

REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
HEADQUARTERS, U.S. ARMY MATERIEL COMMAND
5001 EISENHOWER AVENUE, ALEXANDRIA, VA 22333-0001

AMCEN-R

24 AUG 1998

MEMORANDUM THRU Commander, U.S. Army Engineers Division, South Atlantic, ATTN: CESAD-RE, 77 Forsyth Street, Room #313, 77 Forsyth Street, S.W., Atlanta, GA 30335-6801

FOR Commander, U.S. Army Corps of Engineer, Mobile District, ATTN: CESAM-RE-MM, P.O. Box 2288, Mobile, AL 36628-0001

SUBJECT: Finding of Suitability to Lease (FOSL-6) for Defense Distribution Depot Memphis, Tennessee (DDMT)

1. References:

a. Memorandum, AMCEN-R, 3 Apr 97, subject: Report of Availability for a Master Lease with the Memphis Depot Redevelopment Agency.

b. Memorandum, DLSC-BBB, 15 Jun 98, SAB (Encl 1).

2. Enclosed for your action is the approved FOSL-6 (Encl 2) with supporting documentation for adding Buildings 359 and 559, the open land area surrounding these two buildings and the open area surrounding buildings 250, 349, 350, 429, 430, 449, 450, 549, 550, 649, and 650 at DDMT to the master lease with Memphis Depot Redevelopment Agency.

3. The approved Report of Availability (ROA) for the entire installation, including the property addressed in this FOSL, was forwarded with reference 1a.

4. The Final Environmental Assessment for Master Lease, Defense Distribution Depot Memphis, Tennessee, dated Sep 96, is the National Environmental Policy Act Document for this action.

5. Request a modification to the master lease adding buildings 359 and 559, the open land area surrounding these two buildings and the open area surrounding buildings 250, 349, 350, 429, 430,

AMCEN-R

SUBJECT: Finding of Suitability to Lease (FOSL-6) for Defense Distribution Depot Memphis, Tennessee (DDMT)

449, 450, 549, 550, 649, and 650 be executed in accordance with the ROA and FOSL-6.

6. Points of contact for this action are Mr. John Farrar, AMCEN-R, commercial (703) 617-0726/DSN 767-0726 and Mr. Joe Goetz, AMCEN-R, commercial (703) 617-8904/DSN 767-8904.

7. AMC -- America's Arsenal for the Brave.

FOR THE COMMANDER:



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P. S. MORRIS
Colonel, GS
Deputy Chief of Staff
for Engineering, Housing,
Environment, and Installation
Logistics

CF: (wo/encls)

Assistant Chief of Staff for Installation Management, ATTN:
DAIM-BO, 600 Army Pentagon, Washington, D.C. 20310-0600
Headquarters, U.S. Army Corps of Engineers, ATTN: CERE-C,
Pulaski Bldg #4133, 20 Massachusetts Avenue, Washington, D.C.
20314-1000

Director, Defense Logistics Agency, ATTN: DLSC-BBB, 8725 John J.
Kingman Road, Suite 2533, Fort Belvoir, VA 22060-6221

Commander, Defense Distribution Depot Memphis, ATTN: DDMT-D,
2163 Airways Boulevard, Memphis, TN 38114-5210

FINDING OF SUITABILITY TO LEASE

(FOSL)

*Parcel 1.8, Parcel 6.1, Parcel 9.1, Parcel 10.2, Parcel 10.3, Parcel
16.1, Parcel 16.2, Parcel 17.2, Parcel 17.3*

Defense Distribution Depot Memphis, Tennessee

(FOSL Number 6)

July 8, 1998

1. PURPOSE

The purpose of this Finding Of Suitability To Lease (FOSL) is to document the environmental suitability of Parcels 1.8, 6.1, 9.1, 10.2, 10.3, 16.1, 16.2, 17.2 and 17.3 at the Defense Distribution Depot Memphis, Tennessee (DDMT) for leasing to the Depot Redevelopment Corporation (DRC) for light industry, storage or general office use consistent with Department of Defense (DOD) and Army policy. This FOSL has been developed in accordance with the DRC's Reuse Plan. In addition, the FOSL identifies use restrictions as specified in the attached Environmental Protection Provisions (Enclosure 5) necessary to protect human health and the environment and to prevent interference with any existing or planned environmental restoration activities.

2. PROPERTY DESCRIPTION

The proposed property to be leased consists of 52.35 acres that includes nine (9) parcels. Included in these parcels are two (2) buildings (Buildings 359 and 559) and the open land area surrounding these buildings as well as the open land area surrounding Buildings 250, 349, 350, 429, 430, 449, 450, 549, 550, 649 and 650. Site maps of the property proposed to be leased can be found at Enclosure 1.

3. ENVIRONMENTAL CONDITION OF THE PROPERTY

A determination of the environmental condition of the facilities has been made based on the Community Environmental Response Facilitation Act (CERFA) Letter Report dated December 5, 1996 and an Environmental Baseline Survey (EBS) dated November 6, 1996. The information provided is a result of a complete search of agency files during the development of these environmental surveys. The following documents also provided information on environmental conditions of the property: Draft Final BRAC Cleanup Plan Version 2 (DDSP-FE, November 1997), Asbestos Reinspection (DDC-WP, October 1996), Final Environmental Assessment for Master Interim Lease (Tetra Tech, September 1996), DDMT Radiological Survey (Administrative Support Center East, August 1996), Remedial Investigation Soil Sampling Letter Report (CH2M Hill, May 1997), OU - 2 and OU - 3 Field Sampling Plans (CH2M Hill, September 1995), Asbestos Identification Survey (Pickering, December 1993 and January 1994), RCRA Facilities Assessment (A.T. Kearney, Inc., January 1990), Final Remedial Investigation Report (Law Environmental, August 1990) and the Installation Assessment (USAEHA, March 1981).

3.1 Environmental Condition of Property Categories

The Department of Defense (DOD) Environmental Condition of Property (ECP) Categories for the property are as follows:

ECP Category 1: Parcel 16.2 - Building 559 only

ECP Category 4: Parcel 17.3 - Building 359 only

ECP Category 7: Parcel 1.8 - Open land area surrounding the buildings in Parcel 1, including the parking lots and grassy areas, the flagpole (Building 143), switch station building (Building 147) and the antenna tower (Building 146)
Parcel 6.1 - Open land area surrounding buildings in Parcel 6
Parcel 9.1 - Open land area surrounding buildings in Parcel 9
Parcel 10.2 - Open land area surrounding buildings in Parcel 10 except land in Parcel 10.3
Parcel 10.3 - Open land area between southern corners of Buildings 550 and 650 (reported spill area)
Parcel 16.1 - Open land area surrounding buildings in Parcel 16
Parcel 17.2 - Open land area surrounding buildings in Parcel 17

A summary of the ECP Categories for specific buildings or parcels is provided in Table 1 – Description of Property (Enclosure 2).

3.2 Storage, Release or Disposal of Hazardous Substances

Hazardous substances were stored in Building 359. It is assumed this storage was in excess of the 40 CFR Part 373 reportable quantities. Hazardous substances were released in Building 359 as well as the open land area surrounding the buildings in Parcels 1, 6, 9, 10, 16 and 17. It is assumed, unless otherwise noted, these releases were in excess of the 40 CFR Part 373 reportable quantities. The release of hazardous substances was either remediated at the time of the release or is currently under evaluation as part of the installation restoration program. There is no risk to human health and the environment so long as the tenant adheres to the Environmental Protection Provisions (Enclosure 5) with particular reference to Provision 14 regarding ground disturbing activities. These activities shall not be allowed without prior written approval from the Government. A summary of the buildings or areas in which hazardous substance activities occurred is provided in Table 2 – Notification of Hazardous Substance Storage, Release or Disposal (Enclosure 3).

3.3 Petroleum and Petroleum Products

3.3.1 Storage, Release, or Disposal of Petroleum Products

Petroleum products were stored in excess of 55 gallons in underground and above-ground storage tanks at Building 359. See Section 3.3.2 for more information regarding these tanks. There is no evidence that any petroleum or petroleum products in excess of 55 gallons at one time were released or disposed on the property. A summary of the buildings or areas in which petroleum products activities occurred is provided in Table 3 – Notification of Petroleum Product Storage, Release or Disposal (Enclosure 4).

