EXECUTION VERSION
1-25-12

All correspondence in connection with this contract should include reference to N4769212RP12P31

LEASE IN FURTHERANCE

OF CONVEYANCE

BETWEEN

THE UNITED STATES OF AMERICA

AND

LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS

AT THE FORMER

NAVAL STATION ROOSEVELT ROADS CEIBA, PUERTO RICO

LEASE IN FURTHERANCE OF CONVEYANCE BETWEEN THE UNITED STATES OF AMERICA AND LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS

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LEASE IN FURTHERANCE OF CONVEYANCE BETWEEN THE UNITED STATES OF AMERICA AND THE LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS

THIS LEASE, made this 25th day of January 2012 by and between **THE UNITED STATES OF AMERICA**, acting by and through the Department of the Navy, hereinafter called the "Government", and **THE LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS**, hereinafter called the "Lessee."

W I T N E S S E T H:

WHEREAS, the Government has declared certain real and personal property surplus at the former Naval Station Roosevelt Roads, Ceiba, Puerto Rico ("NSRR"); and

WHEREAS, by application dated 17 December 2010, the LRA applied for an Economic Development Conveyance ("EDC") of approximately one thousand and three hundred and seventy (1,370) acres to be used and developed in accordance with the reuse plan submitted in December 2004, as amended on 30 April 2010 by the "Roosevelt Roads Redevelopment Addendum to the 2004 Reuse Plan" ("Reuse Plan"); and

WHEREAS, the Government, on 16 September 2011, approved an EDC to the NSRR LRA for the sale and transfer of approximately 1370.20 acres of surplus property at the former NSRR; and

WHEREAS, the Government and the Lessee entered into that certain Economic Development Conveyance Memorandum of Agreement dated December 20, 2011 ("EDC Agreement"); and

WHEREAS, a Finding of No Significant Impact (FONSI) consistent with the Reuse Plan presented by the Local Redevelopment Authority for Naval Station Roosevelt Roads (NSRR LRA) in 2004 was issued 10 April 2007, and a subsequent FONSI was executed on 26 September 2011 for a Supplemental Environmental Assessment prepared to evaluate potential impacts of the NSRR LRA's April 2010 Reuse Plan Addendum; and

WHEREAS, the Lessee has been approved as the recipient of multiple parcels of land and improvements which together make up the entire EDC conveyance comprised of 1370.20±

acres to be conveyed, including the Lease Premises, as defined below, which total 356.1230 acres; and

WHEREAS, Lessee has an immediate need to use the Lease Premises, as hereinafter defined; and

WHEREAS, further environmental remediation of the Lease Premises is necessary before the Lease Premises can be conveyed to Lessee in fee; and

WHEREAS, the Secretary of the Navy, pursuant to the provisions of 10 U.S.C. §2667(g)(1), has determined that this Lease will facilitate Commonwealth and local economic adjustment efforts pending final disposition of the Lease Premises; and

WHEREAS, the Secretary of the Navy, pursuant to 10 U.S.C. § 2667(g)(1) and (2) has determined that a public interest will be served as a result of this Lease; and

WHEREAS, the Government is amenable to such a Lease with the Lessee upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the terms, covenants, and conditions hereinafter set forth, the Government and the Lessee hereby agree as follows:

1. LEASE PREMISES.

1.1 The term, "Lease Premises" as used in this Lease, shall mean those facilities and/or land areas identified in **Exhibit "A"** to this Lease, as and if modified, and all improvements thereon.

1.1.1 As of the Execution Date, the Government is in the process of shutting down the wastewater utility system at NSRR. Following completion of the shut-down process in accordance with all applicable laws and regulations, the Government shall provide written notice of such shut-down to the Lessee and, upon receipt of such written notice by the Lessee, the wastewater utility system, as described in **Exhibit "A-1"** to this Lease, shall automatically become part of the Lease Premises.

1.2 Government does hereby lease, rent, and demise to Lessee, and Lessee does hereby hire and rent from the Government the Lease Premises together with the right of ingress and egress thereto.

1.3 Lessee shall monitor for archeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered in accordance with the Memorandum of Agreement between the United States Navy and the Puerto Rico Historic

Preservation Officer concerning the disposal of Naval Activity Puerto Rico executed September 28, 2011.

2. TERM. The term of this Lease shall be for a period of twenty (20) years, beginning on January 25, 2012 and ending on January 25, 2032, unless terminated earlier in accordance with the provisions of Paragraph 15.

3. CONSIDERATION. The consideration for this Lease is the consideration provided by the Lessee to the Government pursuant to the EDC Agreement.

4. USE OF LEASE PREMISES. Lessee may use the Lease Premises for those uses permitted in the EDC Agreement.

5. ASSIGNMENT OR SUBLETTING.

5.1 Lessee may sublease the Lease Premises without the prior approval of Government; provided, however, that in the event that the terms and conditions of this Lease and a sublease contradict, the terms and conditions of this Lease shall take precedence.

5.2 Any sublease granted by the Lessee shall contain a copy of this Lease as an attachment and shall be subject to all terms and conditions of this Lease except for Paragraph 18.2.2 and shall terminate immediately upon the expiration or any earlier termination of this Lease, without any liability on the part of the Government to the Lessee or any sublessee. Under any sublease made, the sublessee shall be deemed to have assumed all of the obligations of the Lessee under this Lease. No sublease shall relieve the Lessee of any of its obligations hereunder.

5.3 The Lessee shall provide to the Government a fully executed copy of any sublease executed hereunder within ten (10) days of the date of its execution. Within ten (10) days of receipt of such sublease, the Government may send a written notice to the Lessee that the sublease must be amended if the terms of the sublease either (i) interfere with the Government's environmental remediation of the Lease Premises, or (ii) contradict a material term or condition of this Lease.

5.4 The Lessee shall neither transfer nor assign this Lease or any interest therein or any property on the Lease Premises without the prior written approval of the Government.

6. JOINT INSPECTION REPORT.

6.1 Prior to the execution of this Lease, and except as set forth in Paragraph 6.2, a joint inspection was conducted by representatives of the Lessee and the Government of the Lease Premises; a report was made of the condition of the Lease Premises and any deficiencies

found to exist were noted in the report as described in **Exhibit "C"** attached hereto (the "Joint Inspection Report"). Each inventory prepared for the Joint Inspection Report, upon completion, was identified by building or facility number. The Joint Inspection Report is signed and dated by both parties to this Lease. The Lease Premises delivered to the Lessee shall be delivered "as-is, where-is", and, as such, the Government makes no warranty as to such facilities and property either as to their usability generally or as to their fitness for any particular purpose. At the termination of this Lease, Lessee shall turn over to the Government the Lease Premises in the same condition that existed on the date the respective sublease was executed as reflected in the Joint Inspection Report, subject, however, to ordinary wear and tear and conformance with the EDC Agreement. The Government and the Lessee will jointly conduct a close-out inventory and condition survey of the Lease Premises on the date of termination or expiration of this Lease. All significant variances from the original Joint Inspection Report shall be clearly documented. The close-out report shall be completed within thirty (30) days after termination or expiration of this Lease and will constitute the basis for settlement by the Lessee for any of the Lease Premises shown to be lost, damaged or destroyed, subject, however, to ordinary wear and tear.

6.2 SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range). A Joint Inspection Report was not completed with respect to SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range) on the Lease Premises. The Lessee is prohibited from entering SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range). Security, maintenance, repair, upkeep and inspection of the interior, exterior and subsurface of SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range) shall be the responsibility of the Government. The Lessee's tenancy with respect to SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range) is acknowledged by the Government to place no obligations upon the Lessee other than to be excluded from entry onto SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range). In the event of an emergent circumstance affecting SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range), the Lessee, its agents, contractors and area first responders shall not respond or take any other action related to SWMU 11 (Building 38) and SWMU 77 (Former Small Arms Range).

7. ENVIRONMENTAL CONDITION OF PROPERTY AND FINDING OF SUITABILITY TO LEASE. An Environmental Condition of Property Report ("ECP") was prepared for the Lease Premises on 15 July 2005 and is incorporated by reference herein. A Finding of Suitability to Lease ("FOSL") for the Lease Premises prepared by the Government is attached as **Exhibit "D"** and made a part of this Lease. The ECP sets forth the existing environmental conditions of the Lease Premises as represented by a baseline survey which has been conducted by the Government. The FOSL sets forth the basis for the Government's determination that the Lease Premises are suitable for leasing. Lessee and sublessees are hereby made aware of the notifications contained in the ECP and FOSL and shall comply with all restrictions set forth therein.

8. ALTERATIONS.

8.1 Prior to undertaking any substantial construction, demolition, alterations, additions or improvements on the Lease Premises, the Lessee shall provide written notification to the Government's Authorized Contracting Officer or his authorized representative. Within fifteen (15) days of the receipt of the notification, the Government shall determine whether such addition or alteration is to be disallowed because it will adversely impact the Government's ability to complete its environmental remediation obligations on the Lease Premises. In the event the Government determines that any addition or alteration is disallowed, a notice of disallowance shall be forwarded to the Lessee. Upon disapproval, the Lessee shall not be authorized to commence or cause to commence the alteration or placement of the addition that is the subject of the notification without further Government approval. In the event that the Government does not respond to Lessee within such fifteen (15) day period, then the proposed addition or alteration shall be deemed approved.

8.2 The Lessee shall not construct, or make or permit its sublessees or assigns to construct or make, any substantial alterations, additions, or improvements to, or installations upon, or otherwise modify or alter the Lease Premises in any way which may adversely affect the cleanup, human health, the environment or, the historical character in compliance with the National Historic Preservation Act, without the prior written consent of the Government. Such consent may involve 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 solid waste management units (SWMU) that are part of a Navy Installation Restoration Program, such consent may include a requirement for written approval by the Government's BRAC Environmental Coordinator (BEC). Upon termination, revocation, or surrender of this Lease, in whole or in part, the Lessee shall, at the option of and to the extent directed by the Government, either:

8.1.1 Promptly remove all alterations, additions, modifications, improvements, and installations, including, but not limited to, Lessee's or sublessee's trade fixtures, made or installed on the Lease Premises subject to the termination, revocation or surrender, and restore the same to the same or as good condition as existed on the date of the respective sublease as reflected in the Joint Inspection Report, subject, however, to ordinary wear and tear; or

8.1.2 Abandon such additions or alterations to the Lease Premises, subject to the termination, revocation, or surrender in place, at which time title to said alterations, improvements, and additions shall vest in the Government.

8.2 Notwithstanding anything set forth herein to the contrary, Lessee or its sublessee may, at its (or their) sole discretion, remove any of its (or their) equipment or trade

fixtures installed on the Lease Premises subject to termination, revocation, or surrender, or attached to the Lease Premises, provided, however, it (they) shall restore the Lease Premises to the condition that existed on the date of the respective sublease, as reflected in the Joint Inspection Report, subject, however, to ordinary wear and tear.

9. ACCESS BY GOVERNMENT. In addition to access required under Paragraphs 13.6 and 13.10, at all reasonable times throughout the term of this Lease, the Government shall be allowed access to the Lease Premises for any purposes upon notice to the Lessee. Government normally will give Lessee and any sublessee 24-hour prior notice of its intention to enter the Lease Premises unless it determines that entry is required for safety, environmental, operations or security purposes. Lessee shall have no claim against the Government, except for claims allowed for and limited by the Federal Tort Claims Act, 28 U.S.C. 2671, et seq., on account of any entry onto the Lease Premises by the Government (including any officer or employee of the Government) or as otherwise permitted by law. All necessary keys to the Lease Premises occupied by the Lessee or any sublessee shall be made available to the Government upon request.

10. UTILITIES. All utilities located on the Lease Premises, including but not limited to electricity, water, gas, sewer, and telephone, may be operated and maintained by the Lessee or the appropriate utility provider, in their sole discretion. Any costs associated with such operations and maintenance shall be the responsibility of the Lessee. It is expressly agreed and understood that the Government in no way warrants the condition or adequacy of such utility systems for the purposes intended. It is also expressly agreed and understood that neither the Government nor the Lessee is in any way obligated to provide any utility service whatsoever.

11. NO INTERFERENCE WITH NAVY OPERATIONS. The Lessee shall not conduct or allow to be conducted any operations, nor make or allow to be made any alterations, that would interfere with or otherwise restrict Navy operations or environmental clean-up or restoration activities by the Government, EPA, Commonwealth of Puerto Rico, or their contractors. Environmental clean-up, restoration, or testing activities by these parties shall take priority over the Lessee's use of the Lease Premises in the event of any conflict.

12. MAINTENANCE SERVICES.

12.1 It is understood and agreed that Lessee shall, at its own expense, protect and maintain, or cause to be protected and maintained, the Lease Premises, subject to normal wear and tear, so that no further environmental releases on the Lease Premises occur.

12.2 The Lessee shall not undertake any actions that would interfere with or impede the Government's environmental remediation of the Lease Premises.

12.3 Subject to the approval of the Government in accordance with Paragraph 8.1, the Lessee is permitted to demolish any improvements on the Lease Premises in accordance with applicable law and regulation.

12.4 The Lessee must not commit waste of any kind except as authorized in writing by the Government.

13. ENVIRONMENTAL PROTECTION PROVISIONS.

13.1 RCRA Section 7003 Administrative Order on Consent. Lessee is hereby notified that the Lease Premises are regulated under an Administrative Order on Consent (Consent Order) between the Navy and the Environmental Protection Agency, Region II under section 7003 of the Resource Conservation and Recovery Act (RCRA) that requires the Government to perform corrective actions at Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs). Where required by Federal Law, actions necessary for the Government to comply with the Consent Order shall take precedence over all other provisions of this Lease.

13.1.1 The Consent Order shall require corrective actions at the following SWMUs within the Lease Premises:

- **SWMU 3, Base Landfill** – Approximately 110.228 acres. The unlined landfill was used since the early 1960s. The active portion (a lined 35-acre cell within the limits of the old 85-acre landfill) was closed and capped in 2007.

- **SWMU 9, Tank 212-217 Sludge Burial Pits** – Approximately 42 acres in two non-contiguous areas referred to as SWMU 9 A/B (36.114 acres) and SWMU 9C (6.27 acres). Unlined, earthen pits in which petroleum sludges were buried after tank cleanings between 1940 and 1978.

- **SWMUs 11/45, Old Power Plant (Building 38 Interior/Exterior)** – Approximately 15 acres. SWMU 11 (0.728 acres) is the interior of Building 38, including a former concrete pad where transformers and transformer fluids containing PCBs were stored. SWMU 45 (14.586 acres) is the exterior of Building 38 where transformer oils containing PCBs were routinely discarded directly onto the ground, and includes the path of the cooling water intake tunnel from Puerca Bay. There are two closed in place 50,000-gallon underground storage tanks (USTs) associated with SWMUs 11/45.

- **SWMUs 27, 28, 29, Waste Water Treatment Plants Sludge Drying Beds, Capehart, Bundy and Forrestal Plants, Respectively** – Approximately 0.405 acres for SWMU 27, 1.17 acres for SWMU 28, and 2.735 acres for SWMU 29.

Sludge from the waste water treatment plants would be placed in the drying beds and allowed to dry before properly disposing of the sludge. Includes the sludge drying beds at each of the three waste water treatment plants and adjacent property undergoing soil investigation.

- **SWMU 31, Waste Oil Collection Area, Buildings 31 and 2022 -** Approximately 0.6 combined acres with SWMU 32. Located in the Public Works Department storage yard near the Transportation Shop, it consists of a curbed, concrete pad used for temporary outdoor storage of waste oil containers. During a 1993 inspection, oil staining surrounded the storage pad.

