

Cullen, Timothy (MIL)

From: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Sent: Tuesday, June 7, 2022 2:43 PM
To: GORDON, TIMOTHY J Col USAF ANG 102 IW/CV
Subject: Lease Renewal
Attachments: JBCC Lease Renewal.pdf

Tim FYSA, I just saw this in the Real Property Package Tool

V/r

Sean

Sean D. Riley, Colonel, MA ANG
Commander, 102d Intelligence Wing
Otis ANGB, MA 02542-1330
CML (508) 968-4668 DSN 557-4668
Cell (508) 367-1923

A4 Portal > Real Property Package Tool

Request SPBN-FY2022-000645

Requests

Submitted

BCE

Wing Commander

USPFO

Action Officer

ANGRC HQ

Request Summary Decision History Documents Staff Summary Sheet

Tracking Information:

Tracking#: SPBN-FY2022-000645
 Status: @USPFO
 Property: MA - Otis Air National Guard Base
 Submitted: 04/01/2022
 Submitted By: Andrea Rossignol
 Assigned To:
 Days at Current Status: 0.0
 Total Days: 67.0

Requester's Information:

Name: Andrea Rossignol
 Phone: 774-313-6282
 Email: andrea.rossignol@us.af.mil
 Role: Real Property Manager

USPFO's Information:

Name: Andrew Keith Childress
 Phone: (339) 202-3899
 Email: andrew.k.childress.mil@army.mil

Checklist Items:

BCE Request Letter: [Signed BCE Request Letter to 209!](#)
 Facilities Board Minutes
 USPFO & TAG Concurrence: [DAF Extension Request.pdf](#)
 AF Form 813, Request for Environmental Impact Analysis, and any associated environmental impact Analysis. <https://intelshare.intelink.gov/site/RRef=1633613652>
 Physical Condition Report or Visual Site Inspection
 EBS with Original (base) EBS.
 Maps/Survey of Area: [Lease Parcels EFGHIJ.pdf](#)
 Floorplan for Area occupied.

Request Information:

Title: Renew USAF Lease
 Instrument Type: Amendment
 Instrument #: DACA51-5-75-293 & DACA33-3-06-107
 Checklist: ANG Renew Lease and License (Federal Property on Active/Reserves)
 Purpose and Need: USAF Lease expires SEP 2051

Use of this U.S. Government system, authorized or unauthorized, constitutes consent to monitoring of this system. Unauthorized use may subject you to criminal prosecution. Evidence of unauthorized use collected during monitoring may be used for administrative, criminal, or other adverse actions.
 This page contains dynamic content. Highest Possible Classification is: UNCLASSIFIED//FOR OFFICIAL USE ONLY

Cullen, Timothy (MIL)

From: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Sent: Wednesday, April 6, 2022 8:32 AM
To: GORDON, TIMOTHY J Col USAF ANG 102 MSG/CC
Subject: RE: Mission Summary and Community Support for lease agreement

Tim, sounds great – thank you.

V/r
Sean

From: GORDON, TIMOTHY J Col USAF ANG 102 MSG/CC <timothy.gordon.1@us.af.mil>
Sent: Tuesday, April 5, 2022 5:39 PM
To: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Subject: Mission Summary and Community Support for lease agreement

Sean – this sound good to you?

102d Intelligence Wing Mission Summary: The mission of the 102d is to provide world-wide precision intelligence, cyber engineering and installation, along with trained and experienced expeditionary combat support and homeland medical and security forces. This includes: Intelligence Surveillance and Reconnaissance Reach-back Exploitation & Analysis, Cyber Space Intelligence Development, Cyber Engineering, General and Field Medical Support, and, traditional mission support functions (Civil Engineers, Communication, Personnel, Security, Logistics, and Services).

Community Support: We have a history of supporting the citizens of Massachusetts through our domestic military operations (DOMOPS). Most notable has been our long-term medical and security support to Massachusetts communities during the COVID pandemic. In addition, we are activated on a regular basis to support local communities during Blizzards, Hurricanes, Tornadoes and other weather related emergencies. Furthermore, as a military organization on Cape Cod, we provide significant support to the local Cape Cod economy, to include the real estate market.

Timothy J. Gordon, Col, MAANG
Vice Commander, 102d Intelligence Wing
170 Granville Ave, Otis ANGB, MA 02542-1330
Office: 508-968-4669
Cell: 617-784-6065

Cullen, Timothy (MIL)

From: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Sent: Tuesday, July 19, 2022 8:41 AM
To: Faux, Christopher M NFG (USA)
Cc: GAGLIO, VIRGINIA I Brig Gen USAF ACC 102 IW/JFHQ-MA; GORDON, TIMOTHY J Col USAF ANG 102 IW/CV; IVERS, NICOLE A Col USAF ANG 102 MSG/CC
Subject: RE: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and License Renewal

Yes Sir, wilco

Sean

-----Original Message-----

From: Faux, Christopher M NFG (USA) <christopher.m.faux.nfg@army.mil>
Sent: Tuesday, July 19, 2022 8:22 AM
To: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Cc: GAGLIO, VIRGINIA I Brig Gen USAF ACC 102 IW/JFHQ-MA <virginia.gaglio@us.af.mil>; GORDON, TIMOTHY J Col USAF ANG 102 IW/CV <timothy.gordon.1@us.af.mil>; IVERS, NICOLE A Col USAF ANG 102 MSG/CC <nicole.ivers@us.af.mil>
Subject: RE: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and License Renewal

Sean,

Please pass on my thanks to everyone on your team. In particular, Ms. Rossignol's knowledge and ability to execute are second to none. The 102nd is very lucky to have her expertise in their "corner".

