive Work - Prior Approval

Valid

Not Valid

X	
X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

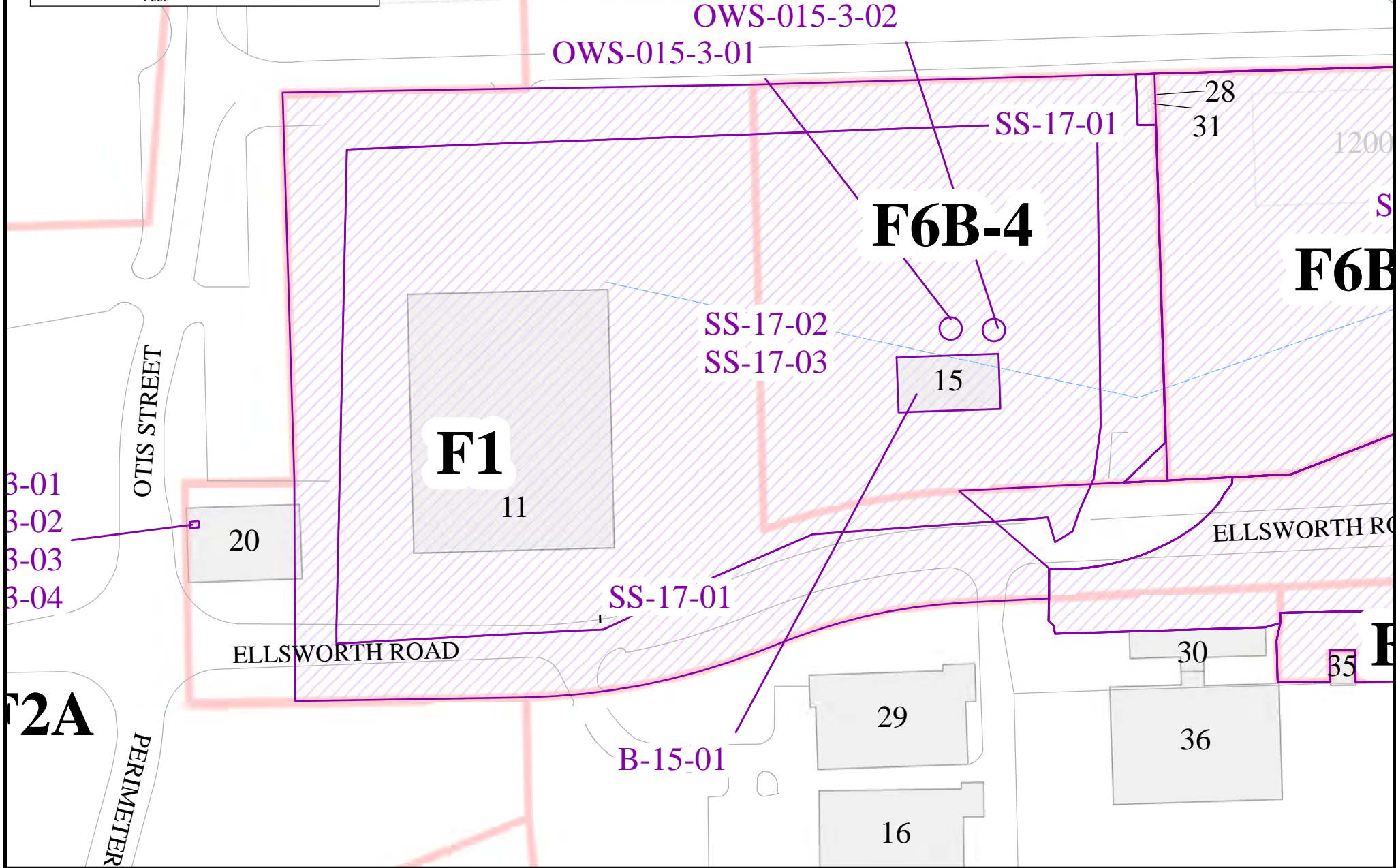
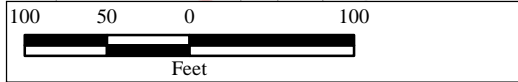
Owner/Occupant	Date
Lynn Harvey, Birnie Bus	10/21/2010

Valid

Not Valid

X	

LOT 69 - FORMER HAZARDOUS WASTE STORAGE YARD (OWS-015-3, SS-17)



SITE:

Parcel F9 Dorms

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

All buildings except for Building 448 and 450 have been demolished. Building 448 and 450 are being renovated for occupancy.

LUC/ICs:

ID	LUC/ICs
DORMS-01	Mold Inspection Certification

Valid

Not Valid

X	

Comments:

All mold has been cleaned out of buildings and certified by owners. Prepare deed amendment to remove this restriction.
--

Photos:

2. Owner/Occupant Confirmation

Conducted

Owner/Occupant	Date
Jeff Delutis	10/5/2010
Gregory Humphrey	2/22/2011

Valid

Not Valid

X	
X	

SITE:

Building T-9

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Vacant area and Olive oil plant commercial operations. Monitoring wells not associated with AF on-site.

LUC/ICs:

ID	LUC/ICs
SS-25-01	Groundwater Consumption - Prior Approval
SS-25-02	Adverse Aquifer Use Prohibited
SS-25-03	Land-use Restriction-Industrial/Commercial/ Non-Residential
SS-25-04	Soil/Groundwater Intrusive Work - Prior Approval

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

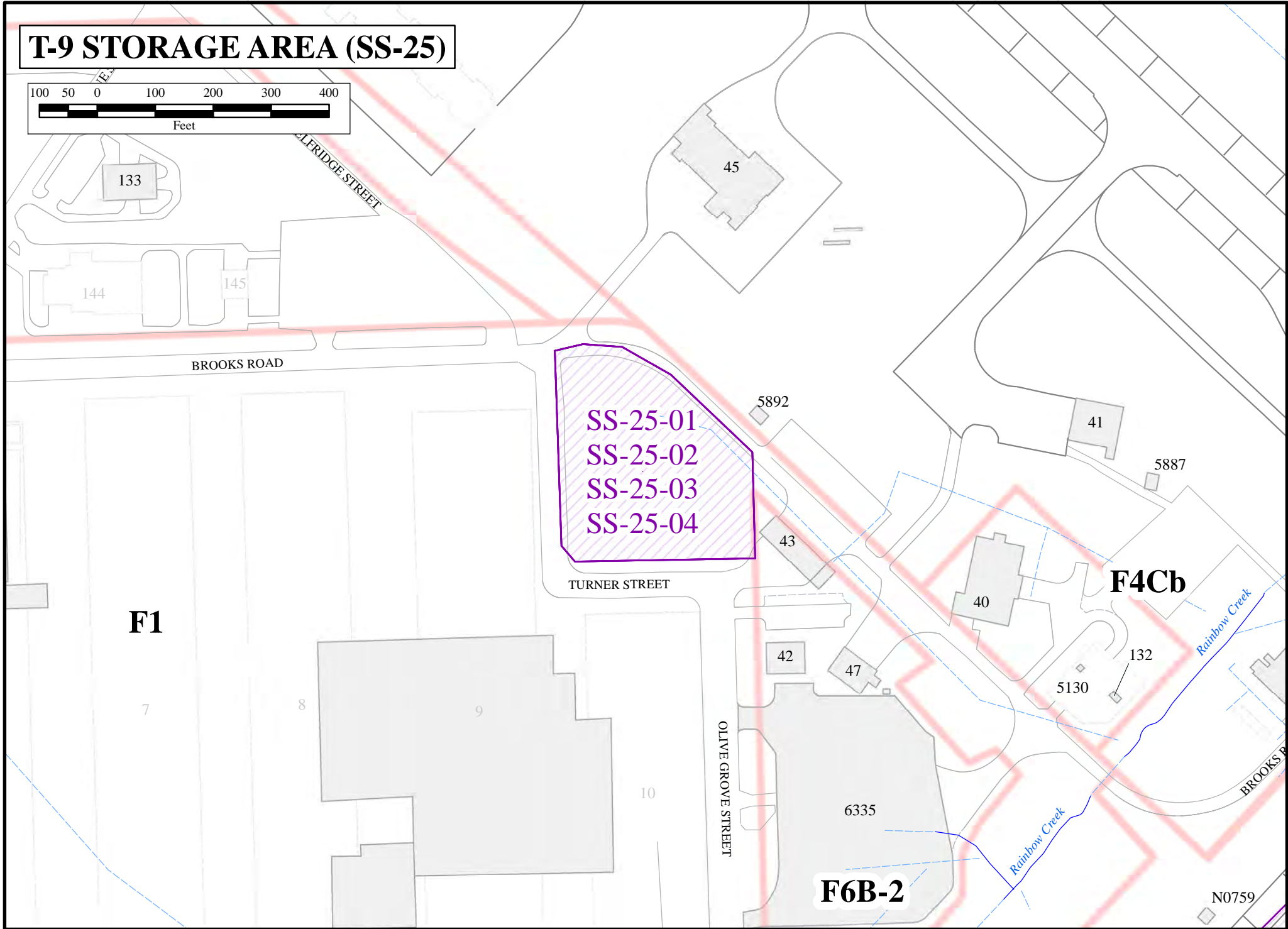
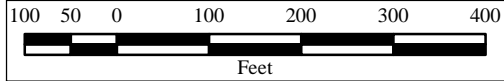
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010

Valid

Not Valid

X	

T-9 STORAGE AREA (SS-25)



SITE:

Building 35

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Birnie Bus Parking Lot

LUC/ICs:

ID	LUC/ICs
SS-60-01	Groundwater Consumption - Prior Approval
SS-60-02	Adverse Aquifer Use Prohibited
SS-60-03	Land-use Restriction-Industrial/Commercial/ Non-Residential
SS-60-04	Subsurface Soil Relocation Restriction

Valid

Not Valid

X	
X	
X	
X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

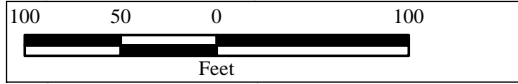
Owner/Occupant	Date
Lynn Harvey, Birnie Bus	10/21/2010

Valid

Not Valid

X	

BLDG 35/36 HWSA (SS-60)



015-3-02

OLIVE GROVE STREET

SS-17-01

28
31

1200

1300

SS-60-01

SS-60-02

SS-60-03

SS-60-04

F6B-4

F6B-5

-02
-03

15

SS-33-01

SS-33-02

SS-33-03

SS-33-04

ELLSWORTH ROAD

30

35

F6B-3

SITE:

Tank Farms 1 and 3

1. On-Site Inspection

Inspected by:	Daniel Baldyga
Date:	9/8/2010

Site Condition:

Grass area and parking lot for Rome Labs. Groundwater LTM is ongoing at the site.
Monitoring wells are in good condition.

LUC/ICs:

ID	LUC/ICs
SS-20-01	Soil/Groundwater Intrusive Work-Prior Approval

Valid

Not Valid

X	

Comments:

None

Photos:



2. Owner/Occupant Confirmation

Conducted

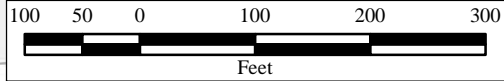
Owner/Occupant	Date
Frank Sanzone, GLDC	11/11/2010
Calvin Sprague, AFRL	9/23/2010

Valid

Not Valid

X	
X	

TANK FARM 1, 3 (SS-20)