- **SWMU 32, Public Works Department Storage Yard/Battery Collection Area** – Approximately 0.55 combined acres with SWMU 31. In 1988, it was an outdoor area where discarded batteries were stored. Approximately 100 55-gallon drums of contaminated jet fuel and soil were observed stored on wooden pallets resting on bare ground during the 1993 follow-up investigation. Along with these drums, an area of stained soil was visible, discarded batteries were noted, and a small, partially open, uncurbed storage building ("paint locker") contained cans.

- **SWMU 57 (ECP 3), POL Drum Storage Area (Facility 278)** – Approximately 2.150 acres. Rectangular concrete pad approximately 100 feet by 160 feet in size. Used as Petroleum, Oils and Lubricants (POL) drum storage facility from the 1950s to the 1990s.

- **SWMU 59 (ECP 5), Former Vehicle Maintenance and Refueling Area** – Approximately 10.006 acres. Includes Buildings 377, 2344, and 2345. Used from the 1940s to the 1980s, and contained drums, vehicle racks, USTs (unknown quantity and disposition), and fuel islands. The majority of the site is presently covered by paving.

- **SWMU 60 (ECP 6), Former Landfill at the Marina** – Approximately 11.996 acres. Used as a landfill (scrap disposal) from the 1940s to the 1960s, with piles of solid waste and scrap metal. The marina now covers most of the site, except for a level area described as estuarine intertidal scrub-shrub broad-leafed evergreen.

- **SWMU 67 (ECP 13), Former Gas Station** – Approximately 5.495 acres. Located on east side of Langley Drive north of the tennis courts in a level area covered with secondary growth vegetation. A concrete pad and building foundation are present north of the tennis courts in the woods. No UST has been identified.

- **SWMU 70 (ECP 16), Disposal Area Northwest of Landfill** – Approximately 55.153 acres. Located northwest of the current base landfill, it is a construction debris and/or solid waste disposal site with potential disposal of POLs and/or hazardous materials containers.

- **SWMU 74 (ECP 20), Fuel Pipelines and Hydrant Pits** - Site consists of four non-contiguous portions of the JP-5 fuel pipeline totaling approximately 20.737 acres.

- **SWMU 77, Closed Small Arms Range** – Approximately 66.18 acres. A closed small arms range and potential, former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. An investigation is being performed for the potential OB/OD sites and the small arms range.

- **SWMU 78, Transformer Storage Pad** – Approximately 2.793 acres. Located off of Hollandia Street, near the intersection of Forrestal Drive and Valley Forge Road. The suspected release is associated with a raised concrete-curbed pad that formerly stored approximately 25 (non-PCB) transformers. A small area (approximately 10 feet by 3 feet) of stained soil and stressed vegetation was observed at the discharge of the drainage valve.

- **AOC F, Site of Four Former USTs (USTs 124A-D; Building 124)** – Approximately 1.231 acres. AOC F 124 was the location of former USTs 124A (2,000-gallon motor gasoline tank), 124B and 124C (5,000-gallon motor gasoline tanks), and 124D (550-gallon waste oil tank) which were removed in 1996 and replaced by two motor gasoline USTs and one diesel UST. After the tank removals and subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

- **AOC F, Site of Four Former USTs (USTs 1738A-D; Building 1738)** – Approximately 5.195 acres. After the removal of three 10,000-gallon motor gasoline USTs and one 550-gallon waste oil UST at this site in 1995, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation, and a Methyl Tertiary Butyl Ether (MTBE) groundwater remediation pilot study is in the planning stages.

- **AOC F, Site of 1 former UST (UST 2842B; Building 3188)** - Approximately 1.53 acres. After the removal of this 5,000-gallon diesel UST in 1997, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

13.1.2 No provision of this Lease and no act of Lessee or any sublessee on the Lease Premises shall affect, impact or diminish any rights that the Lessee may have under 42 U.S.C. 9620(h), including any right that Lessee may have thereunder related to the transfer of any other part, area or parcel of the NSRR.

13.2 To prevent unacceptable risks to human health and the environment, Lessee shall comply with all land use controls (LUCs) for the Lease Premises including the following:

- **SWMU 3, 9, 11, 45, 57, 59, 60, 67, 70, 74, 77, 78, AOC F, Site of 4 former USTs (USTs 1738A-D; Building 1738), AOC F, Site of 1 former UST (UST 2842B, Building 3188)** – A restriction on land use to non-residential uses only.

- **SWMU 3, 9, 45, 57, 59, 60, 67, 70, 74, 27/28/29, 77, 78, AOC F, Site of 4 former USTs (USTs 1738A-D; Building 1738), AOC F, Site of 1 Former UST (UST 2842B; Building 3188)** – A restriction on access and/or certain invasive activities in areas where surface soil, subsurface soil and or sediments are contaminated.

- A restriction on use of groundwater and installation of new wells in or near areas of known groundwater contamination.

- **SWMU 27/28/29** – A requirement to protect the integrity of any existing and all future groundwater monitoring or extraction wells, remedial action equipment and associated utilities until remediation is complete and federal and Commonwealth cleanup standards have been met.

- A requirement that all ongoing and future environmental investigations and remedial activities at or adjacent to the Subject Property not be disrupted.

- **Maintenance, Monitoring, and Inspection Activities for Landfill cap at SWMU 3** – As outlined in the Landfill Closure and Post-Closure Plan, May 2005, the Lessee will not impact or change the contours and drainage system for the finished landfill cover. The landfill cover will be mowed to maintain the original vegetation and prevent trees and other deep rooted vegetation from growing into the landfill cover. In addition, mowing will be conducted as necessary to provide access to perimeter monitoring wells. Lessee will ensure that landfill cover is clear of debris, refuse, or equipment. The Lessee will inspect the Landfill for rodents during inspections of the vegetative cover and ensure that the landfill cover is clear of rodents and burrowing animals.

13.3 The Lessee and its contractors and sublessees hereby assume all responsibility for protection of the environment as related to the Lessee or its contractors or sublessees use of the Lease Premises. The Lessee and its contractors and sublessees shall be responsible for compliance with all applicable Federal, Commonwealth, and local laws, regulations, and standards that are or may become applicable to Lessee's activities on the Lease Premises and to the environment.

13.4 The Lessee and any sublessee shall be solely responsible for obtaining at its cost and expense any environmental permits which may be required for its operations under the Lease, independent of any existing permits held by the Government.

13.5 Subject to paragraph 13.1 hereof, and to the extent permitted by law, the Lessee shall indemnify and hold harmless the Government from any costs, expenses, liabilities, fines, or penalties resulting from discharges, emissions, spills, storage, and disposal occurring during the term of this Lease solely as a result of Lessee's, sublessee's, contractor's, subcontractor's, guests', and invitee's control, occupancy, use or operations, or any other action by the Lessee or any sublessee, contractor, subcontractor, guest, and invitee giving rise to Government liability, civil or criminal, or responsibility under Federal, Commonwealth, or local environmental laws, arising solely out of Lessee's, sublessee's, contractor's, subcontractor's, guests, and invitee's control, occupancy, use or operations of the Lease Premises. This provision shall survive the expiration or termination of this Lease, and the Lessee's obligations hereunder shall apply whenever the Government incurs costs or liabilities solely as a result of the Lessee's, sublessee's, contractor's, subcontractor's, guests', and invitee's actions. Notwithstanding the foregoing, nothing contained in this Paragraph or elsewhere in this Lease shall be construed to repudiate or vitiate any statutory or other obligation of the United States.

13.6 The Government's rights under this Lease specifically include the right for Government officials, upon reasonable notice, to inspect the Lease 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. Lessee shall have no claim on account of any entries against the United States or any officer, agent, employee, contractor or subcontractor thereof. Notwithstanding the foregoing, nothing contained in this Paragraph or elsewhere in this Lease shall be construed to repudiate or vitiate any statutory or other obligation of the United States.

13.7.1 If environmentally sensitive materials or substances are to be utilized, by or on behalf of Lessee, within the Lease Premises under this Lease, and excluding those pre-existing on the Lease Premises, the Lessee and its contractors or sublessees shall provide a Hazardous Waste Management Plan to the Government for review and approval prior to commencement of any action. If environmentally sensitive materials or substances are to be utilized by or on behalf of Lessee or sublessee on the Lease Premises, the Lessee or its sublessee

shall, if required by Federal, Commonwealth or local law, apply for and obtain its own Resource Conservation and Recovery Act (RCRA) generator identification number and RCRA hazardous waste permit which permits shall be limited to generation, transportation and storage. The Lessee shall not, under any circumstances, allow any hazardous waste to remain on or about the Lease Premises for any period in excess of ninety (90) days. Any violation of these requirements shall be deemed a material breach of this Lease. Government hazardous waste storage areas will not be available to the Lessee or any sublessee. The Lessee or any sublessee must provide at its own expense such hazardous waste storage facilities, complying with all laws and regulations, as it needs for temporary (less than ninety (90) days) storage. Government accumulation points for hazardous and other wastes will not be used by the Lessee or any sublessee. Neither will the Lessee or any sublessee permit its hazardous wastes to be commingled with hazardous waste of the Government.

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

13.8 The Lessee, its contractors, and any sublessee shall, if required by Federal, Commonwealth or local law, have a completed and approved plan for responding to hazardous waste, fuel, and other chemical spills prior to the commencement of operations on the Lease Premises.

13.9 Any air, land or water pollution that emanates, as a result of the Lessee's occupancy, use or operation of the Lease Premises, and which is not a result of Department of Defense activities, shall be the responsibility of the Lessee and its contractors or sublessees for reporting, containment, removal, and clean-up, as required by applicable law.

13.10 The Government, the U.S. Environmental Protection Agency (EPA), and the Puerto Rico Environmental Quality Board (PREQB), and their officers, agents, employees, contractors, and subcontractors shall have the right, upon reasonable notice to the Lessee and any sublessee, to enter upon the Lease Premises for the purposes enumerated in this paragraph and for such other purposes consistent with any provision of the Consent Order that may be required with respect to the Lease Premises and which provisions thereof the Lessee agrees to incorporate into this Lease:

13.10.1 To conduct investigations and surveys, including, where necessary, drilling, soil and water sampling, test pitting, testing soil borings and other activities related to the NSRR, Puerto Rico Consent Order that may be required in the future.

13.10.2 To inspect field activities of the Government and its contractors and subcontractors in implementing the NSRR Consent Order that may be required in the future.

13.10.3 To conduct any test or survey required by the EPA or PREQB related to the implementation of the requirements of the Consent Order or environmental conditions at the Lease Premises or to verify any data submitted to the EPA or PREQB by the Government relating to such conditions.

13.10.4 To construct, operate, maintain, or undertake any other response or remedial action as required or necessary under the NSRR Consent Order including, but not limited to, monitoring wells, pumping wells, and treatment facilities.

13.11 The Lessee agrees to comply with the provisions of any health or safety plan in effect under the Consent Order 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 representatives designated by Lessee and any sublessee. Lessee, any sublessees, or licensees shall have no claim on account of such entries against the Government or any officer, agent, employee, contractor, or subcontractor thereof, except for claims allowed for and limited by the Federal Tort Claims Act, 28 U.S.C. 2671, et seq. or as otherwise permitted by law. In addition, the Lessee shall comply with all applicable Federal, Commonwealth, and local occupational safety and health regulations.

13.12 The Lessee shall not conduct or permit its contractors or sublessees to conduct any subsurface excavation, digging, drilling or other disturbance of the surface of the Lease Premises without the prior written approval of the Government, which consent will not be unreasonably withheld.

14. ENVIRONMENTAL REMEDIATION.

Remediation by Lessee. Upon the execution by the Government and the Lessee of this Lease, the Lessee will be permitted, but not required to, at its own cost, perform certain environmental remediation requirements, as necessary to satisfy applicable Federal and PREQB regulatory requirements.

15. TERMINATION.

15.1 Termination Upon Tender of Deed. Upon the occurrence of either of the following, the passing of thirty (30) days after the Government tenders to Lessee, in accordance with applicable law, a good and sufficient Quitclaim Deed conveying fee title to any portion of the Lease Premises (each such portion hereinafter referred to as "Conveyed Portion"), or the

acceptance by the Lessee of the Government tendered Quitclaim Deed, whichever occurs first, (i) this Lease shall automatically terminate with respect to the applicable Conveyed Portion as if such date were the stated expiration date contained herein and neither party shall have any further obligations under this Lease with respect to the Conveyed Portion (other than any obligations which otherwise would survive termination of this Lease), (ii) all references to the Lease Premises shall be deemed to exclude such Conveyed Portion, and (iii) this Lease shall continue in full force and effect with respect to the remainder of the Lease Premises.

15.2 Government Termination. The Government shall have the right to terminate this Lease, at any time:

(i) upon Lessee's failure to perform or fulfill any obligation, condition, term or agreement contained in this Lease required on the part of the Lessee to be performed or fulfilled or,

(ii) in the event that the use is incompatible with the Finding of No Significant Impact, or

(iii) in the event of a national emergency as declared by the President or the Congress of the United States.

The Government's right to terminate this Lease under subdivisions (i) and (ii) above may only be exercised if the Lessee does not cure such failure in a manner acceptable to the Government within thirty days (or more if authorized in writing by the Government after receipt of the written notice from the Government specifying the failure). Unless special circumstances justify a shorter period, the Lessee will be provided with no less than sixty (60) days written notice that termination is necessary and will be provided a reasonable time to vacate the Lease Premises.

In the event that the Government shall elect to terminate this Lease on account of the breach by the Lessee of any of the terms and conditions, the Government shall be entitled to recover and the Lessee shall pay to the Government:

(i) the reasonable costs incurred in resuming possession of the Lease Premises; and

(ii) the costs incurred in performing any obligation on the part of the Lessee to be performed hereunder.

15.3 Termination by Lessee. Upon ninety (90) days written notice to the Government, the Lessee shall have the right to terminate this Lease at no cost or expense or further obligation or liability on the part of either party whatsoever, provided that Lessee shall render the Lease Premises safe prior to such Lease termination and Lessee or sublessee(s) vacating the Lease Premises.

15.4 Environmental Contamination. In the event that an environmental condition is discovered on the Lease Premises which creates, in the Government's determination, an imminent and substantial endangerment to human health or the environment, and notwithstanding any other termination rights and procedures contained in this Lease, this Lease shall terminate with respect to the portion of the Lease Premises where such imminent and substantial endangerment to human health or the environment exists, and the Lessee shall vacate, or require any sublessee to vacate, such portion of the Lease Premises immediately upon notice from the Government, or determination by Lessee and notice to Government, of the existence of such a condition and the requirement to vacate such portion of the Lease Premises. Exercise of this right by either party shall be without liability except that the Lessee shall not be responsible for the further performance of any obligations under this Lease, after this Lease has been so terminated for such portion of the Lease Premises.

16. INDEMNIFICATION BY LESSEE - GOVERNMENT NON-LIABILITY.

16.1 To the extent permitted by law, Lessee shall indemnify, defend, and save the Government harmless, and shall require all sublessees (to the extent permitted by law) to indemnify, defend, and save the Government harmless, and shall pay all costs, expenses, and reasonable attorney's fees for all trial and appellate levels and post-judgment proceedings in connection with any fines, suits, actions, damages, liability, and causes of action of every nature whatsoever (civil or criminal) arising or growing out of, or in any manner connected with, the occupation or use of the Lease Premises by the Lessee and the employees, subtenants, agents, servants, guests, and invitees of the Lessee, including but not limited to, any fines, claims, demands, and causes of action of every nature whatsoever which may be made upon, sustained, or incurred by the Government by reason of any breach, violation, omission, or non-performance of any term, covenant, or condition hereof on the part of the Lessee or the employees, subtenants, agents, servants, guests, or invitees of the Lessee; however, this indemnity shall not extend to matters caused by or resulting from acts or omissions by the Government, its officials, agents, employees, contractors, guests or invitees. This covenant shall survive the termination of this Lease.

