

MANEUVER IN-LICENSE
BETWEEN
BISBEE-DOUGLAS INTERNATIONAL AIRPORT
AND
UNITED STATES OF AMERICA

License No: USAF-ACC-FBNV-7-13-002

Date: _____

FOR AND IN CONSIDERATION of the desire to assist the United States of America, in its military defense efforts, the undersigned, hereinafter called the LICENSOR, grants to the United States of America, hereinafter called the Government, at no cost, a maneuver license under the terms and conditions as follows: Non-exclusive use of lands identified below and described in Exhibit "A", attached map at Exhibit "B", and Environmental Baseline Survey at Exhibit "C".

LICENSOR grants the Government the right to enter upon the lands described in Exhibit A, hereinafter described ("the land") at any time within the following period: 16 June 2013 through 15 June 2018, in order to carry out recurring military training and operations on said lands by the 563rd Rescue Group (563 RQG), a tenant unit on Davis-Monthan Air Force Base.

Legal Description: Bisbee- Douglas International Airport, Cochise County, Arizona, Report of Survey Bk 4, Pg 8, Portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sec 3, 4, 5, 9, 10, all in Township 23, S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

Site includes approximately 2,600 acres on the Bisbee-Douglas International Airport, Cochise County, Arizona. See attached map for location.

The purpose of the 563 RQG use is for military training and operations. Construction in connection with the use of this site is not required. The use of military equipment, including tracked wheeled vehicles, aircraft, aircraft flights and/or landings in and over this land may be involved as part of these military training operations. The property may be used for bivouac and logistical support. If required by Federal or state law, the Government has the right to conduct environmental studies on the land.

This license includes the right of ingress and egress on other lands of the LICENSOR not described below, provided such ingress and egress is necessary and not otherwise conveniently available to the Government.

All tools, supplies, equipment and other property taken upon or placed upon the land by the Government shall remain the property of the Government and may be removed by the Government at any time within a reasonable period after the expiration of this license.

If any action of the Government's employees or agents in the exercise of this license results in damage to the real property, the Government will, in its sole discretion, either repair such damage or make an appropriate settlement with the LICENSOR. In no event shall such repair imply that Congress will at a later date appropriate funds sufficient to meet any other deficiencies. The Government will hold and indemnify the LICENSOR (Cochise County) if there is a lawsuit due to their operations. The Government's liability under this clause is subject to the availability of appropriations for such payment, and nothing contained in this license shall be needed to make a claim under applicable laws for any damages other than those provided herein.

The LICENSOR shall not be responsible or liable for injuries to person or damage to property when such injuries or damage are caused by or result from the Government's use of the premises under the terms of this agreement and are not due to the negligence of the LICENSOR.

If the user requests the use of any buildings, they are to coordinate this effort with the LICENSOR on a case-by-case basis.

This permit may be terminated by either party upon 30 days written notice.

Notice of Termination or Claims shall be mailed to the Government at the address noted below and to the LICENSOR at the address show hereon.

355 CES/CEAOR
3791 S. Third Street
Davis-Monthan AFB AZ 85707

SIGNATURE PAGE FOLLOWS

The parties hereto have hereunto subscribed their names as of the date first above written.

UNITED STATES OF AMERICA

By: *K. Blanchard*
KEVIN E. BLANCHARD, Colonel, USAF
Commander, 355th Fighter Wing

LICENSOR

BISBEE-DOUGLAS INTERNATIONAL AIRPORT

By: _____
Ann English, Chairman
Cochise County Board of Supervisors
1415 Melody Lane
Bisbee, Arizona 85603