- SS-08-01
- SS-08-02
- SS-08-03
- SS-08-04

F5

109

SS-20-01

BROOKS ROAD

OTIS STREET

F6B-1

123

143

6233

5187

GOODRICH BUILDING

5247

AFRL 5

5657

4

- DP-11-01
- DP-11-02
- DP-11-03

F2A

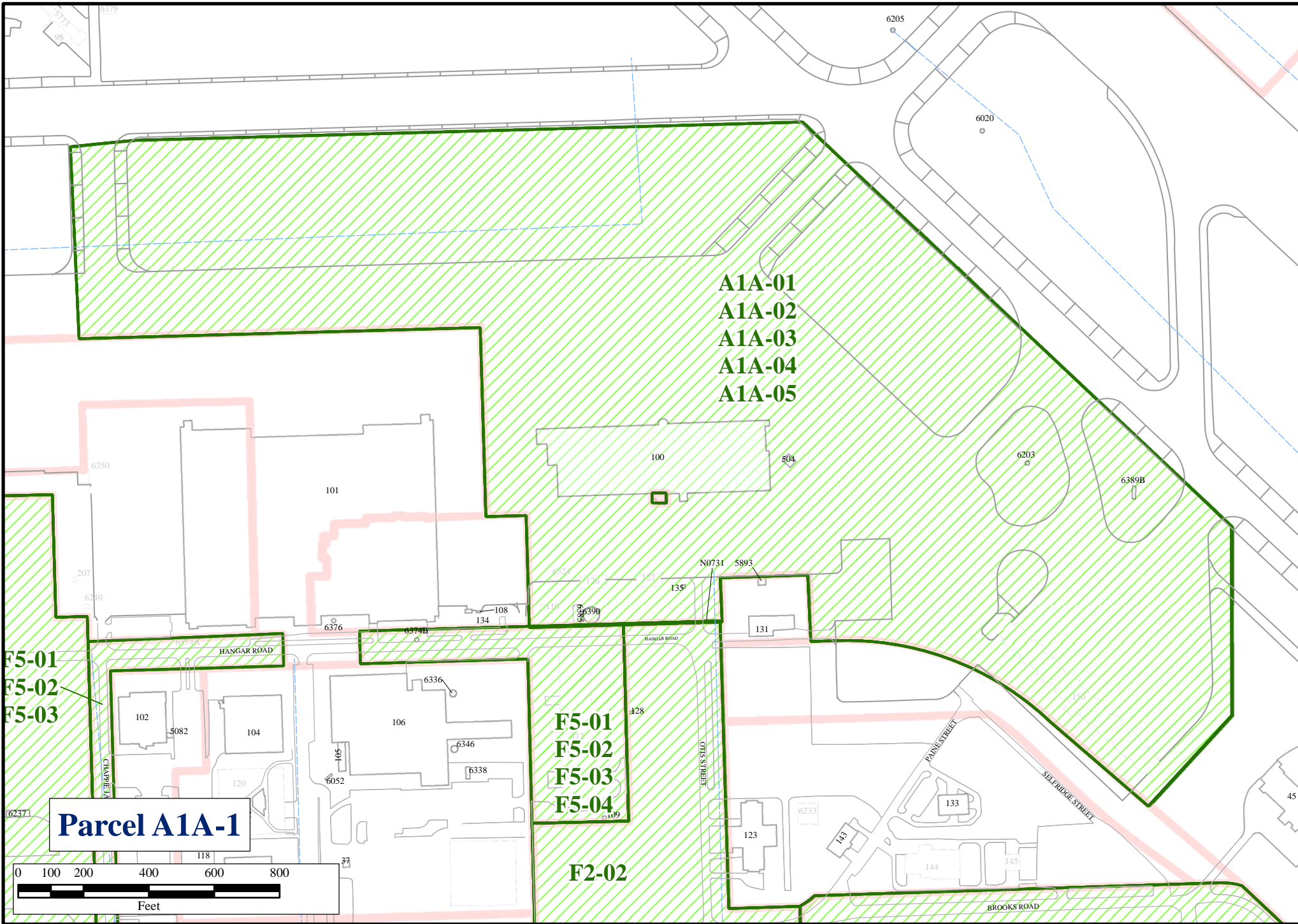
N5400

N5400

2

3

Exhibit 2
2010 Deed Restriction Inspections



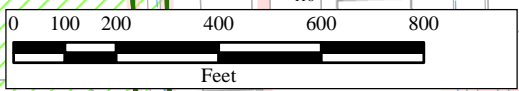
A1A-01
A1A-02
A1A-03
A1A-04
A1A-05

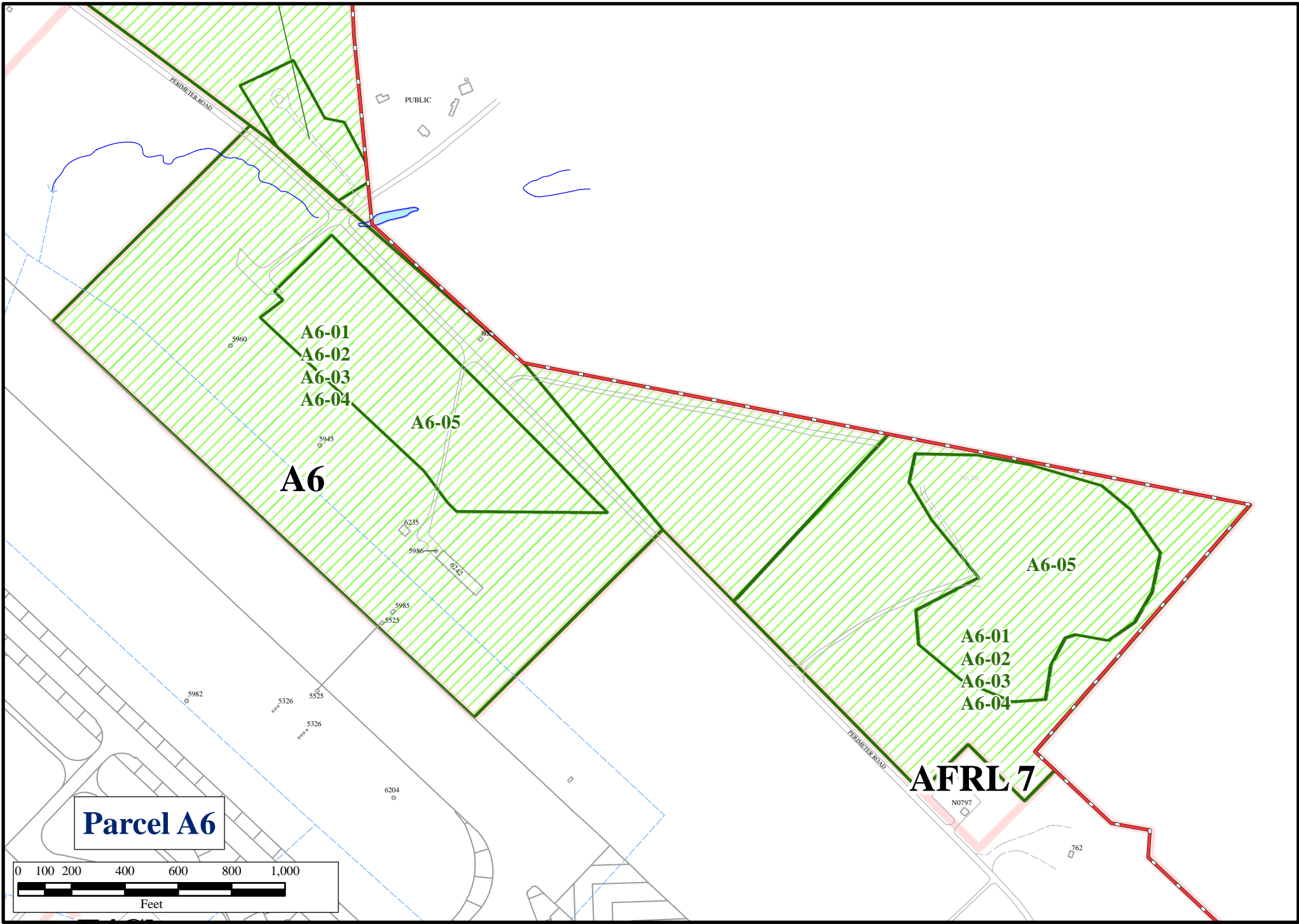
F5-01
F5-02
F5-03

F5-01
F5-02
F5-03
F5-04

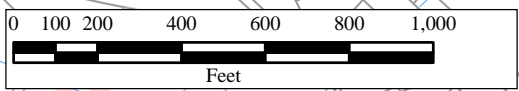
F2-02

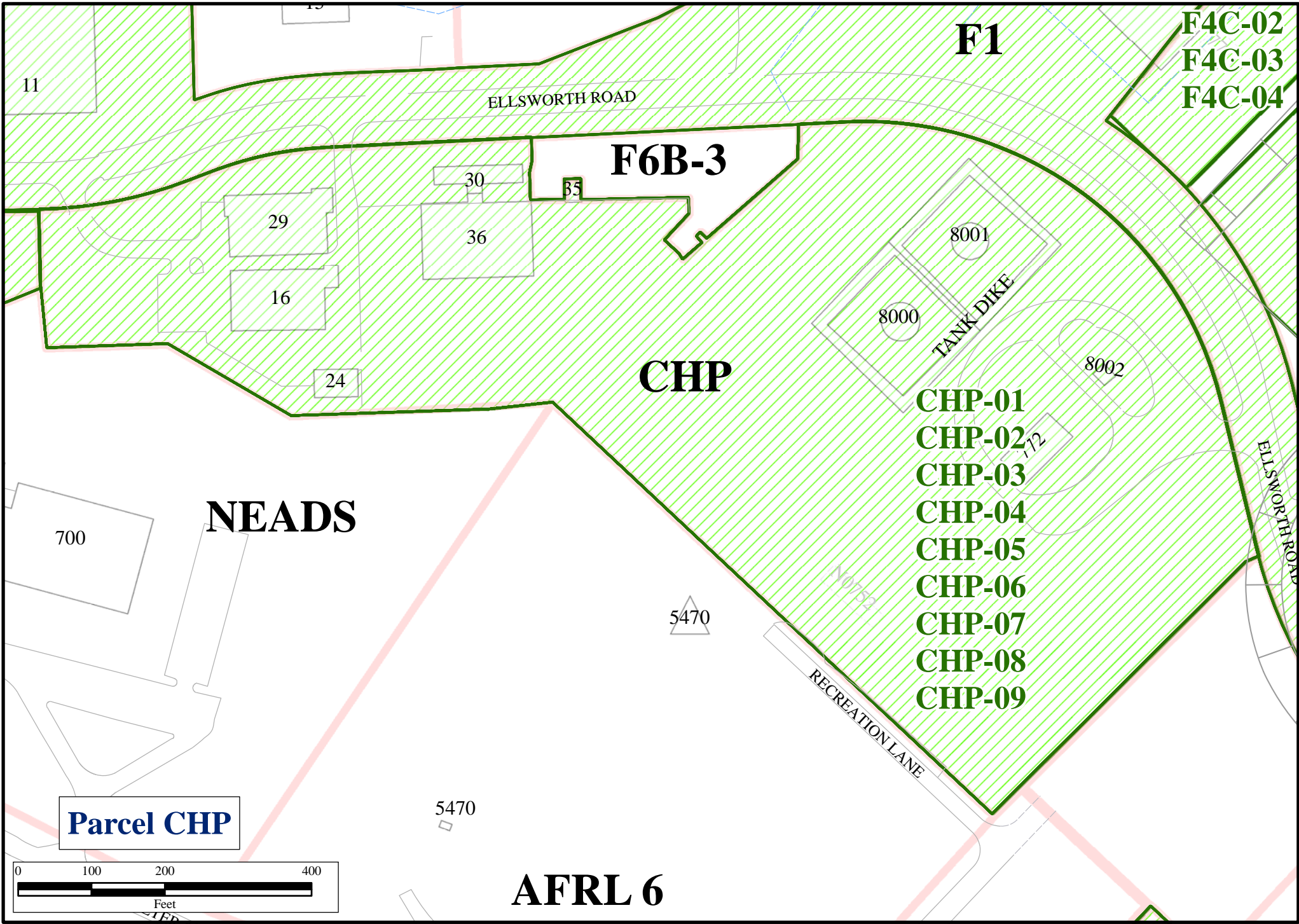
Parcel A1A-1





Parcel A6





F4C-02
F4C-03
F4C-04

F1

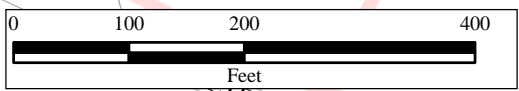
F6B-3

CHP

NEADS

- CHP-01
- CHP-02
- CHP-03
- CHP-04
- CHP-05
- CHP-06
- CHP-07
- CHP-08
- CHP-09

Parcel CHP



AFRL 6

ELLSWORTH ROAD

EPS

27

SUBSTATION

F2-06

F2

EPS-05

EPS-01

EPS-02

EPS-03

EPS-04

F2

F2

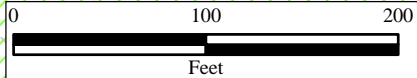
F2

F2

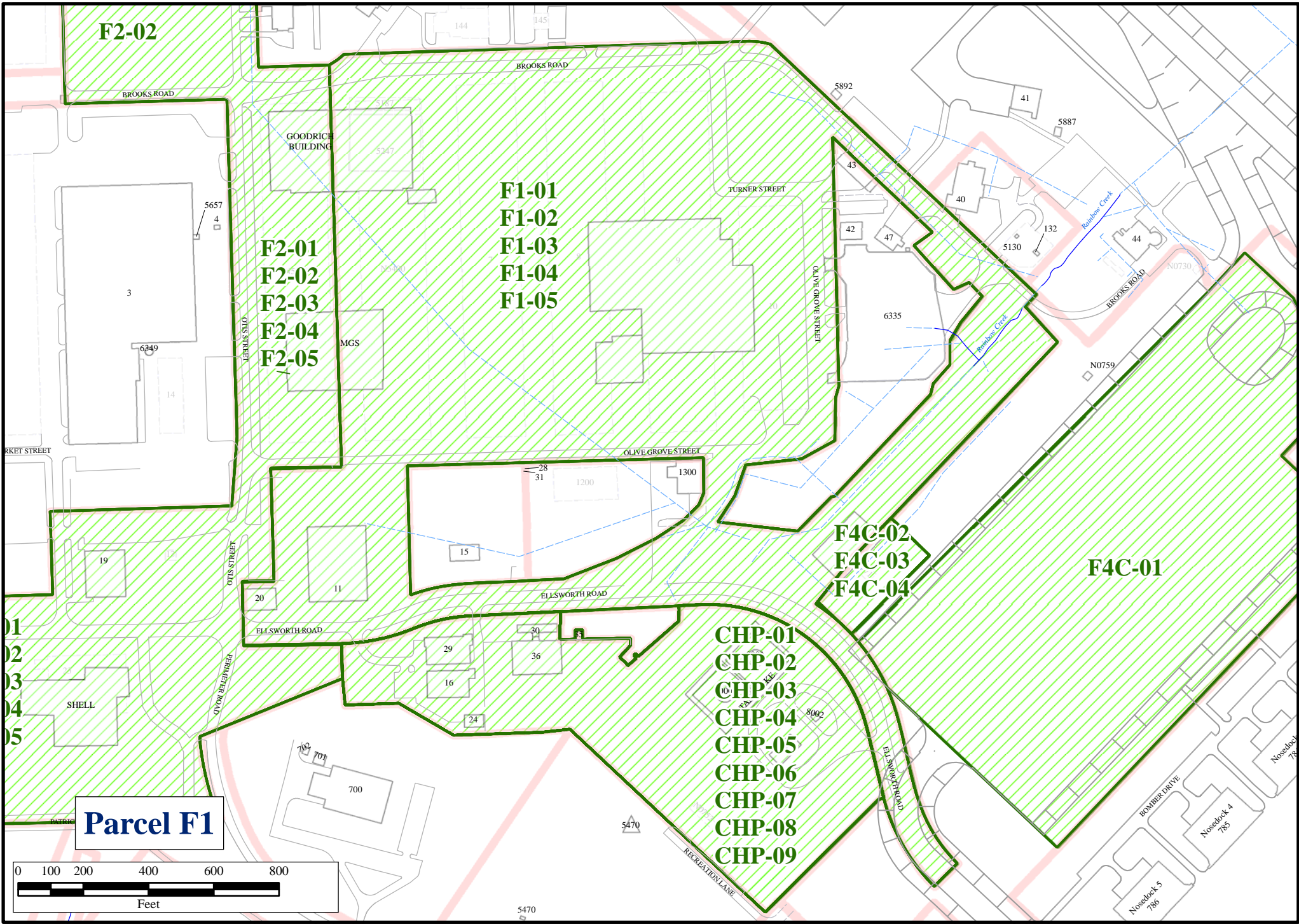
F2

428

Parcel EPS



F11



F2-02

**F2-01
F2-02
F2-03
F2-04
F2-05**

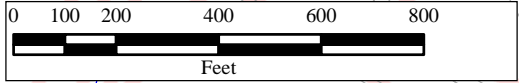
**F1-01
F1-02
F1-03
F1-04
F1-05**

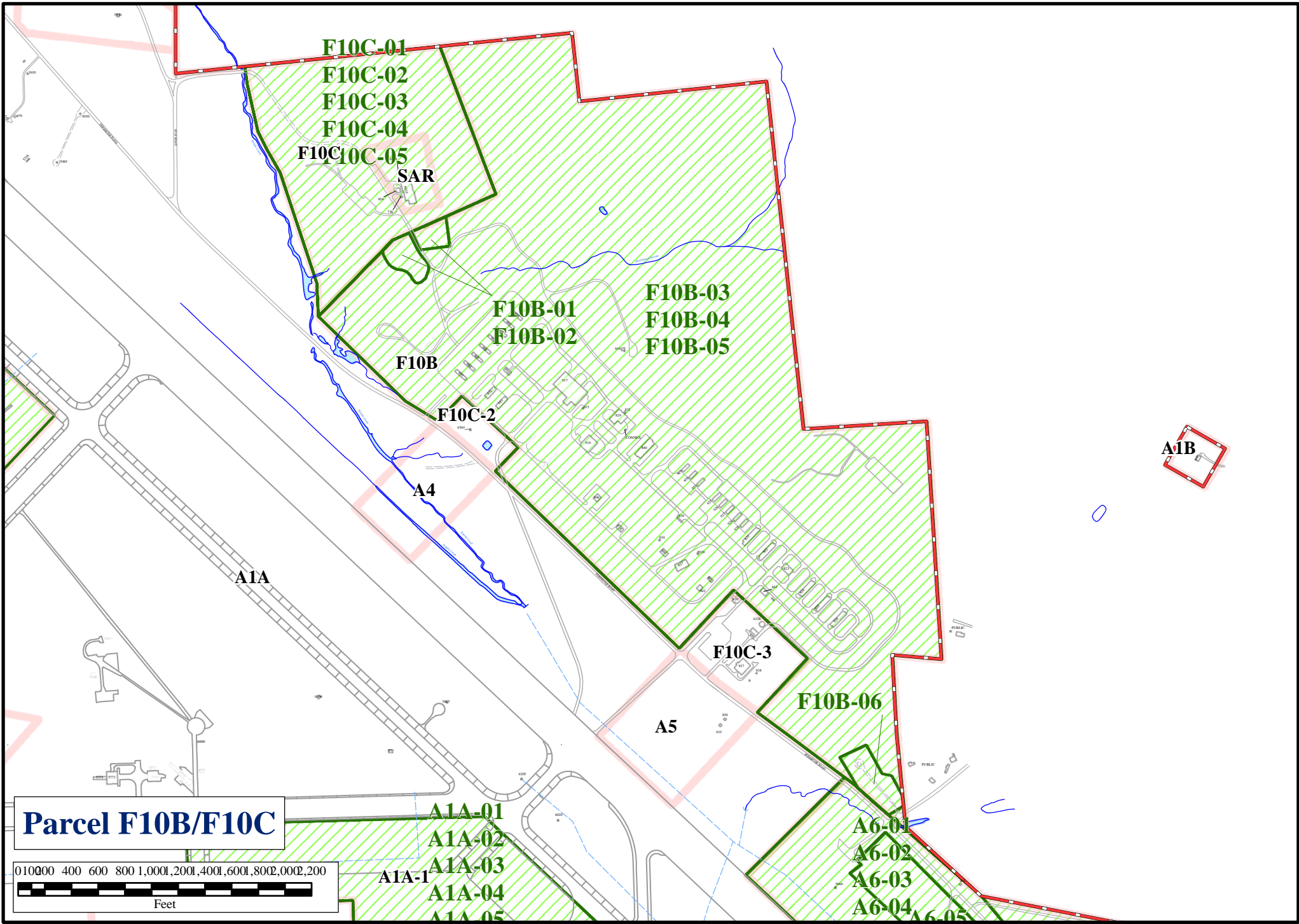
**F4C-02
F4C-03
F4C-04**

F4C-01

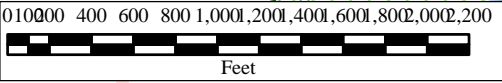
**CHP-01
CHP-02
CHP-03
CHP-04
CHP-05
CHP-06
CHP-07
CHP-08
CHP-09**

