

FINDING OF SUITABILITY TO TRANSFER (FOST)

MARCH 8, 2007



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SOUTH WEYMOUTH

HINGHAM

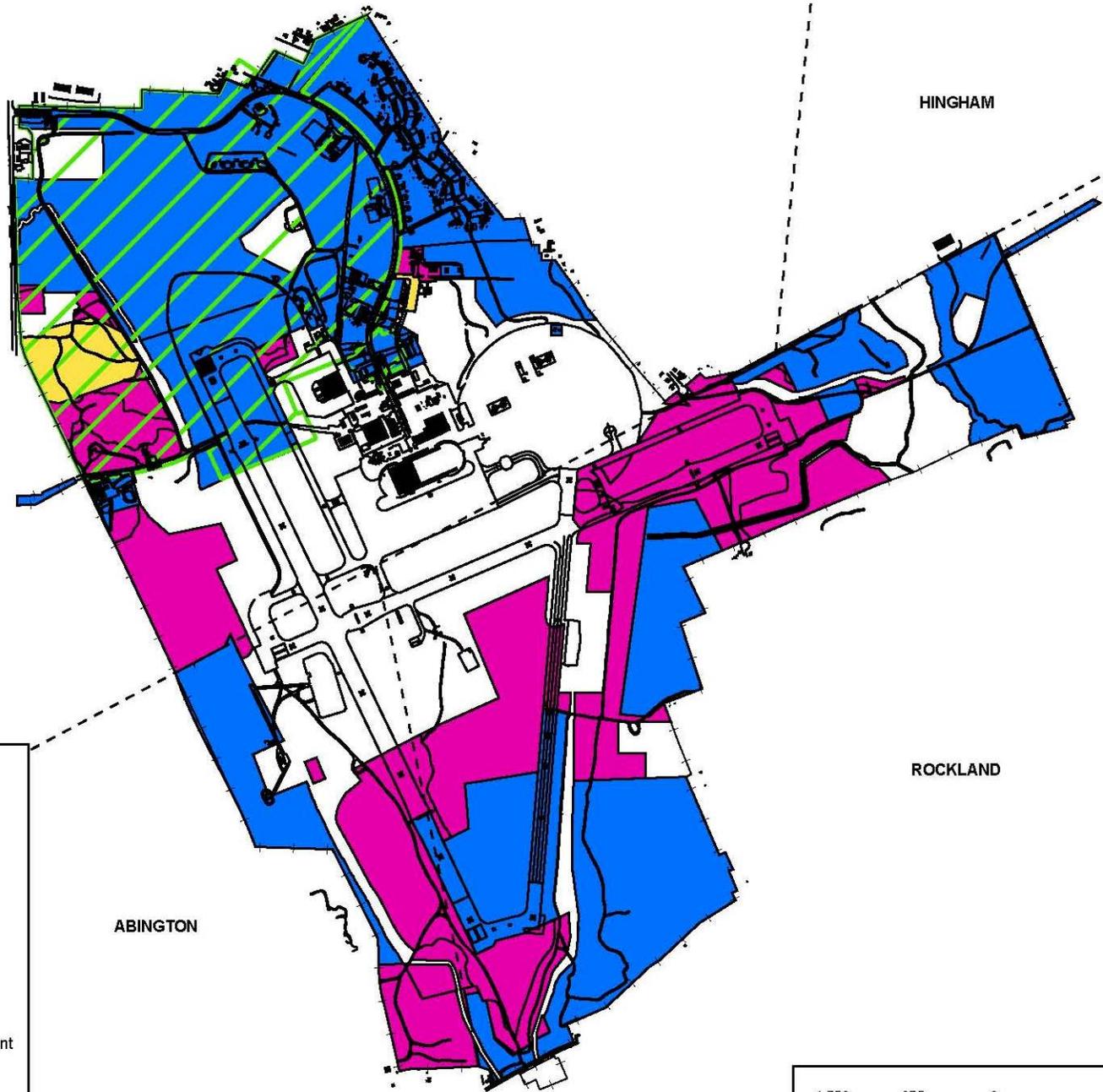
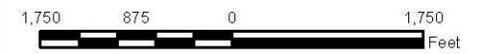