16.2 To the extent permitted by law, the Lessee covenants that it will indemnify and save and hold harmless, and shall require all sublessees (to the extent permitted by law) to indemnify and save and hold harmless, the Government, its officers, agents, and employees for and from any and all liability or claims for loss of or damage to any property owned by or in the custody of the Lessee, its officers, agents, servants, employees, subtenants, licensees, or invitees, or for the death of or injury to any of the same which may arise out of or be attributable to the condition, state of repair or the Lessee's use or occupancy of the Lease Premises, whether or not the same shall be occasioned by the negligence or lack of diligence of the Lessee, its officers, agents, servants, subtenants or employees; however, this indemnity shall not extend to matters caused by the Government, including Government officials, agents, employees, contractors, guests and invitees.

17. LESSEE'S LIABILITY EXTENDS TO ITS CONTRACTORS AND SUBLESSEES. The Lessee's liability to the extent assumed under this Lease shall extend to the performance of work or the use of the Lease Premises by any contractor or sublessee of the Lessee under this Lease.

18. INSURANCE.

18.1 All Risk. Lessee shall in any event and without prejudice to any other rights of Government bear all risk of loss or damage to the Lease Premises occupied or used by Lessee or any of its sublessees, arising from any causes whatsoever, or in any manner connected with the occupation or use of the Lease Premises by Lessee or any sublessees, or by a risk customarily covered by insurance in the locality in which the Lease Premises are situated, even where such loss or damage stems from causes beyond Lessee's control. In the event that any item or part of the Lease Premises shall require repair, rebuilding, or replacement resulting from loss or damage, the risk of which is assumed under this section, Lessee shall promptly give notice thereof to Government, and shall, in the event that this Lease is terminated by reason of the default of the Lessee and upon demand of Government, either compensate Government for such loss or damage, or rebuild, replace, or repair the item or items of the Lease Premises so lost or damaged.

18.2 Lessee's Insurance. During the entire period that this Lease shall be in effect, the Lessee at its expense will carry and maintain or cause to be carried and maintained:

18.2.1 All-risks property and casualty insurance against the risks enumerated in Paragraph 18.1 above in an amount at all times equal to at least 100 percent of the full functional equivalent replacement value of the improvements within the Lease Premises not approved for demolition.

18.2.2 Public liability and property damage insurance including, but not limited to, insurance against assumed or contractual liability under this Lease, with respect to the Lease Premises and improvements hereon, to afford protection with limits of a combined single limit of liability of not less than $5,000,000 in the event of bodily injury or death to any number of persons in any one accident and for property damage.

18.2.3 If, and to the extent required by law, worker's compensation or similar insurance in form and amounts required by law.

18.2.4 Automobile liability coverage of not less than $1,000,000 per person and not less than $2,000,000 per occurrence for personal injury or death, and not less than $1,000,000 per occurrence for property damage.

18.3 Lessee's Contractor's and Sublessee's Insurance. During the entire period that this Lease shall be in effect, the Lessee shall require its contractors and sublessees and any contractor performing work on the Lease Premises to carry and maintain the insurance required below:

18.3.1 Comprehensive general liability insurance including, but not limited to, contractor's liability coverage and contractual liability coverage of a combined single limit of $5,000,000 per occurrence with not less than $5,000,000 general aggregate with respect to personal injury or death and with respect to property damage. The comprehensive general liability shall contain a per project aggregate endorsement.

18.3.2 Worker's compensation or similar insurance in form and amounts required by law.

18.3.3 Automobile liability coverage of not less than $1,000,000 per person and not less than $2,000,000 per occurrence for personal injury or death, and not less than $1,000,000 per occurrence for property damage.

18.4 Policy Provisions. All insurance which this Lease requires the Lessee to carry and maintain, or cause to be carried or maintained shall be in such form, for such amounts, for such periods of time, and with such insurers as the Government may require or approve. All policies or certificates issued by the respective insurers for public liability and all-risks property insurance shall name the Government as an additional insured; shall provide that any losses shall be payable notwithstanding any act or failure to act or negligence of the Lessee or the Government or any other person; shall provide that no cancellation, reduction in amount, or material change in coverage thereof shall be effective until at least thirty (30) days after receipt by the Government of written notice thereof; shall provide that the insurer shall have no right of subrogation against the Government; and shall be reasonably satisfactory to the Government in all other respects. In no circumstances will the Lessee be entitled to assign to any third party rights of action which the Lessee may have against the Government.

18.5 Delivery of Policies. The Lessee shall deliver or cause to be delivered promptly to the Government a certificate of insurance evidencing the insurance required by this Lease and shall also deliver no later than thirty (30) days prior to the expiration of any such policy, a certificate of insurance evidencing each renewal policy covering the same risks.

19. LABOR PROVISION.

19.1 Equal Opportunity. During the term of this Lease, the Lessee agrees as follows:

19.1.1 The Lessee will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Lessee will take affirmative action to ensure that applicants are employed and that the Lessee's or sublessee's employees are to be treated during employment without regard to their race, color, religion, sex, or national origin. Such actions shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, selection for training, including apprenticeship. The Lessee agrees to post, in conspicuous places, notices to be provided by the Government setting forth the provisions of this nondiscrimination clause.

19.1.2 The Lessee will, in all solicitations or advertisements for employees placed by or on behalf of the Lessee, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

19.1.3 The Lessee will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding a notice to be provided by the Government, advising the labor union or worker's representative of the Lessee's commitments under this Equal Opportunity Clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

19.1.4 The Lessee will comply with all provisions of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and with the rules, regulations, and relevant orders of the Secretary of Labor.

19.1.5 The Lessee will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and by the rules, regulations, and orders of the Secretary of Labor or pursuant thereto, and will permit access to its books, records, and accounts by the Government and the Secretary of Labor for purposes of investigating to ascertain compliance with such rules, regulations, and orders.

19.1.6 In the event of the Lessee's noncompliance with the Equal Opportunity Clause of this Lease or with any said rules, regulations, or orders, this Lease may be canceled, terminated, or suspended in whole or in part, and the Lessee may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

19.1.7 The Lessee will include the above provisions in every sublease or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued

pursuant to section 204 of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, so that such provisions will be binding upon each sublessee or vendor. Lessee will take such action with respect to any sublessee or purchase order as the Government may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the Lessee becomes involved in, or is threatened with, litigation with the sublessee or vendor as a result of such direction by the Government, the Lessee may request the United States to enter into such litigation to protect the interests of the United States.

19.2 Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330). This Lease, to the extent that it is a contract of a character specified in the Contract Work Hours Standards Act (40 U.S.C. 327-330) and is not covered by the Walsh-Healy Public Contracts Act (41 U.S.C. 35-45), is subject to the following provisions and exceptions of said Contract Work Hours and Safety Standards Act and to all other provisions and exceptions of said law:

19.2.1 The Lessee shall not require or permit any laborer or mechanic any workweek in which he is employed on any work under this Lease to work in excess of 40 hours in such workweek on work subject to the provisions of the Contract Work Hours and Safety Standards Act, unless such laborer or mechanic receives compensation at a rate not less than one and one-half times his basic rate of pay for all such hours worked in excess of 40 hours in such workweek. The "basic rate of pay", as used in this clause, shall be the amount paid per hour, exclusive of the Lessee's contribution or cost for fringe benefits and any cash payment made in lieu of providing fringe benefits, or the basic hourly rate contained in the wage determination, whichever is greater.

19.2.2 In the event of any violation of the provisions of paragraph 19.2.1, the Lessee shall be liable to any affected employee for any amounts due and to the United States for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic employed in violation of the provisions of paragraph 19.2.1 in the sum of $10.00 for each calendar day on which such employee was required or permitted to be employed on such work in excess of the standard workweek of 40 hours without payment of the overtime wages required by paragraph 19.2.1.

19.3 Government Employees.

19.3.1 The Government shall pay and/or shall have its contractors pay all wages and accruals of the current work force (hereinafter the "Employees") employed, directly or indirectly by the Government or its contractors, at the Lease Premises in accordance with the terms of the Government's contracts. No liabilities or claim relating to any of the Employees shall be assumed by the Lessee, unless expressly agreed in writing. The Government retains liability for all severance payments required by law, including payments under Puerto Rico Act 80 of May 30, 1976, as amended, any applicable Collective Bargaining Agreement and any other

agreement executed by the Government that provides for payments for termination of employment to any Employees.

19.3.2 The Government agrees to provide promptly to the Lessee copies of all (i) Employee or contractor requests for severance payments, including requests for severance payments under Puerto Rico Act 80 of May 30, 1976, as amended, any applicable Collective Bargaining Agreement and any other agreement executed by the Government that provides for payments for termination of employment to any Employees, together with the names of such Employees, their status, seniority dates, and other pertinent information that allows the Government to properly validate the request for severance payment, (ii) Government responses to such requests for severance payments, and (iii) any releases executed by Employees or contractors in consideration of such severance payments.

20. SUBMISSION OF NOTICES.

20.1. Notices. Notices shall be sufficient under this Lease if made in writing and submitted, via certified mail or via a recognized overnight carrier, in the case of the Lessee to:

Executive Director
Local Redevelopment Authority for Naval Station Roosevelt Roads
New San Juan Office Building
159 Chardon Avenue, 2nd Floor
San Juan, PR 00918
(787) 294-0101

With a copy to:

George Schlossberg, Esq.
Kutak Rock LLP
1101 Connecticut Avenue, NW
Suite 1000
Washington, D.C. 20036
(202) 828-2418

and, in the case of the Government, to:

Director
Navy BRAC PMO SE
4130 Faber Place Drive, Suite 202
North Charleston, SC 29405
(843) 743-2122

With a copy to:

NAVFAC Base Realignment and Closure Program Management Office Northeast
Department of the Navy
4911 South Broad Street
Philadelphia, PA 19112
Attn: Gregory C. Preston
(215) 897-4902

With a copy to:

Naval Facilities Engineering Command
1322 Patterson Ave, SE
Suite 1000
Washington Navy Yard
Washington, DC 20374-5065
Attn: Ray M. Bourgeois Esq.
(202) 685-1483

Such notices shall be effective upon receipt if delivered personally or by messenger or fourteen (14) business days after deposit in the mails if mailed. The above-named individuals or offices so designated shall be the representatives of the parties and the points of contact during the period of this Lease.

20.2 Additional Notice Parties. From time to time during the lease term, Lessee may designate one or more additional parties (each, an "Additional Notice Party" and collectively the "Additional Notice Parties") to receive a copy of every notice sent to Lessee hereunder. Such designation shall be made in writing in accordance with Paragraph 20.1 above, and shall include the name of the Additional Notice Party, a complete mailing address (including street address), telephone number and contact person. Following Government's receipt of such designation, Government shall cause a copy of any notice given to Lessee to be given simultaneously to all Additional Notice parties. Lessee may remove an Additional Notice Party or change an address or contact person by giving notice of the same in accordance with Paragraph 20.1 above.

21. STORAGE. Any Government property which must, in the Lessee's determination, be removed to permit exercise of the privilege granted by this Lease shall be stored, relocated, or removed from the site and returned to a specified location designated by the Government within the confines of the Lease Premises, upon termination of this Lease, at the sole cost and expense of the Government.

22. AUDIT. This Lease shall be subject to audit by any and all cognizant Government agencies. The Lessee shall make available to such agencies for use in connection with such audits all records which it maintains with respect to this Lease and copies of all reports required to be filed hereunder.

23. RESERVED.

24. AGREEMENT. This Lease shall not be modified unless in writing and signed by both parties.

25. FAILURE TO INSIST ON COMPLIANCE. The failure of the parties to insist, in any one or more instances, upon performance of any of the terms, covenants, or conditions of this Lease shall not be construed as a waiver or relinquishment of such party's right to the future performance of any such terms, covenants, or conditions, and such party's obligations in respect of such future performance shall continue in full force and effect.

26. DISPUTES.

26.1 If a dispute arises under this Lease, the following procedures shall apply: (1) Either party may invoke this dispute resolution procedure, (2) The parties shall make reasonable efforts to informally resolve disputes at the lowest level prior to the issuance of a formal written statement of dispute under the procedures set forth below, and (3) Both parties shall abide by the terms and conditions of any final resolution of the dispute.

26.2 Within thirty (30) days after any action which leads to or generates a dispute or after efforts to informally resolve a dispute have failed, either party may submit a written statement of dispute to the other party setting forth the nature of the dispute, the work affected by the dispute, the disputing party's technical and legal position regarding the dispute, and the relief requested. The BRAC Real Estate Contracting Officer, BRAC Program Management Office, Northeast, Naval Facilities Engineering Command, and the Executive Director, LRA, shall serve as Dispute Resolution Managers for their respective party. The written statement of dispute shall be mailed by the Dispute Resolution Manager for the disputing party to the Dispute Resolution Manager for the other party.

26.3 The Dispute Resolution Managers shall have twenty-one (21) working days to resolve the dispute from the date of receipt of the written statement of dispute. The resolution of the dispute shall be memorialized in writing.

26.4 The parties shall diligently perform under this Lease pending the completion of these dispute resolution procedures.

26.5 If the Dispute Resolution Managers are unable to resolve the dispute within twenty-one (21) working days of receipt of the written statement of dispute, the parties may pursue whatever remedies they may have at law or equity.

26.6 The timeframes set forth above for reporting and resolution of disputes may be extended by mutual agreement of the parties and such agreement shall be memorialized in writing.

27. COVENANT AGAINST CONTINGENT FEES. The Lessee warrants that no person or agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by the Lessee for the purpose of securing business. For breach or violation of this warranty, the Government shall have the right to annul this Lease without liability or in its discretion to require the Lessee to pay, in addition to the rental or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

28. OFFICIALS NOT TO BENEFIT. No member of or delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this Lease or to any benefit to arise therefrom, but this provision shall not be construed to extend to this Lease if made with a corporation for its general benefit.

29. MORTGAGE OF LEASEHOLD INTERESTS.

29.1 Except as herein provided, the Lessee or sublessee shall not: (a) engage in any financing or other transaction creating any mortgage upon the Lease Premises; (b) place or suffer to be placed upon the Lease Premises any lien or other encumbrance; or (c) suffer any levy or attachment to be made on the Lessee's interest in the Lease Premises; any such mortgage, encumbrance or lien shall be deemed a violation of this covenant on the date of its execution or filing of record, regardless of whether or when it is foreclosed or otherwise enforced.

29.2 During the term of this Lease, the Lessee or sublessee may encumber its (or their) leasehold interest(s) as well as its (or their) interest(s) in the improvements on the Lease Premises by one or more loans secured by a mortgage. The proposed holder of any such mortgage must be approved by the Government prior to the execution of such loan and, upon such approval, which shall not be unreasonably withheld, shall be referred to herein as the "Mortgagee". Notwithstanding any foreclosure, the Lessee shall remain liable for the performance of all the provisions of this Lease which, by the terms hereof are to be carried out and performed by the Lessee, and any approved sublease shall remain subject to the provisions of this Lease in accordance with Paragraph 5.