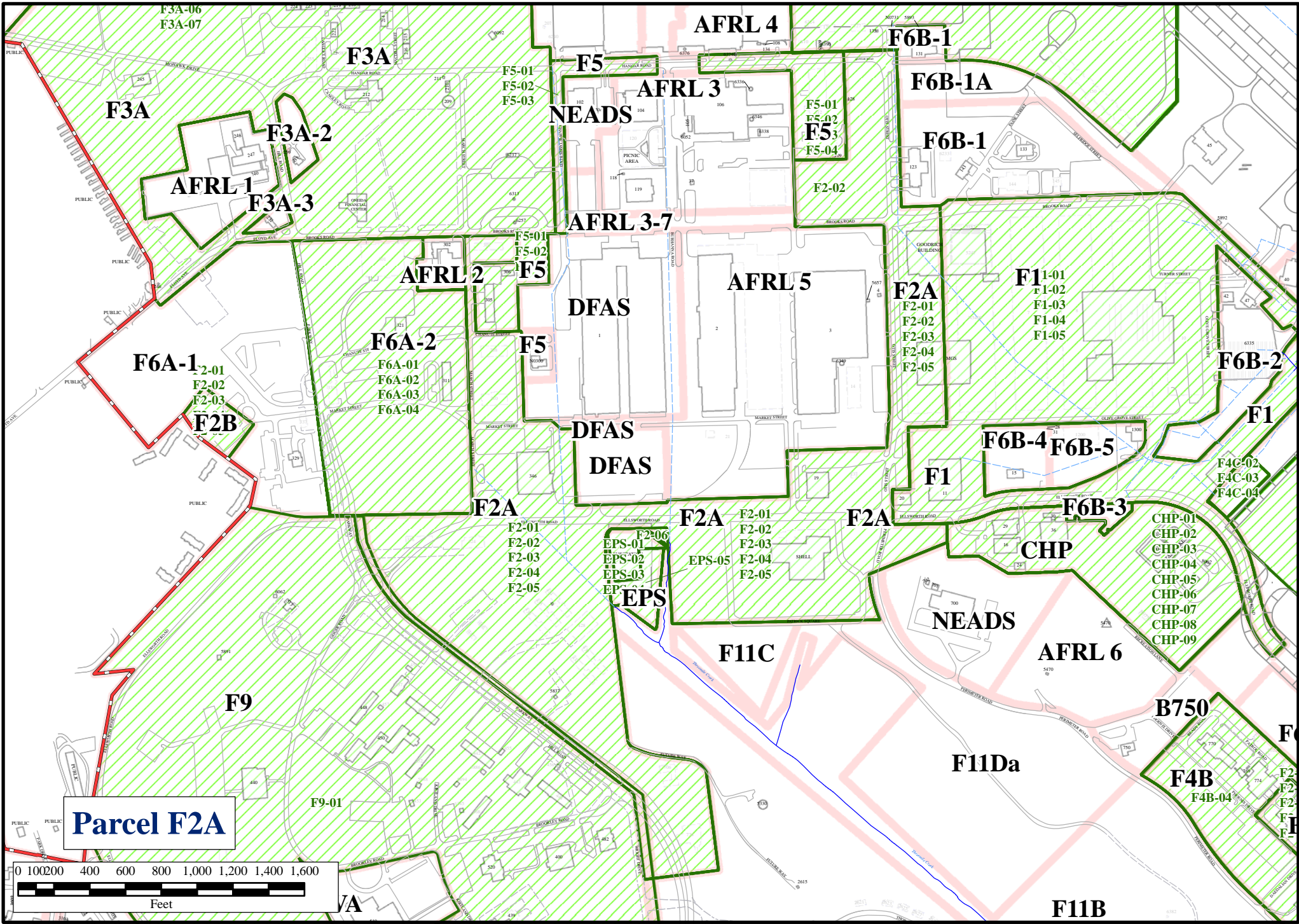
Parcel F1



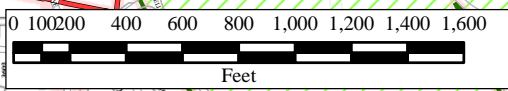


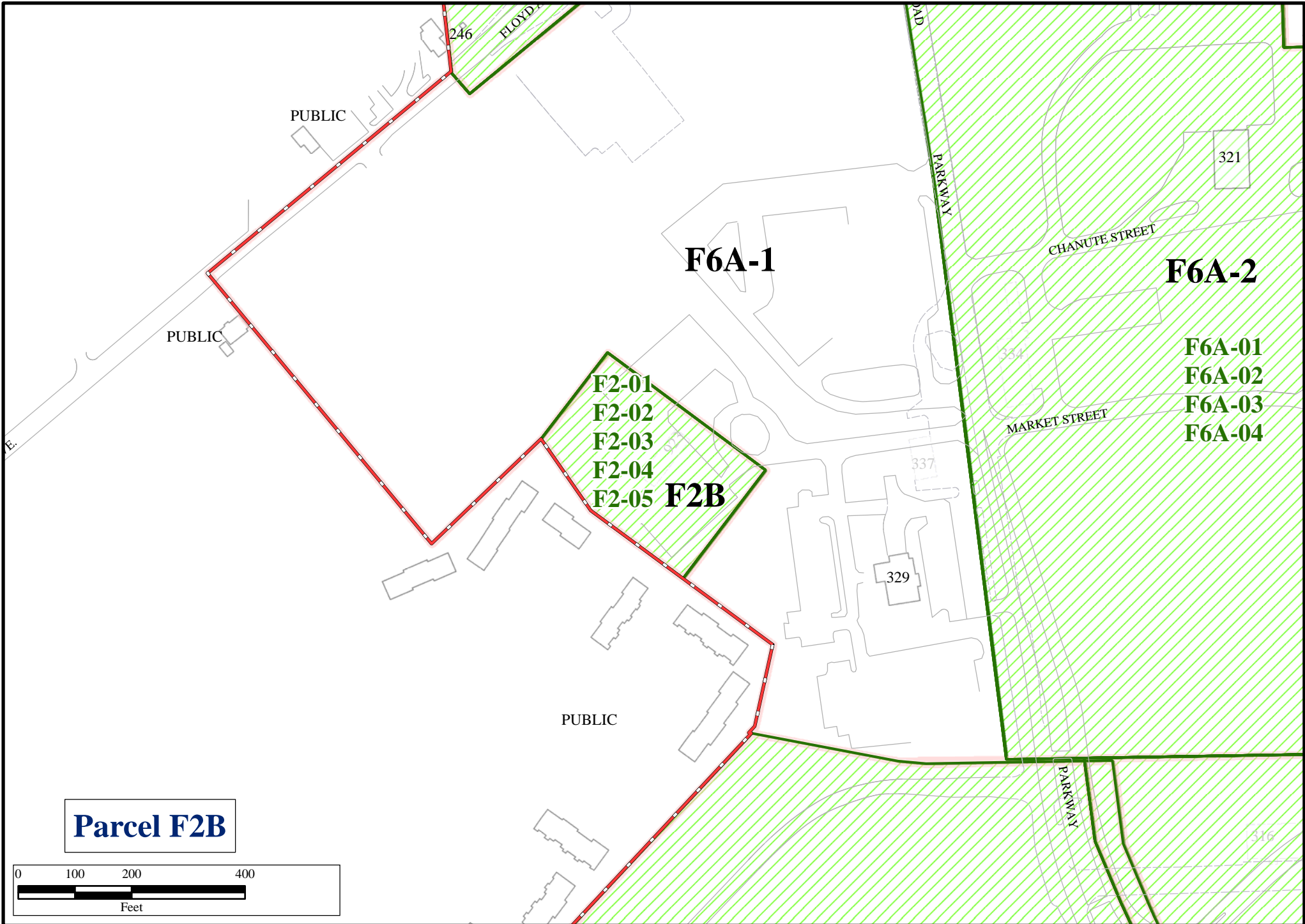
Parcel F10B/F10C



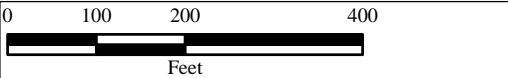


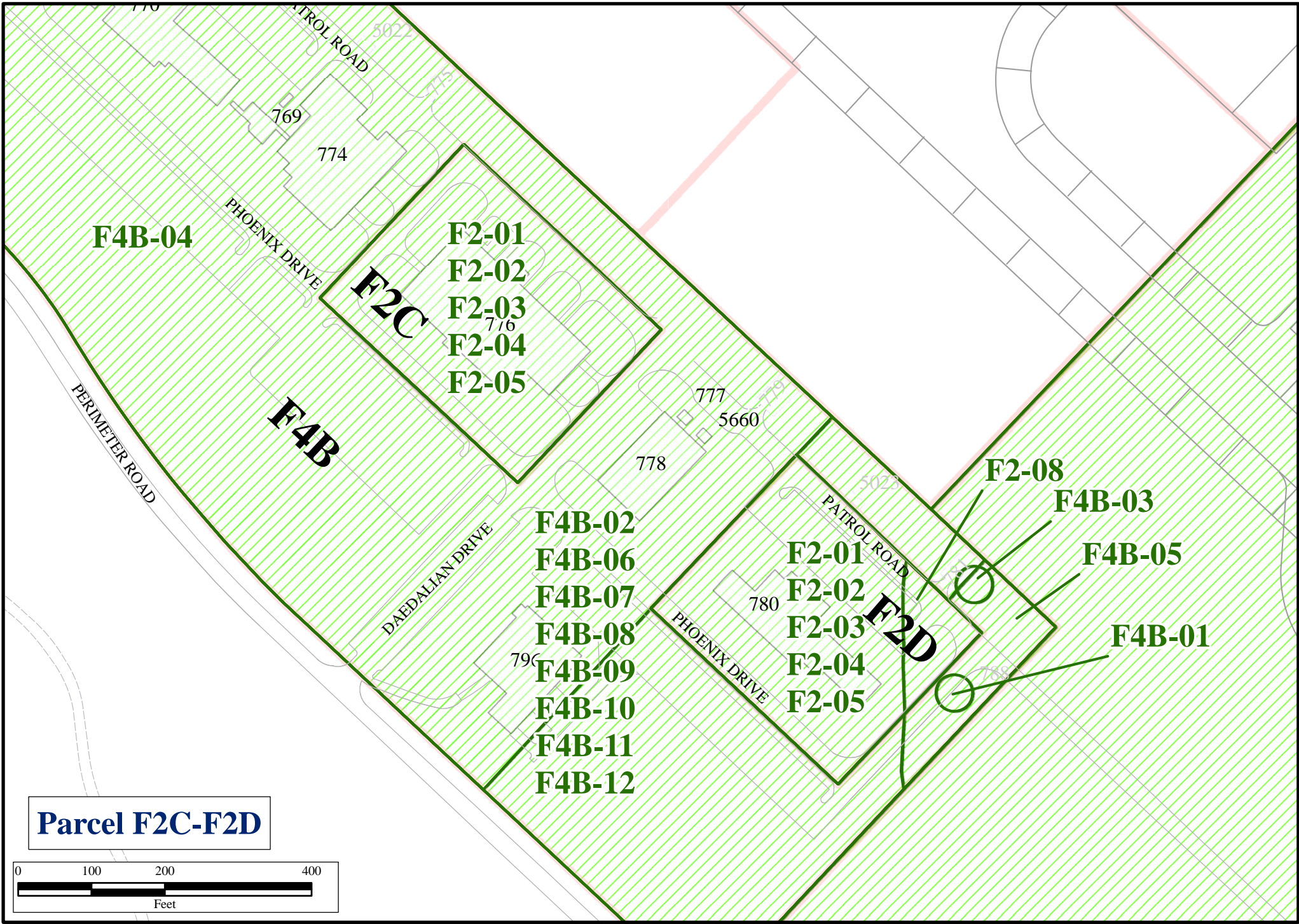
Parcel F2A



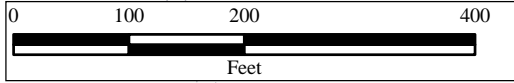


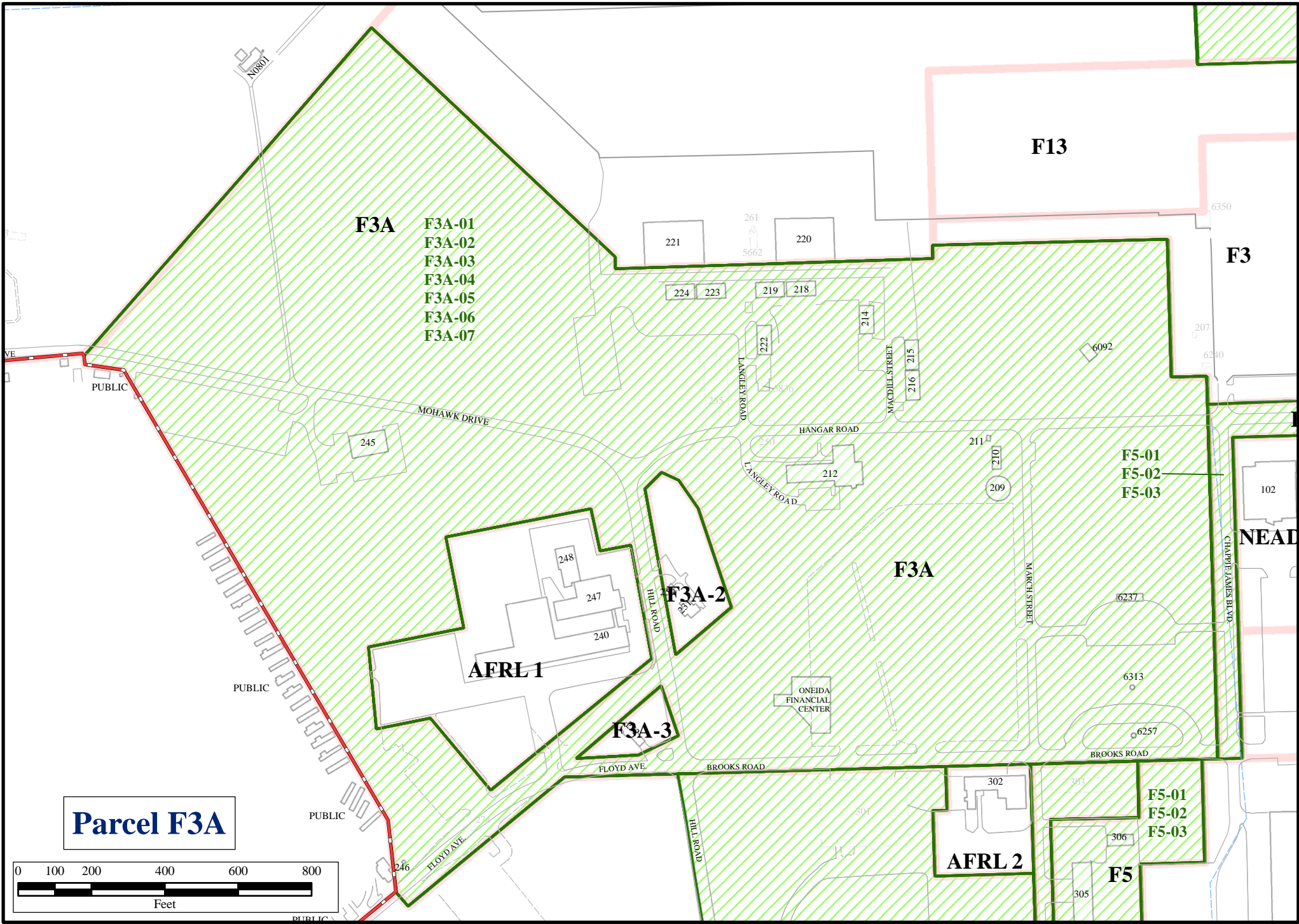
Parcel F2B





Parcel F2C-F2D





F3A

- F3A-01
- F3A-02
- F3A-03
- F3A-04
- F3A-05
- F3A-06
- F3A-07

F13

F3

- F5-01
- F5-02
- F5-03

F3A

F3A-2

AFRL 1

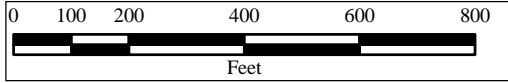
F3A-3

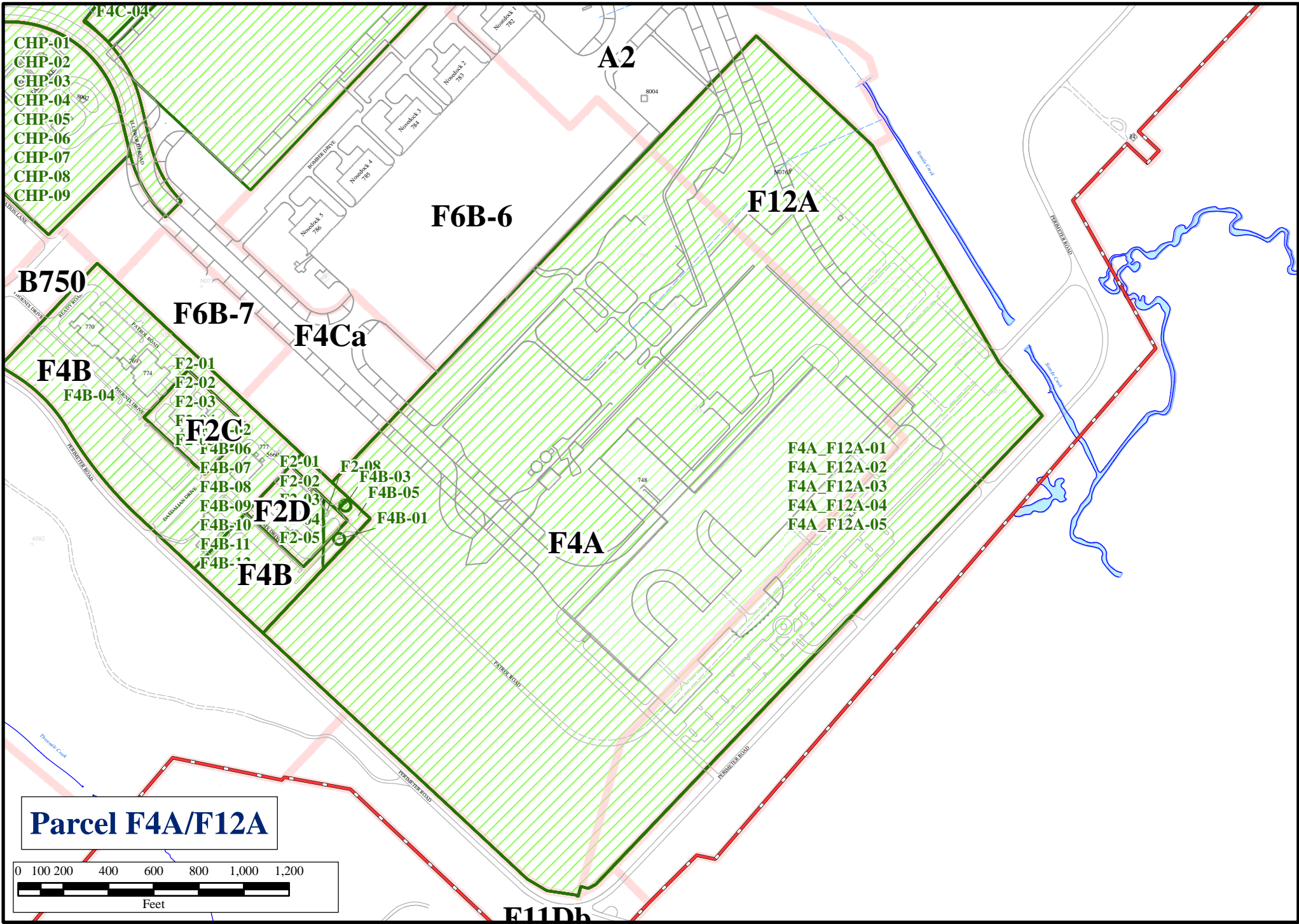
AFRL 2

F5

- F5-01
- F5-02
- F5-03

Parcel F3A





- CHP-01
- CHP-02
- CHP-03
- CHP-04
- CHP-05
- CHP-06
- CHP-07
- CHP-08
- CHP-09

B750

F4B

F6B-7

F4Ca

F2-01
F2-02
F2-03

F2C