ROCKLAND

ABINGTON

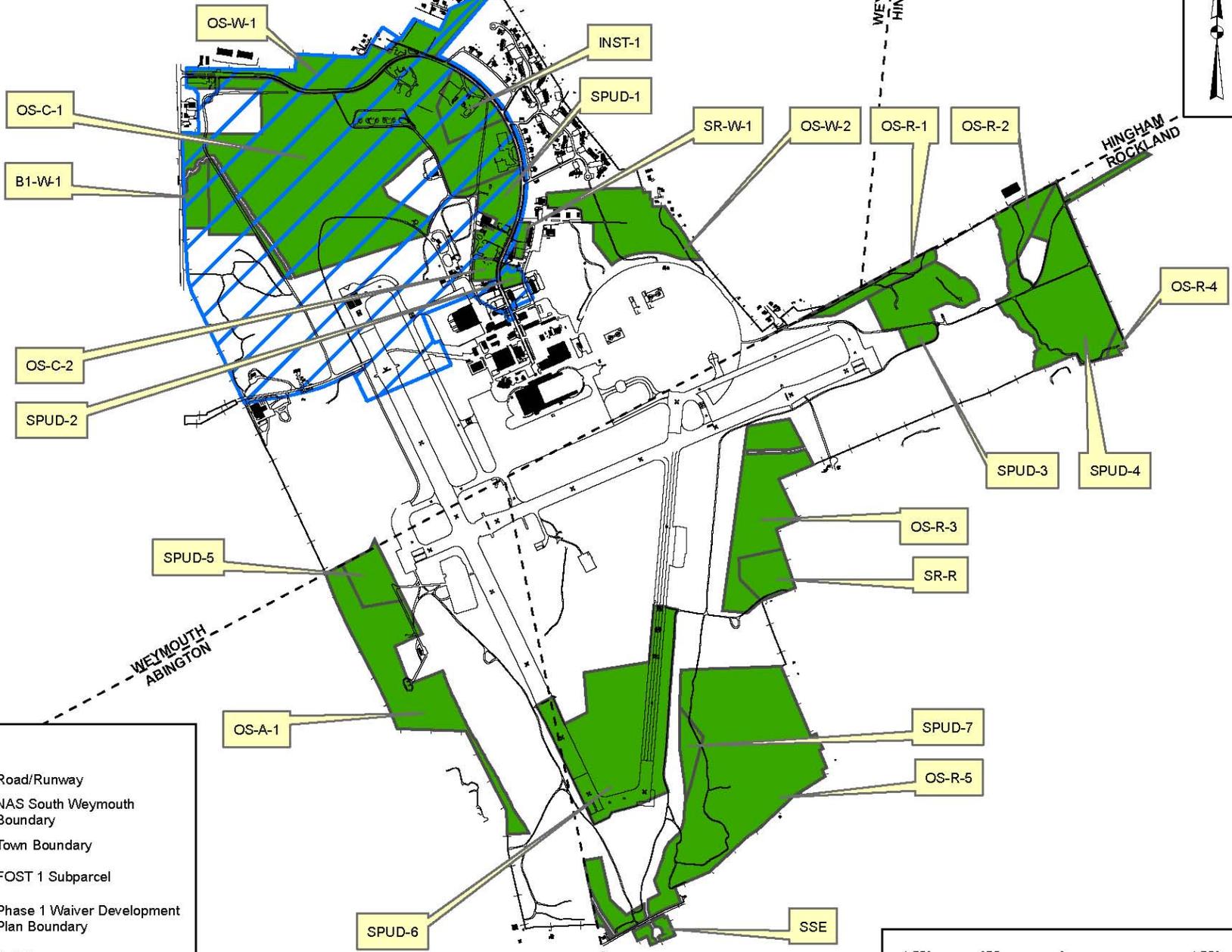
Legend

-  Road/Runway
-  NAS South Weymouth Boundary
-  Town Boundary
-  FOST3 Subparcel
-  FOST 4 Subparcel
-  Transferred Property
-  Phase 1 Waiver Development Plan Boundary
-  Building



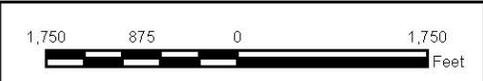
FOST 1 DETAILS

- 22 SUBPARCELS – 486.75 ACRES (see Figure)
- PUBLIC COMMENT PERIOD –
 - APRIL 2, 2001 TO JUNE 8, 2001
- FOST 1 SIGNED AUGUST 16, 2002
- FOST 1 SUBPARCELS TRANSFERRED TO SSTITDC - MAY 15, 2003
- PLANNED REUSE: COMMERCIAL, OPEN SPACE, INSTITUTIONAL, SPECIAL PLANNED USE DISTRICT, SENIOR RESIDENTIAL



Legend

- Road/Runway
- +— NAS South Weymouth Boundary
- - - Town Boundary
- FOST 1 Subparcel
- ▨ Phase 1 Waiver Development Plan Boundary
- Building

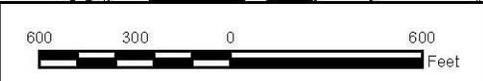
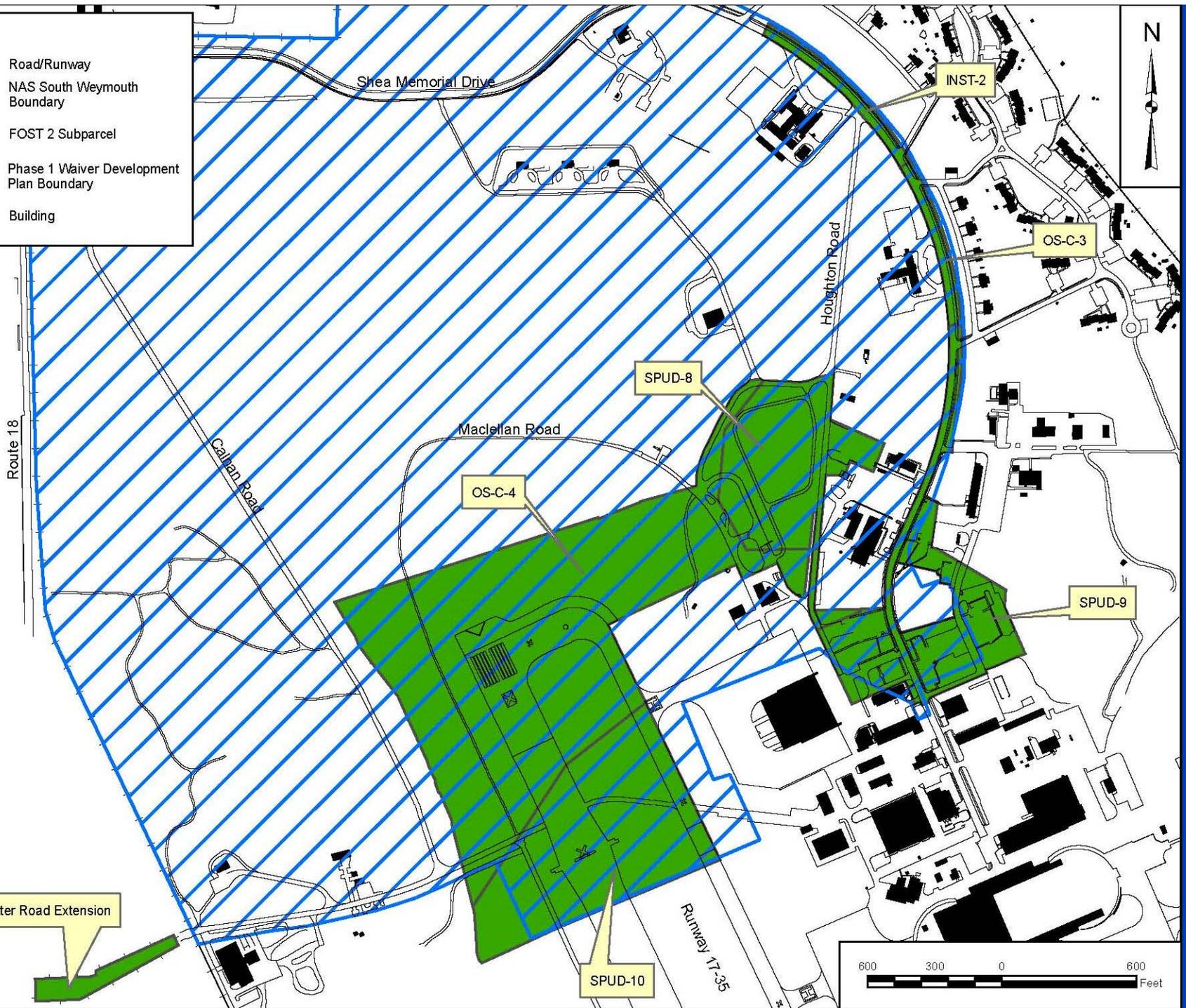