3.3.2 Underground and Above-Ground Storage Tanks (UST/AST)

There is one (1) above-ground storage tank at Building 359 that was used for the storage of petroleum products. There were seven (7) underground storage tanks at Building 359 that

were used for the storage of petroleum products. There is no evidence of petroleum product releases at the following Building 359 USTs/ASTs: 12,000-gallon fuel oil UST (closed in place); 500-gallon fuel oil UST (closed in place); 500-gallon blow down UST (closed in place); 500-gallon fuel oil UST (removed); 1,000-gallon fuel oil UST (removed); 12,000-gallon fuel oil UST (removed); 500-gallon fuel oil UST (removed); 500-gallon diesel fuel AST (currently in place).

A summary of the buildings or areas in which petroleum products were stored is provided in Table 3 – Notification of Petroleum Product Storage, Release or Disposal (Enclosure 4).

3.4 Polychlorinated Biphenyls (PCB) Equipment

There are no PCB containing transformers or other PCB containing equipment, except hermetically sealed fluorescent light bulb ballasts that may contain PCBs, located on the property listed in this FOSL. There is no evidence of unremediated PCB releases from these ballasts.

3.5 Asbestos

The EBS and the Asbestos Identification Survey (Pickering, December 1993 and January 1994) indicate Asbestos Containing Materials (ACM) are present in the following buildings:

Building 359:	Thermal System Pipe Insulation (to include joints) Interior Window Putty Duct Tape 12 x 12 Floor Tiles and Mastic 9 x 9 Floor Tiles and Mastic
Building 559:	Cement Asbestos Wall Board Floor Tile Mastic Roof Flashing

The ACM does not currently pose a threat to human health or the environment because all friable asbestos that posed an unacceptable risk to human health has been removed or encapsulated. The lease will include the asbestos warning and covenant included in the Environmental Protection Provisions (Enclosure 5).

3.6 Lead-Based Paint (LBP)

Based on the age of the buildings (constructed prior to 1978), the following buildings are presumed to contain lead-based paint: 359 and 559. The lease will include the lead-based paint warning and covenant provided in the Environmental Protection Provisions (Enclosure 5).

3.7 Radiological Materials

There is evidence that the Department of Defense used or stored radioactive materials on the following properties included in this FOSL: Building 359, Section 3 - storage of items such as

watches and compasses containing tritium (H-3). There is no evidence that any releases of radiological materials occurred at these buildings. A radiological field survey was conducted at the site, and the survey concluded that this area was suitable for unrestricted use.

3.8 Radon

In keeping with DOD policy to not perform radon assessment and mitigation prior to transfer of BRAC property, there were no radon surveys conducted in the buildings in this FOSL.

3.9 Unexploded Ordnance

Based on a review of existing records and available information, none of the buildings or surrounding land proposed for lease are known to contain unexploded ordnance.

3.10 Other Hazardous Conditions

There are no other known hazardous conditions that present an unacceptable threat to human health or the environment on the property.

4. REMEDIATION

In October 1992, the U.S. Environmental Protection Agency (EPA) placed DDMT on the National Priorities List (NPL) for environmental restoration. DDMT has since entered into a Federal Facilities Agreement (FFA) with the Tennessee Department of Environment and Conservation (TDEC) and the EPA. Environmental contamination on the property described in this document does not present a hazard to leasing it. In addition, environmental conditions on adjacent property do not present a hazard to the leasing of the property. Table 2 - Notification of Hazardous Substance Storage, Release or Disposal (Enclosure 3) and Table 3 - Notification of Petroleum Product Storage, Release or Disposal (Enclosure 4) provide details regarding environmental conditions for each individual parcel or building contained within this FOSL. Regulators have concurred with DDMT that the open area surrounding buildings in Parcels 1, 6, 9, 10, 16 and 17 does not pose risks above levels deemed protective provided that the property is used for the proposed purpose and the lessee strictly adheres to the Environmental Protection Provisions (Enclosure 5).

5. REGULATORY/PUBLIC COORDINATION

The U.S. EPA Region 4, TDEC and the public were notified of the initiation of the FOSL. Regulators have reviewed this FOSL and provided comments. These comments have been incorporated as appropriate. Regulatory/public comments and responses are provided in Enclosure 6.

FOSL 6

6. **NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE AND
CONSISTENCY WITH LOCAL REUSE PLAN**

The environmental impacts associated with proposed lease of the property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis have been documented in the Final Environmental Assessment for Master Interim Lease, Defense Distribution Depot Memphis, Tennessee, dated September 1996. The environmental effects of the activities anticipated under the proposed lease were determined not to be significant. In addition, the proposed use of the property is consistent with the intended reuse of the property set forth in the Depot Redevelopment Corporation Reuse Plan.

7. **ENVIRONMENTAL PROTECTION PROVISIONS**

On the basis of the above results from the site-specific EBS and other environmental studies and in consideration of the intended use of the property, certain terms and conditions are required for the proposed lease. These terms and conditions are set forth in the attached Environmental Protection Provisions (Enclosure 5) and will be included in the lease.

8. **FINDING OF SUITABILITY TO LEASE**

Based on the above information, I have concluded that all Department of Defense (DOD) requirements to reach a Finding of Suitability to Lease (FOSL) to the Depot Redevelopment Corporation for light industrial use have been fully met for the property subject to the terms and conditions in the attached Environmental Protection Provision (Enclosure 5). As required by CERCLA section 120(h)(3)(B), I have determined that the property is suitable for lease for the intended purpose, the uses contemplated for the lease are consistent with protection of human health and the environment, and there are adequate assurances that the United States will take any additional remedial action found to be necessary that has not been taken on the date of the lease.

As required under the DOD FOSL Guidance, notification of hazardous substance activities and petroleum product activities shall be provided in the lease documents. Refer to Table 2 - Notification of Hazardous Substance Storage, Release or Disposal (Enclosure 3) and Table 3 - Notification of Petroleum Product Storage, Release or Disposal (Enclosure 4).



P. S. MORRIS

Colonel, GS

Deputy Chief of Staff for Engineering, Housing,
Environment and Installation Logistics

7 Enclosures

Encl 1 Site Maps of Property

Encl 2 Table 1 - Description of Property

Encl 3 Table 2 - Notification of Hazardous Substance Storage, Release or Disposal

6. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE AND CONSISTENCY WITH LOCAL REUSE PLAN