Witness

EXHIBIT A

LEGAL DESCRIPTION

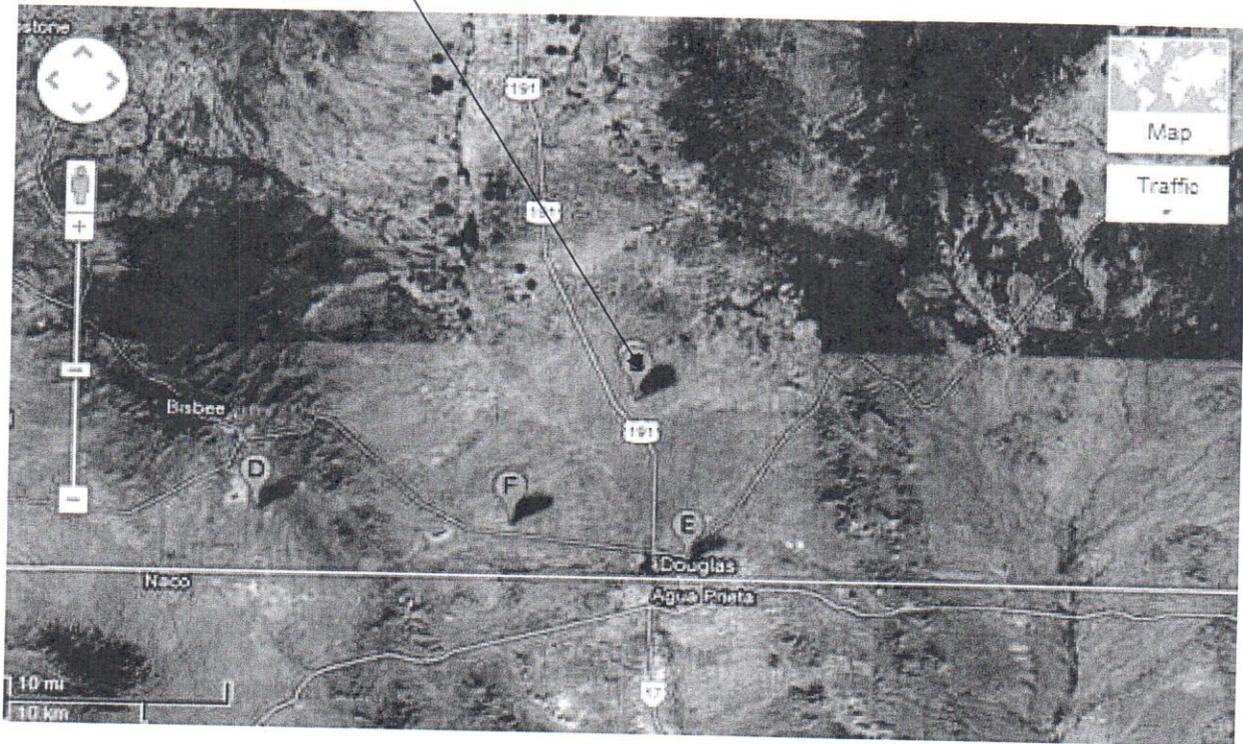
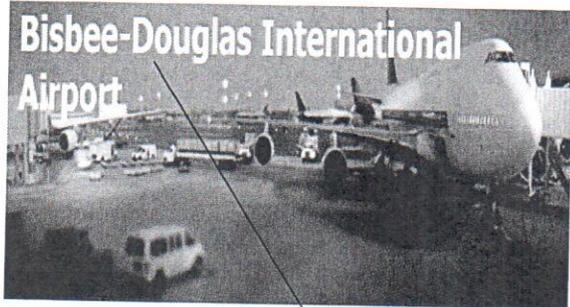
Legal Description: Bisbee- Douglas International Airport, Cochise County, Arizona, Report of Survey Bk 4, Pg 8, Portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sec 3, 4, 5, 9, 10, all in Township 23, S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

Site includes approximately 2,600 acres on the Bisbee-Douglas International Airport, Cochise County, Arizona. See attached map for location.