FOST 2 DETAILS

- 7 SUBPARCELS – 70.05 ACRES (see Figure)
- PUBLIC COMMENT PERIOD –
 - JANUARY 28, 2002 to FEBRUARY 26, 2002
- FOST 2 SIGNED JANUARY 26, 2003
- FOST 2 SUBPARCELS TRANSFERRED TO SSTTDC - MAY 15, 2003
- PROPOSED REUSE: OPEN SPACE, ROADWAY, OFFICE AND R&D USE

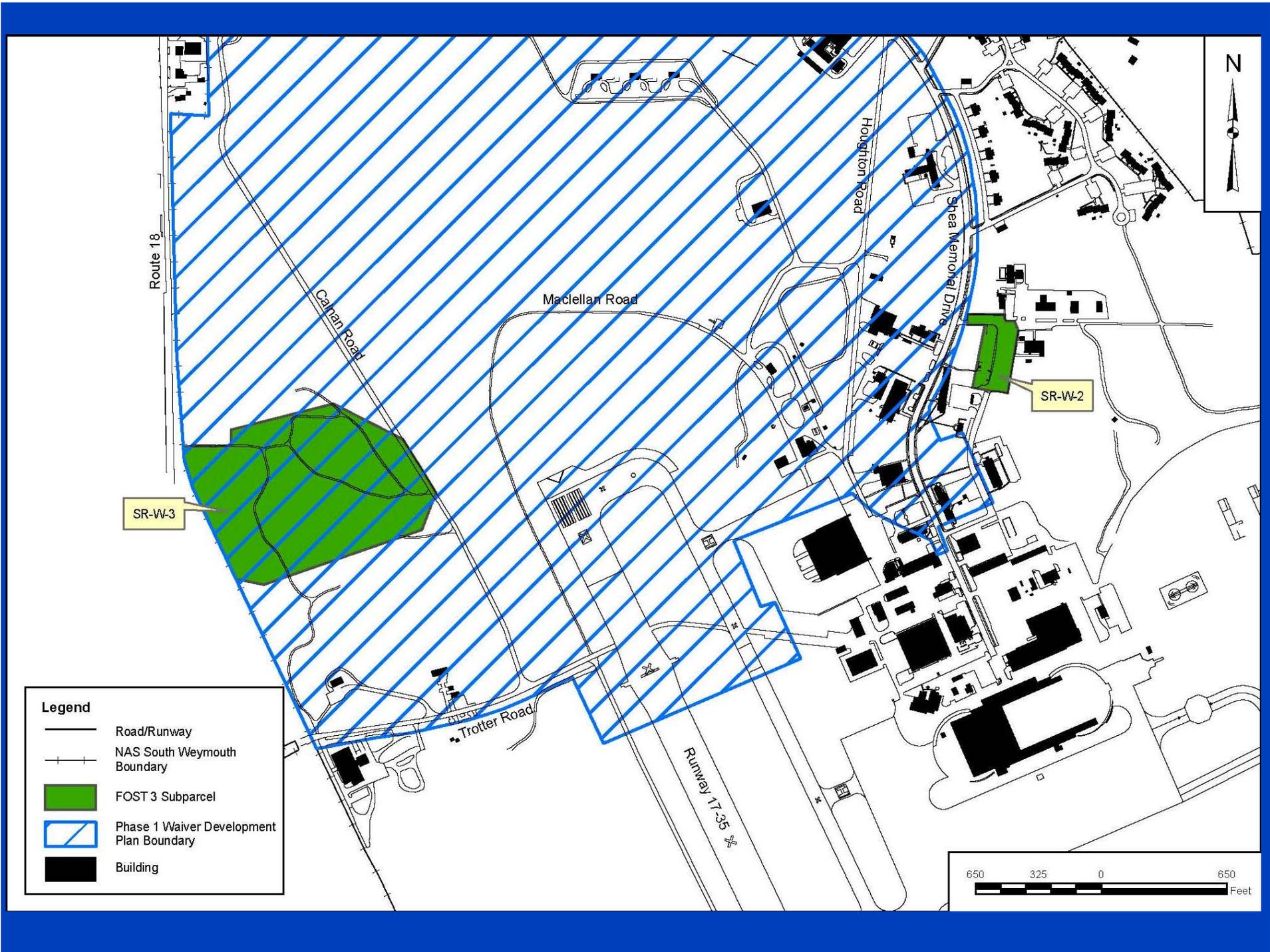
Legend

-  Road/Runway
-  NAS South Weymouth Boundary
-  FOST 2 Subparcel
-  Phase 1 Waiver Development Plan Boundary
-  Building