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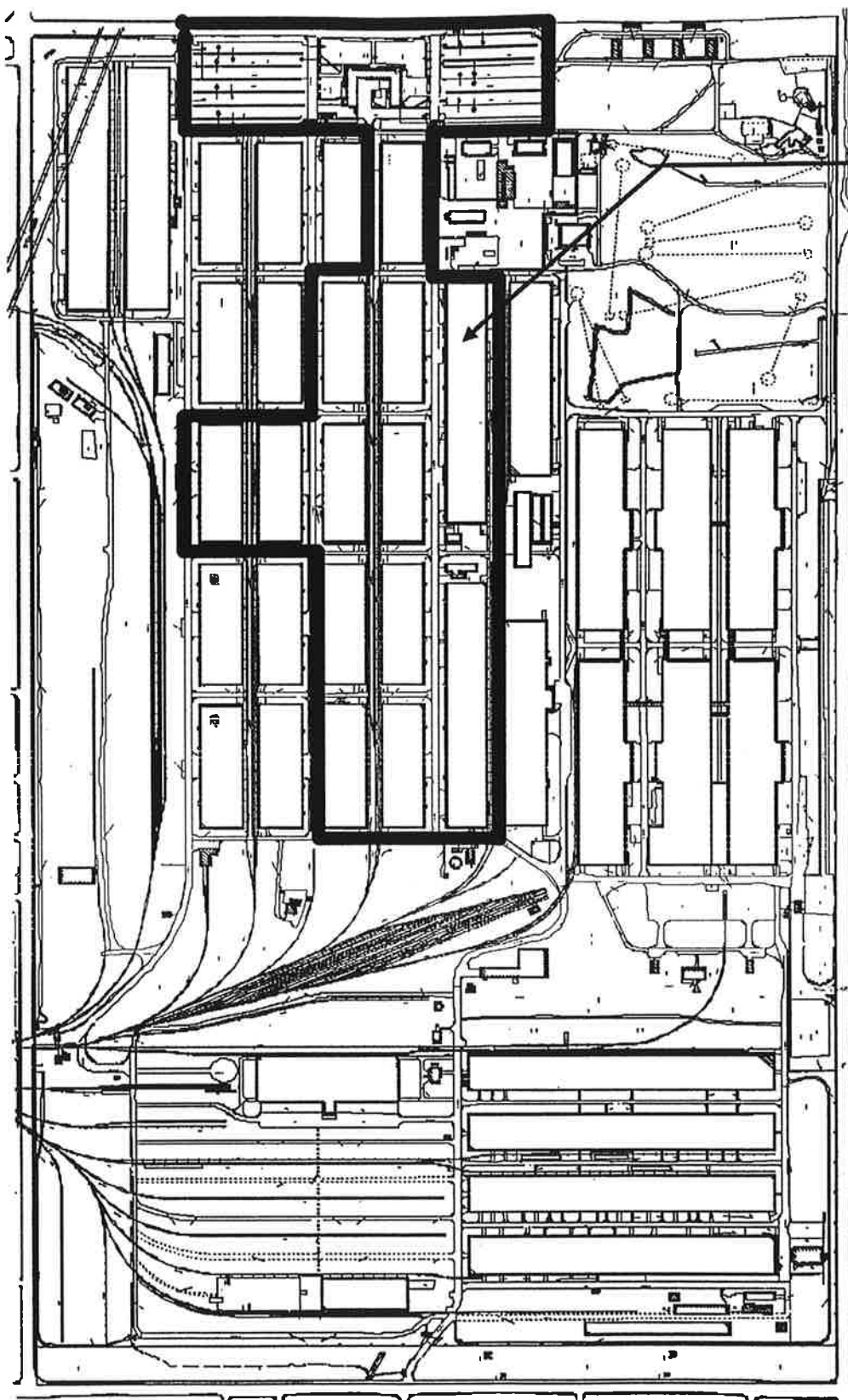
Encl 1 Site Maps of Property

Encl 2 Table 1 - Description of Property

Encl 3 Table 2 - Notification of Hazardous Substance Storage, Release or Disposal

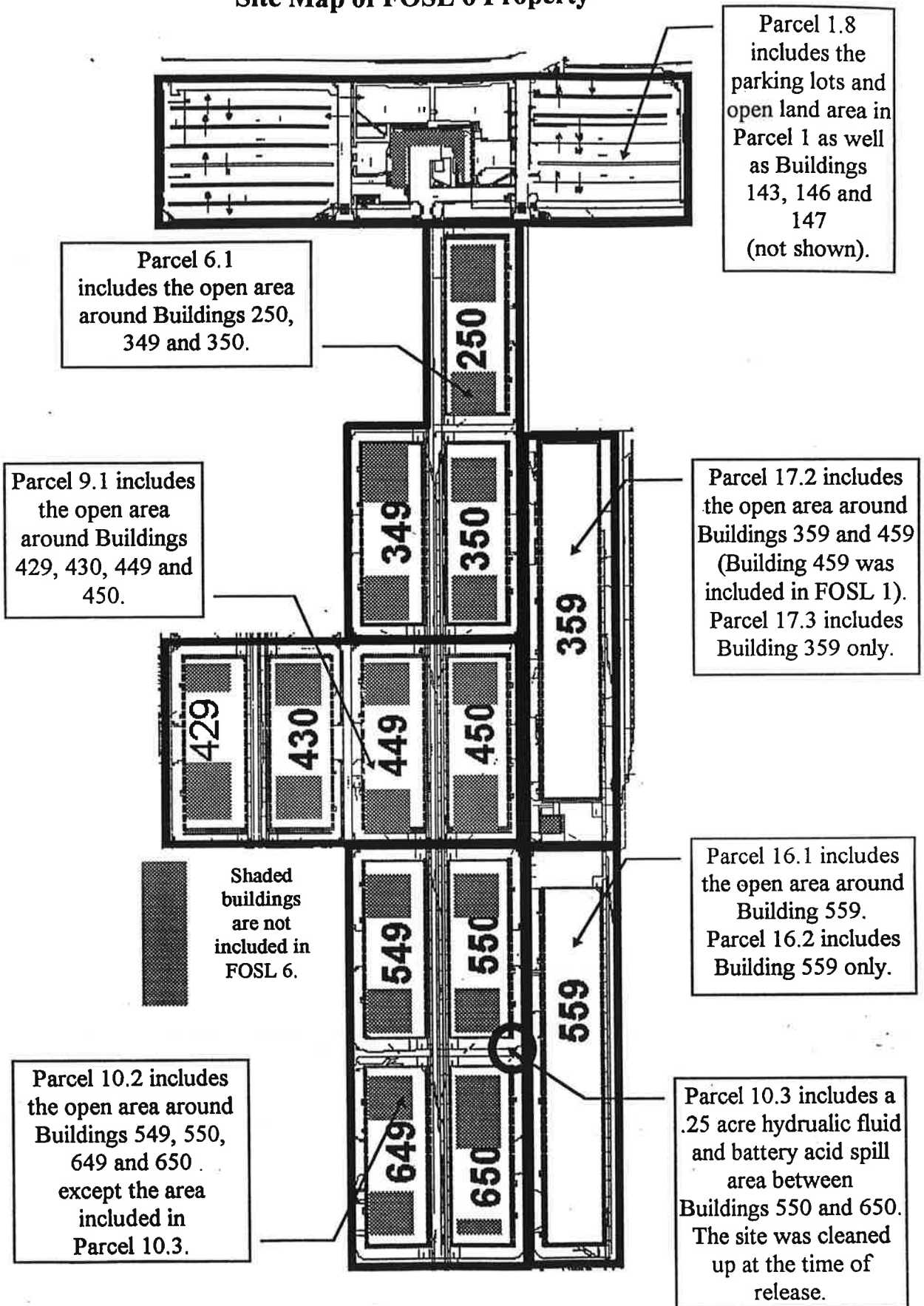
- Encl 4 Table 3 - Notification of Petroleum Product Storage, Release or Disposal**
- Encl 5 Environmental Protection Provisions**
- Encl 6 Regulatory/Public Comments and Responses**
- Encl 7 Reference Materials**

Enclosure 1
Site Map of FOSL 6 Property



Relative
position of
parcels included
in FOSL 6

Enclosure 1 Site Map of FOSL 6 Property



Enclosure 2
Table 1 - Description of Property

Building Number and Property Description	EBS Parcel Designation	Condition Category	Remedial Actions
Parcel 1.8 includes Buildings 143 (flagpole), 146 (antenna tower) and 147 (switch station building) as well as the grassy areas and parking lots in Parcel 1 (around Buildings 144, S145, 129, 139 and Gates 1 and 2 which were included in FOSL 1).	1.8(7)	7	The grassy area in this parcel was treated with pesticides. This parcel was sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 6.1 includes only the open land area in Parcel 6 surrounding Buildings 250, 349 and 350.	6.1(7)	7	This parcel contains railroad tracks that were sprayed with pesticides, herbicides, and waste oil containing pentachlorophenol (PCP) in the past. No screening site samples were taken in this parcel; however, SS70/71 (facility-wide railroad tracks) soil samples taken from tracks in Parcel 7, adjacent to Parcel 6, were found to contain PAHs at levels that exceeded screening criteria. The grassy area in this parcel was also treated with pesticides. This parcel was sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides in soil samples and the potential presence of PAHs, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 9.1 includes only the open land area in Parcel 9 surrounding Buildings 429, 430, 449 and 450.	9.1(7)	7	This parcel contains railroad tracks that were sprayed with pesticides, herbicides and waste oil containing PCP in the past. Sampling was conducted as part of Screening Site 70/71 (facility-wide railroad tracks). Sampling results indicated PAH levels that exceeded the screening criteria. The grassy area in this parcel was also treated with pesticides. This parcel was sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides and PAHs in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