V/r
Chris

-----Original Message-----

From: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Sent: Tuesday, July 19, 2022 8:11 AM
To: FAUX, CHRISTOPHER M CIV USAF MAANG NGMA <christopher.faux.2@us.af.mil>
Cc: GAGLIO, VIRGINIA I Brig Gen USAF ACC 102 IW/JFHQ-MA <virginia.gaglio@us.af.mil>; Gordon, Timothy Joseph Col USAF 102 IW (USA) <timothy.gordon.1@us.af.mil>; Ivers, Nicole A Col USAF 102 IW (USA) <nicole.ivers@us.af.mil>
Subject: FW: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and License Renewal

Brig Gen Faux,

Lease and License documents are ready for TAG review and signature. Please let me know if you need anything else from the wing.

V/r
Sean

-----Original Message-----

From: ROSSIGNOL, ANDREA L CIV USAF ANG 102 CES/CERR
<andrea.rossignol@us.af.mil>
Sent: Tuesday, July 19, 2022 8:02 AM
To: HANANIA, JULIE Y GS-13 USAF ANG ANGRC/NGB/A4AIR
<julie.hanania.1@us.af.mil>
Cc: SALUTER, SUSAN A GS-12 USAF ANG ANGRC/A4 <susan.saluter@us.af.mil>;
PHANG, KIRK S GS-12 USAF ANGRC NGB/A4 <kirk.phang.1@us.af.mil>; GORDON,
TIMOTHY J Col USAF ANG 102 IW/CV <timothy.gordon.1@us.af.mil>; IVERS, NICOLE
A Col USAF ANG 102 MSG/CC <nicole.ivers@us.af.mil>; RILEY, SEAN D Col USAF
ANG 102 IW/IW/CC <sean.riley@us.af.mil>; TRIPODI, VINCENT J Capt USAF ANG
102 CES/BCE <vincent.tripodi.1@us.af.mil>
Subject: RE: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease
and License Renewal

Thank you Julie! I have reviewed and filled in the signature blocks. These
are ready for review/signature from the TAG and from Governor Baker.

Andrea Rossignol
Realty Specialist, 102/CERR
971 South Outer Rd
Otis ANGB, MA 02649

Cell (774) 313-6282

-----Original Message-----

From: HANANIA, JULIE Y GS-13 USAF ANG ANGRC/NGB/A4AIR
<julie.hanania.1@us.af.mil>
Sent: Monday, July 18, 2022 4:05 PM
To: ROSSIGNOL, ANDREA L CIV USAF ANG 102 CES/CERR
<andrea.rossignol@us.af.mil>; TRIPODI, VINCENT J Capt USAF ANG 102 CES/BCE
<vincent.tripodi.1@us.af.mil>
Cc: SALUTER, SUSAN A GS-12 USAF ANG ANGRC/A4 <susan.saluter@us.af.mil>;
PHANG, KIRK S GS-12 USAF ANGRC NGB/A4 <kirk.phang.1@us.af.mil>; GORDON,
TIMOTHY J Col USAF ANG 102 IW/CV <timothy.gordon.1@us.af.mil>
Subject: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and
License Renewal

Afternoon Otis Team!

Please review the following amendments for the lease and license. After you
review, please send Lease amendment to Commonwealth for their review and
signature (if they sign and return scanned). Also, send the License
amendment to the TAG for review and signature. After they sign, please
return to me so I can put as one document when Air Force signs.

I am prepping package for AFCEC. If there are changes, then please send to
me ASAP.

Thank you!

//SIGNED//

JULIE Y. HANANIA

Real Property Section Chief

NGB/A4AIR

3501 Fetchet Ave.

JB Andrews AFB MD 20762-5157

Comm: 240-612-7927 DSN: 612-7927

Cell: (703) 371-9210

Telework #: (703) 371-9210

Email: julie.hanania.1@us.af.mil or NGB.A4.A4AI_RPSection_Org@us.af.mil

A4AIR SharePoint Site:

<https://intelshare.intelink.gov/sites/ngba4/SitePages/ProgramA4A.aspx?Program=88>

Cullen, Timothy (MIL)

From: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Sent: Tuesday, July 19, 2022 8:11 AM
To: FAUX, CHRISTOPHER M CIV USAF MAANG NGMA
Cc: GAGLIO, VIRGINIA I Brig Gen USAF ACC 102 IW/JFHQ-MA; GORDON, TIMOTHY J Col USAF ANG 102 IW/CV; IVERS, NICOLE A Col USAF ANG 102 MSG/CC
Subject: FW: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and License Renewal
Attachments: Otis Lease Mod7.docx; Otis License No. DACA33-3-06-107 SA2.docx

Brig Gen Faux,

Lease and License documents are ready for TAG review and signature.
Please let me know if you need anything else from the wing.