EXHIBIT B

LOCATION MAP

BISBEE-DOUGLAS AIRPORT





Address **Bisbee-Douglas
International Airport
US-191
Uninc Cochise County, AZ**

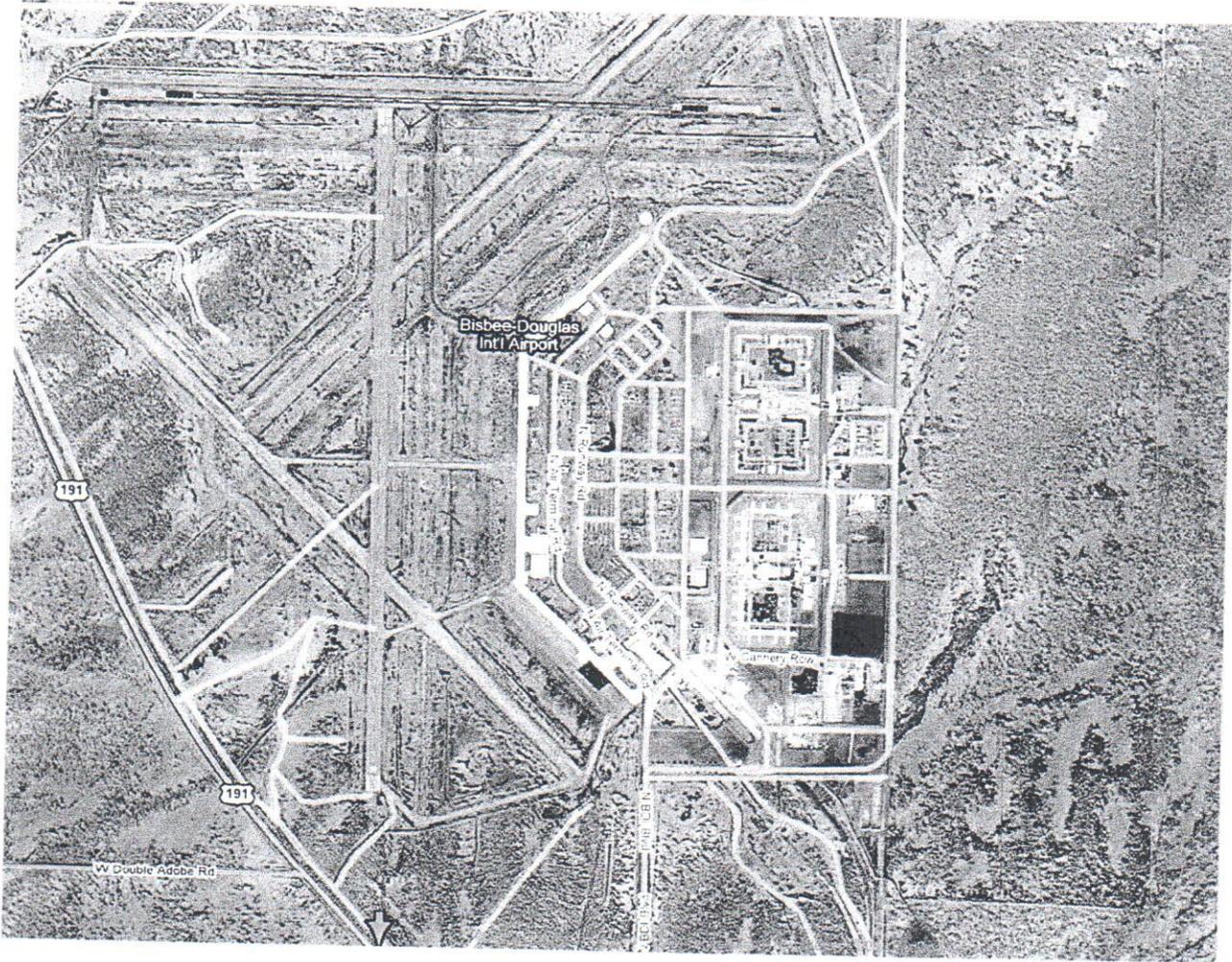


EXHIBIT C

ENVIRONMENTAL BASELINE SURVEY

ENVIRONMENTAL BASELINE SURVEY REPORT
FOR
LICENSE BETWEEN DAVIS-MONTHAN AFB and BISBEE-DOUGLAS
INTERNATIONAL AIRPORT
RECERTIFICATION

Davis-Monthan AFB, Arizona
December 2012
355th Civil Engineering Squadron

1.0 Purpose of the Environmental Baseline Survey (Recertification)

1.1 Introduction

The US Air Force (USAF) and the Bisbee-Douglas International Airport propose a cooperative effort to utilize a portion of the airport for various maneuvers including helicopter landings and parachute drops. The area is in Cochise County, Arizona, in the long-established civilian air field area. A map in Appendix A shows the lease area.

1.2 Purpose of the Survey

The purpose of this survey is to determine and state the condition of real property controlled by the Bisbee-Douglas International Airport to be issued as a license to the US Air Force for maneuvers to be conducted by the Combat Search and Rescue (CSAR) unit based at Davis-Monthan AFB, AZ (DMAFB). This report documents the nature, magnitude, and extent of any environmental contamination of property considered for this outgrant. All potential environmental contamination liabilities associated with the subject real property transaction are discussed. The research team that prepared this report has assembled and analyzed sufficient information to assess the health and safety risks and determine that the proposed action will ensure adequate protection of human health and the environment related to the subject real property action.

1.3 Boundaries of the Property and Survey Area

LEGAL DESCRIPTION

Bisbee-Douglas International Airport

License No. USAF-ACC-FBNV-7-13-002

Legal Description: Bisbee-Douglas Airport-Cochise County, Arizona, Report of Survey Bk. 4, Pg 8, portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sc 3, 4, 5, 9, 10, all in Township 23 S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

2.0 Survey Methodology

A. List and Description of Documents Reviewed

Cornerstone 2020, A Long Range Planning Document, Davis-Monthan AFB, May 1995. A long range planning document that guides base physical facilities planning for the future by monitoring efficient and economical goals while protecting the environment and cultural resources.

Final Environmental Impact Statement: Proposed Closure of Myrtle Beach AFB, South Carolina, U.S. Air Force, 1990. This document has substantial information on Davis-Monthan AFB since it was the recipient of units relocated from Myrtle Beach AFB.

DMAFB Fire Dept. Official Logbook of Activity. Listed all spills of petroleum materials but no records of any such events are present regarding this area.

Preliminary Assessment/Site Investigation, Phase I, Davis-Monthan AFB, Arizona CH₂ M. Hill [Contractor] 1982, Identified IRP sites; none identified in this area.

Radon Assessment and Mitigation Program (RAMP) Initial Screen Survey Results, US Air Force May 1988.

Investigation of the Hydrologic Monitoring Network of the Wilcox and Douglas Basins of Southeastern Arizona: A Project of the Rural Watershed Initiative. US Geological Survey, 2006.

Although programs are in place to monitor and document environmental incidents, there is no record of incidents on the site.

B. Descriptions of Inspections of Property Conducted

In April 2008 Gwen Lisa, Natural and Cultural Resources Manager on the environmental staff at DMAFB, inspected the property onsite.

C. Personal Interviews

Mr. L. H. Hamilton, the airfield manager at the Bisbee-Douglas Airport, has had personal knowledge of the site dating from approximately 1992, from residence in the area, and from 2002 in his official capacity there. He also confirmed past activities on the site as outlined.

D. Sampling

No sampling was conducted as part of the survey for this project.

3.0 Findings

A. Descriptions of the Site History and Current Use.

1. Site History

The Bisbee-Douglas International Airport is a general aviation airport located about ten miles north of Douglas near Bisbee, in Cochise County, Arizona. The airport originally had four runways, only one of which is still open. The airport is adjacent to an Arizona State Prison complex. The airport was constructed between 1941 and 1943 and was used as a bomber training airfield during World War II. In 1949, the U.S. Government gave the airport to Cochise County for use as a regional air transportation center. The airport is not served by any commercial airlines at this time, although in the 1960's the airport was served by commercial air service (Standard Airlines and Apache Airlines).

2. Current Use

The function of the area as a landing strip for light aircraft as noted above is still the current, ongoing use. A daily average of 4 small aircraft take-off and landing events are typical; a number of 10 is a heavy day.

B. Description of the Site Environmental Setting

1. Natural Environment

a. Geology and Soils

Geology. The Bisbee-Douglas International Airport stands in the Sulphur Spring Valley, a desert valley between the Mule Mountains to the west, the Dragoon Mountains to the northwest, and the Swisshelm Mountains to the east. The valley is a structural feature filled with alluvium eroded from the surrounding mountains and deposited by ephemeral streams and wind. In general, the deposits consist mainly of Quaternary (Pleistocene and Holocene, less than 10 million years old) unconsolidated and semiconsolidated sediments with grain sizes ranging from clays to boulders of granite, granite gneiss, schist, andesite, basalt, rhyolite, sandstone, and limestone.