Enclosure 2
Table 1 - Description of Property

Building Number and Property Description	EBS Parcel Designation	Condition Category	Remedial Actions
Parcel 10.2 includes only the open land area in Parcel 10 surrounding Buildings 549, 550, 649 and 650 except the land area included in Parcel 10.3.	10.2(7)	7	This parcel contains railroad tracks that were sprayed with pesticides, herbicides and waste oil containing PCP in the past. Sampling was conducted as part of Screening Site 70/71 (facility-wide railroad tracks). Sampling results indicated PAH contamination levels that exceeded the BCT screening levels. The grassy area in this parcel was also treated with pesticides. This parcel was sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides and PAHs found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 10.3 includes a .25 acre hydraulic fluid and battery acid spill area between Buildings 550 and 650. The site was cleaned up at the time of release.	10.3(7)	7	A battery acid and hydraulic fluid spill was reported on March 18, 1993 in this area. The area was sampled, and no contaminants attributable to the spill were found. Arsenic was found at levels that exceeded screening criteria. The grassy area in this parcel was also treated with pesticides. Due to the presence of pesticides and arsenic found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 16.1 includes only the open land area in Parcel 16 surrounding Building 559.	16.1(7)	7	This parcel contains railroad tracks that were sprayed with pesticides, herbicides, and waste oil containing PCP in the past. The grassy area in this parcel was also treated with pesticides. This parcel was sampled, and one sample indicated dieldrin at a level that exceeded screening criteria. Due to the presence of pesticides found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

Enclosure 2
Table 1 - Description of Property

Building Number and Property Description	EBS Parcel Designation	Condition Category	Remedial Actions
Parcel 16.2 includes Building 559, a 240,000 square foot building erected in 1942 that was used as a general purpose warehouse (clothing/equipment).	16.2(1)	1	Building 559 may have been fumigated in the past. Air sampling for fumigants in other buildings similarly fumigated was performed in the winter of 1997. The BCT reviewed the air sample results and determined that no further action was required. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 17.2 includes only the open land area in Parcel 17 surrounding Buildings 359 and 459 (Building 459 was included in FOSL 1).	17.2(7)	7	This parcel contains railroad tracks that were sprayed with pesticides, herbicides and waste oil containing PCP in the past. The grassy area in this parcel was also treated with pesticides. This parcel was sampled and one sample contained dieldrin at a level that exceeded screening criteria. Due to the presence of pesticides found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Two 12,000-gallon, one 1,000-gallon, and three 500-gallon USTs were removed from this parcel between 1993 and 1995. There have been no documented releases associated with these tanks, and no evidence has been found of disposal or migration of petroleum products. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 17.3 includes Building 359, a 240,000 square foot building erected in 1942 that was used as a general purpose warehouse (medical supplies).	17.3(4)	4	Building 359 may have been fumigated in the past. Air sampling for fumigants in other buildings similarly fumigated was performed in the winter of 1997. The BCT reviewed the air sample results and determined that no further action was required. A sulfuric acid spill occurred on August 27, 1993 in section 2 of this building and was cleaned up immediately by the facility spill response team. The BCT determined that no further action was required. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

¹ Provided the lessee strictly adheres to the Environmental Protection Provisions (Enclosure 5), including but not limited to Provision 14 - No subsurface disturbance, excavation, drilling or digging without prior written approval from the Government.

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

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

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

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

Enclosure 2

Table 1 - Description of Property

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

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

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

Enclosure 3

Table 2 - Notification of Hazardous Substance Storage, Release or Disposal

Building Number	Name of Hazardous Substance	Date of Storage, Release or Disposal	Remedial Actions
Parcel 1.8 - Open land area in Parcel 1	Pesticides	Exact start date unknown assumed facility activation in 1942 - September 1997	The grassy area in this parcel was treated with pesticides. This parcel was sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 6.1 - Open land area in Parcel 6	Pesticides	Exact start date unknown assumed facility activation in 1942 - September 1997	This parcel contains railroad tracks that were sprayed with pesticides, herbicides, and waste oil containing PCP in the past. No screening site samples were taken in this parcel; however, SS70/71 (facility-wide railroad tracks) soil samples taken from tracks in Parcel 7, adjacent to Parcel 6, were found to contain PAHs at levels that exceeded screening criteria. The grassy area in this parcel was also treated with pesticides. This parcel was sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides in soil samples and the potential presence of PAHs, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

Enclosure 3

Table 2 - Notification of Hazardous Substance Storage, Release or Disposal

Building Number	Name of Hazardous Substance	Date of Storage, Release or Disposal	Remedial Actions
Parcel 9.1 - Open land area in Parcel 9	Pesticides	Exact start date unknown assumed facility activation in 1942 - September 1997	This parcel contains railroad tracks that were sprayed with pesticides, herbicides and waste oil containing PCP in the past and grassy areas that were sprayed with pesticides. Sampling was conducted as part of Screening Site 70/71 (facility-wide railroad tracks). Sampling results indicated PAH levels that exceeded the screening criteria. The grassy areas were sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides and PAHs in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 10.2 - Open land area in Parcel 10 except the land in Parcel 10.3	Pesticides Herbicides	Exact start date unknown assume facility activation in 1942 - September 1997	This parcel contains railroad tracks that were sprayed with pesticides, herbicides and waste oil containing PCP in the past and grassy areas that were sprayed with pesticides. Sampling was conducted as part of Screening Site 70/71 (facility-wide railroad tracks). Sampling results indicated PAH levels that exceeded the screening criteria. The grassy areas were sampled and found to contain dieldrin at levels that exceeded screening criteria. Due to the presence of pesticides and PAHs found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

Enclosure 3

Table 2 - Notification of Hazardous Substance Storage, Release or Disposal

Building Number	Name of Hazardous Substance	Date of Storage, Release or Disposal	Remedial Actions
Parcel 10.3 - Spill area between Buildings 550 and 650.	Pesticides	Exact start date unknown assume facility activation in 1942 - September 1997	A battery acid and hydraulic fluid spill was reported on March 18, 1993 in this area. The area was sampled, and no contaminants attributable to the spill were found. Arsenic was found at levels that exceeded screening criteria. The grassy area in this parcel was also treated with pesticides. Due to the presence of pesticides and arsenic found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 16.1 - Open land area in Parcel 16	Pesticides Herbicides	Exact start date unknown assume facility activation in 1942 - September 1997	This parcel contains railroad tracks that were sprayed with pesticides, herbicides, and waste oil containing PCP in the past. The grassy area in this parcel was also treated with pesticides. This parcel was sampled, and one sample indicated dieldrin at a level that exceeded screening criteria. Due to the presence of pesticides found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 16.2 - Building 559	Pesticides	Exact start date unknown assume 1942 (building construction) - September 1997	Building 559 may have been fumigated in the past. Air sampling for fumigants in other buildings similarly fumigated was performed in the winter of 1997. The BCT reviewed the air sample results and determined that no further action was required. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

Enclosure 3

Table 2 - Notification of Hazardous Substance Storage, Release or Disposal

Building Number	Name of Hazardous Substance	Date of Storage, Release or Disposal	Remedial Actions
Parcel 17.2 - Open land area in Parcel 17	Pesticides	Exact start date unknown assume 1942 (building construction) - September 1997	This parcel contains railroad tracks that were sprayed with pesticides, herbicides and waste oil containing PCP in the past. The grassy area in this parcel was also treated with pesticides. This parcel was sampled and one sample contained dieldrin at a level that exceeded screening criteria. Due to the presence of pesticides found in soil samples, this parcel requires additional evaluation as part of the installation restoration program. Two 12,000-gallon, one 1,000-gallon, and three 500-gallon USTs were removed from this parcel between 1993 and 1995. There have been no documented releases associated with these tanks, and no evidence has been found of disposal or migration of petroleum products. Appropriate health and safety measures will be implemented during all remediation activities to ensure the protection of human health and the environment. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹
Parcel 17.3 - Building 359	Pesticides (fumigants), Potassium dichromate (film fixer)	Exact start date unknown assumed 1942 (bldg construction) - September 1997 Acid spill: 8/27/93	Building 359 may have been fumigated in the past. Air sampling for fumigants in other buildings similarly fumigated was performed in the winter of 1997. The BCT reviewed the air sample results and determined that no further action was required. A sulfuric acid spill occurred on August 27, 1993 in section 2 of this building and was cleaned up immediately by the facility spill response team. no additional remedial action is required. No record of release or disposal of potassium dichromate in the building. Therefore, the performance of industrial and/or commercial operations at this site in accordance with the Lease Restrictions will not pose an unacceptable risk to human health or the environment. ¹

¹ Provided the lessee strictly adheres to the Environmental Protection Provisions (Enclosure 5), including but not limited to Provision 14 - No subsurface disturbance, excavation, drilling or digging without prior written approval from the Government.