F4B-06

F4B-07

F4B-08

F4B-09

F4B-10

F4B-11

F4B-12

F4B

F2D

F2-04

F2-05

F2-08

F4B-03

F4B-05

F4B-01

F4A

F12A

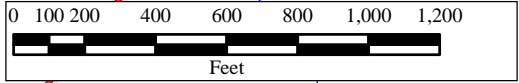
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- F4A_F12A-02
- F4A_F12A-03
- F4A_F12A-04
- F4A_F12A-05

F6B-6

A2

F11Db

Parcel F4A/F12A



AFRL 6

B750

F6B

F4B-04

F2C

F2-01
F2-02
F2-03
F2-04
F2-05

F4B

F4B-02
F4B-06
F4B-07
F4B-08
F4B-09
F4B-10
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F4B-12

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F2-01
F2-02
F2-03
F2-04
F2-05

F2-08

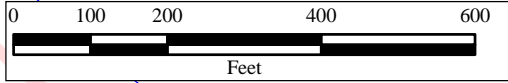
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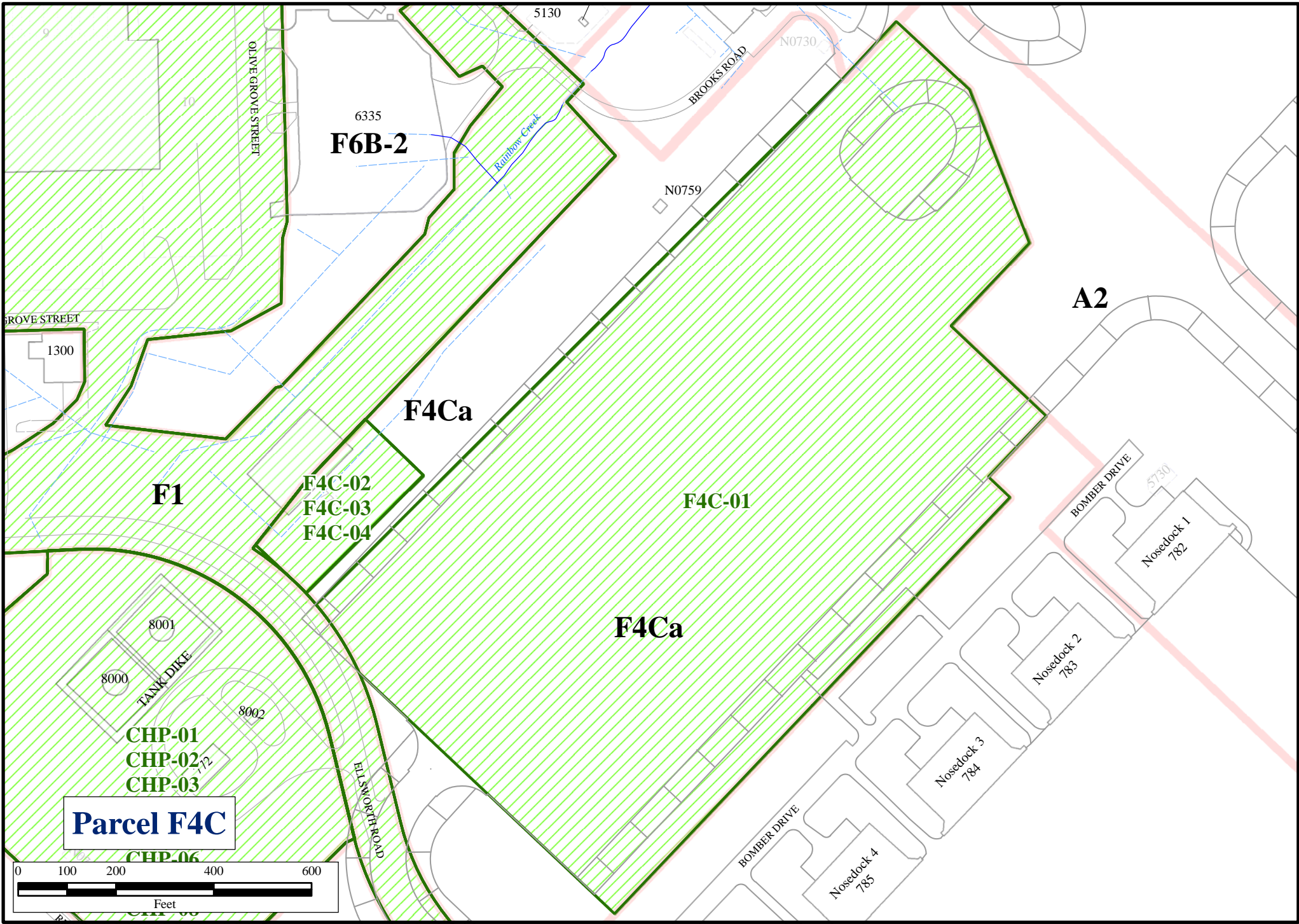
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F4B-01