The basin fill consists of sand and gravel lenses inter-bedded with silt and clay lenses (USGS, 2006).

Soils. The various rock types noted above weathered into sand sized particles and formed the thick, well drained soils on valley plains throughout the Tucson Basin. The particular soils at this site are typical of those in much of the area and are known as Mojave soils. The Mojave are very deep (60 inches) but are not particularly fertile and are subject to wind and water erosion. Soils are of low to moderate permeability of 3×10^{-4} to 3×10^{-3} (USAF 1990).

b. Water Resources

Groundwater. The Douglas municipal area, including the airport, is dependent on groundwater sources for all domestic supplies. Two wells are active on the airport property, one of which supplies a nearby prison complex. The wells tap the sand and gravel lenses, discussed in the section on geology above, though some groundwater. The aquifer is present include inter-fingering sand, gravel, silt, and clays. The source strata are approximately 60 to 325 feet below grade in the immediate vicinity of the airport. Some perched local aquifers are known in the area. Water production and monitoring wells present in the area have documented these features. Quality has historically met EPA national Interim Drinking Water Regulations, Secondary Standards (USGS 2006).

Surface Water. No surface water is evident on or near the tract. Some washes, which flow only during rainfall, are nearby. The particular area of the airport is very flat and has only very minor and local evidence of drainage.

c. Biological Resources

Vegetation. All of Southern Arizona as well as adjacent Mexico which is at relatively low elevation is in a vegetation habitat known as Sonoran Desert scrub. The airport and the surrounding region include substantial areas of unimproved land inhabited by native plant communities. The most common native vegetative association in the lower elevations in the region is the creosote bush-bursageis. Other communities interspersed within the larger community include cacti, shrubs and small trees; specifically prickly pear, chollas, saguaro, barrel cactus, white mesquite, palo verde, acacia, and ironwood.

However, the site has a long history of constant and severe surface disturbance since clearing in 1982 that has left it with little vegetation.

Wildlife. The creosote-bursage vegetative association supports a wide variety of animal life including such species as coyote, jackrabbit, cottontail rabbit, cactus wren, curved bill thrasher, Gambel's quail, Inca dove, and numerous rodents. Common reptiles indigenous to the base include the regal horned lizard, eastern fence lizard, gopher snake, and western diamondback rattlesnake.

The fact that the area is now cleared of most vegetation has lessened the presence of wildlife, but some common mammals, birds, and reptiles may be transient.

Wetlands. There are no wetlands on the Bisbee-Douglas Airport.

Threatened and endangered species. The area is cleared and has many years' usage as air aircraft landing strip. Further, the area is private property, as it will remain. Hence no impacts are anticipated relevant to threatened and endangered species.

2. Location of Nearby Releases or Contamination

No record of any nearby releases or contamination are available.

3.1.1 Hazardous Material and Petroleum products

During records review, interviews, and Visual Site Inspections, the assessment team found two above ground storage tanks of approximately 20,000 gallons each, as currently in use for aircraft refueling.

3.1.2 Hazardous Waste

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that disposal of any hazardous waste on the surface or below ground has occurred on the subject tract.

3.1.3 Installation Restoration Program Contamination

No records or surveys of Installation Restoration Program (IRP) sites, or Environmental Restoration programs (ERP), as they are more recently identified, indicate that such issues are present on or near the tract.

3.1.4 Above Ground/Underground Storage Tanks and Pipelines

During records review, interviews, and Visual Site Inspections, the assessment team found two above ground storage tanks of approximately 20,000 gallons capacity each on the subject real estate.

3.1.5 Oil/Water Separators

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that there are above ground or underground oil/water separators in active use or abandoned on the subject real estate.

3.1.6 Pesticides

During records review, interviews, and Visual Site Inspections, the assessment team found normal evidence that there has been treatment of the area with pesticides or storage of such materials on this tract..

3.1.7 Medical Waste

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that medical waste has been present on the tract. No facilities which may have historically generated such waste are in the vicinity.

3.1.8 Biohazards

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that any biological hazards have been present on the tract.

3.1.9 Ordnance

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that any ordnance has been present on the tract.

3.1.10 Radioactive Waste

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that any radioactive waste has been present on the tract.

3.1.11 Solid Waste

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence of the indiscriminate or unauthorized disposal of solid waste on the subject real estate, other than minor roadside litter.

3.1.12 Groundwater

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that any contaminated groundwater is present on the subject real estate. There are two producing water wells present on the property of the Bisbee-Douglas Airport, one of which also provides water for a nearby prison complex. All wells in the area produce from the sand and gravel lenses noted in the section above titled geology. Wells in the area produce from depths of 80 to 300 feet.

3.1.13 Wastewater Treatment and Discharge

The airport utilizes a large septic system.

3.1.14 Air Conformity

The scope of this project is too small to impact existing air quality standards in the area of Douglas, Arizona.

3.1.15 Drinking Water Quality

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that hazardous materials have been present in groundwater beneath the tract.

3.1.16 Asbestos Containing Buildings

Both the terminal building and the hangar date from a period when asbestos construction materials were commonly used and show evidence of shingles and possibly other materials still present.

3.1.17 Polychlorinated Biphenyls (PCB) Containing Electrical Equipment

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that transformers or other electrical equipment of this type is present or has been present on the tract.