Enclosure 4

Table 3 - Notification of Petroleum Product Storage, Release or Disposal

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
Parcel 17.2 - Open land area in Parcel 17; tanks associated with Building 359	Fuel oil Diesel	<ul style="list-style-type: none"> •12,000-gallon fuel oil UST operated between 1942 and 1994. •500-gallon fuel oil UST operated between 1942 and 1994. •500-gallon blow down UST operated between 1942 and 1994. •500-gallon fuel oil UST operated between 1942 and 1993. •1,000-gallon fuel oil UST operated between 1980 and 1993. •12,000-gallon fuel oil UST operated between 1942 and 1993. •500-gallon fuel oil UST operated between 1942 and 1993. •1,000-gallon diesel fuel AST operated between 1993 to present. 	<p>12,000-gallon tank closed in place 1994.</p> <p>500-gallon tank closed in place 1995.</p> <p>500-gallon tank closed in place 1994.</p> <p>500-gallon tank removed in 1993.</p> <p>1,000-gallon tank removed in 1993.</p> <p>12,000-gallon tank removed in 1993.</p> <p>500-gallon tank removed in 1993.</p> <p>There have been no documented releases associated with these tanks, and no evidence was found of disposal or migration of petroleum products.</p>

Enclosure 5

Environmental Protection Provisions

The following conditions will be placed in the lease to ensure there will be no unacceptable risk to human health or the environment and no interference to the ongoing Memphis Depot Caretaker installation restoration program (IRP) and to ensure regulatory requirements for the IRP and other compliance programs administered by the Army are met.

1. The sole purpose(s) for which the leased premises and any improvements thereon may be used, in the absence of prior written approval of the Government for any other use, is for uses similar or comparable to past or current activities of the Depot. These include light industry, storage, sorting operations, receiving, packaging and shipping, support activities, mechanical shop to support material handling equipment, training, education, and general office.
2. The Lessee shall neither transfer nor assign this Lease or any interest therein or any property on the leased premises, nor sublet the leased premises or any part thereof or any property thereon, nor grant any interest, privilege, or license whatsoever in connection with this Lease without the prior written consent of the Government. Such consent shall not be unreasonably withheld or delayed. Every sublease shall contain the Environmental Protection Provisions herein.
3. The Lessee and any sublessee shall comply with the applicable Federal, state, and local laws, regulations, and standards that are or may become applicable to Lessee's or sublessee's activities on the Leased Premises.
4. The Lessee and any sublessee shall be solely responsible for obtaining at its cost and expense any environmental permits required for its operations under the Lease, independent of any existing permits.
5. The Government's rights under this Lease specifically include the right for Government officials to inspect upon reasonable notice the Leased Premises for compliance with environmental, safety, and occupational health laws and regulations, whether or not the Government is responsible for enforcing them. Such inspections are without prejudice to the right of duly constituted enforcement officials to make such inspections. The Government normally will give the Lessee or sublessee twenty-four (24) hours prior notice of its intention to enter the Leased Premises unless it determines the entry is required for safety, environmental, operations, or security purposes. The Lessee shall have no claim on account of any entries against the United States or any officer, agent, employee, or contractor thereof.
6. The Government acknowledges that Defense Distribution Depot Memphis, Tennessee has been identified as a National Priorities List (NPL) Site under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, as amended. The Lessee acknowledges that the Government has provided it with a copy of the Defense Distribution Depot Memphis, Tennessee Federal Facilities Agreement (FFA) entered into by the United States Environmental Protection Agency (EPA) Region 4, the State of Tennessee, and the Defense Logistics Agency effective March 1995, and will provide the Lessee with a copy of any amendments thereto. The Lessee agrees that should any conflict arise between the terms of such agreement as it presently exists or may be amended and the provisions of this Lease, the terms of the FFA will take precedence. The Lessee further agrees that notwithstanding any other

Enclosure 5

Environmental Protection Provisions

provisions of the Lease, the Government assumes no liability to the Lessee or its sublessees or licenses should implementation of the FFA interfere with the Lessee's or any sublessee's or licensee's use of the Leased Premises. The Lessee shall have no claim on account of any such interference against the United States or any officer, agent, employee or contractor thereof, other than for abatement of rent.

7. The Government, EPA, and TDEC and their officers, agents, employees, contractors, and subcontractors, have the right, upon reasonable notice to the Lessee and any sublessee, to enter upon the Leased Premises for the purposes enumerated in these subparagraphs, and for such other purposes consistent with any provision of the FFA:

(a) to conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test-pitting, testing soil borings and other activities related to the Defense Distribution Depot Memphis, Tennessee installation restoration program (IRP) or FFA;

(b) to inspect field activities of the Government and its contractors and subcontractors in implementing the Defense Distribution Depot Memphis, Tennessee IRP or FFA;

(c) to conduct any test or survey required by the EPA or TDEC relating to the implementation of the FFA or environmental conditions at the Leased Premises or to verify any data submitted to the EPA or TDEC by the Government relating to such conditions;

(d) to construct, operate, maintain, or undertake any other response or remedial action, as required or necessary under the Defense Distribution Depot Memphis, Tennessee IRP or FFA, including, but not limited to, monitoring wells, pumping wells, and treatment facilities;

(e) to conduct Environmental Compliance Assessment System Surveys (ECAS).

8. The Lessee and any sublessee shall comply with the provisions of any health and safety plan in effect under the IRP or the FFA during the course of any of the above described response or remedial actions. Any inspection, survey, investigation, or other response or remedial action will, to the extent practicable, be coordinated with a representative designated by the Lessee and any sublessee. The Lessee and any sublessee shall have no claim on account of such entries against the United States or any office, agent, employee, contractor, or subcontractor thereof. In addition, the Lessee and any sublessee shall comply with all applicable Federal, state, and local occupational safety and health regulations.

9. The Lessee further agrees that in the event of any assignment or sublease of the Leased Premises, it shall provide to the EPA and TDEC by certified mail a copy of the agreement or sublease of the Leased Premises (as the case may be) within fourteen (14) days after the effective date of such transaction. The Lessee may delete the financial terms and any other proprietary information from the copy of any agreement of assignment or sublease furnished pursuant to this condition.

Enclosure 5

Environmental Protection Provisions

10. The Lessee shall strictly comply with the hazardous waste requirements under the Resource Conservation and Recovery Act (RCRA) or its Tennessee equivalent. Except as specifically authorized by the Government in writing, the Lessee must provide at its own expense hazardous waste management facilities, complying with all laws and regulations. Government hazardous waste management facilities will not be available to the Lessee. Any violation of the requirements of this condition shall be deemed a material breach of this Lease.

11. Defense Distribution Depot Memphis, Tennessee accumulation points for hazardous and other wastes will not be used by the Lessee or any sublessee. Neither will the Lessee or sublessee permit its hazardous wastes to be commingled with hazardous waste of the Department of the Army.