29.3 The Lessee shall notify the Government promptly of any lien or encumbrance which has been created or attached to the improvements or the Lessee's or sublessee's interest in the improvements, whether by act of the Lessee or sublessee or otherwise, of which the Lessee or the sublessee itself has notice. If a Mortgagee or purchaser at foreclosure of the mortgage shall acquire the Lessee's or sublessee's interest in the improvements by virtue of the default by the Lessee or sublessee under the mortgage or otherwise, this Lease shall continue in full force and effect so long as the Mortgagee or purchaser at foreclosure is not in default hereunder. The Mortgagee or purchaser at foreclosure may not appoint an agent or nominee to operate this Lease on its behalf without obtaining the prior written approval of the Government's Authorized Contracting Officer. For the period of time during which the Mortgagee or any purchaser at foreclosure of a mortgage holds the Lessee's or sublessee's interest, the Mortgagee or such purchaser shall become liable and fully bound by the provisions of this Lease.

29.4 In no event shall the right granted herein to the Lessee or sublessee to mortgage or otherwise encumber Lessee's or sublessee's leasehold interest, created by and pursuant to this Lease, be deemed or interpreted as a subordination of the Government's interest in the Lease Premises to the lien of such mortgage or encumbrance, it being expressly agreed that under no circumstances shall the Lessee or sublessee have the right to mortgage or encumber the interest of the Government in the Lease Premises or subordinate such interests to the lien of any mortgage or encumbrance that Lessee or sublessee may place upon its leasehold estate created by and pursuant to this Lease.

29.5 The Government consents to Lessee's or its sublessee's grant, if any, to the Mortgagee of a security interest in any fixtures, equipment, inventory and/or other personal property owned by the Lessee or its sublessees and located on the Lease Premises. The Government hereby waives any interest that the Government may have in such personal property, by virtue of this Lease.

29.6 Any mortgages, liens, encumbrances or other interests created pursuant to Paragraph 29 shall not be subject to the provisions of Paragraph 30.

29.7 <u>Estoppels Certificates</u>. Provided the facts support such a statement, Government and Lessee shall within 10 days of written request by the other, certify by written instrument as to the following:

(i) That the Lease is unmodified and in full force and effect;

(ii) That no default has occurred under the Lease which has not been waived, and no event has occurred which, but for the passage of time and/or the giving of notice, would constitute a default under the Lease;

(iii) that to their best knowledge, there are no existing claimed set-offs or defenses against the enforcement of any of the agreements, terms, covenants or conditions of

the Lease and any modifications of the Lease on the part of the other party to be performed or complied with; and

(iv) The date of expiration of the term.

30. LIENS. Subject to Paragraph 29 above, the Lessee shall promptly discharge or cause to be discharged valid liens, rights in rem, claims, or demands of any kind, except one in favor of the Government, which at any time may arise or exist as a result of any action of Lessee or any sublessee with respect to the Lease Premises or materials or equipment furnished therefore, or any part thereof, and if the same shall not be promptly discharged by the Lessee, or should the Lessee or sublessee be declared bankrupt or make an assignment on behalf of creditors, or should this Leasehold estate be taken by execution, the Government reserves the right to take immediate possession without any liability to the Lessee or any sublessee. The Lessee and any sublessee shall be responsible for all costs incurred by the Government in securing clear title to its property.

31. TAXES. To the extent that Lessee subleases the Lease Premises, such sublessee shall pay to the proper authority, when and as the same become due and payable, all taxes, assessments, and similar charges which, at any time during the term of this Lease, may be imposed upon the Lessee with respect to the Lease Premises. Section 2667(e) of title 10, United States Code, contains the consent of Congress to the taxation of the Lessee's interest in the Lease Premises, whether or not the Lease Premises are in an area of exclusive Federal jurisdiction. Should Congress consent to taxation of the Government's interest in the Lease Premises, this Lease will be renegotiated.

32. SUBJECTION TO EXISTING AND FUTURE EASEMENTS AND RIGHTS OF WAY. This Lease is subject to all outstanding easements and rights of way for location of any type of facility over, across, in, and upon the Lease Premises, or any portion thereof, and to the right of the Government to grant such additional easements and rights of way over, across, in and upon the Lease Premises as it shall determine to be in the public interest; provided that any such additional easement or right of way shall be conditioned on the assumption by the grantee thereof of liability to the Lessee for such damages as the Lessee shall sustain for property destroyed or property rendered unusable on account of the grantee's exercise of its rights thereunder. There is hereby reserved to the holders of such easements and rights of way as are presently outstanding or which may hereafter be granted, to any workers officially engaged in the construction, installation, maintenance, operation, repair, or replacement of facilities located thereon, and to any Federal, Commonwealth, or local official engaged in the official inspection thereof, such reasonable rights of ingress and egress over the Lease Premises as shall be necessary for the performance of their duties with regard to such facilities.

33. INGRESS-EGRESS. The Lessee and any sublessees shall be granted reasonable access to the Lease Premises. Such access will be coordinated with the local representative of the Government. As a condition, the Lessee and any sublessee agrees to adhere to all

Government rules and regulations regarding security, ingress, egress, safety and sanitation as may be prescribed from time to time by the Local Government Representative.

34. ADMINISTRATION. Except as otherwise provided for under this Lease, the Director, Navy BRAC PMO SE, shall have complete charge of the administration of this Lease and shall exercise full supervision and general direction thereof insofar as the interests of Government are affected.

35. SURRENDER. Should the Lease be terminated prior to conveyance of the Lease Premises, the Lessee shall quietly and peacefully remove itself and its property from the Lease Premises and surrender the possession thereof to the Government; provided, that in the event the Government shall terminate this Lease upon less than ninety (90) days notice, the Lessee shall be allowed a reasonable period of time, as determined by the Government, but in no event to exceed ninety (90) days from receipt of notice of termination, in which to remove all of its property from and terminate its operations on the Lease Premises. During such period prior to surrender, all obligations assumed by the Lessee under this Lease shall remain in full force and effect. The Government may, in its discretion, declare that any property which has not been removed from the Lease Premises upon termination as provided above, is abandoned property, upon an additional thirty (30) days notice.

36. APPLICABILITY OF LAW. Lessee shall comply with all applicable Federal, Commonwealth and local laws, rules and regulations which may arise by reason of this Lease.

[Signature Pages Follow]

NSRR Lease in Furtherance of Conveyance

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease as of January 25th, 2012.

UNITED STATES OF AMERICA

By: Navy BRAC PMO

By: _____
Gregory C. Preston
Real Estate Contracting Officer

Affidavit No. -2501- (copy)

Acknowledged and subscribed before me by Gregory C. Preston, of legal age, married, public servant and resident of Mount Laurel, New Jersey, in his capacity as Real Estate Contracting Officer of the NAVY BRAC PMO of the Department of the Defense of the United States of America, who I personally know.

In San Juan, Puerto Rico on this 25 day of January, 2012.

LEBRÓN GONZÁLEZ
ABOGADO - NOTARIO

4828-0986-3437.7

NSRR Lease in Furtherance of Conveyance

LOCAL REDEVELOPMENT AUTHORITY
NAVAL STATION ROOSEVELT ROADS

By: _____
Jaime López-Díaz
Acting Executive Director

Affidavit No. -760- (copy)

Acknowledged and subscribed to before me, by Jaime López-Díaz, of legal age, married, public servant and resident of San Juan, Puerto Rico in his capacity as Acting Executive Director who I personally know.

In San Juan, Puerto Rico this 21 day of January, 2012.

María del Rosario Fernández Gincorio
Abogada Notaria

Exhibit "A"

LEASE PREMISES

LEGAL DESCRIPTION SWMU 3

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'EMBEACH' and having a northing of 798535.1118 and an easting of 943260.8239 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 3 & 29". Thence S57°25'55"W 635.12' to an iron rod set, the True Point of Beginning, having a northing of 798193.2246 and an easting of 942725.5747:

Thence following a curve to an iron rod set with a long chord of 154.94', chord bearing of S53°02'32"E
Radius=1194.61'
Arc=155.05'
Thence S56°45'37"E 453.21' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 834.54', chord bearing of S25°20'19"E
Radius=800.39'
Arc=877.89'
Thence S06°04'59"W 307.16' to an iron rod set;
Thence S02°30'02"W 407.08' to an iron rod set;
Thence S02°30'02"W 9.74' to a point not set on the approximate edge of water of Puerca Bay;
Thence Northwest along the approximate edge of water of Puerca Bay;
Thence Southwest along the approximate edge of water of Puerca Bay to a 2" galvanized pipe set having a northing of 795801.7234 and an easting of 942776.6058;
Thence S32°55'23"W 409.03' to a 2" galvanized pipe set on the approximate edge of water of Ensenada Honda;
Thence West along the approximate edge of water of Ensenada Honda to a point not set having a northing of 795455.7512 and an easting of 942421.8678;
Thence N80°35'46"W 127.11' to an iron rod set;
Thence S82°06'56"W 92.68' to an iron rod set;
Thence S70°28'18"W 187.71' to an iron rod set;
Thence S64°34'56"W 101.44' to an iron rod set;
Thence S58°52'41"W 165.99' to an iron rod set;
Thence S47°58'53"W 99.64' to an iron rod set;
Thence S09°53'24"E 25.15' to an iron rod set;
Thence South along the approximate edge of water of Ensenada Honda to a point not set having a northing of 794828.1820 and an easting of 941779.4900;
Thence S89°32'14"W 521.27' to an iron rod set;
Thence S89°32'14"W 13.30' to a point not set on the approximate edge of water of Ensenada Honda;
Thence North along the approximate edge of water of Ensenada Honda to a point not set having a northing of 795554.9581 and an easting of 941099.6763;
Thence N83°09'37"E 36.16' to an iron rod set;
Thence N24°07'00"W 52.65' to an iron rod set;
Thence N19°26'36"E 119.17' to an iron rod set;
Thence N06°11'16"E 74.34' to an iron rod set;
Thence N37°40'02"W 33.53' to an iron rod set;
Thence North along the approximate edge of water of Ensenada Honda to a point not set having a northing of 796881.8325and an easting of 941280.1674;
Thence N37°34'05"E 47.35' to an iron rod set;
Thence N37°34'05"E 974.32' to an iron rod set;
Thence S44°37'06"E 280.84' to an iron rod set;
Thence S44°37'06"E 33.22' to an iron rod set;
Thence N82°54'47"E 136.32' to an iron rod set;
Thence N37°39'23"E 527.55' to an iron rod set;
Thence N04°41'38"W 97.98' to an iron rod set;

Thence N47°04'53"W 64.22' to an iron rod set;
Thence S85°06'51"W 197.13' to an iron rod set;
Thence N00°16'40"E 155.19' to an iron rod set;
Thence N88°25'24"E 119.72' to an iron rod set;
Thence N88°25'26"E 275.46' to an iron rod set the True Point of Beginning.

Said parcel containing 4,801,539.0 square feet or 110.228 acres, which equates to 446,079.4 square meters or 113.495 cuerdas.

LEGAL DESCRIPTION FOR SWMU 9A/B

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'DOG' and having a northing of 805443.8964 and an easting of 933110.4735 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 9A/B". Thence N81°42'09"E 1541.34' to an iron rod set, the True Point of Beginning, having a northing of 805666.3301 and an easting of 934635.6830:

Thence N05°12'00"E 641.74' to an iron rod set;
Thence N56°27'20"E 79.89' to an iron rod set;
Thence N66°34'48"E 463.72' to an iron rod set;
Thence N15°51'41"E 345.92' to an iron rod set;
Thence N66°07'26"E 650.81' to an iron rod set;
Thence S33°29'51"E 310.75' to an iron rod set;
Thence S00°54'52"W 1309.42' to an iron rod set;
Thence N85°41'45"W 1394.47' to an iron rod set the True Point of Beginning.

Said parcel containing 1,573,108.9 square feet or 36.114 acres, which equates to 146,147.2 square meters or 37,184 cuerdas.

LEGAL DESCRIPTION SWMU 9C

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'ROLONCITO" and having a northing of 802522.5900 and an easting of 940999.4928 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 9C & 57". Thence N35°17'21"W 2404.49' to an iron rod set, the True Point of Beginning, having a northing of 804485.2515 and an easting of 939610.4095:

Thence S38°44'45"W 131.67' to an iron rod set;
Thence N38°09'37"W 221.66' to an iron rod set;
Thence S49°34'00"W 348.81' to an iron rod set;
Thence N48°46'28"W 316.75' to an iron rod set;
Thence N67°40'46"E 202.97' to an iron rod set;
Thence N70°42'48"E 238.91' to an iron rod set;
Thence N36°10'44"E 514.88' to an iron rod set;
Thence N40°25'01"E 24.87' to an iron rod set;
Thence S65°53'54"E 262.03' to an iron rod set;
Thence S32°52'48"W 575.24' to an iron rod set;
Thence S49°03'25"E 83.24' to an iron rod set, the True Point of Beginning.

Said parcel containing 273,139.7 square feet or 6.270 acres, which equates to 25,375.6 square meters or 6.456 cuerdas.

LEGAL DESCRIPTION SWMU 11

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'EMBEACH' and having a northing of 798535.1118 and an easting of 943260.8239 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 78, 11, 45 & AOC F 2842 B". Thence S82°47'36"W 1231.17' to an iron rod set, the True Point of Beginning, having a northing of 798380.6610and an easting of 942039.3800:

Thence S55°13'54"E 213.82' to an iron rod set;
Thence S34°18'54"W 154.62' to an iron rod set;
Thence N54°54'46"W 198.14' to an iron rod set;
Thence N28°28'58"E 154.44' to an iron rod set, the True Point of Beginning.

Said parcel containing 31,727.8 square feet or 0.728 of an acre, which equates to 2,947.6 square meters or 0.750 of a cuerda.

LEGAL DESCRIPTION SWMU 31/32

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'CAMP' and having a northing of 800851.3059 and an easting of 941574.6311 noted as the Point of Beginning on the plat labeled "SWMU 70, 31/32" Thence S74°29'28"W 534.49' to a MAG nail set, the True Point of Beginning, having a northing of 800708.4127 and an easting of 941059.5651:

Thence S37°07'06"W 109.61' to a MAG nail set;
Thence N57°03'59"W 105.12' to a chiseled "X" in concrete;
Thence S35°17'38"W 23.34' to a chiseled "X" in concrete;
Thence N65°55'13"W 7.82' to a chiseled "X" in concrete;
Thence S33°41'09"W 46.38' to a MAG nail set;
Thence N55°34'01"W 69.39' to an iron rod set;
Thence N30°13'28"E 93.88' to an iron rod set;
Thence N62°21'57"E 58.25' to an iron rod set;
Thence N72°51'28"E 45.71' to an iron rod set;
Thence S56°34'58"E 138.27' to a MAG nail set, the True Point of Beginning.

Said parcel containing 24,097.2 square feet or 0.550 of an acre, which equates to 2,238.7 square meters or 0.570 of a cuerda.

LEGAL DESCRIPTION SWMU 59

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'DOCK' and having a northing of 801006.9442 and an easting of 938162.6251 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 59". Thence N08°57'52"W 2092.63' to an iron rod set, the True Point of Beginning, having a northing of 803074.0090 and an easting of 937836.5440:

Thence N83°45'12"W 185.47' to an iron rod set;
Thence N79°00'08"W 86.00' to an iron rod set;
Thence N04°07'43"E 125.08' to an iron rod set;
Thence N10°26'27"E 196.18' to an iron rod set;
Thence N40°14'16"E 52.28' to an iron rod set;
Thence N05°09'53"W 64.38' to an iron rod set;
Thence S88°36'19"E 29.75' to a MAG nail set;
Thence N18°35'12"W 28.21' to an iron rod set;
Thence S77°28'55"E 54.87' to an iron rod set;
Thence N14°22'07"E 131.80' to an iron rod set;
Thence N47°03'23"E 198.90' to an iron rod set;
Thence S75°24'55"E 566.46' to an iron rod set;
Thence S16°25'32"W 528.28' to an iron rod set;
Thence N76°50'45"W 252.56' to an iron rod set;
Thence S55°31'04"W 253.86' to an iron rod set, the True Point of Beginning.