3.1.18 Radon Gas

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that there is any presence of radon gas on the site.

3.1.19 Lead Based Paints

Both the terminal building and the hangar date from a period when lead based paints were commonly used and show evidence of multiple layers of repainting over a period of years.

3.1.20 Soil Contamination

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that there has been soil contamination associated with the subject real estate.

3.1.21 Surface Water and Wetlands

During records review, interviews, and Visual Site Inspections, the assessment team found no evidence that there has been contamination of surface water associated with the subject real estate. There are no wetlands in the area.

4.0 Findings for Adjacent Properties

No relevant issues are identified on adjacent properties which are also "bare earth" or roadways.

5.0 Applicable Regulatory Compliance Issues

There are no applicable regulatory compliance issues associated with this in-license with a private land owner.

6.0 Conclusions

This Environmental Baseline Survey addressed the environmental issues involved with acquiring an in-license with a private land owner. The Environmental Baseline Survey does not release Davis-Monthan AFB from any liability for future compliance issues under the Comprehensive Environmental Response Compensation and Liability Act of 1980. However, it does establish the risk to human health and the environment associated with this in-license.

The risk of future liability for Davis-Monthan AFB has been found to be very low by this survey. Activities ongoing here have been much the same since 1982. Based on the information contained in this EBS, the subject property for this action would be classified as Category 3: Contamination below level that requires any action. Property where contamination is present but falls below established action levels. Section 2.1.3 of AFI 32-7066 defines specific recommendations for each property category. Based on this EBS, a recommendation is hereby in order that this real estate transaction proceed as planned for Category 3 properties in the above cited AFI.

7.0 Certifications

The following documents show the necessary certifications for this action.

8.0 Recommendations

In accordance with Air Force Instruction (AFI) 32-7066, *Environmental Baseline Surveys in Real Estate Transactions*, proceed with any planned transaction.

9.0 Certifications

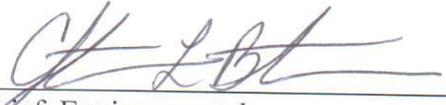
- Certification of the Environmental Baseline Survey
- Certification of PCB Clearance
- Certification of Asbestos Clearance
- Certification of No Contamination

CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

The preparer conducted this Environmental Baseline Survey on behalf of the Air Force. The preparer reviewed all appropriate records made available, and conducted visual site inspections of the selected facilities following an analysis of information during the record search. The information contained within the survey report is based on records made available and, to the best of the preparer's knowledge, is correct and current as of _____.

Certified by: 
Chief, Asset Optimization

Date: 17 Dec 12

Approved by: 
Chief, Environmental

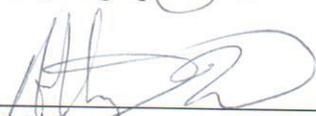
Date: 13 DEC 12

Legal Description: Bisbee-Douglas Airport-Cochise County, Arizona, Report of Survey Bk. 4, Pg 8, portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sc 3, 4, 5, 9, 10, all in Township 23 S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

CERTIFICATION OF PCB CLEARANCE*

1. This Real Property is in compliance with 40 CFR 761 as outlined below:
 - a. An inventory was prepared and is maintained of all PCB Real Property Installed Equipment and Real Property PCB Items per Section 761.45.
 - b. All in-service and stored serviceable PCB and PCB contaminated Real Property Installed Equipment and Real Property PCB Items were inspected, repaired and are maintained to prevent leakage, and, therefore can be distributed per Section 761.30.
 - c. PCB Real Property Installed Equipment and Real Property PCB Items were stored, decontaminated, and labeled per Sections 761.42, 761.43, and 761.44.
 - d. There is no known PCB contaminated soil, wastes, or unserviceable equipment remaining on the existing property.
2. A records search and an on-site inspection indicate this property was exposed to PCB materials or equipment.

* Certify to either paragraph 1 or 2.

Certified by: 
Chief, Asset Optimization

Date: 17 DEC 12

Approved by: 
Chief, Environmental

Date: 13 DEC 12

Legal Description: Bisbee-Douglas Airport-Cochise County, Arizona, Report of Survey Bk. 4, Pg 8, portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sc 3, 4, 5, 9, 10, all in Township 23 S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

CERTIFICATION OF ASBESTOS CLEARANCE*

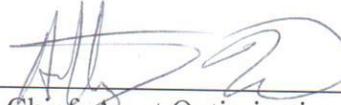
A visual, non-sampling survey for potentially friable asbestos was conducted of the buildings located on the properties. The results of this inspection and review of building records indicated no friable asbestos is present in the building materials.

1. An on-site inspection found asbestos in the property being excessed. A detailed description of the location of the asbestos is attached to this certificate. Friable asbestos will be properly removed and disposed of prior to or in conjunction with the disposal of the property. Removal and disposal will be in accordance with Federal Regulations 29 CFR 1910.1001 and 40 CFR 61.145 through 61.151.

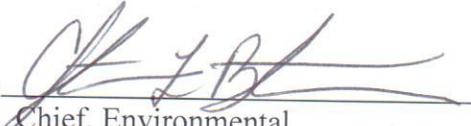
2. A records search and an on-site inspection indicate this property does not contain asbestos-containing materials or equipment.

3. An on-site inspection revealed no friable asbestos based on current standards. However, non-friable asbestos was documented in floor tile and mastic and may be present in roofing materials.

* Certify to either paragraphs 1, 2, or 3.