12. The Lessee shall prepare and maintain a Government-approved plan for responding to hazardous waste, fuel, and other chemical spills prior to commencement of operations on the leased premises. Such a plan shall be independent of the Memphis Depot Caretaker plan and, except for initial fire response and/or spill containment, shall not rely on installation personnel or equipment. Should the Government provide any personnel or equipment, whether for initial fire response and/or spill containment, or otherwise on request of any Government officer conducting timely cleanup actions, the Lessee agrees to reimburse the Government for its costs.

13. The Lessee shall not construct or make or permit its sublessees or assigns to construct or make any alterations, additions, or improvements to, or installations upon or otherwise modify or alter the leased premises in any way which may adversely affect the Memphis Depot Caretaker environmental program, environmental cleanup, human health, or the environment, without the prior written consent of the Government. Such consent may include a requirement to provide the Government with a performance and payment bond satisfactory to it in all respects and other requirements deemed necessary to protect the interests of the Government. For construction or alterations, additions, modifications, improvements, or installations (collectively "work") in the proximity of operable units that are a part of a National Priorities List (NPL) site, such consent may include a requirement for written approval by the Government's Remedial Project Manager. Except as such written approval shall expressly provide otherwise, all such approved alterations, additions, modifications, improvements, and installations shall become Government property when annexed to the Leased Premises.

14. The Lessee shall not conduct or permit its sublessees to conduct any subsurface excavation, digging, drilling, or other disturbance of the surface without the prior written approval of the Government.

15. The Lessee shall strictly comply with the hazardous waste permit requirements under the Resource Conservation and Recovery Act (RCRA), or its state equivalent, and any other applicable laws, rules or regulations. The Lessee must provide at its own expense such hazardous waste storage facilities that comply with all laws and regulations as it may need for such storage. Any violation of the requirements of this provision shall be deemed a material breach of this Lease.

Enclosure 5

Environmental Protection Provisions

16. LEAD-BASED PAINT WARNING AND COVENANT:

(a) The Leased Premises do not contain residential dwellings and are not being leased for residential or child care purposes. The Lessee is notified that the Leased Premises contain buildings built prior to 1978 that contain lead-based paint.

(b) Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey that has been provided to the Lessee. Additionally, the following report pertaining to lead-based paint and/or lead-based paint hazards has been provided to the Lessee: Lead Based Paint Risk Assessment for DDMT (Barge, Waggoner, Sumner, and Cannon, December 1995, revised April 1996). Additionally, the Lessee has been provided with a copy of the federally-approved pamphlet on lead poisoning prevention. The Lessee hereby acknowledges receipt of all of the information described in this subparagraph.

(c) The Lessee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this Lease.

(d) The Lessee shall not permit use of any buildings or structures on the Leased Premises for residential habitation without first obtaining the written consent of the Government. As a condition of its consent, the Government may require the Lessee to: (i) inspect for the presence of lead-based paint and/or lead-based paint hazards in and around buildings and structures on the Leased Premises; (ii) abate and eliminate lead-based paint hazards in accordance with all applicable laws and regulations; and (iii) comply with the notice and disclosure requirements under applicable federal, state, and local laws or regulations. The Lessee agrees to be responsible for any future remediation of lead-based paint found to be necessary on the Leased Premises.

(e) The Government assumes no liability for remediation or damages for personal injury, illness, disability, or death, to the Lessee, its successors or assigns, sublessees or to any other person, including members of the general public, arising from or incident to possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. The Lessee further agrees to indemnify and hold harmless the Government, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, personal injury, death or property damage resulting from, related to, caused by or arising out of the possession and/or use of any portion of the Leased Premises containing lead-based paint as residential housing. This section and the obligations of the Lessee hereunder shall survive the expiration or termination of this Lease and any conveyance of the Leased Premises to the Lessee. The Lessee's obligation hereunder shall apply whenever the United States of America incurs costs or liabilities for actions giving rise to liability under this section.

Enclosure 5
Environmental Protection Provisions

17. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT:

(a) The Lessee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing materials (ACM) has been found on the Leased Premises, as described in the final base-wide EBS. The ACM on the Leased Premises does not currently pose a threat to human health or the environment. All friable asbestos that posed a risk to human health was either removed or encapsulated.

(b) The Lessee covenants and agrees that its use and occupancy of the Leased Premises will be in compliance with all applicable laws relating to asbestos; and that the Government assumes no liability for future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Lessee, its successors or assigns, sublessees, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Leased Premises described in this Lease, whether the Lessee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Lessee agrees to be responsible for any future remediation of asbestos found to be necessary on the Leased Premises.

18. The Lessee shall not use the Leased Premises for the storage or disposal of non-Department of Defense owned hazardous or toxic materials, as defined in 10 U.S.C. 2692, unless authorized under 10 U.S.C. 2692 and properly approved by the Government.

19. The Army may impose any additional environmental protection conditions and restrictions during the terms of this lease that it deems necessary by providing written notice of such conditions or restrictions to the Lessee.

Enclosure 6
Regulatory/Public Comments and Responses for FOSL 6

Please find the Environmental Protection Agency (EPA), U. S. Department of Army (various offices), Army Materiel Command (AMC), Defense Logistics Agency (DLA) comments and Memphis Depot Caretaker (MDC) responses for FOSL 6.

EPA Comments to FOSL 6

1. As required by CERCLA Section 120(h)(5), DoD shall notify the state prior to entering into any lease that will encumber the property beyond the date of termination of DoD's operations. The notification shall include the length of lease, the name of lessee, and a description of the uses that will be allowed under the lease of the property. At National Priority List sites, DoD shall provide this notification to the United States Environmental Protection Agency as well.

COMMENT NOTED. The MDC will provide EPA and TDEC workable drafts of FOSLs as soon as they are available.

2. Section 1. Purpose. The section should identify the leased properties as Parcels 1.8, 6.1, 9.1, 10.2, 16.1, 17.2 and 17.3.

COMMENT INCORPORATED.

3. Section 2. Property Description. Please insert -- and the open land area surrounding the buildings -- after "*two (2) buildings*". There are two maps labeled as Enclosure 1, please refer to the second map as Enclosure 1a.

COMMENT INCORPORATED. The paragraph shall read, "The proposed property to be leased consists of 52.35 acres that includes nine (9) parcels. Included in these parcels are two (2) buildings (Buildings 359 and 559) and the open land area surrounding these buildings as well as the open land area surrounding Buildings 250, 349, 350, 429, 430, 449, 450, 549, 550, 649 and 650. Site maps of the property proposed to be leased can be found at Enclosure 1."

4. Section 3.1. Environmental Condition of Property Categories. The section should identify the parcel number associated with each property.

COMMENT INCORPORATED.

5. Section 3.2. Storage, Release or Disposal of Hazardous Substances. Please insert -Description of Property- after "Table 1." Please delete "*Products*" after "*Substance*" (on line 7).

COMMENT INCORPORATED.

Enclosure 6

Regulatory/Public Comments and Responses for FOSL 6

6. Section 3.4. Polychlorinated Biphenyls (PCB) Equipment. Please change "*unremediated*" to -- PCB -- and "*PCB equipment*" to -- the light ballasts --.

COMMENT INCORPORATED. The second sentence will be changed to read, "There is no evidence of unremediated PCB releases from these ballasts."

7. Section 3.5. Asbestos. Please change "*asbestos containing material*" to --Asbestos Containing Material (ACM) --.

COMMENT INCORPORATED.

8. Section 4. Remediation. Please insert -- described in this document -- after "*property*" and change "*the property*" (after "*leasing*") to -- it -- (on line 4). The statement on lines 6-8 is inaccurate for properties categorized as 7. Please provide clarification.

COMMENT INCORPORATED. The sentence will be changed as follows, "Regulators have concurred with DDMT that the open area surrounding buildings in Parcels 1, 6, 9, 10, 16 and 17 does not pose risks above levels deemed protective provided that the property is used for the proposed purpose and the lessee strictly adheres to the Environmental Protection Provisions (Enclosure 5)."

9. Section 5. Regulatory Coordination. Please add the following sentence at the end of the paragraph: "*Regulatory/public comments and responses are provided in Enclosure 6 and 7 respectively.*"

COMMENT INCORPORATED. Regulatory/public comments and responses will be provided in Enclosure 6.