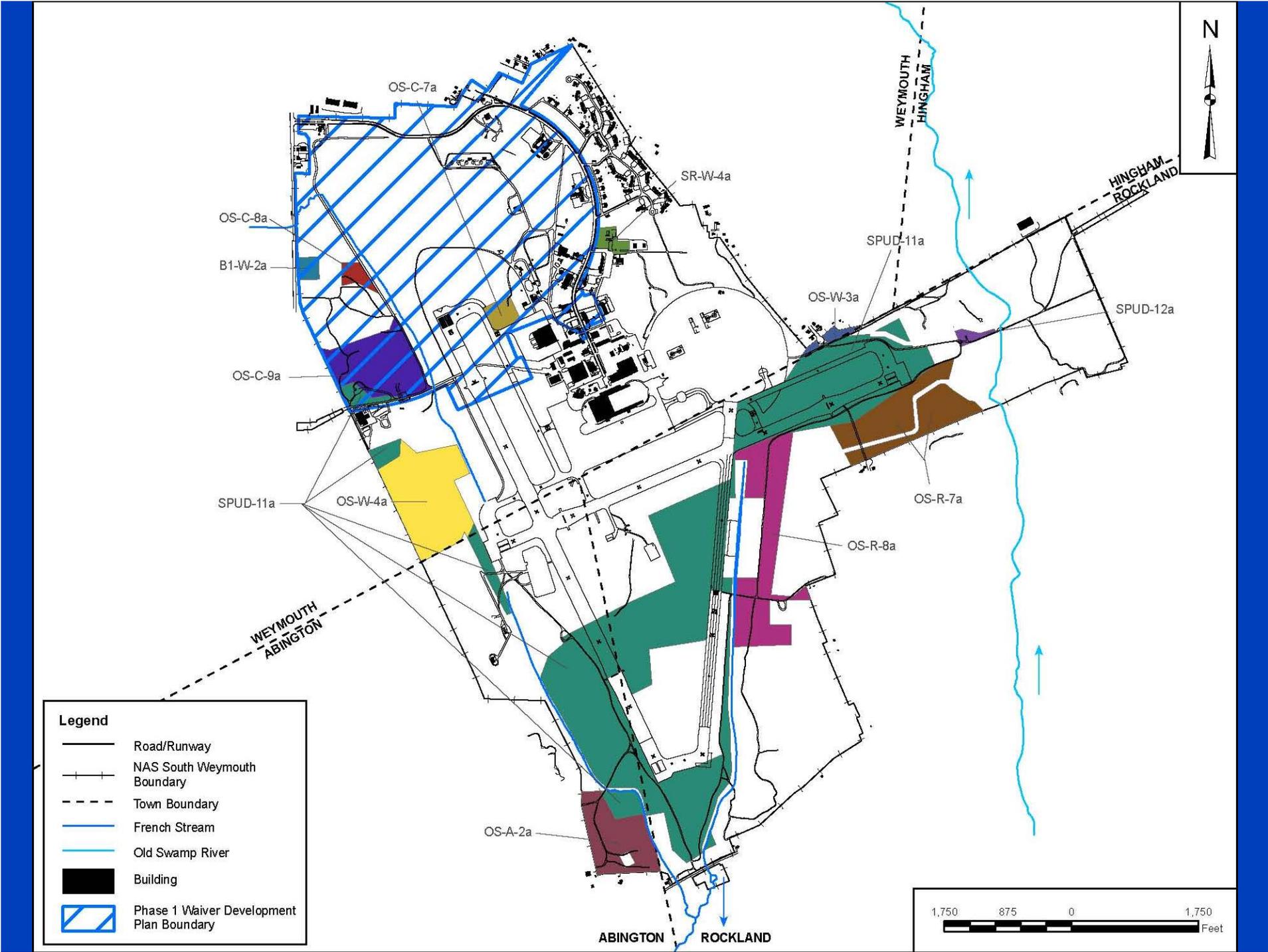
FOST 3 DETAILS

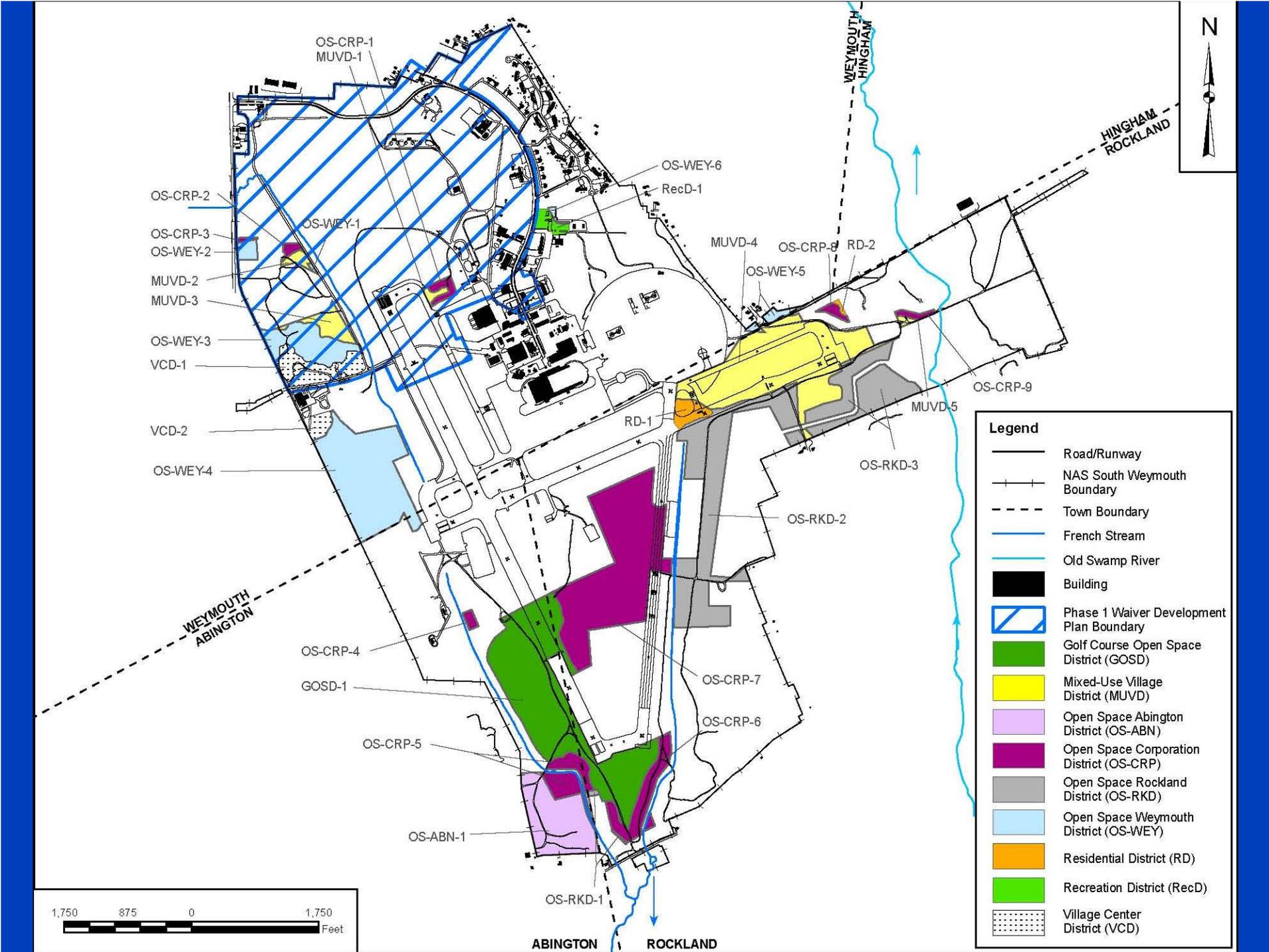
- 2 SUBPARCELS – 20.4 ACRES (see Figure)
- PUBLIC COMMENT PERIODS –
 - APRIL 15, 2003 TO MAY 15, 2003
 - OCTOBER 18, 2006 TO NOVEMBER 17, 2006
- FOST 3 TO BE SIGNED APRIL 2007
- PROPOSED REUSE: FORMERLY SENIOR RESIDENTIAL; CURRENTLY MIXED USE VILLAGE DISTRICT, RECREATION, OPEN SPACE