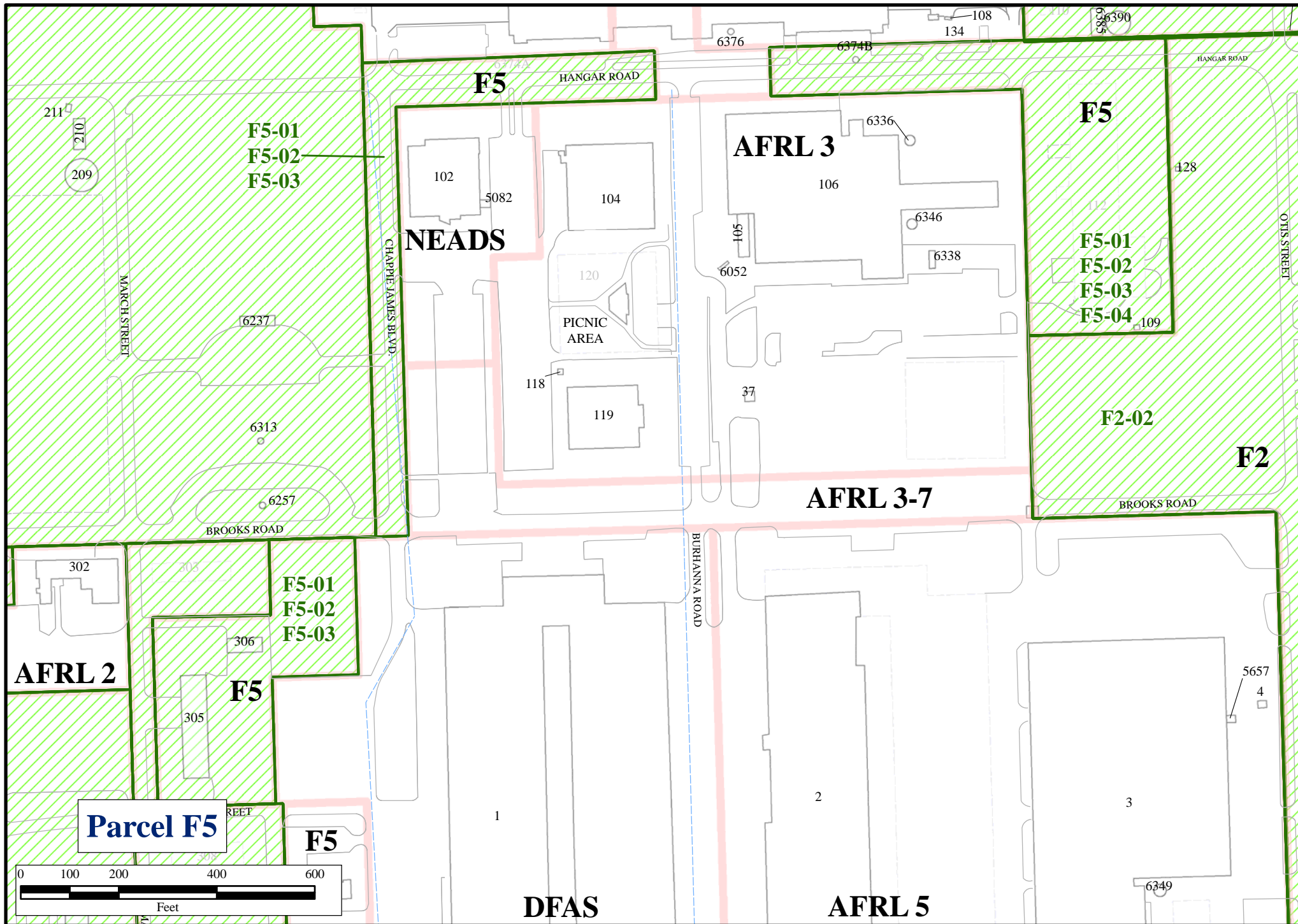
F11B

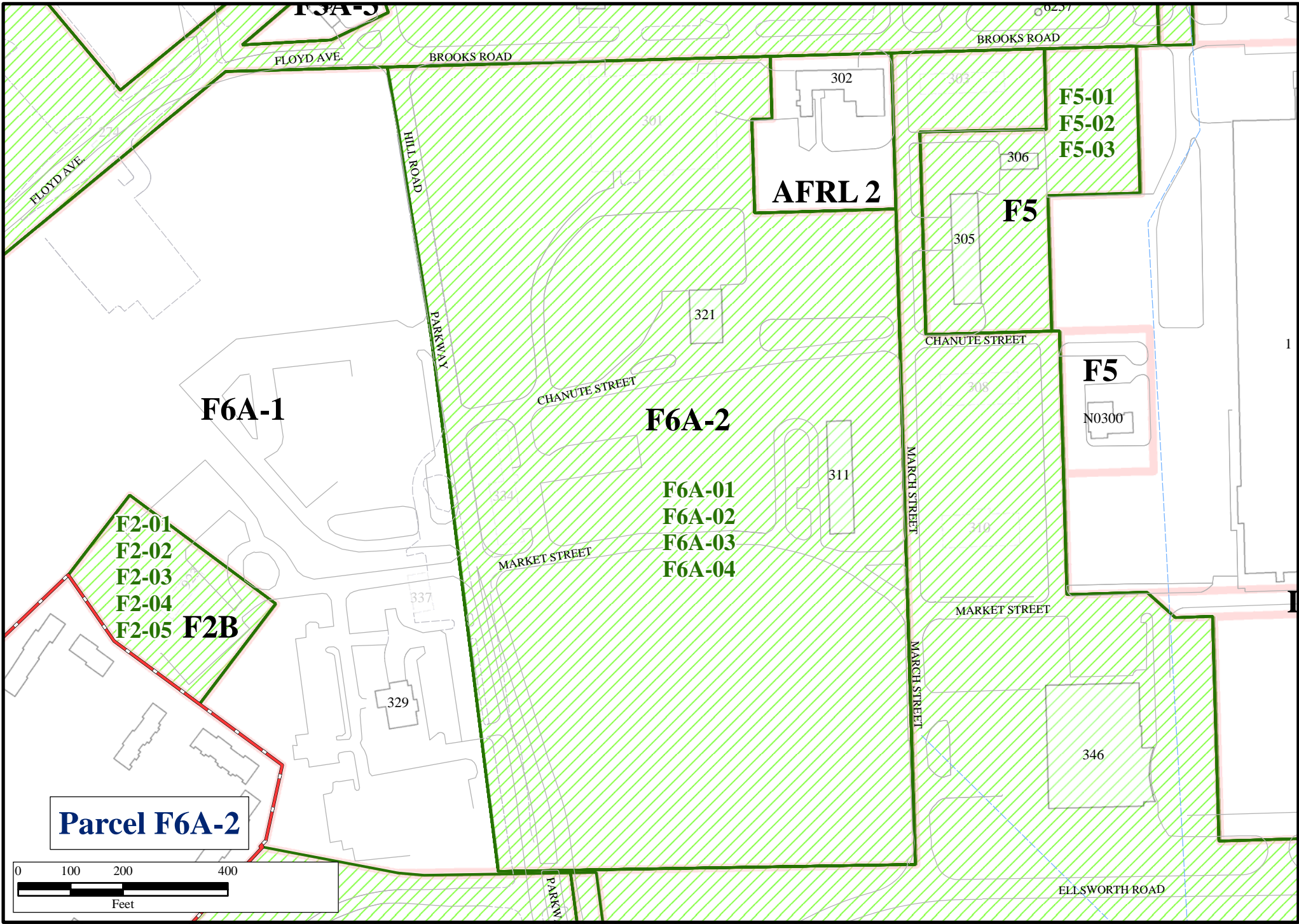
Parcel F4B



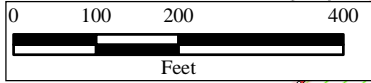


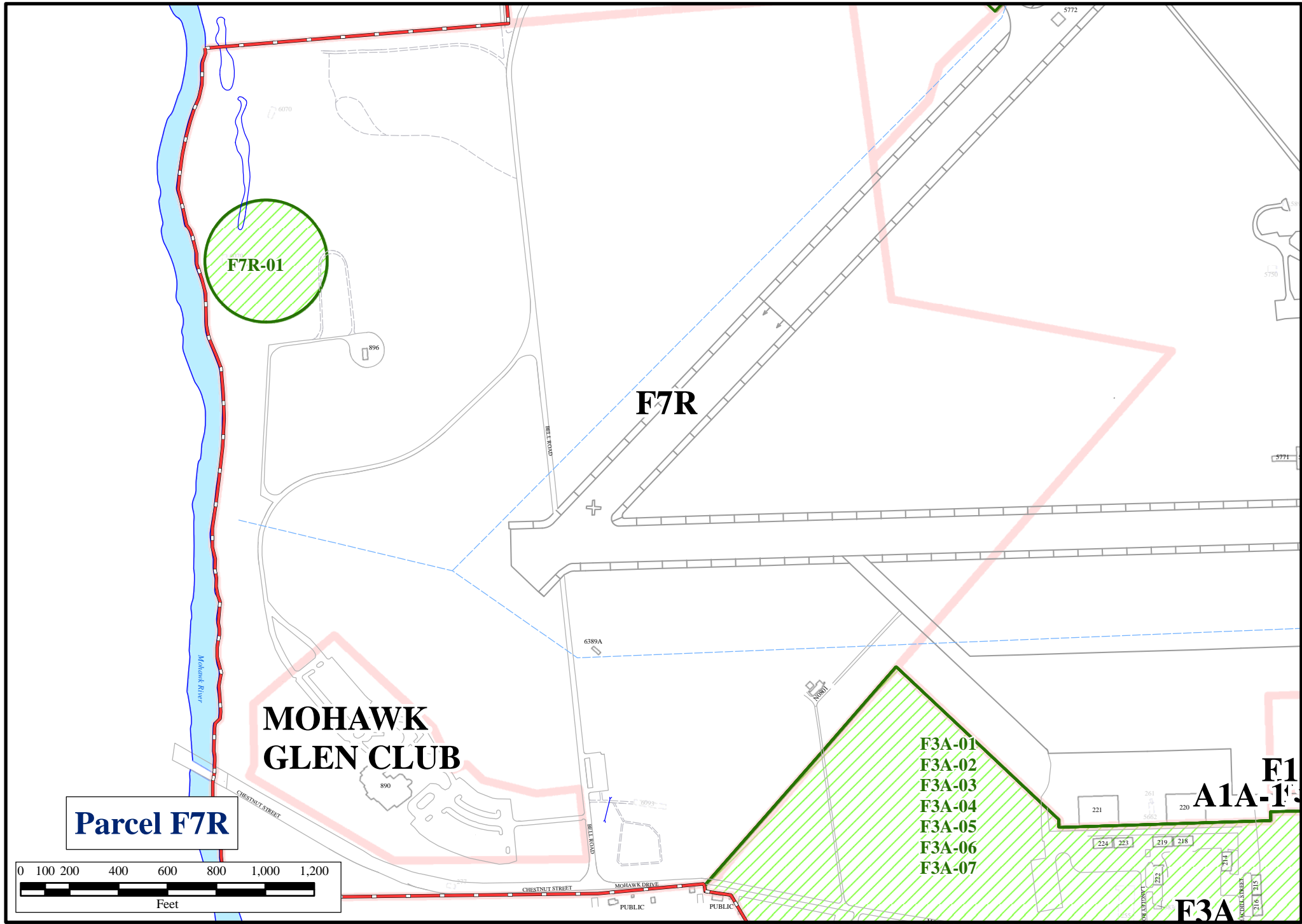
Parcel F4C





Parcel F6A-2





F7R-01

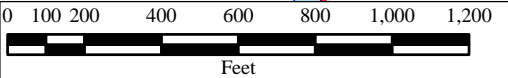
F7R

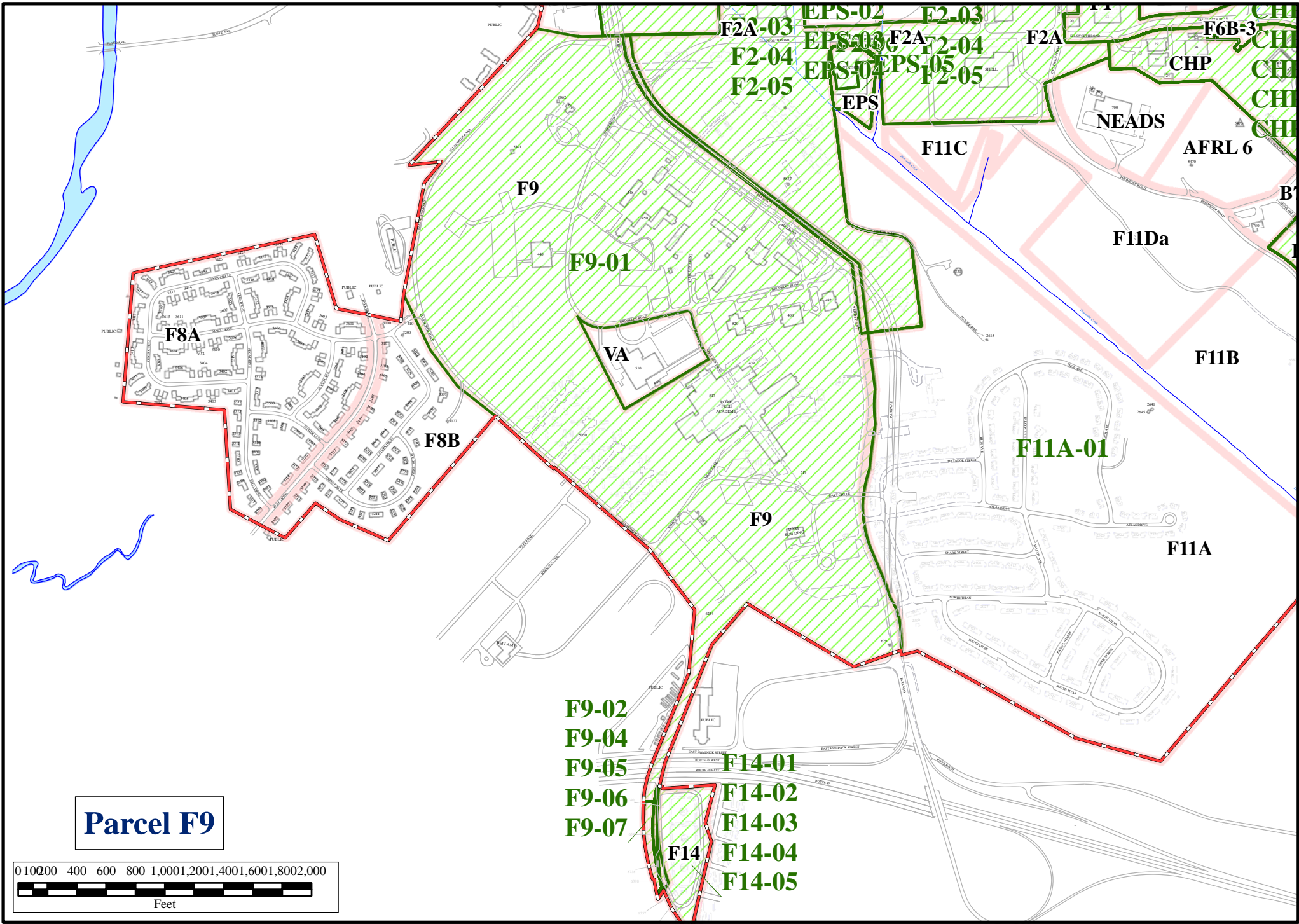
**MOHAWK
GLEN CLUB**

**F3A-01
F3A-02
F3A-03
F3A-04
F3A-05
F3A-06
F3A-07**

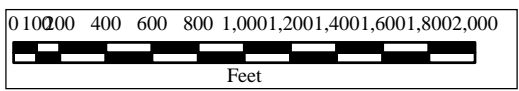
A1A-1

Parcel F7R

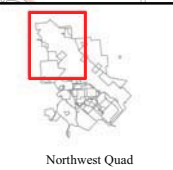
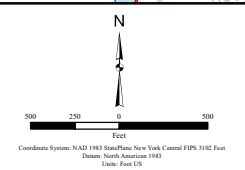
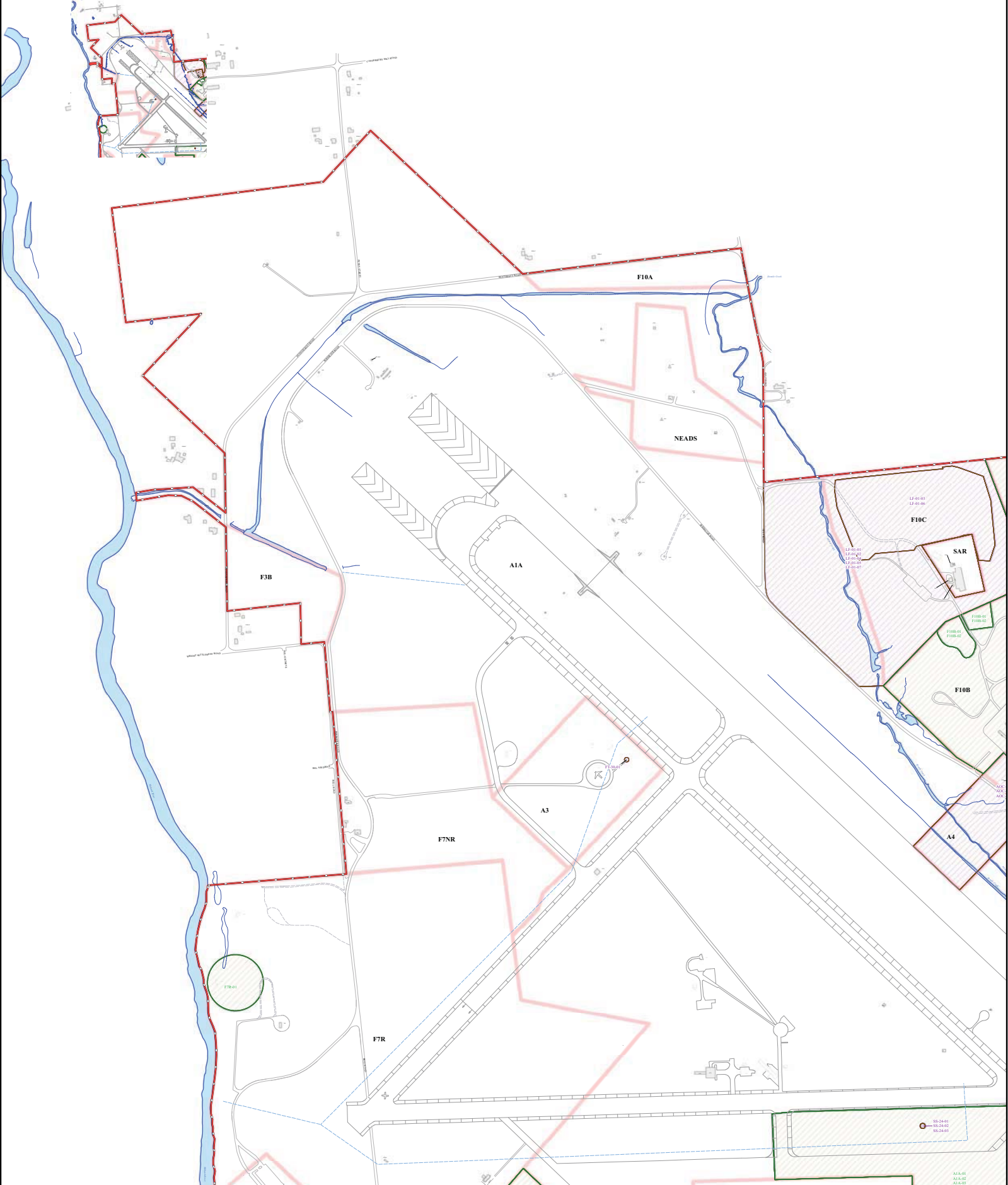




Parcel F9




Plates



Key to Features

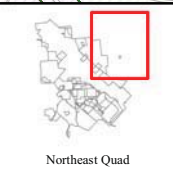
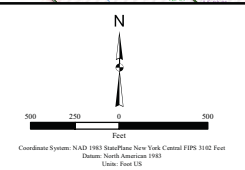
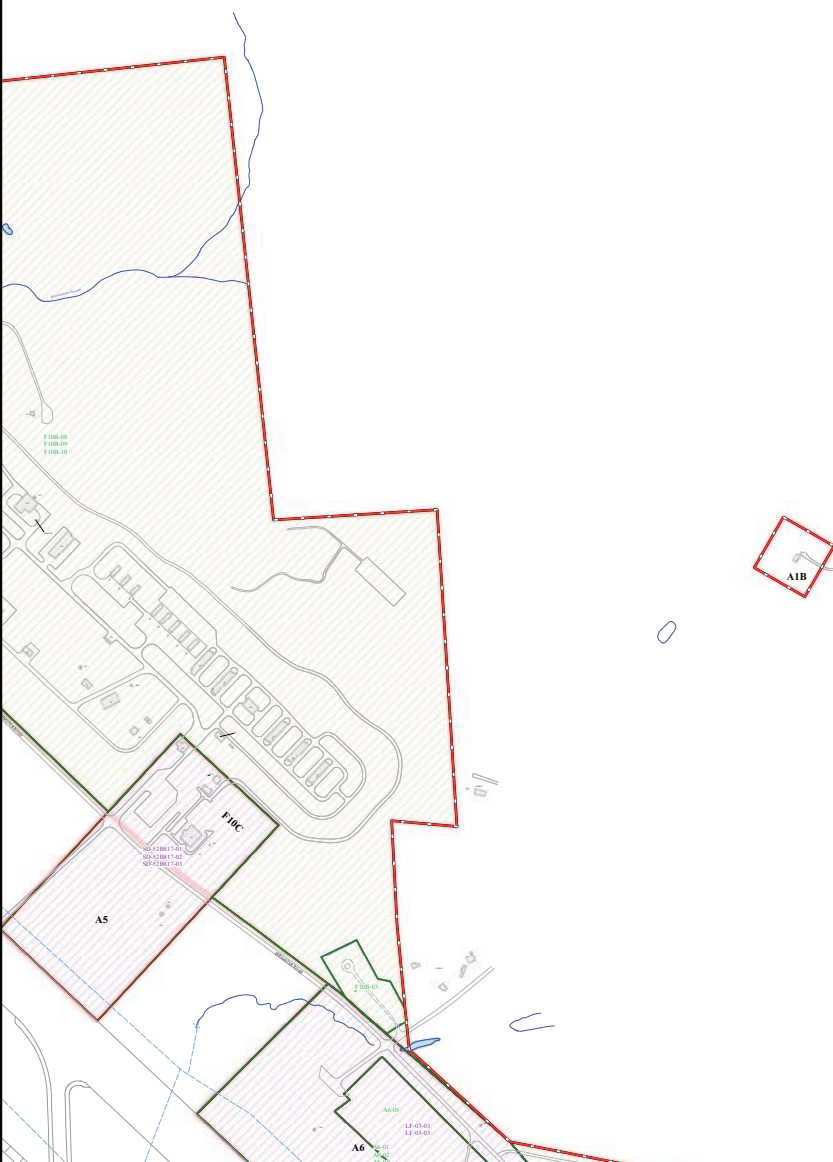
Base Boundary	Demolished Facilities
Culvert / Ditch	Existing Facilities
Surface Water	Land Use and Institutional Controls
Existing Roads / Airfield	Deed Restrictions
Demolished Roads / Airfield	Parcel Boundaries