V/r
Sean

-----Original Message-----

From: ROSSIGNOL, ANDREA L CIV USAF ANG 102 CES/CERR
<andrea.rossignol@us.af.mil>
Sent: Tuesday, July 19, 2022 8:02 AM
To: HANANIA, JULIE Y GS-13 USAF ANG ANGRC/NGB/A4AIR
<julie.hanania.1@us.af.mil>
Cc: SALUTER, SUSAN A GS-12 USAF ANG ANGRC/A4 <susan.saluter@us.af.mil>; PHANG, KIRK S GS-12 USAF ANGRC NGB/A4 <kirk.phang.1@us.af.mil>; GORDON, TIMOTHY J Col USAF ANG 102 IW/CV <timothy.gordon.1@us.af.mil>; IVERS, NICOLE A Col USAF ANG 102 MSG/CC <nicole.ivers@us.af.mil>; RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>; TRIPODI, VINCENT J Capt USAF ANG 102 CES/BCE <vincent.tripodi.1@us.af.mil>
Subject: RE: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and License Renewal

Thank you Julie! I have reviewed and filled in the signature blocks. These are ready for review/signature from the TAG and from Governor Baker.

Andrea Rossignol
Realty Specialist, 102/CERR
971 South Outer Rd
Otis ANGB, MA 02649

Cell (774) 313-6282

-----Original Message-----

From: HANANIA, JULIE Y GS-13 USAF ANG ANGRC/NGB/A4AIR
<julie.hanania.1@us.af.mil>
Sent: Monday, July 18, 2022 4:05 PM
To: ROSSIGNOL, ANDREA L CIV USAF ANG 102 CES/CERR

<andrea.rossignol@us.af.mil>; TRIPODI, VINCENT J Capt USAF ANG 102 CES/BCE
<vincent.tripodi.1@us.af.mil>
Cc: SALUTER, SUSAN A GS-12 USAF ANG ANGRC/A4 <susan.saluter@us.af.mil>;
PHANG, KIRK S GS-12 USAF ANGRC NGB/A4 <kirk.phang.1@us.af.mil>; GORDON,
TIMOTHY J Col USAF ANG 102 IW/CV <timothy.gordon.1@us.af.mil>
Subject: For Base, Landowner and TAG Review - SPBN-FY2022-000645 Lease and
License Renewal

Afternoon Otis Team!

Please review the following amendments for the lease and license. After you
review, please send Lease amendment to Commonwealth for their review and
signature (if they sign and return scanned). Also, send the License
amendment to the TAG for review and signature. After they sign, please
return to me so I can put as one document when Air Force signs.

I am prepping package for AFCEC. If there are changes, then please send to
me ASAP.

Thank you!

//SIGNED//

JULIE Y. HANANIA

Real Property Section Chief

NGB/A4AIR

3501 Fetchet Ave.

JB Andrews AFB MD 20762-5157

Comm: 240-612-7927 DSN: 612-7927

Cell: (703) 371-9210

Telework #: (703) 371-9210

Email: julie.hanania.1@us.af.mil or NGB.A4.A4AI_RPSection_Org@us.af.mil

A4AIR SharePoint Site:

<https://intelshare.intelink.gov/sites/ngba4/SitePages/ProgramA4A.aspx?Program=88>

SUPPLEMENTAL AGREEMENT NO. 7
to
LEASE NO. DACA51-5-75-293
between
COMMONWEALTH OF MASSACHUSETTS, MA
and
DEPARTMENT OF THE AIR FORCE

WITNESSETH:

THIS SUPPLEMENTAL AGREEMENT No. 7 made and entered into this 18th day of July, 2022, to Lease DACA51-5-75-293, dated 1 July 1974 by and between the COMMONWEALTH OF MASSACHUSETTS, whose address is Military Division, 2 Randolph Road, Hanscom AFB, Massachusetts 01731, hereafter called the "Lessor" and the UNITED STATES OF AMERICA, hereinafter called the "Government."

WITNESSTH THAT:

WHEREAS, by the Lease dated 1 July 1974, the Lessor leased to the Government approximately 19, 427.23 acres of land, more or less, together with certain improvements thereon, comprising seven (7) parcels in the County of Barnstable, Massachusetts, known as Parcel "A" (11,887 acres), Parcel "B" (6,431 acres), Parcel "C" (1,090 acres), Parcel "D" (6.54 acres), Parcel "E" (2.65 acres), Parcel "F" (7 .92 acres -Drainage Easement), Parcel "G" (2.33 Safety Easement);

WHEREAS, the Lease was amended, effective 15 August 1975, to delete from Parcel "A" a total of 749.29 acres and all other terms and conditions remained in effect;

WHEREAS, the Lease was amended, effective 3 November 1975, to delete two parcels of land from Parcel "B" a total of 5.68 acres and all other terms and conditions remained in effect;

WHEREAS, the Lease was amended, effective 1 July 1976, to delete all parcels except Parcels E, F, G, H, I, and J; and to modify paragraphs 3, 4, and 7 with substitute language;

WHEREAS, the Lease was amended, effective 11 April 1995, to extend the Lease term from 30 September 2016 to 30 September 2026 and all other terms and condition remained in effect; and

WHEREAS, the Lease was amended, effective 24 September 2003, to extend the Lease term from 30 September 2026 to 30 September 2051 and allow for the reasonable inspection of the premises for environmental compliance.