FOST 4 DETAILS

- 30 SUBPARCELS – 317.61 ACRES (see Figures - former zoning & current zoning)
- PUBLIC COMMENT PERIODS –
 - NOVEMBER 5, 2004 TO DECEMBER 19, 2004
 - MARCH/APRIL 2007, DATES TBD
- FOST 4 TO BE SIGNED MAY 2007
- PROPOSED REUSE: RECREATION, MIXED USE VILLAGE DISTRICT, OPEN SPACE, RESIDENTIAL, GOLF COURSE





SOUTH WEYMOUTH

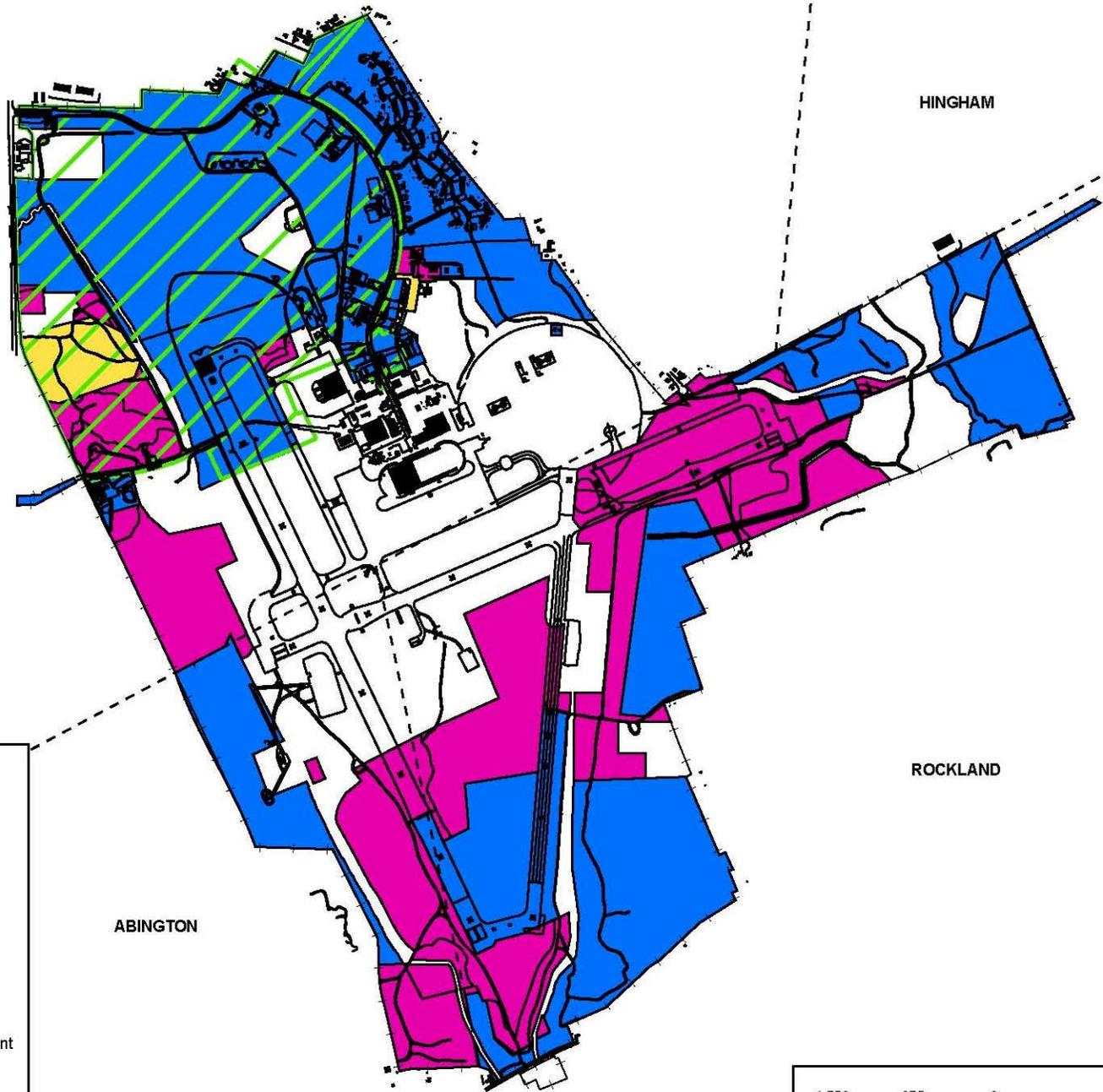
HINGHAM

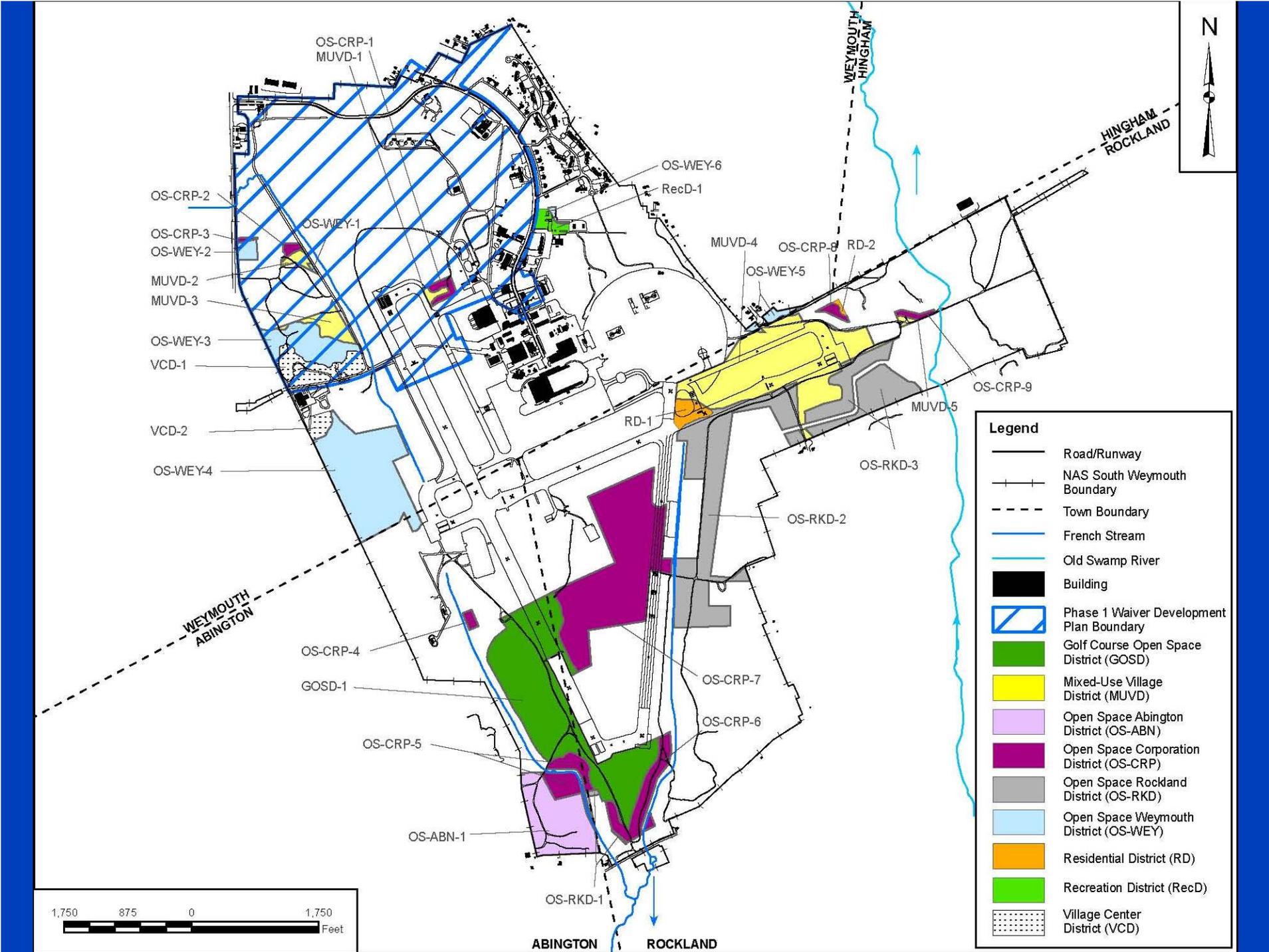
ABINGTON

ROCKLAND

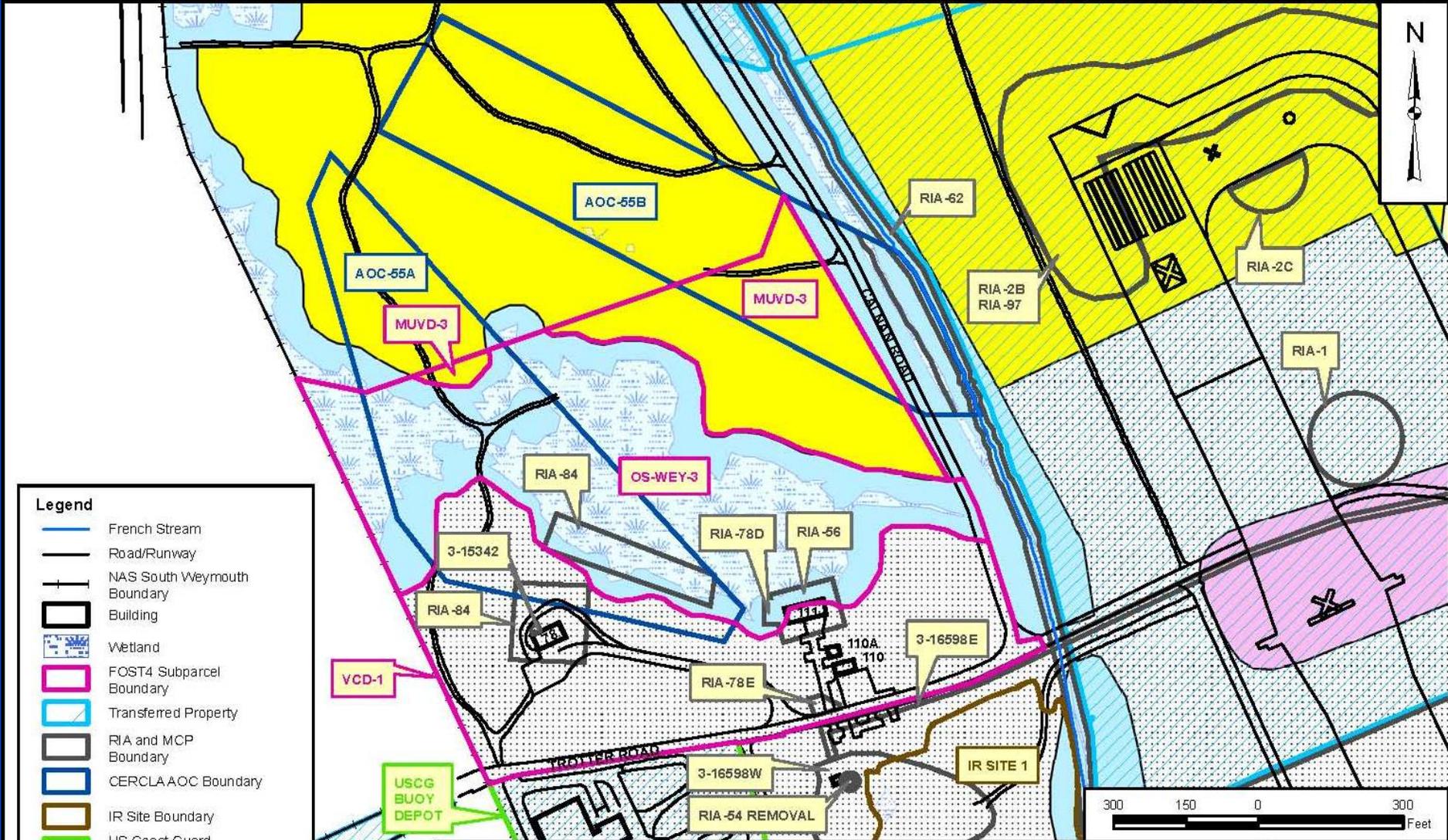
Legend

-  Road/Runway
-  NAS South Weymouth Boundary
-  Town Boundary
-  FOST3 Subparcel
-  FOST 4 Subparcel
-  Transferred Property
-  Phase 1 Waiver Development Plan Boundary
-  Building