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

Plate 1
LUC/IC Inspection Report
Deed Restrictions and Land Use and Institutional Controls:
Griffiss Business and Technology Park
Northwest Quad

FPM Remediations, Inc. April, 2011



Key to Features

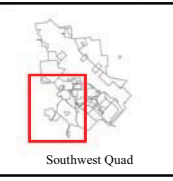
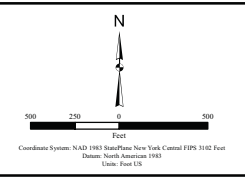
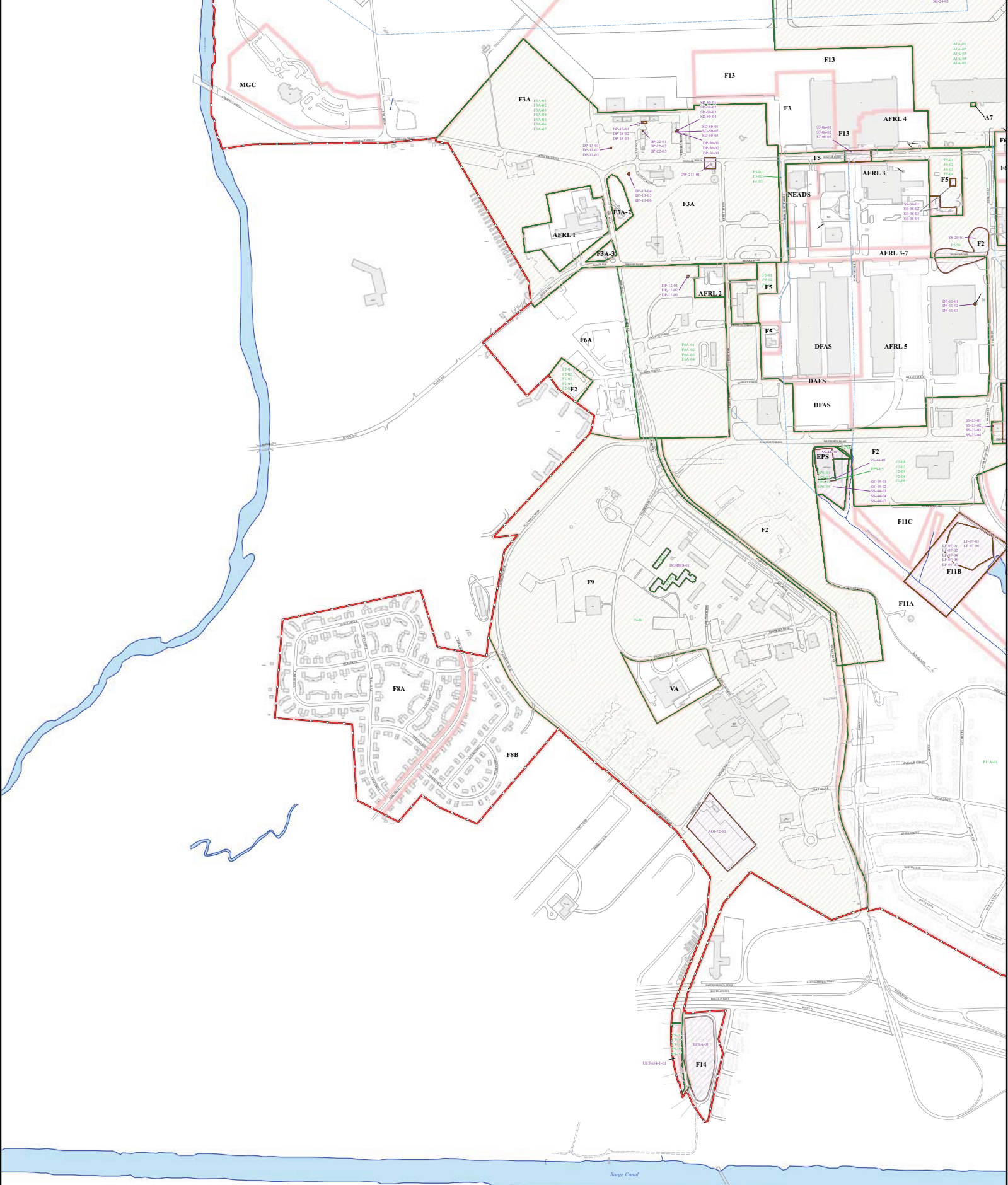
Base Boundary	Demolished Facilities
Culvert / Ditch	Existing Facilities
Surface Water	Land Use and Institutional Controls
Existing Roads / Airfield	Deed Restrictions
Demolished Roads / Airfield	Parcel Boundaries



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

Plate 2
LUC/IC Inspection Report
Deed Restrictions and Land Use and Institutional Controls
Griffiss Business and Technology Park
Northeast Quad

FPM Remediations, Inc. April, 2011



Key to Features

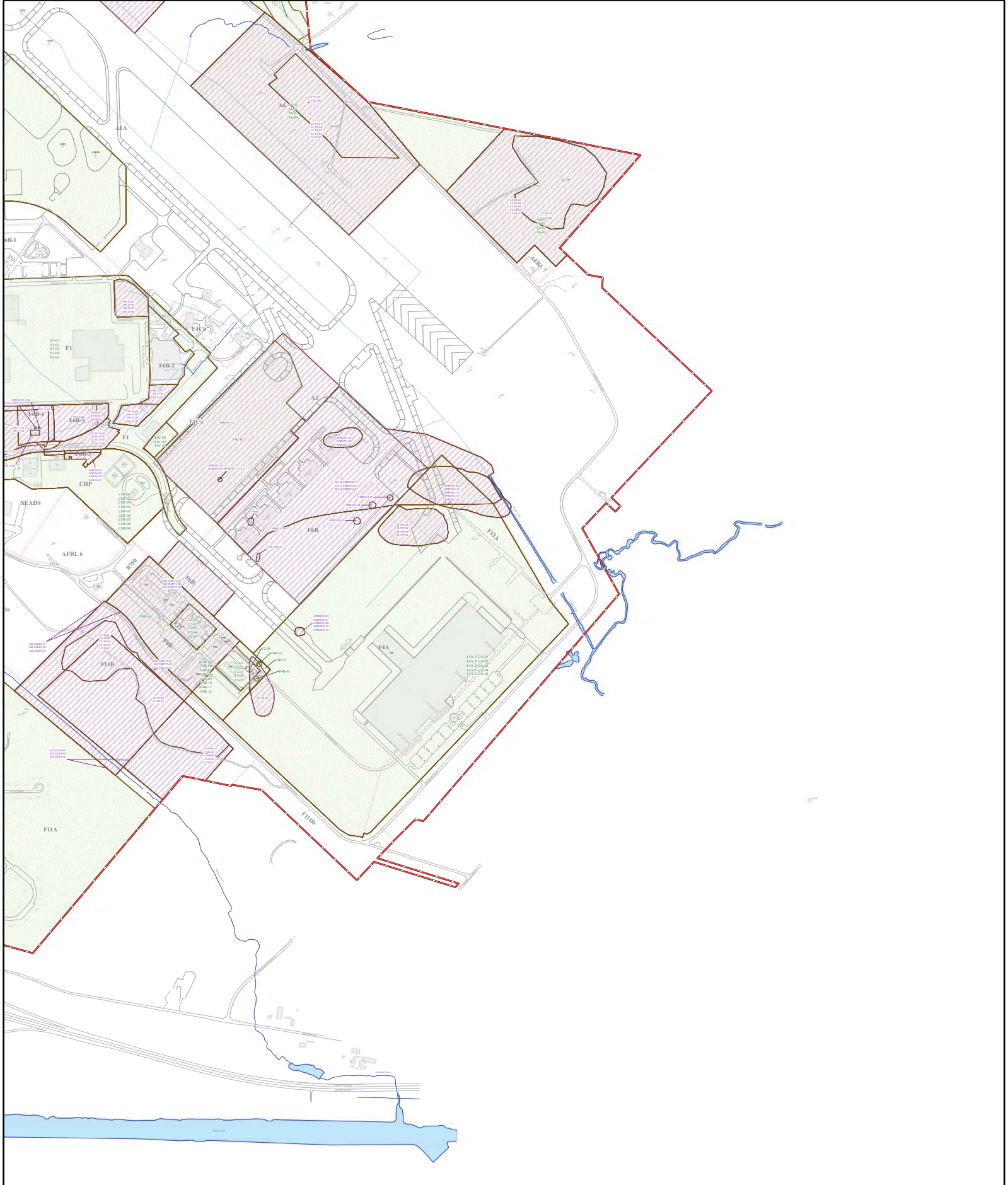
Base Boundary	Demolished Facilities
Culvert / Ditch	Existing Facilities
Surface Water	Land Use and Institutional Controls
Existing Roads / Airfield	Deed Restrictions
Demolished Roads / Airfield	Parcel Boundaries



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

Plate 3
LUC/IC Inspection Report
Deed Restrictions and Land Use and Institutional Controls
Griffiss Business and Technology Park
Southwest Quad

FPM Remediations, Inc. April, 2011



Coordinate System:
 NAD 1983 StatePlane New York Central FIPS 3102 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 820,208.3333
 False Northing: 0.0000
 Central Meridian: -76.5833
 Scale Factor: 0.9999
 Latitude Of Origin: 40.0000
 Units: Foot US

Key to Features

- Base Boundary
- Culvert / Ditch
- Surface Water
- Existing Roads / Airfield
- Demolished Roads / Airfield

- Demolished Facility
- Existing Facility
- Land Use and Institutional Control
- Deed Restriction
- Parcel Boundary

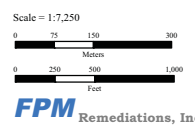


Plate 4
 LUC/IC Inspection Report
 Deed Restrictions and Land Use and Institutional Controls
 Griffiss Business and Technology Park
 Southeast Quad

R:01 - Project/Griffiss/04 - Site Inspection/2011 Inspection/Projects/Deed Restrictions/2011/

Appendix A
2010 LUC/IC Confirmation Forms

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: SS-33 (Proposed Coal Storage Yard) LUC/ICs include:


- Land-use restriction-industrial/commercial/non-residential (SS-33-01)
- Adverse aquifer use prohibited (SS-33-02)
- Groundwater consumption-prior approval (SS-33-03)
- Subsurface soil relocation restriction (SS-33-04)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Mr. Daniel Sanders

Company: Griffiss Utility Services Corporation

Signature:  Date: 9-20-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: AOI 66 LUC/ICs include:

- Subsurface soil relocation restriction (AOI-66-01)
- Land-use restriction-industrial/commercial/non-residential (AOI-66-07)
- Adverse aquifer use prohibited (AOI-66-08)
- Groundwater consumption-prior approval (AOI-66-09)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Mr. Daniel Sanders

Company: Griffiss Utility Services Corporation

Signature:  Date: 9-20-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 - phone
315-336-7722 - fax

Attn: Michael Fitzgerald

RE: Electrical Power Substation (SS-44) LUC/ICs include:

- Groundwater consumption-prior approval (SS-44-01)
- Groundwater intrusive work – prior approval (SS-44-02)
- Land-use restriction – protect remedial operations (SS-44-03)
- Land-use restriction – industrial, commercial, non-residential (SS-44-04)
- Land-use restriction-electrical power substation (SS-44-05)
- Subsurface soil relocation restriction (SS-44-08)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Mr. Daniel Sanders

Company: Griffiss Utility Services Corporation

Signature:  Date: 9-20-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: DP-22 (Building 222) LUC/ICs include:

- Land-use restriction-industrial/commercial/non-residential (DP-22-01)
- Groundwater consumption-prior approval (DP-22-02)
- Adverse aquifer use prohibited (DP-22-03)



I confirm that the above-referenced LUC/ICs are in practice.

_____ I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Robert Angelicoia

Title: President

Company: Roberts Office Interiors

Signature: _____

Date: _____

9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: DP-15 (Building 219) LUC/ICs include:

- Land-use restriction-industrial/commercial/non-residential (DP-15-01)
- Adverse aquifer use prohibited (DP-15-02)
- Groundwater consumption-prior approval (DP-15-03)



I confirm that the above-referenced LUC/ICs are in practice.

_____ I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Robert Angelicola

Title: President

Company: Roberts Office Interiors

Signature: _____

Date: _____

9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 - phone
315-336-7722 - fax

Attn: Michael Fitzgerald

RE: SD-50 (Building 214) LUC/ICs include:

- Land-use restriction-industrial/commercial/non-residential (SD-50-01)
- Adverse aquifer use prohibited (SD-50-02)
- Groundwater consumption-prior approval (SD-50-03)
- Soil/Groundwater intrusive work – prior approval (SD-50-04)



I confirm that the above-referenced LUC/ICs are in practice.

_____ I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Robert Angelicola

Title: President

Company: Roberts Office Interiors

Signature:  Date: 9/21/10

Deed Restriction Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Daniel Baldyga

RE: Parcel F9 Dormitory Deed Restriction includes:

- 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.

 X As a result of the current renovation at Building 450, I confirm that all mold has been removed from interior surfaces.