Said parcel containing 435,873.7 square feet or 10.006 acres, which equates to 40,494.2 square meters or 10.303 cuerdas.

LEGAL DESCRIPTION SWMU 60

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'DOCK' and having a northing of 801006.9442 and an easting of 938162.6251 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 60". Thence N54°37'08"W 1654.13' to an iron rod set, the True Point of Beginning, having a northing of 801964.7050 and an easting of 936813.9780:

Thence S36°38'53"W 125.53' to an iron rod set at the approximate edge of water of Ensenada Honda;
Thence West along the approximate edge of water of Ensenada Honda;
Thence North along the approximate edge of water of Ensenada Honda to the outer face of the concrete cap of the sheet pile bulkhead;
Thence northerly 650' more or less along the outer face of the concrete cap of the sheet pile bulkhead to a corner and a point not set;
Thence N42°49'01"E 77.54' to an iron rod set;
Thence N43°10'26"E 297.11' to an iron rod set;
Thence S54°53'10"E 533.29' to an iron rod set;
Thence S02°44'59"W 553.07' to an iron rod set, the True Point of Beginning.

Said parcel containing 522,564.2 square feet or 11.996 acres, which equates to 48,548.0 square meters or 12.352 cuerdas.

LEGAL DESCRIPTION SWMU 70

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'DOCK' and having a northing of 801006.9442 and an easting of 938162.6251 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 70". Thence S53°10'00"E 3250.71' to an iron rod set, the True Point of Beginning, having a northing of 799058.1770 and an easting of 940764.4420:

Thence S57°47'19"E 37.64' to an iron rod set;
Thence N44°55'57"E 173.74' to an iron rod set;
Thence S57°17'31"E 111.84' to an iron rod set;
Thence N36°34'06"E 201.09' to an iron rod set;
Thence N37°04'40"E 169.36' to an iron rod set;
Thence S55°15'34"E 480.26' to an iron rod set;
Thence S11°55'24"E 744.51' to a point not set;
Thence S11°55'32"E 384.03' to an iron rod set;
Thence S11°55'32"E 302.53' to an iron rod set;
Thence S35°00'31"W 38.81' to an iron rod set;
Thence S37°34'05"W 974.32' to an iron rod set:
Thence S37°34'05"W 47.35' to a point not set at the approximate edge of water of Ensenada Honda;
Thence Northwest along the approximate edge of water of Ensenada Honda to a point not set, having a northing of 798199.2372 and an easting of 940339.1806;
Thence N39°41'54"E 13.18' to an iron rod set;
Thence N39°41'54"E 276.47' to an iron rod set;
Thence N52°24'16"W 102.74' to an iron rod set;
Thence N34°04'40"E 288.47' to an iron rod set;
Thence N05°58'21"W 84.04' to an iron rod set;
Thence N33°55'35"E 302.36' to an iron rod set, the True Point of Beginning.

Said parcel containing 2,402,454.8 square feet or 55.153 acres, which equates to 223,196.3 square meters or 56.787 cuerdas.

LEGAL DESCRIPTION FOR SWMU74-A

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'MOUND' and having a northing of 813308.1492 and an easting of 933097.0283 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU74". Thence S07°48'31"E 791.08' to a MAG nail set in concrete, the True Point of Beginning, having a northing of 805471.4150 and an easting of 934171.7141:

Thence S84°24'28"E 217.74' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 227.10', chord bearing of S81°11'33"E
Radius=2024.61'
Arc=227.22'
Thence N05°12'00"E 97.83' to an iron rod set;
Thence S74°43'46"W 122.58' to an iron rod set;
Thence S12°36'43"W 78.19' to an iron rod set;
Thence S73°42'58"E 300.79' to a point not set;
Thence N13°54'41"E 75.06' to a point not set;
Thence S73°44'59"E 211.12' to an iron rod set;
Thence N15°36'40"E 96.26' to an iron rod set;
Thence S72°53'04"E 431.96' to an iron rod set;
Thence N21°17'42"E 28.38' to a point not set;
Thence S73°47'38"E 397.41' to an iron rod set;
Thence N10°41'30"W 155.99' to an iron rod set;
Thence N24°56'10"W 436.89' to a point not set;
Thence S85°41'45"E 57.30' to a point not set;
Thence S24°56'10"E 415.14' to an iron rod set;
Thence S10°41'30"E 139.53' to an iron rod set;
Thence S47°54'06"E 141.95' to an iron rod set;
Thence S71°30'48"E 526.34' to a point not set;
Thence S18°19'03"W 21.73' to an iron rod set;
Thence S71°39'37"E 443.40' to an iron rod set;
Thence N20°15'33"E 38.47' to an iron rod set;
Thence S73°15'14"E 158.67' to an iron rod set;
Thence N85°32'48"E 257.07' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 935.79', chord bearing of S78°43'44"E
Radius=1726.48'
Arc=947.65'
Thence N81°20'57"E 182.81' to an iron rod set;
Thence S08°39'03"E 74.72' to an iron rod set;
Thence S81°14'56"E 153.08' to an iron rod set;
Thence S88°17'56"E 549.94' to an iron rod set;
Thence S47°00'01"W 63.50' to an iron rod set;
Thence S42°53'13"E 7.49' to an iron rod set;
Thence N88°17'56"W 513.15' to an iron rod set;
Thence N81°10'28"W 140.47' to an iron rod set;
Thence S08°35'26"E 73.04' to an iron rod set;
Thence S81°20'57"W 193.72' to an iron rod set;
Thence N08°39'03"W 71.67' to an iron rod set;
Thence S62°12'21"W 972.70' to a MAG nail set;
Thence S26°03'00"E 113.93' to a MAG nail set;
Thence following a curve to a MAG nail set with a long chord of 237.66', chord bearing of S16°38'24"E

Radius=726.81'
Arc=238.74'
Thence N77°28'55"W 19.54' to an iron rod set;
Thence S18°35'12"E 28.21' to a MAG nail set;
Thence N88°36'19"W 29.75' to an iron rod set;
Thence S05°09'53"E 64.38' to an iron rod set;
Thence S40°14'16"W 52.28' to an iron rod set;
Thence S10°26'27"W 196.18' to an iron rod set;
Thence S04°07'43"W 41.01' to a point not set;
Thence N76°44'04"W 49.89' to a point not set;
Thence N13°15'56"E 113.41' to a point not set;
Thence N03°06'20"E 173.76' to a point not set;
Thence S86°53'40"E 74.91' to an iron rod set;
Thence following a curve to a chiseled "X" in concrete with a long chord of 282.52', chord bearing of N14°00'12"W
Radius=676.81'
Arc=284.61'
Thence N26°03'00"W 519.53' to an iron rod set;
Thence S80°10'59"W 87.57' to an iron rod set;
Thence N16°52'46"W 50.38' to an iron rod set;
Thence N80°10'59"E 131.28' to a MAG nail set;
Thence S26°03'00"E 393.09' to a MAG nail set;
Thence N62°12'21"E 988.54' to an iron rod set;
Thence N08°39'03"W 21.50' to a MAG nail set;
Thence following a curve to a MAG nail set with a long chord of 930.38', chord bearing of N78°20'37"W
Radius=1676.48'
Arc=942.75'
Thence S85°32'48"W 341.12' to a MAG nail set;
Thence N71°11'10"W 87.21' to a MAG nail set;
Thence S10°51'06"W 14.27' to an iron rod set;
Thence N71°39'37"W 50.02' to a MAG nail set;
Thence N10°08'32"E 14.71' to a MAG nail set;
Thence N71°11'10"W 944.80' to a MAG nail set;
Thence N47°54'06"W 42.57' to an iron rod set;
Thence N73°47'38"W 938.98' to a MAG nail set;
Thence S13°54'41"W 75.06' to a point not set;
Thence N73°47'38"W 211.11' to a point not set;
Thence N13°54'41"E 75.06' to a MAG nail set;
Thence N73°47'38"W 300.34' to a MAG nail set;
Thence S12°55'54"W 71.34' to a point not set;
Thence N75°39'02"W 211.72' to an iron rod set;
Thence N13°27'15"E 78.18' to a MAG nail set;
Thence N80°20'33"W 341.41' to a MAG nail set, the True Point of Beginning.

Said parcel containing 460,066.7 square feet or 10.452 acres, which equates to 42,741.7 square meters or 10.875 cuerdas.

LEGAL DESCRIPTION FOR SWMU 74-B

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'MOUND' and having a northing of 813308.1492 and an easting of 933097.0283 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE SWMU 74". Thence S35°05'00"E 10868.19' to an iron rod set, the True Point of Beginning, having a northing of 804414.5322 and an easting of 939343.7210:

Thence N24°51'34"E 135.09' to an iron rod set;
Thence N83°16'43"W 73.69' to an iron rod set;
Thence N06°43'17"E 92.40' to an iron rod set;
Thence N23°48'40"E 133.20' to an iron rod set;
Thence S66°11'20"E 75.11' to an iron rod set;
Thence N24°04'14"E 117.16' to an iron rod set;
Thence N31°46'08"E 226.45' to an iron rod set;
Thence S58°13'52"E 50.00' to an iron rod set;
Thence S82°43'42"E 81.83' to an iron rod set;
Thence S33°02'16"W 83.23' to an iron rod set;
Thence S54°26'47"W 188.36' to an iron rod set;
Thence S24°04'14"W 113.56' to an iron rod set;
Thence S66°11'20"E 74.89' to an iron rod set;
Thence S10°42'49"W 90.70' to an iron rod set;
Thence S25°31'45"W 74.44' to an iron rod set;
Thence N83°16'43"W 73.69' to an iron rod set;
Thence S24°51'34"W 91.83' to an iron rod set;
Thence N42°59'40"W 23.84' to an iron rod set;
Thence S47°00'01"W 74.09' to an iron rod set, the True Point of Beginning.

Said parcel containing 73,882.1 square feet or 1.696 acres, which equates to 6,863.9 square meters or 1.746 cuerdas.

LEGAL DESCRIPTION FOR SWMU 74-C

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point known as "DOCK" and having a northing of 801006.9442 and an easting of 938162.6251 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE SWMU 74". Thence N22°10'22"W 1831.92' to an iron rod set, the True Point of Beginning, having a northing of 802703.3950 and an easting of 937471.2568:

Thence N34°11'31"W 194.34' to an iron rod set;
Thence S46°17'33"E 89.57' to an iron rod set;
Thence N13°42'48"E 215.32' to a point not set;
Thence S76°18'03"E 75.00' to an iron rod set;
Thence N13°44'43"E 118.16' to an iron rod set;
Thence S79°00'08"E 50.06' to a MAG nail set;
Thence S13°44'43"W 120.52' to a MAG nail set;
Thence S76°18'03"E 75.00' to an iron rod set;
Thence S13°41'57"W 106.96' to an iron rod set;
Thence N68°14'34"W 133.84' to an iron rod set;
Thence S13°56'57"W 212.64' to an iron rod set, the True Point of Beginning.

Said parcel containing 38,088.0 square feet or 0.874 of an acre, which equates to 3,538.5 square meters or 0.900 of a cuerda.

LEGAL DESCRIPTION FOR SWMU 74-D

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point known as "DOCK" and having a northing of 801006.9442 and an easting of 938162.6251 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE SWMU 74". Thence N27°47'26"W 2330.79' to an iron rod set, the True Point of Beginning, having a northing of 803068.8943 and an easting of 937075.9131:

Thence N46°14'36"W 426.22' to an iron rod set;
Thence N89°37'13"W 26.21' to an iron rod set;
Thence N18°25'23"E 12.76' to an iron rod set;
Thence S89°11'21"E 82.89' to an iron rod set;
Thence S46°14'36"E 227.13' to an iron rod set;
Thence S29°11'01"E 170.43' to an iron rod set, the True Point of Beginning.

Said parcel containing 16,988.7 square feet or 0.390 of an acre, which equates to 1,578.3 square meters or 0.402 of a cuerda.

LEGAL DESCRIPTION FOR SMALL ARMS RANGE

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'MEDIO' and having a northing of 811980.2405 and an easting of 943163.0741 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SMALL ARMS RANGE". Thence S53°46'34"W 2552.38' to an iron rod set, the True Point of Beginning, having a northing of 810471.9345 and an easting of 941104.0324:

Thence N67°08'10"W 126.56' to the approximate edge of water;
Thence North and East along the approximate edge of water of Punta Medio Mundo;
Thence South along the approximate edge of water of Punta Medio Mundo to a point not set said point having a northing of 810153.3857 and an easting of 941859.4701;
Thence N67°08'10"W 38.51' to an iron rod set;
Thence N67°08'10"W 781.35' to an iron rod set, the True Point of Beginning.

Said parcel containing 2,882,787.2 square feet or 66.180 acres, which equates to 267,820.8 square meters or 68.141 cuerdas.

LEGAL DESCRIPTION SWMU 78

Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'DOCK' and having a northing of 801006.9442 and an easting of 938162.6251 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 78, 11, 45 & AOC F 2842 B ". Thence N60°43'39"E 987.03' to an iron rod set, the True Point of Beginning, having a northing of 801489.5650 and an easting of 939023.6150:

Thence N89°56'31"E 445.61' to an iron rod set;
Thence S00°00'20"W 273.20' to an iron rod set;
Thence S89°58'27"W 445.58' to an iron rod set;
Thence N00°00'05"W 272.95' to an iron rod set, the True Point of Beginning.

Said parcel containing 121,681.1 square feet or 2.793 acres, which equates to 11,304.6 square meters or 2.876 cuerdas.

LEGAL DESCRIPTION AOC F 124

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'CAMP' and having a northing of 800851.3059 and an easting of 941574.6311 noted as the Point of Beginning on the plat labeled "SWMU 78, 11, 45 & AOC F 2842 B & AOC F 124" Thence S15°12'23"W 844.28' to an iron rod set, the True Point of Beginning, having a northing of 800036.5863 and an easting of 941353.1808:

Thence N34°19'18"E 319.12' to an MAG nail set;
Thence S56°03'05"E 167.80' to an iron rod set;
Thence S33°57'07"W 316.10' to an iron rod set;
Thence N57°04'05"W 169.89' to an iron rod set, the True Point of Beginning.

Said parcel containing 53,607.9 square feet or 1.231 acres, which equates to 4,980.3 square meters or 1.267 cuerdas.

LEGAL DESCRIPTION AOC F 2842 B

Beginning at a survey control point in the Ward of Machos, said point being a brass disk set in concrete. Said point also known as 'CAMP' and having a northing of 800851.3059 and an easting of 941574.6311 noted as the Point of Beginning on the plat labeled "SWMU 78, 11, 45 & AOC F 2842 B" Thence S15°12'23"W 844.28' to an iron rod set, the True Point of Beginning, having a northing of 800036.5863 and an easting of 941353.1808:

Thence S57°04'05"E 335.05' to an iron rod set;
Thence S37°06'48"W 63.83' to a MAG nail set;
Thence S37°05'01"W 45.51' to a MAG nail set;
Thence N57°38'42"W 72.97' to an iron rod set;
Thence S35°44'10"W 121.41' to a MAG nail set;
Thence N55°32'58"W 254.23' to an iron rod set;
Thence N34°27'08"E 224.39' to an iron rod set, the True Point of Beginning.