Legend	
	Road/Runway
	NAS South Weymouth Boundary
	Town Boundary
	Phase 1 Waiver Development Plan Boundary
	Golf Course Open Space District (GOSD)
	Mixed-Use Village District (MUVD)
	Open Space Abington District (OS-ABN)
	Open Space Corporation District (OS-CRP)
	Open Space Rockland District (OS-RKD)
	Open Space Weymouth District (OS-WEY)
	Residential District (RD)
	Recreation District (RecD)
	Village Center District (VCD)



Legend	
	French Stream
	Road/Runway
	NAS South Weymouth Boundary
	Building
	Wetland
	FOST4 Subparcel Boundary
	Transferred Property
	RIA and MCP Boundary
	CERCLA AOC Boundary
	IR Site Boundary
	US Coast Guard Buoy Depot
	Main Street Overlay District
	Mixed-Use Village District (MUV3)
	Open Space Weymouth District (OS-WEY)
	Village Center District (VCD)



Tetra Tech NUS, Inc.

FOST 4 - SUBPARCEL MUV3, OS-WEY-3, AND VCD-1
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOST4_OSWEY3_MUV3_VCD1_ZONING.MXD	
REV	DATE
0	02/01/07
FIGURE NUMBER FIGURE NO. 6	

SUMMARY OF CONDITIONS – SUBPARCEL OS-WEY-3

Building or Area	History/Description	Existing Conditions			
		LBP/ACM ^(a)	Compliance/ Other	Environmental Sites ^(c)	ECP Category ^(b)
OS-WEY-3 Central area	Forested land and wetlands. No buildings or other structures are present.	None	Not applicable.	Former EBS RIA 84 (Area North of Trotter Road Septic System).	3
OS-WEY-3 South side adjacent to Building 111	Forested land and wetlands. No buildings or other structures are present.	None	Not applicable.	Former EBS RIAs 56/78D (Small Hangar).	2
OS-WEY-3 West side	Western portion is forested wetlands, dirt access roads. Abuts western base fence line. Includes a portion of a former antennae field. No buildings or other structures aside from the fence line are present.	None	Some solid waste is present.	Former CERCLA AOC 55A (Antennae Field).	4
OS-WEY-3 East side	Eastern portion, forested wetland, extends to and includes a portion of Calnan Road. No buildings or other structures are present.	None	Some solid waste is present.	None	1

(a) As per the August 2001 PIH Survey.

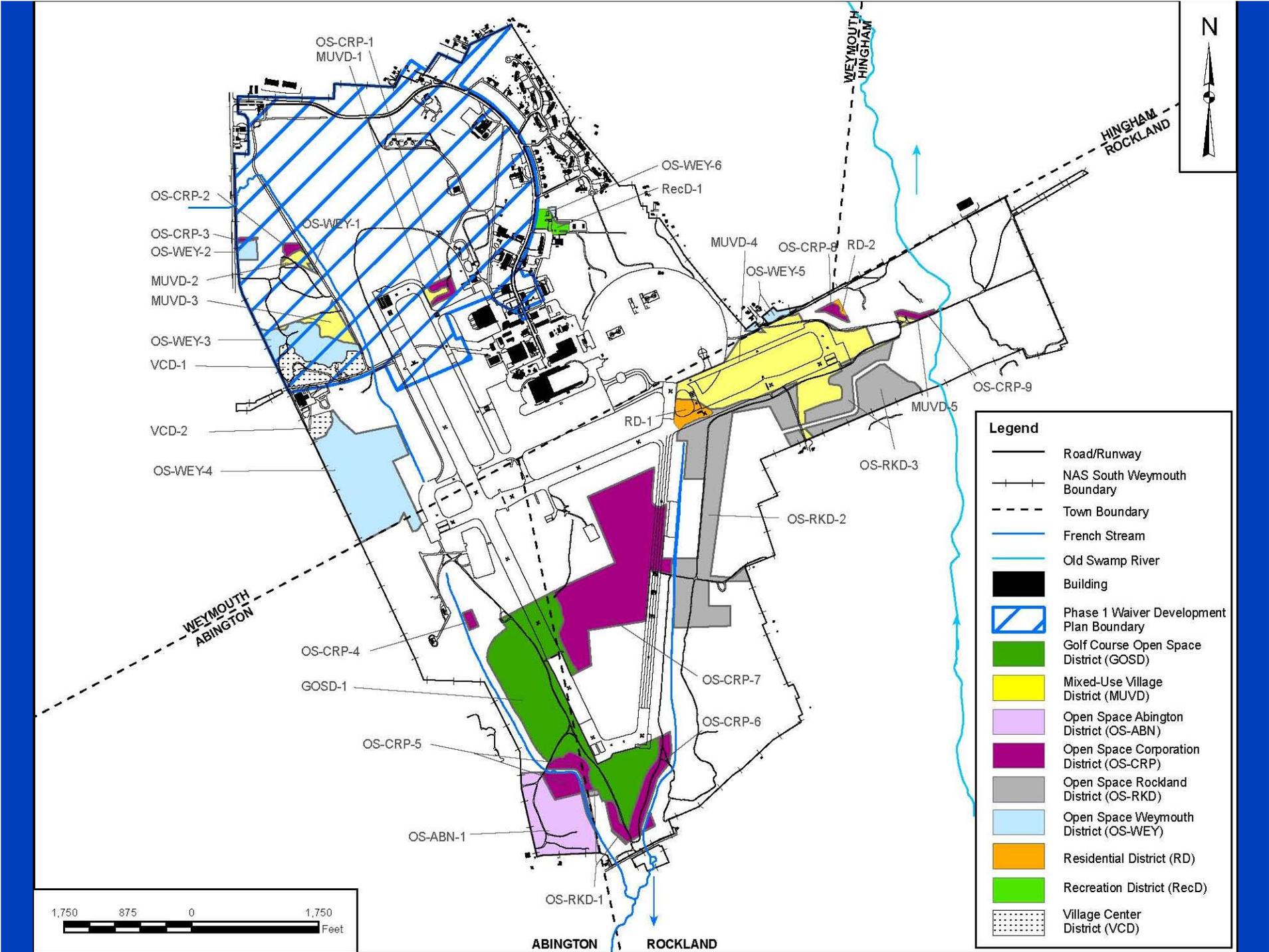
(b) Environmental Condition of Property (ECP) categories:

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

(c) "Former" indicates closed.