10. Section 6. National Environmental Policy Act (NEPA) Compliance and Consistency with Local Reuse Plan. Please change "*Local Reuse Authority*" to -- Depot Redevelopment Corporation -- (on line 7).

COMMENT INCORPORATED.

11. Section 7. Environmental Protection Provisions. Please insert -- (Enclosure 4) -- after "*Provisions*" (on line 4) and delete "*(Enclosure 4)*" (on line 5).

COMMENT INCORPORATED.

Enclosure 6

Regulatory/Public Comments and Responses for FOSL 6

12. Section 8. Finding of Suitability to Lease. Please insert -- (DoD) -- after "*Defense*"; also please change "*finding of suitability to lease*" to -- Finding of Suitability to Lease (FOSL) -- . In the second paragraph, line 2, please change "*See*" to -- Refer to -- and also insert --and Table 3 - Notification of Petroleum Product Storage, Release or Disposal (Enclosure 4)--after "(Enclosure 3)."

COMMENT INCORPORATED.

13. Enclosure 1. Please identify each parcel on both maps. There are two different maps labeled Enclosure 1, please re-label the second map as Enclosure 1a.

COMMENT NOTED. The large site map provides the relative position of the parcels within the entire facility. The text shall be changed to reflect that site maps are included at Enclosure 1.

14. Enclosure 2. Page 10, row 1, column 4, on line 6, delete "*safety and health*", on line 7 insert -- and the environment--after "*human health*", on lines 8-11 delete "*The performance. . . human health.*"

COMMENT NOTED. Incorporated "and the environment." The sentence beginning, "The performance . . ." shall be changed to read, "Therefore, the performance . . ." A footnote shall be added to this sentence that will read, "Provided the lessee adheres to the Environmental Protection Provisions (Enclosure 5), including but not limited to provision 14 (no subsurface disturbance, excavation, drilling, or digging without prior written approval from the Government)." This footnote will be added to the end of Tables 1 and 2. No deletions have been made as the language fulfills Army requirements and provides perspective tenants the information that remediation will be conducted in a safe and protective manner.

15. Enclosure 2. Page 10, row 2, column 4, on line 8 delete "*safety and health*", on line 9 insert -- and the environment--after "*human health*", on lines 10-13 delete "*The performance. . . human health.*"

COMMENT NOTED. See response to Comment 14.

16. Enclosure 2. Page 10, row 3, column 4, on line 12 delete "*safety and health*", on line 13 insert -- and the environment--after "*human health*", on lines 14-17 delete "*The performance. . . human health.*"

COMMENT NOTED. See response to Comment 14.

17. Enclosure 2. Page 11, row 1, column 4, on line 12 delete "*safety and health*", on line 13 insert -- and the environment--after "*human health*", on lines 14-17 delete "*The performance. . . human health.*"

COMMENT NOTED. See response to Comment 14.

Enclosure 6
Regulatory/Public Comments and Responses for FOSL 6

18. Enclosure 2. Page 11, row 2, column 4, on line 8 delete "*safety and health*", on line 9 insert -- and the environment--after "*human health*", on lines 10-13 delete "*The performance. . . human health.*" Please indicate if dieldrin exceeded the screening levels.

COMMENT NOTED/INCORPORATED. See response to Comment 14.

19. Enclosure 2. Page 11, row 3, column 4, on line 8 delete "*safety and health*", on line 10 insert -- and the environment--after "*human health*", on lines 10-13 delete "*The performance. . . human health.*"

COMMENT NOTED. See response to Comment 14.

20. Enclosure 2. Page 12, row 1, column 4, on the last line insert -- and the environment--.

COMMENT INCORPORATED.

21. Enclosure 2. Page 12, row 2, column 4, on line 13 delete "*safety and health*", on line 15 insert -- and the environment--after "*human health*", on lines 15-18 delete "*The performance. . . human health.*"

COMMENT NOTED. See response to Comment 14.

22. Enclosure 2. Page 12, row 3, column 4, on the last line insert -- and the environment--.

COMMENT INCORPORATED.

23. Please note that category 7 does not provide enough information about the risk associated with a particular site (implies no risk assessment conducted), so it is improper to say that the performance of industrial and/or commercial operations at the property (even with the provisions) will not pose an unacceptable risk to human health or the environment.

COMMENT NOTED. See response to Comment 14.

24. Enclosure 3. The title should be -- Notification of Hazardous Substance Storage, Release or Disposal --.

COMMENT INCORPORATED.

25. Enclosure 3. Page 13, row 1, column 4, please insert --additional-- before "*remedial action.*"

COMMENT INCORPORATED.

Enclosure 6

Regulatory/Public Comments and Responses for FOSL 6

26. Enclosure 3. Page 13, row 2, column 4 on line 4 delete "*health and safety*"; on line 6 insert -- and the environment -- after "*human health*"; on lines 6-10 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

27. Enclosure 3. Page 13, row 3, column 4 on line 4 delete "*health and safety*"; on line 6 insert -- and the environment -- after "*human health*"; on lines 6-10 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

28. Enclosure 3. Page 13, row 4, column 4 on line 4 delete "*health and safety*"; on line 6 insert -- and the environment -- after "*human health*"; on lines 6-10 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

29. Enclosure 3. Page 14, row 1, column 4 on line 4 delete "*health and safety*"; on line 6 insert -- and the environment -- after "*human health*"; on lines 6-10 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

30. Enclosure 3. Page 14, row 3, column 4 on line 9 delete "*health and safety*"; on line 11 insert -- and the environment -- after "*human health*"; on lines 11-14 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

31. Enclosure 3. Page 14, row 4, column 4 on line 4 delete "*health and safety*"; on line 6 insert -- and the environment -- after "*human health*"; on lines 6-10 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

32. Enclosure 3. Page 14, row 4, column 4 on line 4 delete "*health and safety*"; on line 6 insert -- and the environment -- after "*human health*"; on lines 6-10 delete "*The performance ... human health*".

COMMENT NOTED. See response to Comment 14.

Enclosure 6
Regulatory/Public Comments and Responses for FOSL 6

33. Please note that category 7 does not provide enough information about the risk associated with a particular site (implies no risk assessment conducted), so it is improper to say that the performance of industrial and/or commercial operations at the property (even with the provisions) will not pose an unacceptable risk to human health or the environment.

COMMENT NOTED. See response to Comment 14.

34. Enclosure 4. The title should be -- Notification of Petroleum Product Storage, Release or Disposal--.

COMMENT INCORPORATED.

35. Enclosure 5. Please note that in Provision #17(b) "Grantor" should be -- *the Department of Defense* --.

COMMENT INCORPORATED. Changed to "the Government."

36. Enclosure 5. Please note that "GRANTEE" in Provision #18(b) should be -- Lessee.

COMMENT INCORPORATED.

37. Enclosure 5. Provision #19 implies that there are DoD hazardous or toxic materials stored at the Depot.

COMMENT NOTED. It is an important covenant in that it tells the Lessee that hazardous substances shall not be brought onto the property unless specifically allowed by the Government.

U.S. Department of Army Comments on FOSL #6

Army Materiel Command Real Estate (John Farrar)

1. Section 3.1: Building 559 is listed as an ECP Category 1, yet it is also listed in paragraph 3.2 as having had a hazardous substance release.

COMMENT INCORPORATED. Reference to Building 559 in paragraph 3.2 has been deleted.

Army OGC (Craig Teller)

No legal objection.

Army TJAG (MAJ Allison Polchek)

No legal objection.

Enclosure 6
Regulatory/Public Comments and Responses for FOSL 6

Army BRACO (MS. Robin Mills)

1. HQDA/BTT should not be in a position of reviewing FOSLs that have not been staffed with the regulators first. I can see that there will be exceptions, but HQDA/BTT needs to know (for political reasons if nothing else) whether or not the regulators concur/non-concur with the FOSL.

COMMENT NOTED.

2. Page 3. Please clarify whether or not the regulators have signed off on the Cat 1 property (CERFA Clean??).

COMMENT NOTED. During BRAC Cleanup Team meetings, regulators have approved the category 1 properties following discussions of sampling data.