Said parcel containing 66,625.6 square feet or 1.530 acres, which equates to 6,189.7 square meters or 1.575 cuerdas.

DN-301 **SWMU 57 (AS IS & For Segregation)**

RURAL: Parcel of land identified as SWMU 57, situated in the Ward of Machos, Municipality of Ceiba, Puerto Rico, containing an area of eight thousand seven hundred square meters and three hundred thousandths of a square meter (8,700.300 s.m.); equivalent to two cuerdas and two hundred and fourteen thousandths of a cuerda (2.214 cuerdas); bounded on the NORTH, SOUTH, EAST and WEST by lands of the principal estate from which it is segregated, property of the United States of America.

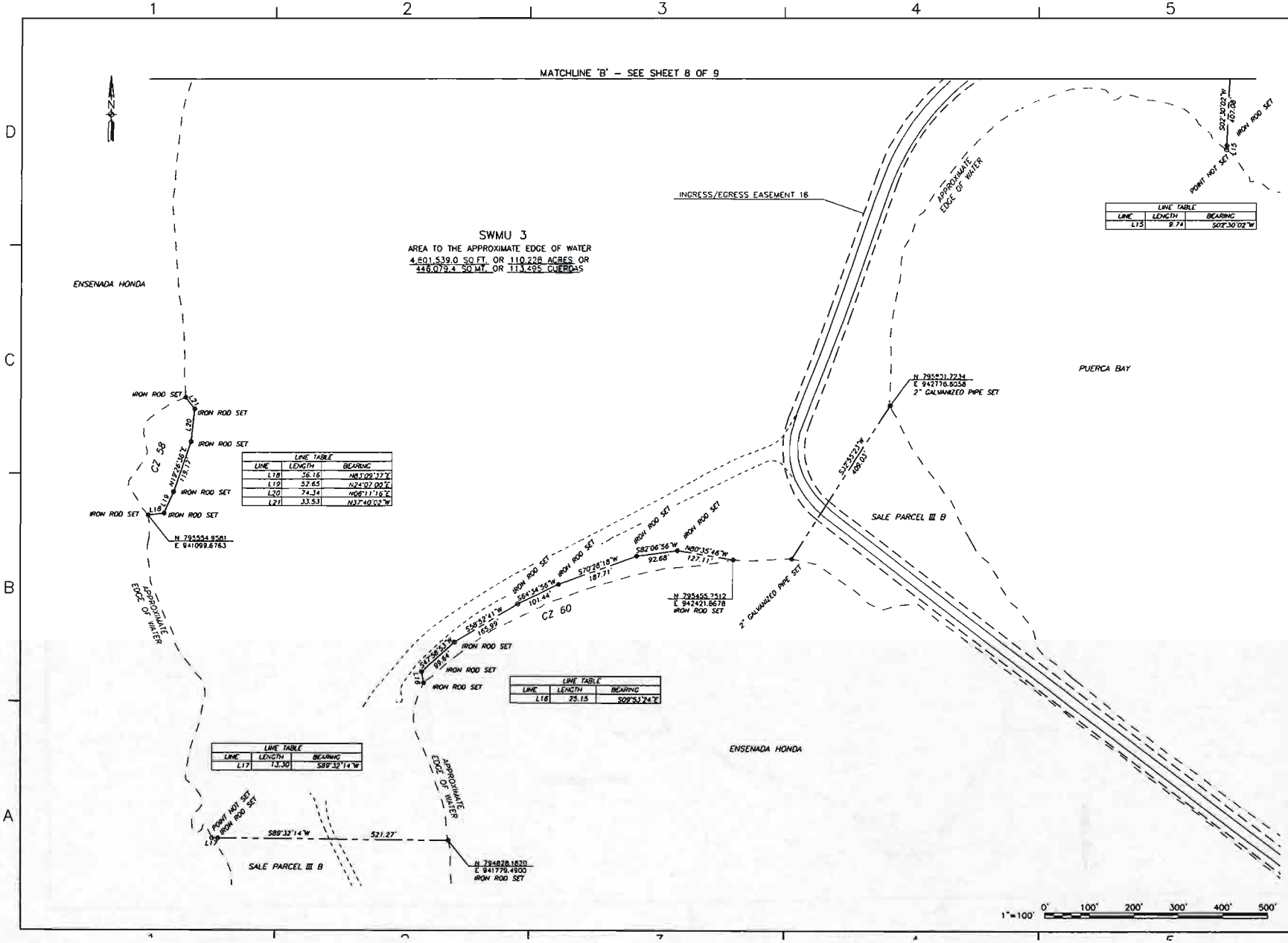
DN-301 **AOC F 1738 (AS IS & For Segregation**

RURAL: Parcel of land identified as AOC F 1738, situated in the Ward of Machos, Municipality of Ceiba, Puerto Rico, containing an area of twenty one thousand twenty four square meters (21,024.000 s.m.); equivalent to five cuerdas and three hundred forty nine thousandths of a cuerda (5.349 cuerdas); bounded on the NORTH by lands of Conservation Zone 39 (Commonwealth of Puerto Rico, Department of Natural Resources) and by lands of the principal estate from which it is segregated, property of the United States of America, on the SOUTH, EAST and WEST by lands of the principal estate from which it is segregated, property of the United States of America.

Segregation from Forrestal Treatment Plant Parcel

DN-301 **SWMU 29 (AS IS & For Segregation from Forrestal**

RURAL: Parcel of land identified as SWMU 29, situated in the Ward of Guayacán, Municipality of Ceiba, Puerto Rico, containing an area of eleven thousand sixty nine square meters and six hundred thousandths of a square meter (11,069.600 s.m.); equivalent to two cuerdas and eight hundred sixteen thousandths of a cuerda (2.816 cuerdas); bounded on the NORTH, SOUTH, EAST and WEST by lands of the principal estate from which it is segregated, property of the United States of America.


MATCHLINE 'B' – SEE SHEET 8 OF 9
SWMU 3
AREA TO THE APPROXIMATE EDGE OF WATER
4,801,539.0 SQ FT. OR 110.228 ACRES OR
446,079.4 SQ MT. OR 113.495 CUERDAS
ENSEDA HONDA
INGRESS/EGRESS EASEMENT 16
APPROXIMATE EDGE OF WATER
PUERCA BAY
SALE PARCEL III B
CZ 58
CZ 60
IRON ROD SET
POINT NOT SET
N 795554.9581
E 941069.6763
N 795455.7512
E 942421.8678
N 795851.7234
E 942776.6058
2" GALVANIZED PIPE SET
N 794828.1820
E 941770.4900
S02°30'02"W
407.08'
S32°53'23"W
409.03'
S87°06'56"W
92.68'
N80°35'46"W
127.11'
S70°28'18"W
187.71'
S64°34'56"W
101.44'
S58°32'41"W
165.89'
S47°56'53"W
95.64'
S89°32'14"W
521.27'
LINE TABLE
LINE | LENGTH | BEARING
L15 | 9.74 | S02°30'02"W
L16 | 36.16 | N83°09'37"E
L19 | 57.65 | N24°07'00"E
L20 | 74.34 | N06°11'16"E
L21 | 33.53 | N37°40'02"W
L18 | 25.15 | S09°53'24"E
L17 | 13.30 | S89°32'14"W
1"=100' 0' 100' 200' 300' 400' 500'
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Norfolk, Virginia - USA, 23510-2654
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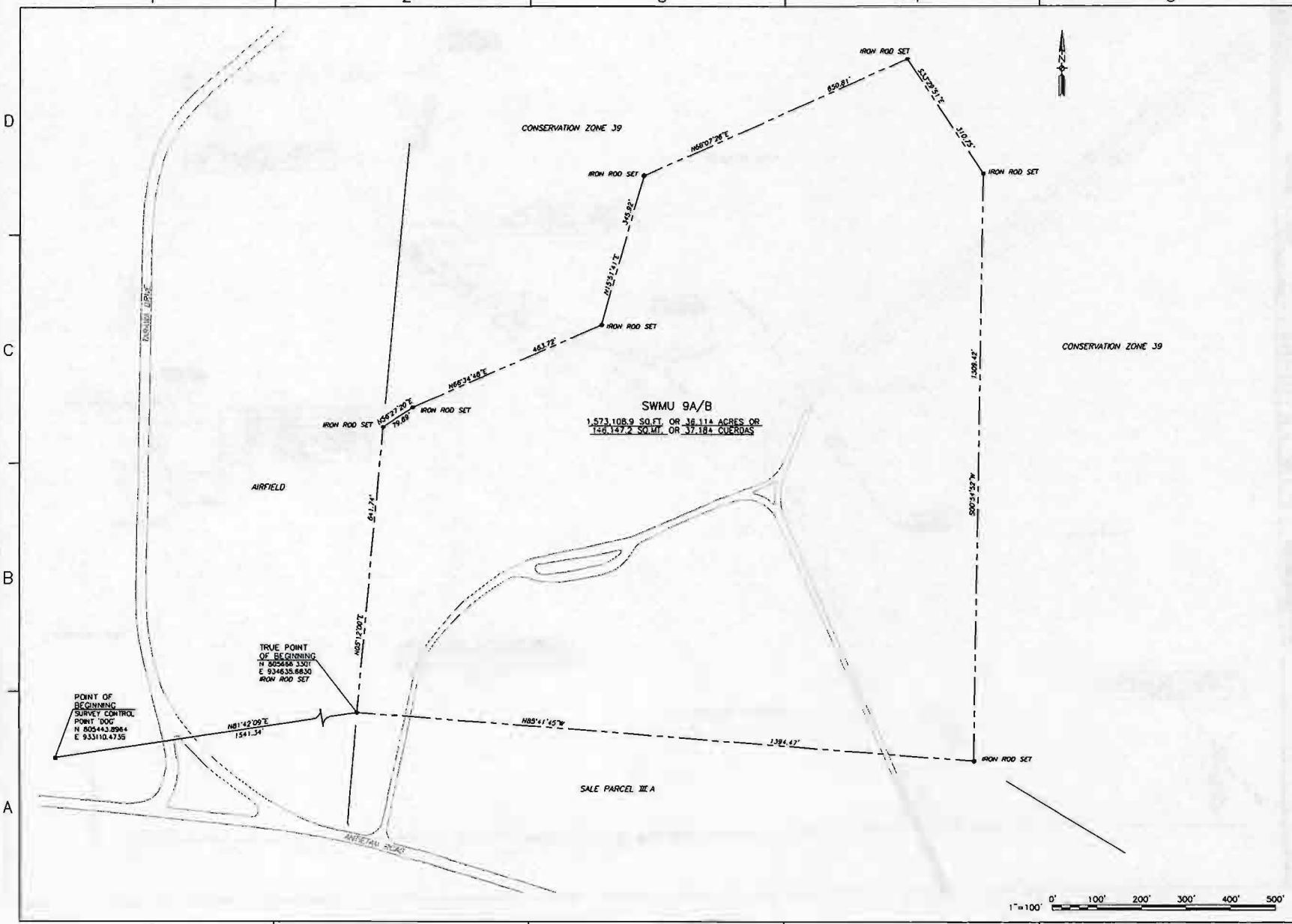
NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 3
SCALE: AS NOTED
N62470-02-D-7619
SHEET 9 OF 10


CONSERVATION ZONE 39
IRON ROD SET
N66°07'28"E
850.81'
S57°29'51"E
310.75'
IRON ROD SET
IRON ROD SET
325.92'
N15°31'11"E
IRON ROD SET
463.72'
N66°34'48"E
IRON ROD SET
N54°27'20"E
79.89'
IRON ROD SET
SWMU 9A/B
1,573,108.9 SQ.FT. OR 36.114 ACRES OR
146,147.2 SQ.MT. OR 37.184 CUERDAS
CONSERVATION ZONE 39
1308.42'
S00°34'52"W
AIRFIELD
641.71'
N05°12'00"E
TRUE POINT
OF BEGINNING
N 805466.3301
E 934635.6830
IRON ROD SET
POINT OF
BEGINNING
SURVEY CONTROL
POINT 'DOG'
N 805443.8964
E 933110.4735
N81°42'09"E
1541.34'
N85°41'45"W
1384.42'
IRON ROD SET
SALE PARCEL III A
ANFETEAU ROAD
1"=100'
0' 100' 200' 300' 400' 500'
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Tram Point Center
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Norfolk, Virginia 23510-1539
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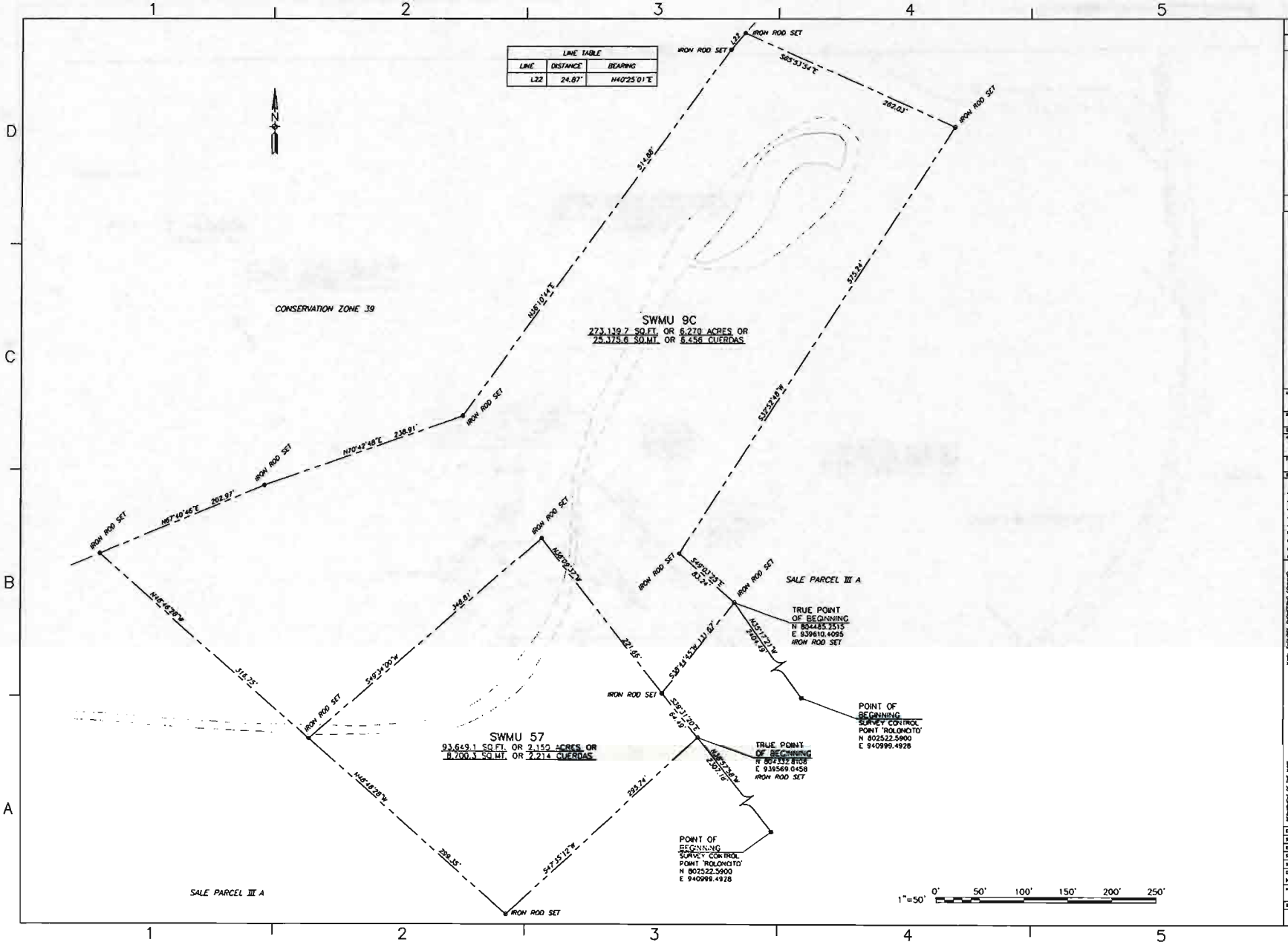
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 9A/B
SCALE: AS NOTED
N62470-02-D-7619
SHEET 2 OF 10