WHEREAS, the Lease was amended, effective 1 July 2019, to return the fire station within Parcel H, approximately 6.6 acres and Unit K, approximately 150 acres to the Lessor (total recorded as 2053.89 acres); and

SUPPLEMENTAL AGREEMENT NO. 7
to
LEASE NO. DACA51-5-75-293

NOW, THEREFORE, the parties hereto, in consideration of mutual benefits to be derived hereunder, do hereby amend said Lease No. DACA33-3-06-107 in the following respects and in these respects only:

1. To extend the Lease term from 30 September 2051 to 30 September 2099 and all other terms and condition remained in effect.

All other terms and conditions of the aforesaid license are hereby ratified and, except as modified by this Supplemental Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the State of Massachusetts for Air National Guard this _____ day of _____, 20__.

STATE OF MASSACHUSETTS

CHARLES BAKER, Governor

SUPPLEMENTAL AGREEMENT NO. 7
to
LEASE NO. DACA51-5-75-293

THIS SUPPLEMENTAL AGREEMENT is also executed by The Government under the authority of the Secretary of the Air Force this _____ day of _____, 20__.

DEPARTMENT OF THE AIR FORCE

JUDITH H. TEPPERMAN, GS-15
Division Chief, Real Estate Management

SUPPLEMENTAL AGREEMENT NO. 2
to
LICENSE NO. DACA33-3-06-107
between
DEPARTMENT OF THE AIR FORCE
and
COMMONWEALTH OF MASSACHUSETTS, MA

WITNESSETH:

WHEREAS, The Secretary of Air Force granted to Commonwealth of Massachusetts a license commencing 1 August 2006 and ending 30 September 2051 for a license to use and occupy for training and support of the Massachusetts Air National Guard approximately 2,210.49 acres of land consisting of Parcel "E" (Access Road - South Outer Road, containing approximately 2.65 acres), Parcel "F" (Drainage and Utility Easement, containing approximately 7.82 acres), Parcel "G" (Safety Easement, containing approximately 2.33 acres), Parcel H (Main Base, containing approximately 1,994 acres), Parcel I (Housing Area, containing approximately 203 acres), and Parcel "J" (Railroad, containing approximately 0.69 acre), together with improvements thereon, at Otis Air National Guard Base; and

WHEREAS, the Lease was amended, effective 1 July 2019, to return the fire station within Parcel H, approximately 6.6 acres and Unit K, approximately 150 acres to the Lessor; modified to the acreage from 2210.49 acres which removes '150 ac Unit K' and '6.6 ac Fire Station.' New total recorded as 2053.89 acres; and

NOW, THEREFORE, the parties hereto, in consideration of mutual benefits to be derived hereunder, do hereby amend said License No. DACA33-3-06-107 in the following respects and in these respects only:

1. To extend the License term from 30 September 2051 to 30 September 2099 to run concurrently with Lease DACA51-5-75-293 and all other terms and condition remained in effect.

All other terms and conditions of the aforesaid license are hereby ratified and, except as modified by this Supplemental Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the State of Massachusetts for Air National Guard this _____ day of _____, 20__.

STATE OF MASSACHUSETTS

Major General Gary Keefe
TAG, Massachusetts

SUPPLEMENTAL AGREEMENT NO. 2
to
LICENSE NO. DACA33-3-06-107

THIS SUPPLEMENTAL AGREEMENT is also executed by The Government under the authority of the Secretary of the Air Force this _____ day of _____, 20__.

DEPARTMENT OF THE AIR FORCE

JUDITH H. TEPPERMAN, GS-15
Division Chief, Real Estate Management

Cullen, Timothy (MIL)

From: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>
Sent: Monday, October 31, 2022 9:30 AM
To: IVERS, NICOLE A Col USAF ANG 102 MSG/CC; ROSSIGNOL, ANDREA L CIV USAF ANG 102 CES/CERR; LEIGHTON, CHRISTIAN A Lt Col USAF ANG 102 CES/CC; TRIPODI, VINCENT J Capt USAF ANG 102 CES/BCE
Cc: CROUCH, BETHANN R Lt Col USAF ANG 102 MSG/CD
Subject: FW: Signed Lease Documents_Otis Supplemental 7_CPED Supplemental 3
Attachments: Camp Edwards Lease_Supplemental 3_SIGNED.pdf; Otis Lease_Supplemental 7_Supplemental 2_SIGNED.pdf

Good news! Our lease has been extended through 2051

sdr

From: Gaglio, Virginia I (Ginger) Brig Gen USAF NG MAANG (USA) <virginia.i.gaglio.mil@army.mil>
Sent: Friday, October 28, 2022 5:30 PM
To: RILEY, SEAN D Col USAF ANG 102 IW/IW/CC <sean.riley@us.af.mil>; GORDON, TIMOTHY J Col USAF ANG 102 IW/CV <timothy.gordon.1@us.af.mil>
Subject: Fw: Signed Lease Documents_Otis Supplemental 7_CPED Supplemental 3

Great news for Otis, 2099 lease signed! Please pass on to MSG, Nikki and Andrea Rossignol. Hard work by all has paid off.