Certified by: 
Chief, Asset Optimization

Date: 17 DEC 12

Approved by: 
Chief, Environmental

Date: 13 DEC 12

Legal Description: Bisbee-Douglas Airport-Cochise County, Arizona, Report of Survey Bk. 4, Pg 8, portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sc 3, 4, 5, 9, 10, all in Township 23 S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

CERTIFICATION OF NO CONTAMINATION

This excess real property contains no known hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601), as amended, or other contamination as specified by the Resource Conservation and Recovery Act of 1976, the implementing Environmental Protection Agency regulations (40 CFR Parts 261, 262, 263, and 761), and the Federal Property Management Regulations (41 CFR Part 101-47). A complete search of agency files revealed no hazardous substance was stored for more than one year, known to have been released, or disposed of on the Air Force-controlled real property described below.

Certified by: 
Chief, Asset Optimization

Date: 17 DEC 12

Approved by: 
Chief, Environmental

Date: 13 DEC 12

Legal Description: Bisbee-Douglas Airport-Cochise County, Arizona, Report of Survey Bk. 4, Pg 8, portions of Sec 27, 28, 32, 33, 34. All in Township 22 S, Range 27 E. Portions of Sc 3, 4, 5, 9, 10, all in Township 23 S. Range 27 E. Parcel 405-37-008B and 407-34-035C.

APPENDIX A: ABBREVIATIONS, ACRONYMS, AND TERMS

Abbreviations and Acronyms

CERCLA — Comprehensive Environmental Response, Compensation, and Liability Act

EBS — Environmental Baseline Survey

EF — Environmental Function

ERP — Environmental Restoration Program

PCB — Polychlorinated biphenyl

Terms

Acquisition — Any authorized method of obtaining Air Force control of and responsibility for real property. An acquisition may be a temporary or permanent interest in real property. Includes interagency transfers of real property accountability from other Federal government agencies. Methods include purchase, condemnation, donation, exchange, leasing, licenses, permits, revestment and recapture.

Adjacent Properties — Not only those properties contiguous to the boundaries of the installation or subject property, but also those properties relatively nearby that could pose significant environmental impact or concern on the installation or subject property.

Disposal — Any authorized method of permanently divesting the Air Force of control of and responsibility for real property. Includes fee conveyance and interagency transfers or other disposition.

Hazardous Substance — In addition to the meaning provided in CERCLA, 42 U.S.C. 9601(14), this term shall specifically include petroleum, petroleum products, oil, and lubricants (POL).

Outgrant — A temporary grant of an interest in or right to use Air Force controlled real property by means of either a lease, license or permit.

Storage — The holding of hazardous substances for a temporary period prior to the hazardous substances being used, treated, transported, or disposed of.

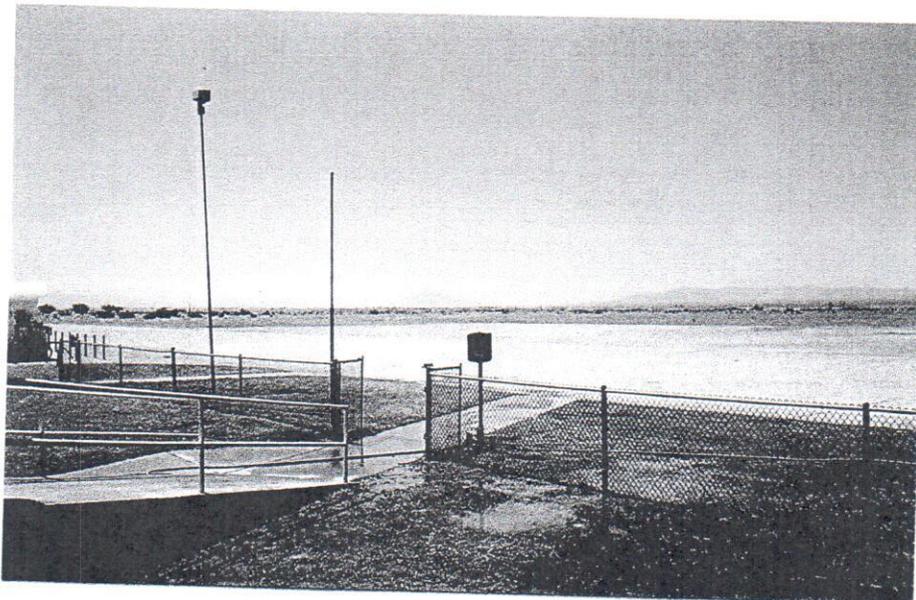
Temporary Interest — A grant of interest in or use of real property which expires at the end of a stated term or which can be terminated. Instruments include leases, licenses and permits.

Real Property — Land and fixtures and other improvements affixed thereto.

Release — This term shall have the meaning provided in CERCLA, 42 U.S.C. 9601(22).