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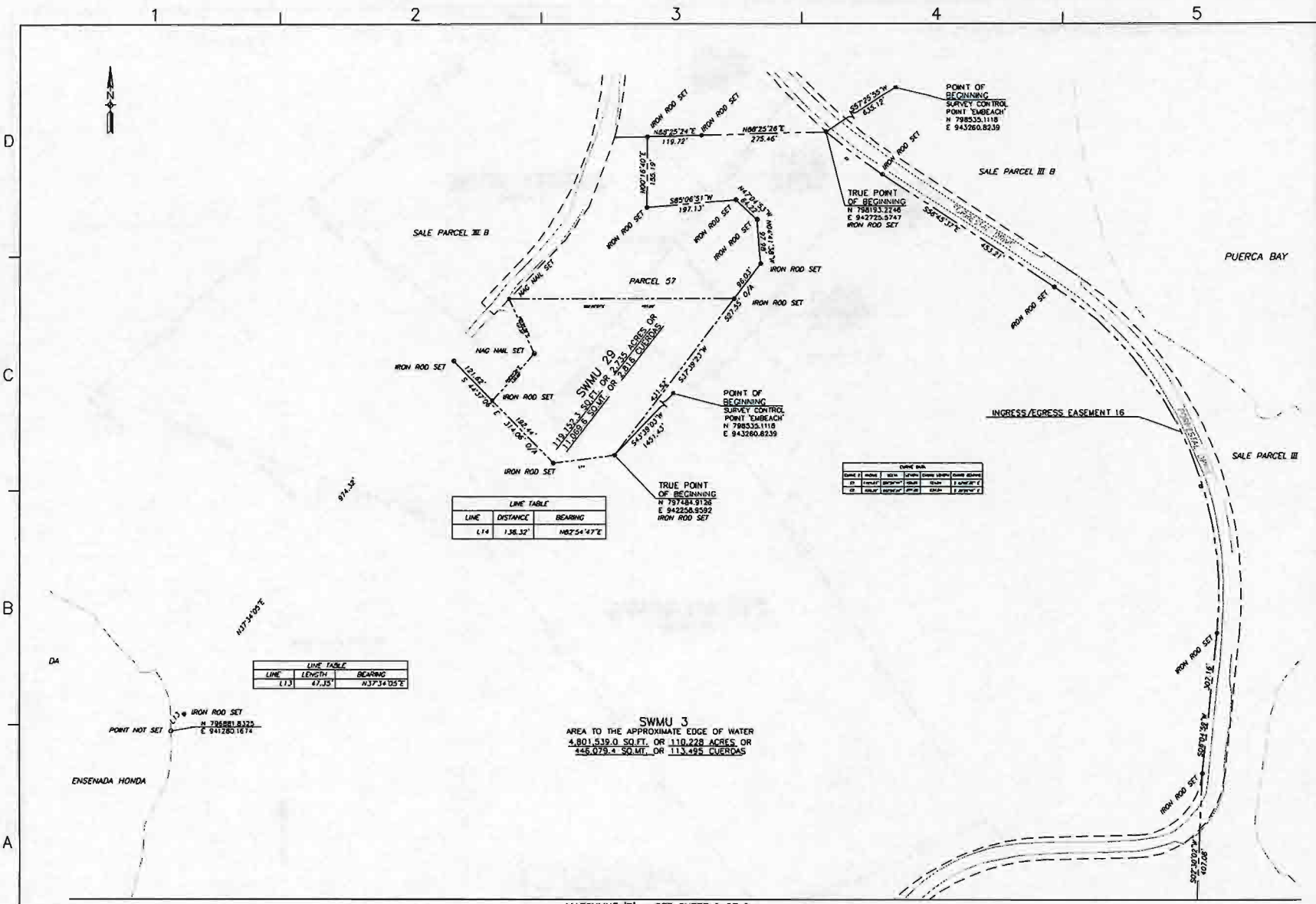
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 9C & 57

CODE ID. NO. 80091 SIZE D
SCALE AS NOTED
CONTR. CONTR. NO.
N62470-02-D-7618
SHEET 10 of 10



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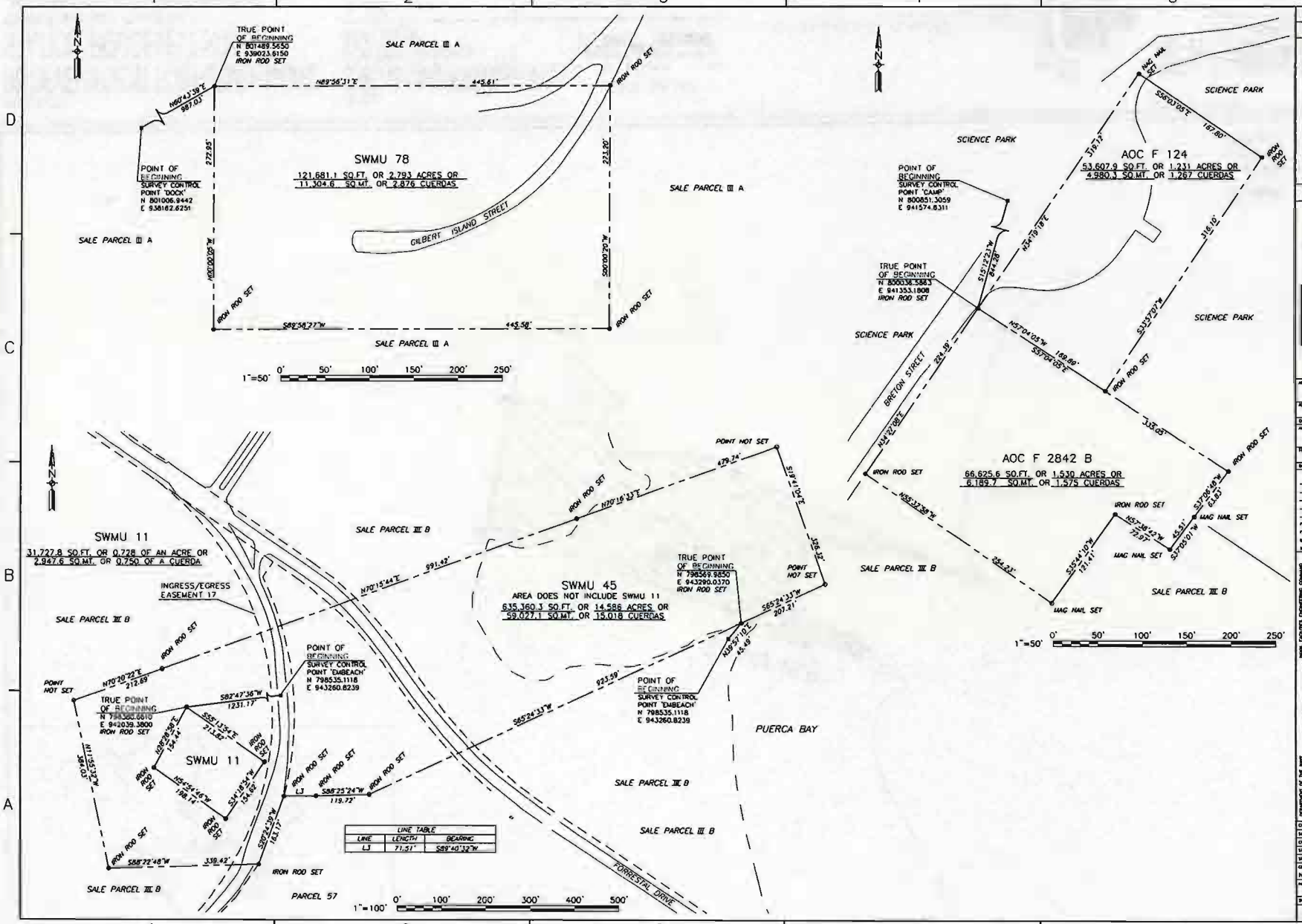
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS

SWMU 3 & 29

SCALE AS NOTED
CONTR. NO. N62470-02-D-7619
SHEET 8 OF 10



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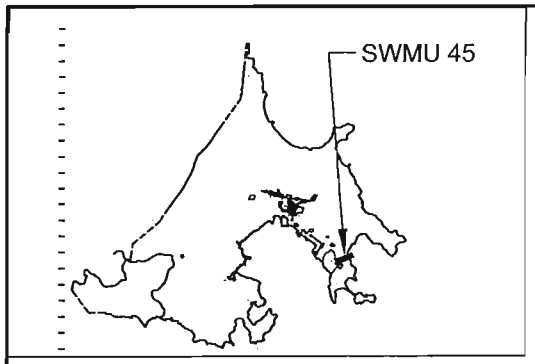
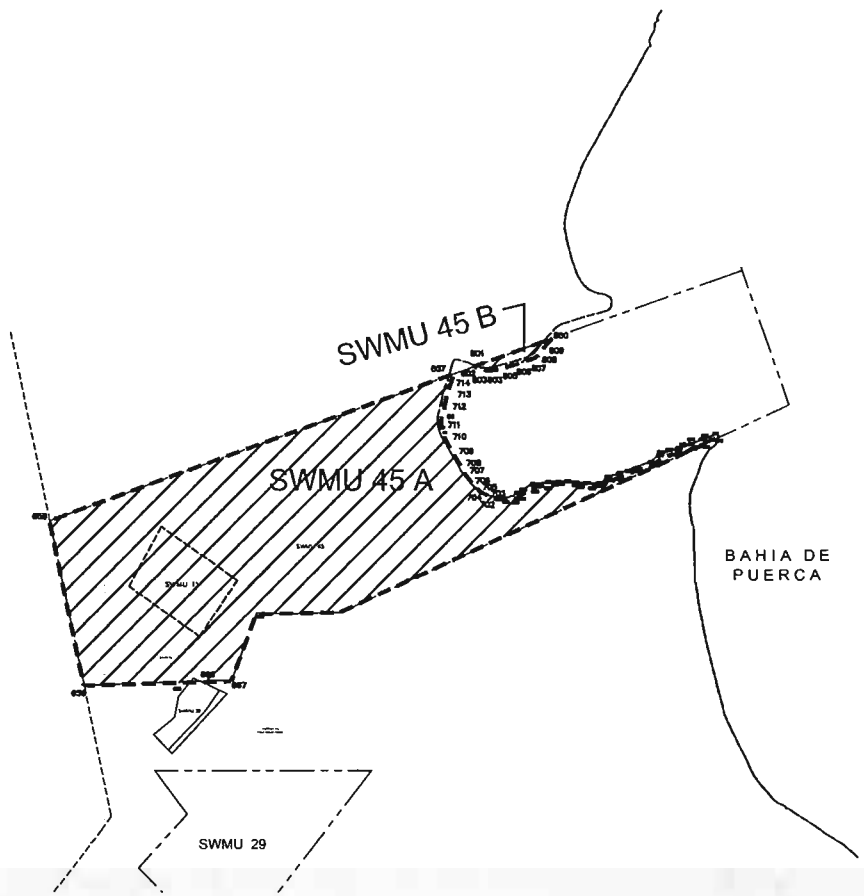
CEIBA, PUERTO RICO
NAVAL ACTIVITY PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 78, 11, 45, AOC F 124 & AOC F 2842 B

SCALE: AS NOTED
CONTRACT NO. N62470-02-D-7619
SHEET 5 OF 10





LEGEND

- PARCEL PROPERTY LIMIT
- PARCEL AREA

PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico

Autoridad para el Redesarrollo Local Roosevelt Roads

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TITLE:

SWMU 45 (LAND PORTIONS) PARCEL FOR SEGREGATION FOSL/LIFOC

SCALE 1:5,000

0 25 50 100 150

SCALE: 1:5,000

DATE: JANUARY ,2012

NOTES:

1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

AUTORIDAD PARA EL REDESARROLLO LOCAL
ROOSEVELT ROADS - PUERTO RICO

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(787) 767.2111 www. integrapr.com

DN-301

P:\pr\19-Ceiba\16820 AoR ROOSEVELT RD\Segregations\FOST-FOSL-SEGREGATIONS JAN-2012\Drawings

PARCEL NAME: SWMU 45A

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
814-813	N 51°21'24" E	2.3092	814	243404.0833	287518.2031	TO BE ESTABLISHED
813-812	N 69°14'19" E	2.7988	813	243405.5253	287520.0067	TO BE ESTABLISHED
812-811	N 54°39'14" E	3.4273	812	243406.5187	287522.6219	TO BE ESTABLISHED
811-810	S 72°4'55" E	1.5476	811	243408.4995	287525.4175	TO BE ESTABLISHED
810-50	S 65°24'33" W	288.1747	810	243408.0233	287526.8902	TO BE ESTABLISHED
50-668	S 88°53'30" W	58.3231	50	243288.1038	287264.8521	TO BE ESTABLISHED
668-667	S 20°24'39" W	49.7876	668	243286.9756	287206.5399	TO BE ESTABLISHED
667-666	S 88°22'48" W	21.8071	667	243240.3326	287189.1835	TO BE ESTABLISHED
666-659	S 88°22'48" W	81.7179	666	243239.7161	287167.3851	TO BE ESTABLISHED
659-658	N 11°55'32" W	117.1307	659	243237.4061	287085.6999	TO BE ESTABLISHED
658-657	N 70°16'33" E	301.2092	658	243352.0088	287061.4961	TO BE ESTABLISHED
657-713	S 20°9'2" W	14.8997	657	243453.6649	287345.0327	TO BE ESTABLISHED
713-712	S 12°17'7" W	6.8058	713	243439.6772	287339.9000	TO BE ESTABLISHED
712-59	S 13°43'7" W	10.5409	712	243433.0272	287338.4518	TO BE ESTABLISHED
59-711	S 1°24'15" W	3.2737	59	243422.7870	287335.9520	TO BE ESTABLISHED
711-61	S 0°44'31" E	3.6512	711	243419.5143	287335.8718	TO BE ESTABLISHED
61-62	S 14°2'15" E	3.7145	61	243415.8635	287335.9191	TO BE ESTABLISHED
62-710	S 22°52'12" E	4.4890	62	243412.2598	287336.8201	TO BE ESTABLISHED
710-709	S 30°27'42" E	11.5230	710	243408.1237	287338.5847	TO BE ESTABLISHED
709-708	S 30°37'46" E	11.9665	709	243398.1913	287344.4064	TO BE ESTABLISHED
708-707	S 24°27'15" E	3.4106	708	243387.8944	287350.5031	TO BE ESTABLISHED
707-706	S 38°20'0" E	11.6590	707	243384.7897	287351.9150	TO BE ESTABLISHED
706-705	S 47°32'17" E	6.1800	706	243375.6442	287359.1463	TO BE ESTABLISHED
705-704	S 65°18'17" E	3.3655	705	243371.4721	287363.7055	TO BE ESTABLISHED
704-703	S 65°41'47" E	3.3911	704	243370.0660	287366.7632	TO BE ESTABLISHED
703-702	S 60°34'28" E	4.3240	703	243368.6703	287369.8537	TO BE ESTABLISHED
702-701	S 87°22'34" E	2.7250	702	243366.5460	287373.6199	TO BE ESTABLISHED
701-700	N 89°47'2" E	2.7487	701	243366.4212	287376.3421	TO BE ESTABLISHED
700-699	S 87°15'0" E	6.4271	700	243366.4316	287379.0908	TO BE ESTABLISHED
699-698	N 70°58'50" E	4.0750	699	243366.1232	287385.5105	TO BE ESTABLISHED
698-697	N 50°23'47" E	3.3779	698	243367.4512	287389.3630	TO BE ESTABLISHED
697-696	N 60°31'25" E	4.4877	697	243369.6045	287391.9656	TO BE ESTABLISHED
696-695	N 63°38'41" E	3.4641	696	243371.8128	287395.8723	TO BE ESTABLISHED
695-694	N 62°34'27" E	4.4121	695	243373.3506	287398.9764	TO BE ESTABLISHED
694-693	N 84°29'1" E	5.3621	694	243375.3828	287402.8926	TO BE ESTABLISHED
693-692	N 78°56'31" E	3.3473	693	243375.8983	287408.2299	TO BE ESTABLISHED
692-691	N 85°56'40" E	5.6925	692	243376.5403	287411.5150	TO BE ESTABLISHED
691-690	N 88°22'39" E	5.5258	691	243376.9429	287417.1933	TO BE ESTABLISHED
690-689	S 84°12'55" E	6.2337	690	243377.0994	287422.7169	TO BE ESTABLISHED

PARCEL NAME: SWMU 45A CONT.