3. Page 5. Please clarify/state that the sites that caused the NPL listing are/or are not part of this lease (or does contaminated groundwater underlie the buildings????).

COMMENT NOTED. Sites that caused the NPL listing are not included in this lease. However, sites recognized by the regulators as CERCLA sites, which are included in the CERCLA remedial investigation and considered part of the NPL site, are in this lease (i.e. all grassy areas and all rail road tracks).

4. On page 5, the statement "environmental contamination on the property does not present a hazard to leasing the property" but no read WHY is given. Please state why the property is safe for the intended use (i.e. based on the nature of the contamination and the planned use of the facility (buildings only?), and the negligible risk of the contaminant coming into human contact...etc...the property is suitable to lease for the intended purpose. It may also be wise to point out in the protection provisions any restrictions/access that will be needed based on the ongoing work. A statement concerning the "suitableness" of this parcel needs to be in the body of the FOSL as well as in the protection provisions.

COMMENT NOTED. The following sentence has been added to Page 5: "Regulators have concurred with DDMT that the open area surrounding buildings in Parcels 1, 6, 9, 10, 16 and 17 does not pose risks above levels deemed protective provided that the property is used for the proposed purpose and the lessee strictly adheres to the Environmental Protection Provisions (Enclosure 5)." Also, a footnote has been added to the tables reads, "Provided the lessee adheres to the Environmental Protection Provisions (Enclosure 5), including but not limited to provision 14 (no subsurface disturbance, excavation, drilling, or digging without prior written approval from the Government)." This footnote will be added to the end of Tables 1, 2 and 3.

Enclosure 6
Regulatory/Public Comments and Responses for FOSL 6

Defense Logistics Agency Comments on FOSL #6

HQ-DLA Legal

1. I have read the Army Materiel Command Guidance for FOST/FOSL. The above-noted Finding of Suitability to Lease (FOSL) were reviewed in light of that guidance. Inasmuch as the provisions to be included in the leases for Environmental Protection during the lease term are basically boilerplate, I will defer to the Army on the inclusion of those provisions. The language is repeated in the three documents and notes that the property is listed on the National Priorities List. Covenants for asbestos contamination, PCBs, lead-based paints, etc. are contained in the documents. Although we acknowledge the existence of the contaminants we ask the lessees to hold us harmless. Whether or not we would be sustained in these indemnifications and hold harmless provisions may be a legal issue not resolved now. The documents also outline contaminants stored on the property or utilized on the property. We do not know whether DLA is or was a contributory party to the use of the hazardous substances but it is noted that in certain instances remediation has taken place or a process for remediation has commenced. As a note in review, one wonders whether a policy of spraying dieldrin for pesticide purposes was considered a necessary property maintenance activity whether it was warranted or not. Was there any evidence of pest infestation to merit such use?

To be consistent with the FOSL guidance models, we need to make express statements that the proposed leases are consistent with the redevelopment plans proposed by the Memphis LRA.

Secondly I note in review that our documents are still in review by local environmental authorities and EPA. The Section 5 analysis is therefore incomplete because of the concurrent review. Otherwise I find no legal insufficiency in the documents meriting redrafting or significant change in format.

COMMENT NOTED. No records are available regarding Army's pest management program during the 1940s - 1960s. No records have been located regarding the Depot's pest management program during the 1960s until the 1970s when dieldrin was prohibited by the EPA for use. Paragraph 1. PURPOSE will include this sentence, "This FOSL has been developed in accordance with the Depot Redevelopment Corporation's Reuse Plan."

HQ-DLA (Karen Moran)

1. Page 2, para 1, line 2. Should it be "parcels OF property"?

COMMENT INCORPORATED.

2. Reword to read "...that the Army or DLA used.."

COMMENT NOTED. Changed to read Department of Defense.

Enclosure 6
Regulatory/Public Comments and Responses for FOSL 6

3. Page-8-9. Suggest including another map which shows the parcel delineations referred to throughout Table 1. It is very confusing without this kind of a guide.

COMMENT INCORPORATED.

Enclosure 7 References

I. The statutory and regulatory requirements relating to FOST/FOSLs are as follows:

CERCLA §120(h), 42 U.S.C. §9620(h) - Property Transferred by Federal Agencies

10 U.S.C. § 2667(f) as amended by section 2906 of the FY 94 Defense Authorization Act requiring DOD and EPA to consult on FOSL procedures

40 CFR PART 373 - Reporting Hazardous Substance Activity when Selling or Transferring Federal Real Property.

II. The DOD Guidance relating to FOST/FOSLs is as follows:

DOD Guidance on the Environmental Review Process to Reach a Finding of Suitability to Transfer (FOST) for Property Where Release or Disposal has Occurred, dated 1 June 1994.

DOD Guidance on the Environmental Review Process to Reach a Finding of Suitability to Transfer (FOST) for Property Where No Release or Disposal has Occurred, dated 1 June 1994.

DOD Policy on the Environmental Review Process to Reach a Finding of Suitability to Lease (FOSL), dated 18 May 1996.

DOD Fast Track to FOST - A Guide to Determining if Property is Environmentally Suitable to Transfer, July 1997

DOD Fact Sheet - A Field Guide to FOSL, Fall 1996

DOD Memorandum, Subject: Clarification of "Uncontaminated" Environmental Condition of Property at Base Realignment and Closure (BRAC) Installations, dated 21 October 1996

DOD Memorandum, Subject: Asbestos, Lead paint and Radon Policies at BRAC Properties, dated 31 October 1994

III. U.S. Environmental Protection Agency (EPA) Guidance

Guidance for Evaluation of Federal Agency Demonstrations that Remedial Actions are Operating Properly and Successfully Under CERCLA Section 120(h)(3), (Interim) dated August 1996

EPA Memorandum, Subject: Military Base Closures: Guidance on EPA concurrence in the Identification of Uncontaminated Parcels under CERCLA Section 120(h)(4), re-issued March 27, 1997

Enclosure 7 References

IV. Department of the Army Guidance

AR 200-1, Environmental Protection and Enhancement, dated 21 February 1997

DAIM-BO Memorandum, Subject: Clarification of Meaning of Uncontaminated Property for Purposes of Transfer by the United States, dated 9 December 1996

V. WWW BRAC Sites

1. DOD Sites –

DOD Base Closure and Transition Office –
<http://emissary.acq.osd.mil/bctoweb/bctohome.nsf>

DOD Environmental Base Realignment and Base Closure (BRAC)
Program
<http://www.dtic.mil/envirodod/envbrac.html>

DOD Base Closure and Community Reinvestment
<http://www.acq.osd.mil/iai/bccr.htm>

DOD Office of Economic Adjustment
<http://www.acq.osd.mil/oea/index.html>

2. Environmental Protection Agency

EPA OSWER Federal Facilities Base Realignment and Closure
<http://www.epa.gov/swerffrr/brac.htm>

3. Department of the Army

Army Base Realignment and Closure Office
<http://www.hqda.army.mil/acsimweb/brac/brac3.htm>

CERL BRAC/NEPA "How To" Manual
<http://www.cecer.army.mil/facts/sheets/PL19.html>

Corps of Engineers Base Realignment and Closure (Camp Bonneville)
- Good Slide Presentation of Process.
<http://www.nps.usace.army.mil/geotech/bnvl/brac95/index.htm>

Presidio of San Francisco BRAC Environmental Restoration Program
- General information as well as facts on Presidio Cleanup and Conversion
<http://www.presidiosanfran.com>

Enclosure 7

References

4. Department of the Air Force

Air Force Base Conversion Agency
<http://www.afbca.hq.af.mil>

5. Department of the Navy

Navy NAVFAC Base Closure Site
<http://164.224.238.53:81/csohome.nsf>

Navy Facilities Engineering Command - information on Navy BRAC sites
http://www.ncts.navy.mil/homepages/navfac_es/bcp.htm

Navy Environmental BRAC News
<http://www.navy.mil/homepages/navfac/env/newslet.html>