Ginger

From: Oberton, Jason Douglas COL USARMY NG MAARNG (USA) <jason.d.oberton.mil@army.mil>
Sent: Friday, October 28, 2022 12:15 PM
To: Gaglio, Virginia I (Ginger) Brig Gen USAF NG MAANG (USA) <virginia.i.gaglio.mil@army.mil>; Kalin, Mark Evan COL USARMY NG MAARNG (USA) <mark.e.kalin.mil@army.mil>; Ahaesy, Lisa M Col USAF NG MAANG (USA) <lisa.m.ahaesy.mil@army.mil>; Cipro, Richard P COL USARMY NG MAARNG (USA) <richard.p.cipro.mil@army.mil>; Shannon, David W CIV NG MAARNG (USA) <david.w.shannon3.civ@army.mil>; Faux, Christopher M NFG (USA) <christopher.m.faux.nfg@army.mil>; Riley, Sean D Col USAF 102 IW (USA) <sean.riley@us.af.mil>
Cc: Keefe, Gary W Maj Gen USAF NG MAANG (USA) <gary.w.keefe.mil@army.mil>; Magurn, Francis B (MIL) <francis.b.magurn@state.ma.us>
Subject: Signed Lease Documents_Otis Supplemental 7_CPED Supplemental 3

All,

Great news, please see the attached two signed lease supplemental agreements signed by Governor Baker for follow on processing with ANG and ARNG.

ANG (Otis Lease)

- Requires signatures on Supplemental 7 and Supplemental 2 by Judith Tepperman, Division Chief, Real Estate Management

ARNG (CPED Lease)

- The packet is fully executed, however, do we need a supplemental agreement between the G-9 ARNG and TAG delegating responsibility for the property and lease similar to Supplemental Agreement 2 in the ANG packet?

Once complete, please send a fully executed copy back to me for file as well as to provide a fully executed record copy to EOPSS and DCAMM.

Thank you,

COL Oberton

Jason D. Oberton
Colonel, Military Police
Commander, 26th Maneuver Enhancement "Yankee" Brigade
Director, Strategic Plans, Policy, and Legislation
Office of The Adjutant General
Massachusetts National Guard
Office – (339) 202-3075
Mobile - (774) 570-0253
Email - jason.d.oberton.mil@army.mil

SUPPLEMENTAL AGREEMENT NO. 7
to
LEASE NO. DACA51-5-75-293
between
COMMONWEALTH OF MASSACHUSETTS, MA
and
DEPARTMENT OF THE AIR FORCE

WITNESSETH:

THIS SUPPLEMENTAL AGREEMENT No. 7 made and entered into this 18th day of July, 2022, to Lease DACA51-5-75-293, dated 1 July 1974 by and between the COMMONWEALTH OF MASSACHUSETTS, whose address is Military Division, 2 Randolph Road, Hanscom AFB, Massachusetts 01731, hereafter called the "Lessor" and the UNITED STATES OF AMERICA, hereinafter called the "Government."

WITNESSTH THAT:

WHEREAS, by the Lease dated 1 July 1974, the Lessor leased to the Government approximately 19, 427.23 acres of land, more or less, together with certain improvements thereon, comprising seven (7) parcels in the County of Barnstable, Massachusetts, known as Parcel "A" (11,887 acres), Parcel "B" (6,431 acres), Parcel "C" (1,090 acres), Parcel "D" (6.54 acres), Parcel "E" (2.65 acres), Parcel "F" (7 .92 acres -Drainage Easement), Parcel "G" (2.33 Safety Easement);

WHEREAS, the Lease was amended, effective 15 August 1975, to delete from Parcel "A" a total of 749.29 acres and all other terms and conditions remained in effect;

WHEREAS, the Lease was amended, effective 3 November 1975, to delete two parcels of land from Parcel "B" a total of 5.68 acres and all other terms and conditions remained in effect;

WHEREAS, the Lease was amended, effective 1 July 1976, to delete all parcels except Parcels E, F, G, H, I, and J; and to modify paragraphs 3, 4, and 7 with substitute language;

WHEREAS, the Lease was amended, effective 11 April 1995, to extend the Lease term from 30 September 2016 to 30 September 2026 and all other terms and condition remained in effect; and

WHEREAS, the Lease was amended, effective 24 September 2003, to extend the Lease term from 30 September 2026 to 30 September 2051 and allow for the reasonable inspection of the premises for environmental compliance.

WHEREAS, the Lease was amended, effective 1 July 2019, to return the fire station within Parcel H, approximately 6.6 acres and Unit K, approximately 150 acres to the Lessor (total recorded as 2053.89 acres); and

**SUPPLEMENTAL AGREEMENT NO. 7
to
LEASE NO. DACA51-5-75-293**

NOW, THEREFORE, the parties hereto, in consideration of mutual benefits to be derived hereunder, do hereby amend said Lease No. DACA33-3-06-107 in the following respects and in these respects only:

1. To extend the Lease term from 30 September 2051 to 30 September 2099 and all other terms and condition remained in effect.

All other terms and conditions of the aforesaid license are hereby ratified and, except as modified by this Supplemental Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the State of Massachusetts for Air National Guard this 27 day of October, 2022.