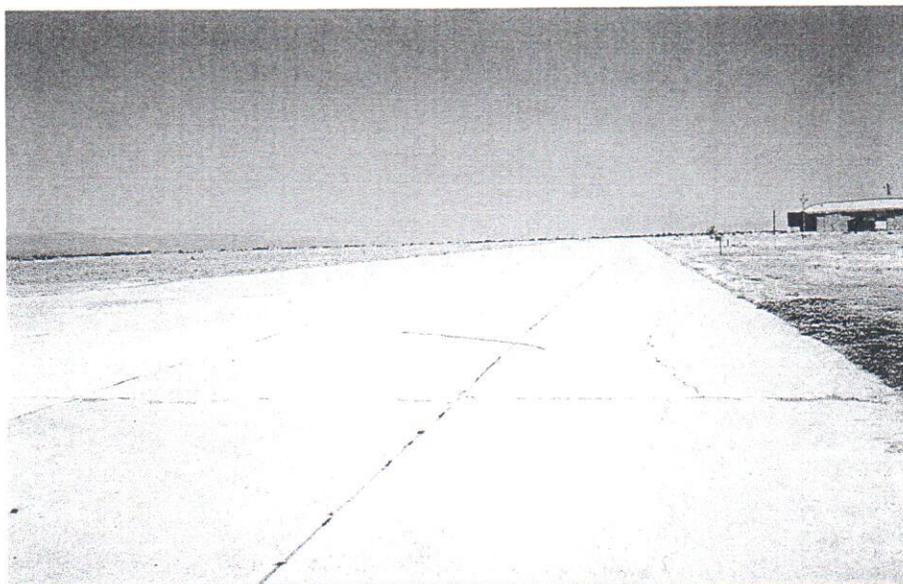
View of terminal building at Bisbee-Douglas Airport looking southwest from concrete pad to northeast of building.



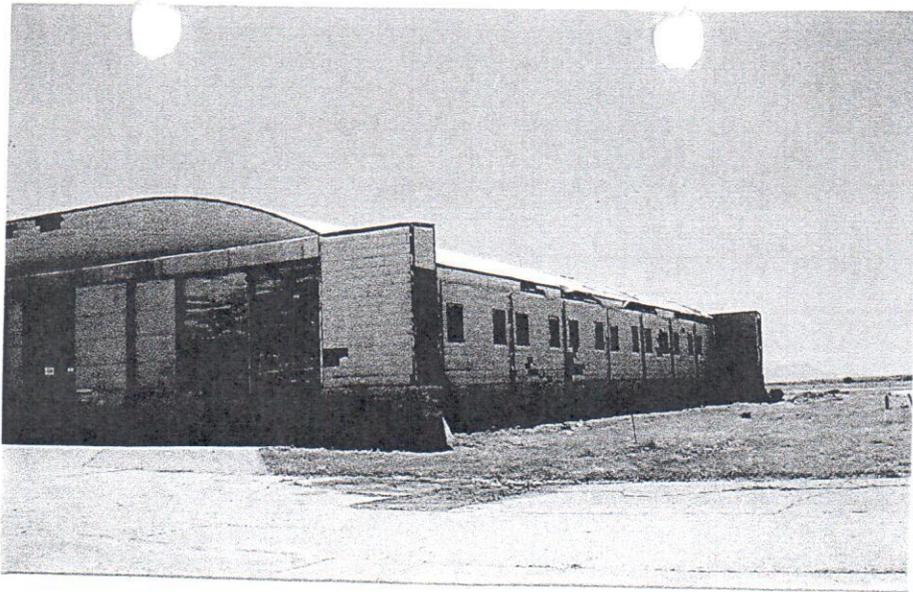
View of concrete pad to northeast of terminal building looking northeast from front of building.



View of terminal building (extreme left) and above ground fuel tanks looking northwest on concrete pad to northeast of terminal.



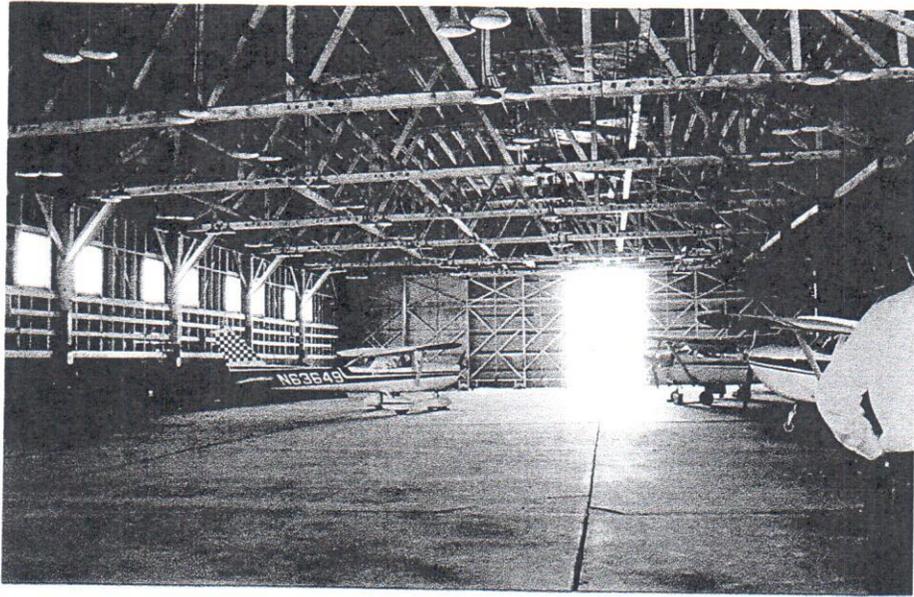
View of runway and hangar looking northwest from vicinity of terminal building.