 I cannot confirm that that all mold has been removed from interior surfaces.
Please describe below:

Name: ~~John Vibbert~~ Gregory Humphrey

Company: GVH Development

Signature: Gregory Humphrey Date: 2-22-2011

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: WSA AOC-9 LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (AOC-9-01)
- Groundwater well installation restriction (AOC-9-02)
- Land-use restriction-protect remedial operations (AOC-9-03)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

*This site is outside of the Airport and is
under the control of the GIDC — WVG*

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature:

W. Vernon Gray III

Date:

9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: Apron 1 (including Hydrant E8 and Nosedocks 1 and 2 areas) LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (APRON1-01)
- Soil/groundwater intrusive work-prior approval (APRON1-02)
- Soil/groundwater intrusive work-prior approval (APRON1-03)
- Groundwater well installation restriction (APRON1-04)
- Land-use restriction-protect remedial operations (APRON1-05)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: Apron 2 LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (APRON2-01)
- Soil/groundwater intrusive work-prior approval (APRON2-02)
- Soil/groundwater intrusive work-prior approval (APRON2-03)
- Soil/groundwater intrusive work-prior approval (APRON2-04)
- Soil/groundwater intrusive work-prior approval (APRON2-05)
- Soil/groundwater intrusive work-prior approval (APRON2-06)
- Groundwater consumption-prior approval (APRON2-07)
- Adverse aquifer use prohibited (APRON2-08)
- Land-use restriction-protect remedial operations (APRON2-09)
- Soil/groundwater intrusive work-prior approval (APRON2-10)
- Groundwater consumption-prior approval (APRON2-11)
- Adverse aquifer use prohibited (APRON2-12)
- Land-use restriction-protect remedial operations (APRON2-13)
- Groundwater intrusive work-prior approval (APRON2-14)
- Soil/groundwater intrusive work-prior approval (SD-52APRON2-01)
- Groundwater well installation restriction (SD-52APRON2-02)
- Land-use restriction-protect remedial operations (SD-52APRON2-03)



I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: Building 786 LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (B786-01)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: FT-30 (FPTA) LUC/ICs include:

- SVI evaluation prior to site construction (FT-30-01)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: Landfill 2/3 LUC/ICs include:

- Groundwater consumption-prior approval (LF-02-01)
- Adverse aquifer use prohibited (LF-02-02)
- Protect closure / post closure activities (LF-02-03)
- Groundwater intrusive work - prior approval (LF-02-04)
- Land-use restriction – protect remedial operations (LF-02-05)
- Landfill fencing / signage (LF-02-06)
- Annual inspection / reporting to USEPA / NYSDEC (LF-02-07)
- 5 year review (LF-02-08)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: Landfill 7 LUC/ICs include:

- Groundwater consumption-prior approval (LF-03-01)
- Adverse aquifer use prohibited (LF-03-02)
- Protect closure / post closure activities (LF-03-03)
- Groundwater intrusive work - prior approval (LF-03-04)
- Land-use restriction – protect remedial operations (LF-03-05)
- Landfill fencing / signage (LF-03-06)
- Annual inspection / reporting to USEPA / NYSDEC (LF-03-07)
- 5 year review (LF-03-08)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: WSA Building 817 (SD-52) area LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (SD-52B817-01)
- Groundwater well installation restriction (SD-52B817-02)
- Land-use restriction-protect remedial operations (SD-52B817-03)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

~~This site is outside of the Airport and WVG
is under the control of the GDC~~

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: SS-24 (Fire Demonstration Area) LUC/ICs include:

- Groundwater consumption-prior approval (SS-24-01)
- Groundwater well installation restriction (SS-24-02)
- Land-use restriction-protect remedial operations (SS-24-03)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: Building 7001 LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (UST-7001-01)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: W. Vernon Gray III

Title: Commissioner, Department of Aviation

Company: Griffiss International Airport

Signature: W. Vernon Gray III Date: 9/21/10

LUC ID	SITE NAME	LUC TYPE	Confirm
AOI-66-04	AOI-66	LAND-USE RESTRICTION- INDUSTRIAL / COMMERCIAL / NON-RESIDENTIAL	✓
AOI-66-05	AOI-66	ADVERSE AQUIFER USE PROHIBITED	✓
AOI-66-06	AOI-66	GROUNDWATER CONSUMPTION- PRIOR APPROVAL	/
SS-08-01	BLDG 112 - PCB SPILLS, USTS, AND LAB DRYWELL	GROUNDWATER CONSUMPTION-PRIOR APPROVAL	/
SS-08-02	BLDG 112 - PCB SPILLS, USTS, AND LAB DRYWELL	ADVERSE AQUIFER USE PROHIBITED	/
SS-08-03	BLDG 112 - PCB SPILLS, USTS, AND LAB DRYWELL	LAND-USE RESTRICTION-INDUSTRIAL / COMMERCIAL / NON-RESIDENTIAL	/
SS-08-04	BLDG 112 - PCB SPILLS, USTS, AND LAB DRYWELL	SUBSURFACE SOIL RELOCATION RESTRICTION	/
ST-53-01	BLDG 133 - UNDERGROUND VAULT	SOIL / GROUNDWATER INTRUSIVE WORK- PRIOR APPROVAL	/
SS-23-01	BLDG 20 - LOCOMOTIVE STORAGE FACILITY	GROUNDWATER CONSUMPTION-PRIOR APPROVAL	/
SS-23-02	BLDG 20 - LOCOMOTIVE STORAGE FACILITY	LAND-USE RESTRICTION-INDUSTRIAL / COMMERCIAL / NON-RESIDENTIAL	/
SS-23-03	BLDG 20 - LOCOMOTIVE STORAGE FACILITY	LAND-USE RESTRICTION-PROTECT REMEDIAL OPERATIONS	/
SS-23-04	BLDG 20 - LOCOMOTIVE STORAGE FACILITY	SOIL / GROUNDWATER INTRUSIVE WORK- PRIOR APPROVAL	/
DP-13-01	BLDG 255 DRYWELLS	LAND-USE RESTRICTION-INDUSTRIAL / COMMERCIAL / NON-RESIDENTIAL	/
DP-13-02	BLDG 255 DRYWELLS	GROUNDWATER CONSUMPTION-PRIOR APPROVAL	/
DP-13-03	BLDG 255 DRYWELLS	ADVERSE AQUIFER USE PROHIBITED	/
DP-13-04	BLDG 255 DRYWELLS	LAND-USE RESTRICTION-INDUSTRIAL / COMMERCIAL / NON-RESIDENTIAL	✓
DP-13-05	BLDG 255 DRYWELLS	GROUNDWATER CONSUMPTION-PRIOR APPROVAL	/
DP-13-06	BLDG 255 DRYWELLS	ADVERSE AQUIFER USE PROHIBITED	/
DP-12-01	BLDG 301 - FORMER ENTOMOLOGY SHOP DRYWELL	GROUNDWATER CONSUMPTION-PRIOR APPROVAL	/
DP-12-02	BLDG 301 - FORMER ENTOMOLOGY SHOP DRYWELL	ADVERSE AQUIFER USE PROHIBITED	/
DP-12-03	BLDG 301 - FORMER ENTOMOLOGY SHOP DRYWELL	LAND-USE RESTRICTION-COMMERCIAL / ADMINISTRATIVE / NON-RESIDENTIAL	/
SD-52B817-01	SD-52 WSA	SOIL / GROUNDWATER INTRUSIVE WORK- PRIOR APPROVAL	/
SD-52B817-02	SD-52 WSA	GROUNDWATER WELL INSTALLATION RESTRICTION	/
SD-52B817-03	SD-52 WSA	LAND-USE RESTRICTION-PROTECT REMEDIAL OPERATIONS	/
SS-20-01	TANK FARM 1, 3	SOIL / GROUNDWATER INTRUSIVE WORK- PRIOR APPROVAL	/
AOC-9-01	WSA LANDFILLS	SOIL / GROUNDWATER INTRUSIVE WORK- PRIOR APPROVAL	/
AOC-9-02	WSA LANDFILLS	GROUNDWATER WELL INSTALLATION RESTRICTION	/
AOC-9-03	WSA LANDFILLS	LAND-USE RESTRICTION-PROTECT REMEDIAL OPERATIONS	/

Signature:

LUC ID	SITE NAME	LUC TYPE	Confirm
ST-06-01	BLDG 101 - YELLOW SUBMARINE, BADP AND DISPOSAL PIT	GROUNDWATER CONSUMPTION-PRIOR APPROVAL	✓
ST-06-02	BLDG 101 - YELLOW SUBMARINE, BADP AND DISPOSAL PIT	ADVERSE AQUIFER USE PROHIBITED	✓
ST-06-03	BLDG 101 - YELLOW SUBMARINE, BADP AND DISPOSAL PIT	LAND-USE RESTRICTION-INDUSTRIAL / COMMERCIAL / NON-RESIDENTIAL	✓
SS-38-01	BLDG 775 - PUMPHOUSE 3, TCE CONTAMINATION	SOIL / GROUNDWATER INTRUSIVE WORK-PRIOR APPROVAL	✓
SS-38-02	BLDG 775 - PUMPHOUSE 3, TCE CONTAMINATION	ADVERSE AQUIFER USE PROHIBITED	✓
SS-38-03	BLDG 775 - PUMPHOUSE 3, TCE CONTAMINATION	LAND-USE RESTRICTION-PROTECT REMEDIAL OPERATIONS	✓
SS-54-01	BLDG 781 - PUMPHOUSE 1	SOIL / GROUNDWATER INTRUSIVE WORK-PRIOR APPROVAL	✓
B-789-01, -02, -03, -04	BLDG 789	SOIL / GROUNDWATER INTRUSIVE WORK-PRIOR APPROVAL	✓

Signature:

Deed Restriction Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 - phone
315-336-7722 - fax

Attn: Daniel Baldyga

RE: Parcel F9 Dormitory Deed Restriction includes:

- 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.

As a result of the current renovation at Building 448, I confirm that all mold has been removed from interior surfaces.

I cannot confirm that that all mold has been removed from interior surfaces. Please describe below:

Name: Jeff Delutis

Signature: Jeff Delutis Date: 10/5/10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: SS-17 (Lot 69) LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (OWS-015-3-01/02)
- Groundwater consumption-prior approval (SS-17-01)
- Land-use restriction-industrial/commercial/non-residential (SS-17-02)
- Land-use restriction-protect remedial operations (SS-17-03)

I confirm that the above-referenced LUC/ICs are in practice.

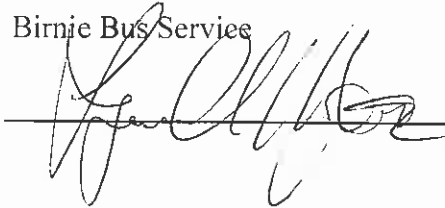
I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Lynn Harvey

Title: Director of Operations

Company: Birnie Bus Services

Signature:



Date:

10-21-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: SS-33 (Proposed Coal Storage Yard) LUC/ICs include:

- Land-use restriction-industrial/commercial/non-residential (SS-33-01)
- Adverse aquifer use prohibited (SS-33-02)
- Groundwater consumption-prior approval (SS-33-03)
- Subsurface soil relocation restriction (SS-33-04)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Lynn Harvey

Title: Director of Operations

Company: Birnie Bus Service

Signature: _____



Date: _____

10-21-10

LUC/IC Confirmation Form

FPM Group Ltd
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: SS-60 (Buildings 35 and 36 Hazardous Waste Storage Area) LUC/ICs include:

- Groundwater consumption-prior approval (SS-60-01)
- Adverse aquifer use prohibited (SS-60-02)
- Land-use restriction-industrial/commercial/non-residential (SS-60-03)
- Subsurface soil relocation restriction (SS-60-04)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Lynn Harvey

Title: Director of Operations

Company: Birnie Bus Service

Signature:  Date: 10-21-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: AOI-66 LUC/ICs include:

- Subsurface soil relocation restriction (AOI-66-02 & AOI-66-03)

I confirm that the above-referenced LUC/ICs are in practice.

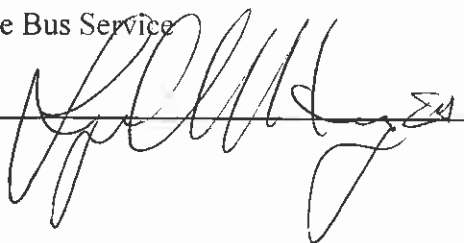
I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Lynn Harvey

Title: Director of Operations

Company: Birnie Bus Service

Signature: _____



Date: _____

10-21-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: B-15 LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (B-15-01)

I confirm that the above-referenced LUC/ICs are in practice.

I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Lynn Harvey

Title: Director of Operations

Company: Birnie Bus Service

Signature:  Date: 10-21-10

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: DP-11 (Building 3 Drywell) LUC/ICs include:

- Groundwater consumption-prior approval (DP-11-01)
- Adverse aquifer use prohibited (DP-11-02)
- Land-use restriction-industrial/commercial/non-residential (DP-11-03)

 X I confirm that the above-referenced LUC/ICs are in practice.

 I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Calvin Sprague

Title: Biological Scientist (Environmental)

Company: Air Force Research Laboratory

Signature: Calvin Sprague Date: 23 Sept 2010

LUC/IC Confirmation Form

FPM Group Ltd.
584 Phoenix Dr.
Rome, NY 13441
315-336-7721 – phone
315-336-7722 – fax

Attn: Michael Fitzgerald

RE: SS-20 (Tank Farms 1 and 3) LUC/ICs include:

- Soil/groundwater intrusive work-prior approval (SS-20-01)

 X I confirm that the above-referenced LUC/ICs are in practice.

 I cannot confirm that the above-referenced LUC/ICs are in practice.
Please describe below:

Name: Calvin Sprague

Title: Biological Scientist (Environmental)

Company: Air Force Research Laboratory

Signature: Calvin Sprague Date: 23 Sept 2010

Appendix B
Parcel Deeds – Environmental Covenants

**Appendix B
Parcel Deed - Environmental Covenants**

PARCEL	DEED LINK	DEED TEXT	DEED RESTRICTIONS			
A1A	A1A_B1A	The grantee covenants to use Area A1A-1 of the Property for only industrial/commercial/non-residential purposes	LU2			
	A1A_B1B	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 Area A1A-1 boundary unless the groundwater has been tested and found to meet all applicable standards and the Grantee first obtains the prior written approval from the Oneida County Department of Health. 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 covenants 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 costs of studies, analysis or remediation, without any cost whatsoever to the Grantor.	GW1	GW2	GW3	
	A1A_B1C	The Grantee also covenants not to conduct any type of excavation, digging, drilling, utilization, of groundwater, or other ground-disturbing activities at open petroleum spill sites Underground Storage Tank (UST)-0100-01, UST-0110-01, -02, -03 and -04, UST-0131-02, Aboveground Storage Tank (AST)-0152-01 and -02, UST 5773-01 and -02, and Oil /Water Separator (OWS)-5773, without prior, written Air Force approval and Air Force coordination with applicable federal and state regulatory agencies.	S1			
A6	A6-B2A	The Grantee covenants to use Parcel A6 of the Property, identified on Exhibit D, for airport or related services or low intensity open space.	LU9			
	A6-B2B	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 groundwater restriction area (Area A) boundary (Exhibit D) unless the groundwater has been tested in advance and found to meet all applicable promulgated federal or state standards and the Grantee first obtains the prior written approval from the New York State Departments of Health (NYSDOH) and Environmental Conservation (NYSDEC). 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 covenants 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 costs of studies, analysis or remediation, without any cost whatsoever to the Grantor.	GW2			
	A6-B2C	The Grantee covenants to restrict activities in Area A that disrupt or interfere with the selected remedy as defined in Section 1.4 of the Final Record of Decisions for the Landfill 7 and Landfills 2/3 Areas of Concern (AOC).	LU4			
	A6-B2D	The Grantee covenants not to permit intrusive work within the groundwater restriction area (Area A) without prior written approval from NYSDEC and the USEPA confirming that work will not impair the effectiveness of the selected remedy for the landfills.	GW3			
	A6-B2E	The Grantee covenants not to allow intrusive work or other activities within the restricted landfill boundary (Area B) that impact the effectiveness or integrity of the landfill closures and caps.	S3			
CHP	CHP_D1	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 New York State Department of Health (NYSDOH).	LU2			
	CHP_D3	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. Until all conditions of this section 3 are satisfied, no groundwater from the Property may be used. The GRANTEE, its successors and assignees will be required to comply with all applicable Federal and State laws and regulations with regard to activities affecting the groundwater in the aquifer.	GW2	GW1	GW3	
	CHP_D4	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.	LU4	P1		
	CHP_D7	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 those remedies, such as: i) surface application of water in the area of an IRP site that could impact the migration of contaminated ground water; ii) subsurface drilling or use of ground water in the area of an IRP site unless the GRANTOR determines that there will be no adverse impacts on the IRP remediation process; iii) construction that would interfere with, negatively impact, or restrict GRANTOR's rights of access for purposes of the IRP remediation process.	GW1	GW3	LU4	