STATE OF MASSACHUSETTS



CHARLES BAKER
Governor

SUPPLEMENTAL AGREEMENT NO. 7
to
LEASE NO. DACA51-5-75-283

THIS SUPPLEMENTAL AGREEMENT is also executed by The Government
under the authority of the Secretary of the Air Force this _____ day of
_____, 20__.

DEPARTMENT OF THE AIR FORCE

JUDITH H. TEPPERMAN, GS-15
Division Chief, Real Estate Management

SUPPLEMENTAL AGREEMENT NO. 2
to
LICENSE NO. DACA33-3-06-107
between
DEPARTMENT OF THE AIR FORCE
and
COMMONWEALTH OF MASSACHUSETTS, MA

WITNESSETH:

WHEREAS, The Secretary of Air Force granted to Commonwealth of Massachusetts a license commencing 1 August 2006 and ending 30 September 2051 for a license to use and occupy for training and support of the Massachusetts Air National Guard approximately 2,210.49 acres of land consisting of Parcel "E" (Access Road - South Outer Road, containing approximately 2.65 acres), Parcel "F" (Drainage and Utility Easement, containing approximately 7.82 acres), Parcel "G" (Safety Easement, containing approximately 2.33 acres), Parcel H (Main Base, containing approximately 1,994 acres), Parcel I (Housing Area, containing approximately 203 acres), and Parcel "J" (Railroad, containing approximately 0.69 acre), together with improvements thereon, at Otis Air National Guard Base; and

WHEREAS, the Lease was amended, effective 1 July 2019, to return the fire station within Parcel H, approximately 6.6 acres and Unit K, approximately 150 acres to the Lessor; modified to the acreage from 2210.49 acres which removes '150 ac Unit K' and '6.6 ac Fire Station.' New total recorded as 2053.89 acres; and

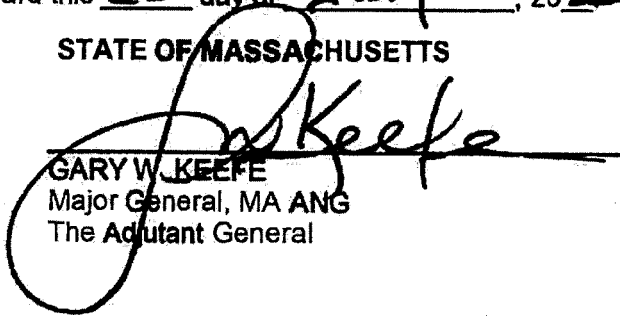
NOW, THEREFORE, the parties hereto, in consideration of mutual benefits to be derived hereunder, do hereby amend said License No. DACA33-3-06-107 in the following respects and in these respects only:

1. To extend the License term from 30 September 2051 to 30 September 2099 to run concurrently with Lease DACA51-5-75-293 and all other terms and condition remained in effect.

All other terms and conditions of the aforesaid license are hereby ratified and, except as modified by this Supplemental Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the State of Massachusetts for Air National Guard this 26 day of July, 2022

STATE OF MASSACHUSETTS


GARY W. KEEFE
Major General, MA ANG
The Adjutant General

SUPPLEMENTAL AGREEMENT NO. 2
to
LICENSE NO. DACA33-3-06-107

THIS SUPPLEMENTAL AGREEMENT is also executed by The Government under the authority of the Secretary of the Air Force this _____ day of _____, 20__.

DEPARTMENT OF THE AIR FORCE

JUDITH H. TEPPERMAN, GS-15
Division Chief, Real Estate Management

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS		Report Control Symbol (RCS):
INSTRUCTIONS: Section I to be completed by Proponent; Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).		
SECTION I - PROPONENT INFORMATION		
1. TO (Environmental Planning Function) 102 IW/EM	2. FROM (Proponent organization and functional address symbol) 102 BCE	2a. TELEPHONE NO. 508-968-4403
3. TITLE OF PROPOSED ACTION Renew USAF Lease from the Commonwealth		
4. PURPOSE AND NEED FOR ACTION (Identify decision to be made and need date) Need Date: 11/05/2021. Lease DACA51-5-75-293 (6 Modifications) between the United States Air Force and the Commonwealth of Massachusetts grants 2,054 acres to the USAF until 30 September 2051. License DACA33-3-06-107 (1 Supplemental Agreement) between the USAF and the Commonwealth of Massachusetts grants the 2,054 acres back to the Commonwealth for Air National Guard purposes.		
5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES (DOPAA) (Provide sufficient details for evaluation of the total action.) Action Type: Real Estate Action Request to renew the Lease and License until 2099, or as long as a term is allowed to continue Air National Guard training and support on Joint Base Cape Cod. There is currently no alternative location to perform the MA ANG mission, and there will be no change to existing land use or footprint.		
6. PROPONENT APPROVAL (Name and Grade) Robin M. Montgomery Capt	6a. SIGNATURE Submitted on behalf of: Robin M. Montgomery (robin.montgomery@us.af.mil - 508-968-4403) // Rossignol Andrea DOD - andrea.l.rossignol i:0e.tjfedvislandrea.l.rossignol //	6b. DATE 10/07/2021
SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY (Check appropriate box and describe potential environmental effects including cumulative effects.) (+ = positive effect; 0 = no effect; - = adverse effect; U = unknown effect)		
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE (Noise, accident potential, encroachment, etc.)		
8. AIR QUALITY (Emissions, Attainment status, state implementation plan, etc.)		
9. WATER RESOURCES (Quality, quantity, source, etc.)		
10. SAFETY AND OCCUPATIONAL HEALTH (Asbestos/radiation/chemical exposure, explosives safety, quantity-distance, bird/wildlife aircraft hazard, etc.)		
11. HAZARDOUS MATERIALS (Use/storage/generation solid waste, etc.)		