SUMMARY OF CERCLA AREAS OF CONCERN (AOCs)

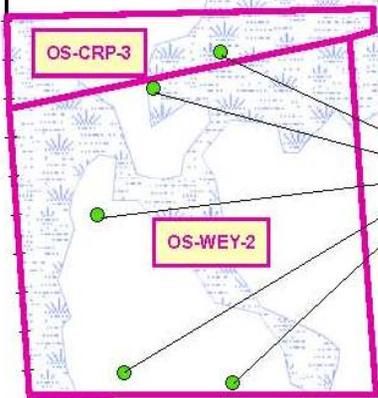
AOC	Description	Location	Site Concern	Status	Restrictions for Subject Subparcels?	References
AOC 55A	North of Trotter Road – Antennae Field (formerly Designated EBS RIA 55A)	Partly within OS-WEY-3, MUVD-3, and VCD-1.	<p>Seven antennae poles and the associated copper cables.</p> <p>Chromium, copper, PAHs, and pesticides in surface soil above Benchmarks and background.</p>	<p>Initially investigated under Phase II EBS. In September 2002, Navy conducted a removal action to remove the antennae poles, platforms, grounding wires, and adjacent soil (840 tons of soil) and to lower ecological risk.</p> <p>A No Further Action Proposed Plan was issued for public comment in August 2003 and the No Further Action ROD was signed in October 2003.</p>	None.	<p>Final Closeout Report Action Memorandum, Foster Wheeler, April 2003.</p> <p>Final Proposed Plan, August 2003.</p> <p>Final Record of Decision, October 2003.</p>
AOC 55B	North of Trotter Road – Debris Area (formerly Designated EBS RIA 55B)	<p>Partly within MUVD-3</p> <p>100 ft south of MUVD-2</p> <p>150 ft south of OS-CRP-2</p> <p>125 ft north of OS-WEY-3</p>	<p>Solid waste disposal over a large, heavily wooded area.</p> <p>Antimony, chromium, mercury, and pesticides exceeding benchmarks and background.</p>	<p>Initially investigated under Phase II EBS. Due to low ecological risks associated primarily with the wetland area in the northwest portion of the site, that area was re-designated as AOC 55D. AOC 55D is now addressed separately from AOC 55B.</p> <p>A No Action Proposed Plan was issued for public comment in August 2003 and the ROD was signed in October 2003.</p>	None.	<p>Final Streamlined Ecological Risk Assessment for AOC 55B/D, Stone & Webster, December 2002.</p> <p>Final Streamlined Human Health Risk Assessment for AOC 55B/D, EA, December 2002.</p> <p>Final Proposed Plan, August 2003.</p> <p>Final Record of Decision, October 2003.</p>



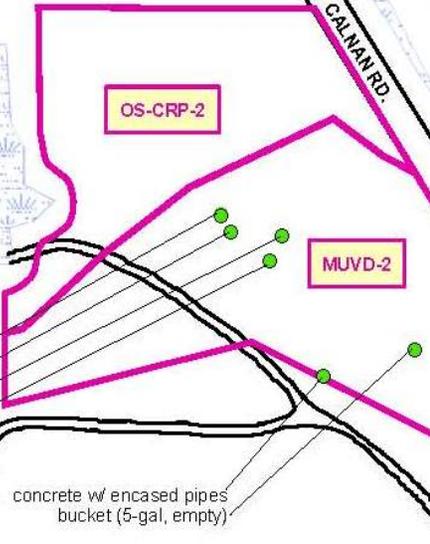


ROUTE 18

CALNAN RD.

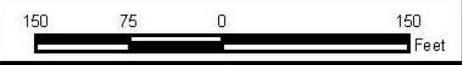


- concrete w/ rebar
- concrete w/ rebar
- concrete w/ encased pipes
- concrete
- metal (6-ft track)



- wood (10 ft plank)
- concrete encased conduit
- metal (track)
- concrete block

concrete w/ encased pipes
bucket (5-gal, empty)



Legend	
	Debris Item
	French Stream
	Road
	NAS South Weymouth Boundary
	Wetland
	FOST4 Subparcel Boundary



SOLID WASTE DEBRIS IN FOST 4 SUBPARCELS
OS-WEY-1, OS-CRP-2, MUVD-2, OS-CRP-3, AND OS-WEY-2
NAVAL AIR STATION SOUTH WEYMOUTH
WEYMOUTH, MASSACHUSETTS

SCALE AS NOTED	
FILE FOST4_SOLID_WASTE_OS_CRP2 MUVD2_OSWEY1_OSWEY2_OS_CRP3.MXD	
REV 0	DATE 12/19/06
FIGURE NUMBER ENCLOSURE (7) FIGURE NO.1	

MEMORANDUM FOR RECORD

- SUMMARIZES CONTENTS OF FOST
- LISTS REFERENCES & ENCLOSURES
- ENVIRONMENTAL CONDITIONS SUMMARIZED
- AUTHORIZED SIGNATURE WITH STATEMENT: “I hereby find that this property is suitable to transfer under the terms and conditions of this FOST.”
- FOST INCORPORATED IN DEED

ENVIRONMENTAL BASELINE SURVEY TO TRANSFER

- ENVIRONMENTAL CONDITION OF PROPERTY (ECP)
- SUMMARY OF SITES & WORK PERFORMED
- SUBPARCEL DETAILS: DESCRIPTIONS, ECP TABLES FOR EACH SUBPARCEL, FIGURES
- OTHER COMPLIANCE ISSUES – LEAD-BASED PAINT, ASBESTOS, RADON, LISTED SPECIES, SOLID WASTE, MOLD & FUNGI, PESTICIDES, PCBS, USTS, ASTS, HAZARDOUS SUBSTANCES

ENVIRONMENTAL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS

- COVENANTS, e.g. NAVY REQUIRED TO ADDRESS POST-TRANSFER CERCLA ISSUES IDENTIFIED AS ATTRIBUTABLE TO NAVY
- CONDITIONS AND NOTICES
- RESERVATION OF ACCESS RIGHTS POST TRANSFER
- RESTRICTIONS AND NOTICES

SOUTH WEYMOUTH

HINGHAM



ROCKLAND

ABINGTON

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