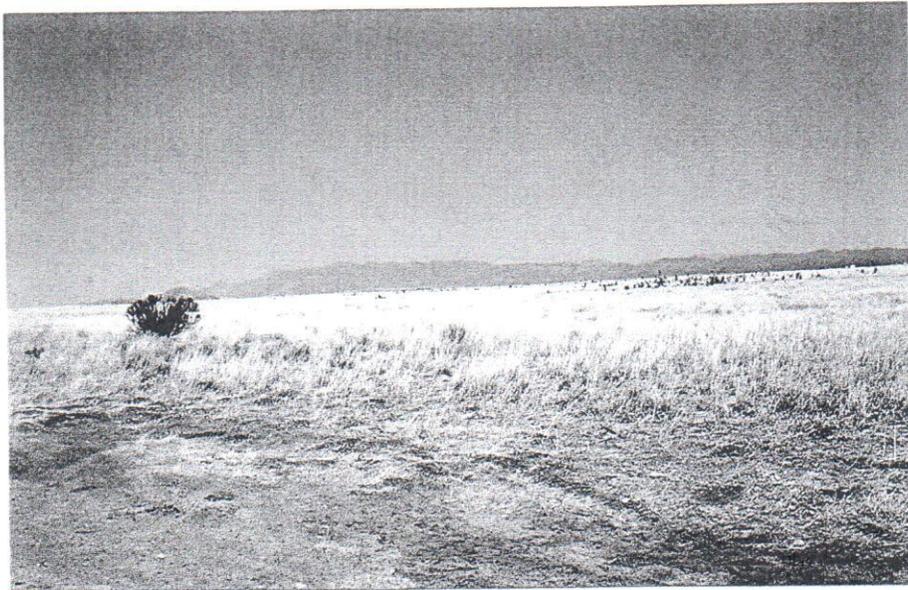
View of west side of hangar looking east from runway.



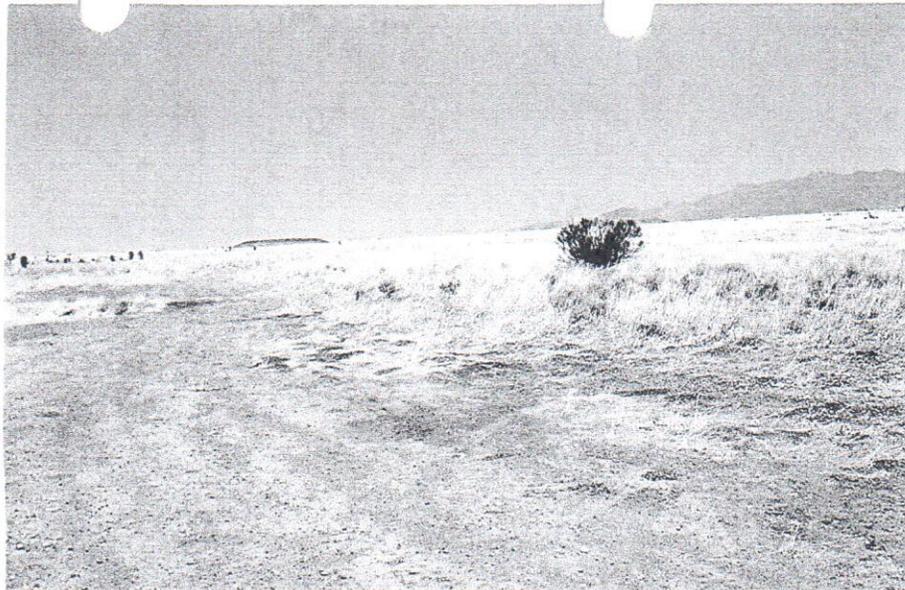
View of west side of hangar looking northeast from runway.



View of interior of hangar looking west toward door to runway.



View of undeveloped area in north central portion of airport looking east (area for use by USAF for parachute drops).



View of undeveloped area in north central portion of airport looking northeast (area for use by USAF for parachute drops).

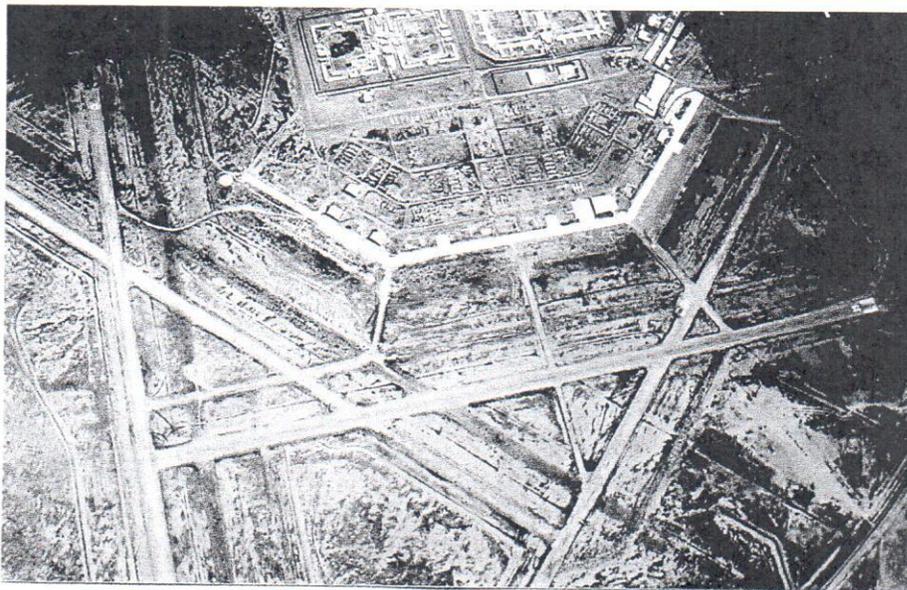


Photo of large aerial photo dated 1999 on display in terminal of Bisbee-Douglas Airport.