12. BIOLOGICAL RESOURCES (Wetlands/floodplains, threatened or endangered species, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. CULTURAL RESOURCES (Native American burial sites, archaeological, historical, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. GEOLOGY AND SOILS (Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. SOCIOECONOMIC (Employment/population projections, school and local fiscal impacts, etc.)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
16. OTHER (Potential impacts not addressed above.)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION				
17. <input checked="" type="radio"/> PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) #A2.3.7. ; OR <input type="radio"/> PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.				
18. REMARKS				
19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade) Thurman R. Deane	19a. SIGNATURE // Deane Thurman DOD - thurman.r.deane i:0e.t fedvis thurman.r.deane //		19b. DATE 07/05/2022	

This section added after document was finalized by NGB:
A2.3.7. Continuation or resumption of pre-existing actions, where there is no substantial change in existing conditions or existing land uses and where the actions were originally evaluated in accordance with applicable law and regulations, and surrounding circumstances have not changed [32 CFR, part 989, appendix B].

CONTINUATION SHEET

ITEM 7 : AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE

Review Questions:

Will the proposed action generate noise? If Yes, specify in the comments below the type(s) of noise generated (i.e., construction, operational, aircraft).
 Yes No Unknown N/A

If the proposed action results in aircraft noise, does the installation have a current and up-to-date AICUZ and/or FAA Part 150? If Yes, specify which documentation the installation has in the comments below.
 Yes No Unknown N/A

Will the proposed action decrease aircraft noise levels? If noise levels will decrease, the remaining questions do not apply.
 Yes No Unknown N/A

Will the proposed action increase aircraft noise levels?
 Yes No Unknown N/A

Will the proposed action increase the noise contours due to airspace or "acoustic night" operations or overall airfield operation increases?
 Yes No Unknown N/A

Will installation airspace, range, military training route air space, special use airspace or uncontrolled airspace be affected and/or require modification as a result of implementing the proposed action?
 Yes No Unknown N/A

Will the effects of the proposed action require changes to the surrounding land use outside the installation boundaries?
 Yes No Unknown N/A

Are there any sensitive receptors or populations of sensitive animal species within the increased noise zones as a result of the implementation of the proposed action? If Yes, list the sensitive receptors in comments below.
 Yes No Unknown N/A

Comments:

There are no known noise impacts resulting from the proposed action.

ITEM 8 : AIR QUALITY

Review Questions:

Will the proposed action create criteria and/or hazardous air pollutant emissions during construction and/or operational phases? If No, remaining Air Quality questions do not apply.

Yes No Unknown N/A

Is the proposed action located in a non-attainment or maintenance area? (See 40 CFR 93 Subpart B for General Conformity Rule (GCR) exemption list). If Yes, State Implementation Plan coordination is required, please detail in comments below.

Yes No Unknown N/A

Will the proposed action add, remove, or replace any stationary sources of air emissions? (e.g., boilers, generators, paint booth, engine test stand, etc.) If Yes, clarify in comments.

Yes No Unknown N/A

Will the proposed action require a new or modified local, state and/or federal air permit/registration (e.g., PSD, NSR, Operating, etc.) to implement proposed action or perform action related construction/maintenance activities? Clarify in comments.

Yes No Unknown N/A

Has the Air Conformity Applicability Model (ACAM) been used to analyze this action? If Yes, attach appropriate ACAM Reports (i.e., ROCA, AIA, Detailed Reports).

Yes No Unknown N/A

Did the ACAM results indicate a General Conformity Rule Determination was required or the action has the potential to cause a significant impact to air quality?

Yes No Unknown N/A

Are there any known sensitive receptors of air pollutant emissions associated with the installation that may be impacted by the proposed action? If Yes, list sensitive receptors in comments below.

Yes No Unknown N/A

Will the proposed action reduce future operational air emissions? (i.e. upgraded generators, HVAC, etc.)

Yes No Unknown N/A

Comments:

The air quality control region is in attainment of the ambient air quality control standards. The proposed action will not cause or contribute to any new violation of any standard in any area, will not increase the frequency or severity of any existing violation of any standard in any area, nor will it delay the timely attainment of any standard or any interim emission reduction or other milestone in any area.