**Appendix B
Parcel Deed - Environmental Covenants**

PARCEL	DEED LINK	DEED TEXT	DEED RESTRICTIONS			
EPS	EPS_C1A	The Grantee covenants to prohibit the 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 the Grantee, owner or occupant obtains the prior written approval from the New York State Department of Health.	GW2			
	EPS_C1B	The Grantee covenants not to use the aquifer in any way that could spread or exacerbate environmental contamination or open exposure pathways to humans or the environment.	GW3			
	EPS_C1D	The Grantee covenants to comply with the provisions of any health or safety plan in effect, or any hazardous substance remediation or response agreement with environmental regulatory authorities during the course of any environmental response or remedial action undertaken on the Property. The Grantee covenants that Occupational Safety and Health Administration (OSHA) requirements will be included in the remediation health or safety plans.	LU4			
	EPS_C1E	The Grantee covenants to prohibit the relocation of contaminated soils below one foot of the surface at IRP site "SS-0044" from being placed outside the Property. If the contaminated soil below one foot of the surface is excavated, it must remain on site, stay covered if stockpiled, and covered by a minimum of one foot of clean fill once it is returned to the ground. Prior to any digging within the IRP site "SS-0044" boundary, the Grantee covenants to notify the Air Force in advance of the digging activities that will take place within the "SS-0044" restricted area and to notify the owner, operator and workers who will perform such work of these restrictions.	S2			
	EPS_C1F	The Grantee covenants to prohibit the development and use of the IRP site "SS-0044" as shown hatched in red on Exhibit D, for residential housing, elementary and secondary schools, childcare facilities and playgrounds unless prior approval is obtained from the Air Force, USEPA and the NYSDEC.	LU2			
	EPS_C1G	The Grantee covenants to restrict access to the area, shown as the fenced area of the "SUBSTATION" on Exhibit D that is designated for use as a restricted access, electrical power station.	LU5			
F1	F1_D01	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 United States Environmental Protection Agency (USEPA), New York State Department of Environmental Conservation (NYSDEC), and New York State Department of Health (NYSDOH).	LU2			
	F1_D03	The GRANTEE covenants not to extract, utilize, consume or permit to be extracted, any water from 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. Until all conditions of this section 3 are satisfied, no groundwater from the Property may be used.	GW2	GW3	GW1	
	F1_D04	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.	LU4			
F2	F2_F1	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 United States Environmental Protection Agency (USEPA), New York Department of Environmental Conservation (NYSDEC), and New York State Department of Environmental Health (NYSDOH).	LU3			
	F2_F6	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. Until all conditions of this section 6 are satisfied, no groundwater from the Property may be used.	GW2			
	F2_F8	The GRANTEE covenants not to relocate soils during any construction activities in the area identified as SS-44, on Exhibit B. Soil below the clean fill must remain on site, stay covered while stockpiled, and be covered by a minimum of twelve (12) inches of clean fill.	S2			
	F2_F11	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 those remedies, such as i) surface application of water in the area of an IRP site that could impact the migration of contaminated ground water; ii) subsurface drilling or use of ground water in the area of an IRP site unless the GRANTOR determines that there will be no adverse impacts on the IRP remediation process; iii) construction that would interfere with, negatively impact, or restrict GRANTOR's rights of access for purposes of the IRP remediation process.	LU4	GW1	GW3	

Appendix B
Parcel Deed - Environmental Covenants

PARCEL	DEED LINK	DEED TEXT	DEED RESTRICTIONS			
F3B	F3A-B2A	The Grantee covenants to use the Parcel F3A of the Property for only industrial/ commercial/ non-residential purposes, unless prior consent for a different use is obtained from the EPA and NYSDEC. There are no restrictions on the land use for parcel F3B of the Property.	LU2			
	F3A-B2B	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 the New York State Department of Health. 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 costs of studies, analysis or remediation, without any cost whatsoever to the Grantor. There are no groundwater restrictions for parcel F3B of the property.	AIR	GW1	GW2	GW3
	F3A-B2C	The Grantee covenants not to disturb, move, damage, mar, tamper with, interfere with, obstruct, or impede any wells and treatment facilities and systems; and related piping used in the environmental remediation and restoration on the Property.	LU4			
	F3A-B3	It is the intent of the Grantor and the Grantee that the Environmental Use Restrictive Covenants in this section bind the Grantee and shall run with the land. It is also the intent of the Grantor and the Grantee that the Grantor will retain the right to enforce any restrictive covenant in this section through the chain of title, in addition to any State law that requires the State to enforce any restrictive covenant in this section. The Grantee covenants to insert all of this section in any deed to the Property that it delivers.	P1			
F4A/F12A	F4A_F12A_3A	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 at any of the environmental sites listed in the map at Exhibit B-2, without prior written permission of the Grantor and the New York State Department of Environmental Conservation (NYSDEC).	S1			
	F4A_F12A_3B	The GRANTEE is prohibited from the extraction, utilization or consumption of any water from the aquifer below the surface of the ground within the property boundary unless the groundwater has been tested and found to meet all applicable standards and such owner and occupant obtains prior written approval from New York State Department of Health.	GW2			
	F4A_F12A_3C	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.	GW1			
	F4A_F12A_3D	Activities by the GRANTEE and its successors and assigns shall not disrupt the integrity or effectiveness of the Grantor's actions to complete closure of the environmental sites identified on Exhibit B-2 (to include monitoring wells or other necessary remedial systems). Nor shall the GRANTEE and its successors and assigns undertake any action resulting in the spread or exacerbation of environmental contamination or the opening of exposure pathways to humans or the environment. Further, the GRANTEE and its successors and assigns will refrain from undertaking any alterations, construction-related work, demolition, excavation, or other ground disturbing activities in the areas containing these environmental sites, including the surface application of water in the area of an IRP site that could impact the migration of contaminated groundwater, or the subsurface drilling or use of groundwater in the area of an IRP site, without prior permission of the Grantor and the NYSDEC.	LU4			
	F4A_F12A_G	The GRANTEE covenants to limit the use of the Property to commercial/industrial and non-residential purposes.	LU2			
F4B	F4B_D3	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 those remedies, such as:a) surface application of water in the area of an IRP site that could impact the migration of contaminated ground water,b) subsurface drilling or use of ground water in the area of an IRP site unless the GRANTOR determines that there will be no adverse impacts on the IRP remediation process,c) construction that would interfere with, negatively impact, or restrict GRANTOR's rights of access for purposes of the IEP remediation process.	LU4	GW1	S1	
	F4B_D4	The transaction documents will restrict Property use to industrial, commercial, and non-residential use unless permission is obtained from United States Environmental Protection Agency (USEPA), New York State Department of Environmental Conservation (NYSDEC), and New York State Department of Environmental Health (NYSDOH).	LU1			

Appendix B
Parcel Deed - Environmental Covenants

PARCEL	DEED LINK	DEED TEXT	DEED RESTRICTIONS			
F4B	F4B_D5	The owner or occupant of the Property shall not extract, utilize, consume or permit to be extracted, any water from the aquifer below the surfaces of the ground within the boundary of the property unless the groundwater has been tested and found to meet all applicable standards and/or such owner or occupant obtains the prior written approval from the New York State NYSDOH. The owner or occupant will ensure that the aquifer will not be managed in any way that could spread or exacerbate 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 owner, its successors and assigns, without any cost whatsoever to the United States Government.	GW1	GW2	S1	
	F4B_D10	A septic rank was present on the property at Buildings 788 (SPT-788). The septic system consisted of a septic tank and drain field. This septic rank was cleaned and filled with sand in 1997.	P1			
	F4B_D12	Four (4) aboveground storage tanks (ASTs), two (2) former ASTs, twenty-three (23) former underground storage tanks (USTs) and one (1) former other storage tank (OST) are or were located on the property to be transferred. These are listed in Table 5.1 of the FOSET. The Grantee will be restricted from construction activities in the subsurface soils of UST-769, USTs-773-1 thru 5, USTs-775-1 thru 5, USTs-779-1 thru 5 and USTs-781-1 thru 5, until the NYSDEC STARS Memo cleanup requirements are met and cleanup actions are executed by the Air Force to the satisfaction of the NYSDEC Spills Program personnel. Scheduling shall be properly coordinated with the Air Force and the NYSDEC to ensure protection: of human health and the environment. The Grantee will allow the Air Force, NYSDEC, USEPA and their representative's access to this site to fully investigate the site.	GW3	S1		
	F4B_D14	There are two (2) Area of Concern (AOC) sites in the parcel being transferred. a) SS-38 is the Building 775 (Pumphouse #3) site. The Grantee will be restricted from access to subsurface soils and groundwater in this area 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. Scheduling shall be properly coordinated with the Air Force and BCT members to ensure protection of human health and the environment. b) SD-52 has been designated as the on-base groundwater site. The global groundwater restriction is required for this site.	S1			
	F4B_D15	There is one (1) IRP site located on the property to be transferred SS-54 is the Building 781 (Pumphouse 1) site. The Grantee will be restricted from access to subsurface soils and groundwater in this area until the NYSDEC Spill Technology and Remediation Series (STARS) Memo cleanup requirements are met, and cleanup actions are executed by the Air Force to the satisfaction of the NYSDEC Spills Program personnel. Scheduling shall be properly coordinated with the Air Force and NYSDEC Spills Program personnel to ensure protection of human health and the environment.	S1			
F4C	F4C_C2B	The Grantee covenants to restrict access to the surface pavements of Apron 1, the location of the petroleum-contaminated soil land farm operation, as shown hatched in blue on Exhibit C, until the bioremediation of the land farm is complete.	AR			
	F4C_V1	RESERVING UNTO THE GRANTOR, including the USEPA and the State of New York (the "State"), and its and their respective officials, agents, employees, contractors, and subcontractors, access to the Property pursuant to CERCLA section 120(h)(3)(A)(iii), (including the right of access to, and use of, utilities at reasonable cost to the Grantor), for the following purposes, either on the Property or on adjoining lands, and for such other purposes consistent with the IRP of the Grantor or the FFA, if applicable: To conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test-pitting, testing soil borings, and other activities related to the IRP or FFA, if applicable.	P1			
	F4C_V2	To inspect field activities of the Grantor and its contractors and subcontractors in implementing the IRP or the FFA, if applicable.	AIR			
	F4C_V4	To conduct, operate, maintain, or undertake any other response, corrective, or remedial action as required or necessary under the IRP or the FFA, if applicable, or the covenant of the Grantor in Section VII. of this Deed, but not limited to, the installation of monitoring wells, pumping wells, and treatment facilities.	LU4			
F5	F5_B2a	The Grantee covenants to use Parcels F5-1, F5-2 and F5-3 of the Property, identified on Exhibit D, for industrial/ commercial/non-residential.	LU2			
	F5_B2b	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 groundwater restriction area boundary identified on Exhibit D unless the groundwater has been tested in advance and found to meet all applicable promulgated federal or state standards and the Grantee first obtains the prior written approval from the New York State Departments of Health (NYSDOH) and Environmental Conservation (NYSDEC). 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 covenants 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 costs of studies, analysis or remediation, without any cost whatsoever to the Grantor.	GW1	GW2		

**Appendix B
Parcel Deed - Environmental Covenants**

PARCEL	DEED LINK	DEED TEXT	DEED RESTRICTIONS			
F5	F5_B2c	Within the Parcel F5-3 of the Property, the Grantee also covenants to restrict the relocation of the contaminated soils below one foot of the surface from being placed outside Parcel F5-3. If the contaminated soil below one foot of the surface will be excavated, it must remain on site, stay covered if stockpiled, and covered by a minimum of one foot of clean fill once it is returned to the ground. Prior to digging on this Parcel F5-3, the Grantee covenants to notify all workers performing that work of these restrictions, and the Grantee will notify the Air Force of any digging activities that will take place within Parcel F5-3, as indicated on Exhibit D.	S2			
F6B	F6A_E1	The Grantee covenants and agrees to use the portion of the Property, identified as Parcel F6A-2 on exhibit A-2, for only commercial/non-residential purposes, unless prior consent for a different use is obtained from the USEPA and New York State Department of environmental conservation (NYSDEC).	LU6			
	F6A_E2	The Grantee shall not extract, utilize, consume or permit any extraction, use, consumption, of any water from the aquifer below the surfaces of Parcel F6A-2 unless the groundwater has been tested and found to meet all applicable standards and the Grantee first obtains the prior written approval from the New York State Department of Health (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 will bear all the costs associated with obtaining use of such water, including the costs of studies, analysis or remediation, without any cost whatsoever to the Grantor.	GW1	GW2	GW3	
F7R	F7R_D	The Grantee agrees not to conduct any ground-disturbing activity in the vicinity of site PCI-22 identified on the Environmental Site Map annexed hereto as Exhibit A-2 until it has received approval for such activity from the New York State Office of Parks, Recreation and Historic Preservation.	S1			
F9	F9_F1	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 United States Environmental Protection Agency (USEPA), New York Department of Environmental Conservation (NYSDEC), and New York State Department of Environmental Health (NYSDOH).	LU3			
	F9_F4	The GRANTEE covenants that it will not allow construction activities in subsurface soils or groundwater in the areas of Underground Storage tanks (UST) UST-319, UST- 426. UST-440, AST-0468-02, UST-480-1 and UST-504, UST-654-01 and UST-654-02 as shown on Exhibit B, until the NYSDEC STARS Memo cleanup requirements are met, and cleanup actions are executed by the Air Force to the satisfaction of the NYSDEC Spills Program personnel. Scheduling of construction activities shall be properly coordinated with the Air Force and the NYSDEC to ensure protection of human health and the environment. The GRANTEE will allow the Air Force, NYSDEC and USEPA and their representatives access to spill sites for investigation purposes.	S1			
	F9_F7	The GRANTEE covenants and agrees to restrict occupancy of all of 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.	M1			
	F9_F9	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 those remedies, such as: i) surface application of water in the area of an IRP site that could impact the migration of contaminated ground water; ii) subsurface drilling or use of ground water in the area of an IRP site unless the GRANTOR determines that there will be no adverse impacts on the IRP remediation process; iii) construction that would interfere with, negatively impact, or restrict GRANTOR'S rights of access for purposes of the IRP remediation	GW1	GW2	GW3	LU4
F10B	F10B_B2B	The Grantee covenants to comply with all applicable regulations regarding the handling and transport of construction debris from LF-49 B hardfill, as identified on Exhibit D.	LDHT			
	F10B_B2C	The Grantee covenants the use the areas described as FT-48 and LF-49 B hardfill on Exhibit D for industrial, non-residential commercial purposes.	LU2			
	F10B_V1	To conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test-pitting testing soil borings, and other activities related to the IRP or FFA, if applicable.	P1			
	F10B_V2	To inspect field activities of the Grantor and its contractors and subcontractors in implementing the IRP or the FFA, if applicable.	AIR			
	F10B_V4	To conduct, operate, maintain, or undertake any other response, corrective, or remedial action as required or necessary under the IRP or the FFA, if applicable, or the covenant of the Grantor in Section VII.A. of this Deed, but not limited to, the installation of monitoring wells, pumping wells, and treatment facilities.	LU4			
F11A	F11A_F8	To monitor any environmental covenants in this Deed and the effectiveness of any other land use or institutional control established by the Air Force on the Property, either by itself or by its contractor, or by a private entity registered in the State to perform such monitoring.	AIR			

**Appendix B
Parcel Deed - Environmental Covenants**

PARCEL	DEED LINK	DEED TEXT	DEED RESTRICTIONS			
F11C	F11C_F2	To monitor any environmental covenants in this Deed and the effectiveness of any other land use or institutional control established by the Air Force on the Property, either by itself or by its contactor, or by a private entity registered in the State to perform such monitoring.	AIR			
MGC	MGC_4B	The GRANTEE, for itself and its successors and assigns, covenants and warrants that environmental investigations and remediation will not be disrupted by activities such as (1) surface application of water that could impact the migration of contaminated groundwater; (2) subsurface drilling or use of groundwater unless the Air Force determines that there will be no adverse impacts on the cleanup process; or (3) construction that would interfere with, negatively impact, or restrict access for cleanup work. Monitoring wells will not be removed or otherwise affected by any above-or-below-ground activities by the GRANTEE, its successors and assigns, without prior approval of the Air Force.	GW1	GW3		

Notes:

5YR - 5-Year Review

AIR - Annual Inspection/Reporting to USEPA/NYSDEC

AR - Access Restriction

GW1 - Adverse Aquifer Use Prohibited

GW2 - Groundwater Consumption - Prior Approval

GW3 - Groundwater Intrusive Work - Prior Approval

GW4 - Groundwater Well Installation Restriction

LDHT - Land-Use Restriction-Landfill Debris Handling and Transport

LU1 - Land-Use Restriction-Commercial/Administrative/Non-Residential

LU2 - Land-Use Restriction-Industrial/Commercial/Non-Residential

LU3 - Land-Use Restriction-Industrial/Educational/Commercial/Non-Residential

LU4 - Land-Use Restriction-Protect Remedial Operations

LU5 - Land-Use Restriction-Electrical Substation

LU6 - Land-Use Restriction-Commercial/Non-Residential

LU9 - Land-Use Restriction-Airport/Low Intensity Open Space

M1 - Mold Inspection Certification

P1 - Protect Closure/Post-Closure Activities

S1 - Soil/Groundwater Intrusive Work - Prior Approval

S2 - Subsurface Soil Relocation Restriction

S3 - Protect the Integrity of the Soil Cover