ITEM 9. : WATER RESOURCES

Review Questions:

Would the proposed action impact any waters of the United States, specifically industrial storm water discharge or construction storm water discharge?
 Yes No Unknown N/A

Would the proposed action impact any waters of the United States, specifically wetlands and/or floodplains?
 Yes No Unknown N/A

Would the proposed action require a Section 401 permit? If Yes, specify the permit type in the comments below.
 Yes No Unknown N/A

Would the proposed action require an NPDES permit or if there is an existing permit will it need to be updated?
 Yes No Unknown N/A

Would the proposed action require review under Energy Installation Security Act (EISA) Section 438?
 Yes No Unknown N/A

Is the proposed action in response to a Notice of Violation (NOV), Open Enforcement Action (OEA), or fines related to the Clean Water Act?
 Yes No Unknown N/A

Would the proposed action impact sewage capacity?
 Yes No Unknown N/A

Would the proposed action have the potential to adversely affect or require modification or substantial changes to installation or community wastewater treatment system?
 Yes No Unknown N/A

Will there be any earth disturbance as part of this project? If yes, please provide the square footage in the comments.
 Yes No Unknown N/A

Would the proposed action include installing, modifying, renovating, or removing a POL tank (underground storage tank or aboveground storage tank)?
 Yes No Unknown N/A

Comments:

There are no known impacts to drinking water resulting from the proposed action.

There are no known impacts to storm water resulting from the proposed action.

There are no known impacts to wastewater resulting from the proposed action.

There are no known impacts to wetland or floodplain areas resulting from the proposed action.

ITEM 10. : SAFETY AND OCCUPATIONAL HEALTH

Review Questions:

Based on the age of the facility (pre-1980), is there potential for lead-based paint and/or asbestos within the facility? If Yes, specify in comments below.

Yes No Unknown N/A

Comments:

Facilities utilized in prior lease contain asbestos that is documented in asbestos surveys.

ITEM 11.: HAZARDOUS MATERIALS/WASTE

Review Questions:

Would the proposed action require the use of new or different hazardous materials that may come in contact with the surrounding environment?

Yes No Unknown N/A

Does the proposed action have the potential to generate hazardous waste?

Yes No Unknown N/A

Would the proposed action require hazardous waste to be collected and stored on the property?

Yes No Unknown N/A

Does the proposed action increase potential risks for spill or release of hazardous materials or waste?

Yes No Unknown N/A

Will aspects of the proposed action not be covered by the installation's existing Spill Prevention Control and Countermeasures (SPCC) Plan?

Yes No Unknown N/A

Comments:

There are no known impacts to hazardous materials resulting from the proposed action.

There are no known impacts to hazardous waste resulting from the proposed action.

ITEM 12.: BIOLOGICAL RESOURCES

Review Questions:

Have any plants or animals that are federally or state listed as threatened, endangered, rare, species of concern been identified on the installation, within the proposed action area or vicinity? If yes, identify species and listing status in comments.

Yes No Unknown N/A

Will the habitat, including migratory corridors, be impacted by the proposed action?

Yes No Unknown N/A

Will consultation under Section 7 of the Endangered Species Act and/or the applicable state's endangered species program be required?

Yes No Unknown N/A

Comments:

There are no known impacts to threatened or endangered species resulting from the proposed action.

ITEM 13. : CULTURAL RESOURCES

Review Questions:

Does the project involve a building 45 years or older? If no, skip to Question 4.

Yes No Unknown N/A

If the project involves a building 45 years or older, has the building been evaluated for inclusion in the National Register of Historic Places (NRHP)?

Yes No Unknown N/A

Do you have a SHPO concurrence letter for the building evaluation? If so, please attach the SHPO concurrence letter.

Yes No Unknown N/A

Does the project involve any ground disturbance?

Yes No Unknown N/A

Has the area of ground disturbance been previously surveyed for archaeological resources?

Yes No Unknown N/A

Do you have a SHPO concurrence letter for the results of the survey? If so, please attach the SHPO concurrence letter.

Yes No Unknown N/A

Comments:

This is a continuation of lease for land and buildings that have been evaluated for inclusion on the NRHP. Documentation can be found in the 102 IW Environmental Management Office upon request.

ITEM 14. : GEOLOGY AND SOILS

Review Questions:

Has the project site been exposed to PCB materials or equipment?

Yes No Unknown N/A

Does the project site contain any known hazardous substances or other contamination (as defined in CERCLA and RCRA)?

Yes No Unknown N/A

Comments:

There are CERCLA sites within the leased land area that are actively being remediated. Ms Rose Forbes from IRP can provide details regarding CERCLA sites upon request.

ITEM 15. : SOCIOECONOMIC

Review Questions:

Will the proposed action have a substantial environmental, human health, or economic effect on surrounding populations? If Yes, specify in the comments below.

Yes No Unknown N/A

Comments:

There are no known socioeconomic impacts resulting from the proposed action.

PROGRAM COMMENTS

Cultural Resources (Harty Jennifer DOD - jennifer.l.harty)

ANGRC Cultural Resources Program Manager agrees that the proposed project will have no effect on historic properties. No further SHPO consultation is required.

EBS (Scepansky Johnna DOD - johnna.t.scepansky)

The submission of an EBS for this RP action is ongoing; documentation will be submitted and reviewed through the RPPT as appropriate. At that stage, the below requirements will be met:

When EBS document received; will go through A4AM internal review (revisions may be requested of the base at that time), and then on to NGB-General Counsel for a legal sufficiency memo (which is required by AFCEC to process the real property package).

Natural Resources (Jasiulevicius Justin DOD - justin.z.jasiulevicius)

The project involves a real estate action only. No impact to natural resources will occur as a result of this action.