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
689-688	S 89°20'30" E	4.3277	689	243376.4711	287428.9188	TO BE ESTABLISHED
688-687	S 83°37'13" E	4.3095	688	243376.4214	287433.2462	TO BE ESTABLISHED
687-686	S 84°27'19" E	3.8259	687	243375.9425	287437.5291	TO BE ESTABLISHED
686-685	N 89°14'55" E	5.0928	686	243375.5728	287441.3370	TO BE ESTABLISHED
685-684	N 74°43'0" E	7.2296	685	243375.6396	287446.4294	TO BE ESTABLISHED
684-683	N 58°4'2" E	3.4426	684	243377.5453	287453.4033	TO BE ESTABLISHED
683-682	N 54°32'0" E	3.3728	683	243379.3662	287456.3249	TO BE ESTABLISHED
682-681	N 72°49'57" E	3.8326	682	243381.3231	287459.0717	TO BE ESTABLISHED
681-680	N 70°24'1" E	4.9254	681	243382.4543	287462.7336	TO BE ESTABLISHED
680-679	N 67°39'55" E	5.4994	680	243384.1065	287467.3736	TO BE ESTABLISHED
679-678	N 70°23'53" E	12.3316	679	243386.1964	287472.4605	TO BE ESTABLISHED
678-677	N 53°23'24" E	7.9892	678	243390.3335	287484.0774	TO BE ESTABLISHED
677-676	N 68°33'13" E	3.8114	677	243395.0979	287490.4904	TO BE ESTABLISHED
676-675	N 76°33'16" E	4.3549	676	243396.4915	287494.0379	TO BE ESTABLISHED
675-674	S 79°49'50" E	3.5731	675	243397.5041	287498.2735	TO BE ESTABLISHED
674-673	N 62°11'25" E	3.6704	674	243396.8732	287501.7905	TO BE ESTABLISHED
673-672	N 71°5'7" E	3.3364	673	243398.5856	287505.0369	TO BE ESTABLISHED
672-102	N 62°32'22" E	2.5407	672	243399.6671	287508.1932	TO BE ESTABLISHED
102-102	N 62°38'24" E	2.7424	102	243400.8388	287510.4477	TO BE ESTABLISHED
102-670	N 75°58'19" E	2.9745	102	243402.1005	287512.8826	TO BE ESTABLISHED
670-814	N 62°36'22" E	2.7423	670	243402.8215	287515.7683	TO BE ESTABLISHED

AREA = 39021.0877 SQ.MTS. 9.9280 CUERDAS

PARCEL NAME: SWMU 11 (INSIDE PARCEL 45A)

AREA = 2947.6058 SQ.MTS. 0.7500 CUERDAS

PARCEL NAME: SWMU 45A EXCLUDING PARCEL SWMU 11

NET AREA = 36073.4819 SQ.MTS. 9.1781 CUERDAS

PARCEL NAME: SWMU 45B

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
801-800	N 70°16'33" E	58.1287	801	243458.5613	287358.8861	TO BE ESTABLISHED
800-809	S 41°2'38" W	9.6921	800	243478.1793	287413.6042	TO BE ESTABLISHED
809-808	S 36°5'37" W	6.7187	809	243470.8694	287407.2400	TO BE ESTABLISHED
808-807	S 65°46'25" W	3.2526	808	243465.4404	287403.2820	TO BE ESTABLISHED
807-807	S 66°53'23" W	1.2744	807	243464.1057	287400.3158	TO BE ESTABLISHED
807-806	S 70°16'59" W	8.0054	807	243463.6055	287399.1437	TO BE ESTABLISHED
806-805	S 74°12'5" W	13.1365	806	243460.9047	287391.6077	TO BE ESTABLISHED
805-803	S 77°54'53" W	6.8731	805	243457.3282	287378.9674	TO BE ESTABLISHED
803-803	S 89°32'41" W	5.5271	803	243455.8892	287372.2467	TO BE ESTABLISHED
803-802	N 75°9'9" W	4.8385	803	243455.8453	287366.7197	TO BE ESTABLISHED
802-801	N 64°56'18" W	3.4848	802	243457.0851	287362.0428	TO BE ESTABLISHED
801-801	N 90°00'00" W	0.0000	801	243458.5613	287358.8861	TO BE ESTABLISHED

AREA = 377.8285 SQ.MTS. 0.0961 CUERDAS

TOTAL AREA = SWMU 45 A + 45 B – SWMU 11

AREA = 36451.3104 SQ.MTS. 9.2742 CUERDAS

PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico

Autoridad para el Redesarrollo Local Roosevelt Roads

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TITLE:

SWMU 45 (LAND PORTIONS) PARCEL FOR SEGREGATION FOSL/LIFOC

SCALE: N.T.S.

DATE: JANUARY ,2012

NOTES:

1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

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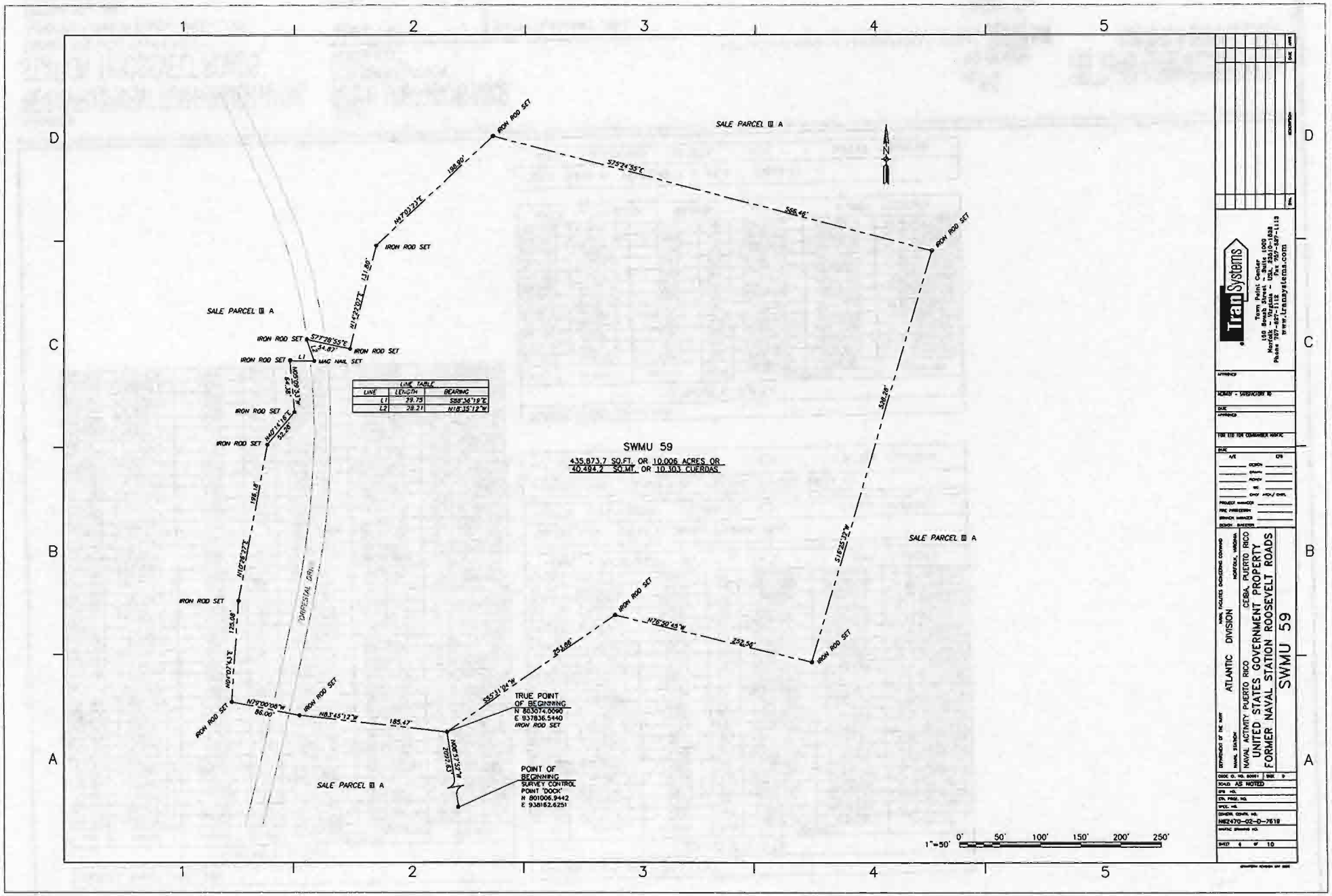
SALE PARCEL III A
IRON ROD SET
S75°24'55"E
568.46'
N76°50'45"W
256.56'
S16°25'12"W
538.28'
N76°50'45"W
N83°45'12"W
185.47'
N79°00'06"W
86.00'
N01°07'43"E
125.08'
N12°08'22"E
186.18'
N14°02'14"E
52.28'
N18°35'12"W
S88°36'19"E
28.21'
L1
MAG NAIL SET
S77°28'55"E
24.87'
N12°22'02"E
131.89'
N17°02'22"E
198.90'
S55°21'24"W
N08°17'52"W
207.83'
TRUE POINT OF BEGINNING
N 863074.0090
E 937836.5440
IRON ROD SET
POINT OF BEGINNING
SURVEY CONTROL POINT "DOCK"
N 801006.9442
E 938162.6251
IMPERIAL DRIVE
SWMU 59
435,873.7 SQ.FT. OR 10.006 ACRES OR
40,494.2 SQ.MT. OR 10.303 CUERDAS
LINE TABLE
LINE | LENGTH | BEARING
L1 | 29.73 | S88°36'19"E
L2 | 28.21 | N18°35'12"W
1"=50'
0' 50' 100' 150' 200' 250'
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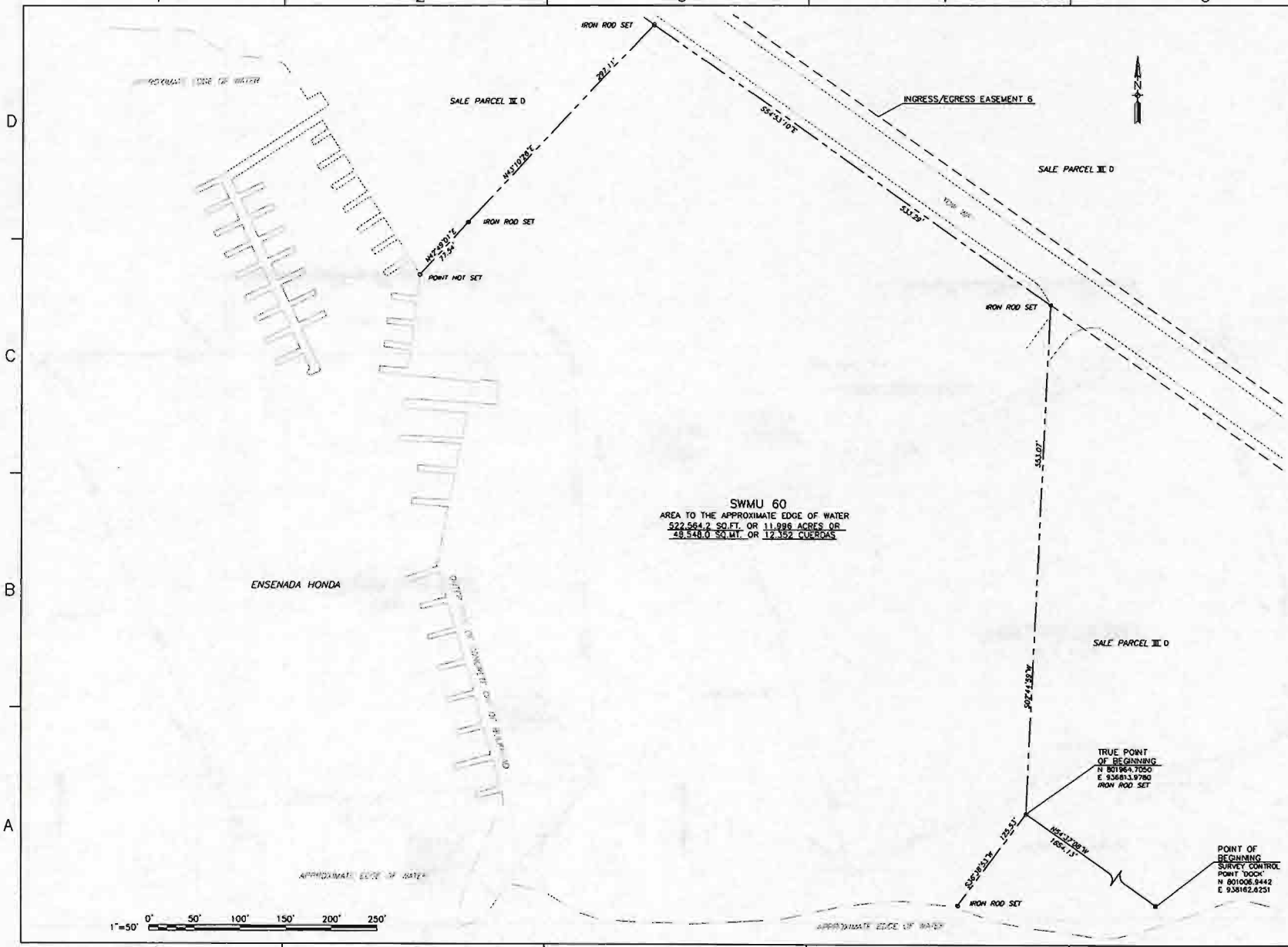
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 59
SCALE: AS NOTED
N62470-02-D-7618
SHEET 4 OF 10



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ACTIVITY – SUBDIVISION 10

FOR CTO FOR COMMERCIAL TRAFFIC

DESIGN
DRAWN
REVIEW
CHIEF ARCH./ ENGR.
PROJECT MANAGER
FIRE PROTECTION
BRANCH MANAGER
DESIGN SUPERVISOR

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NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
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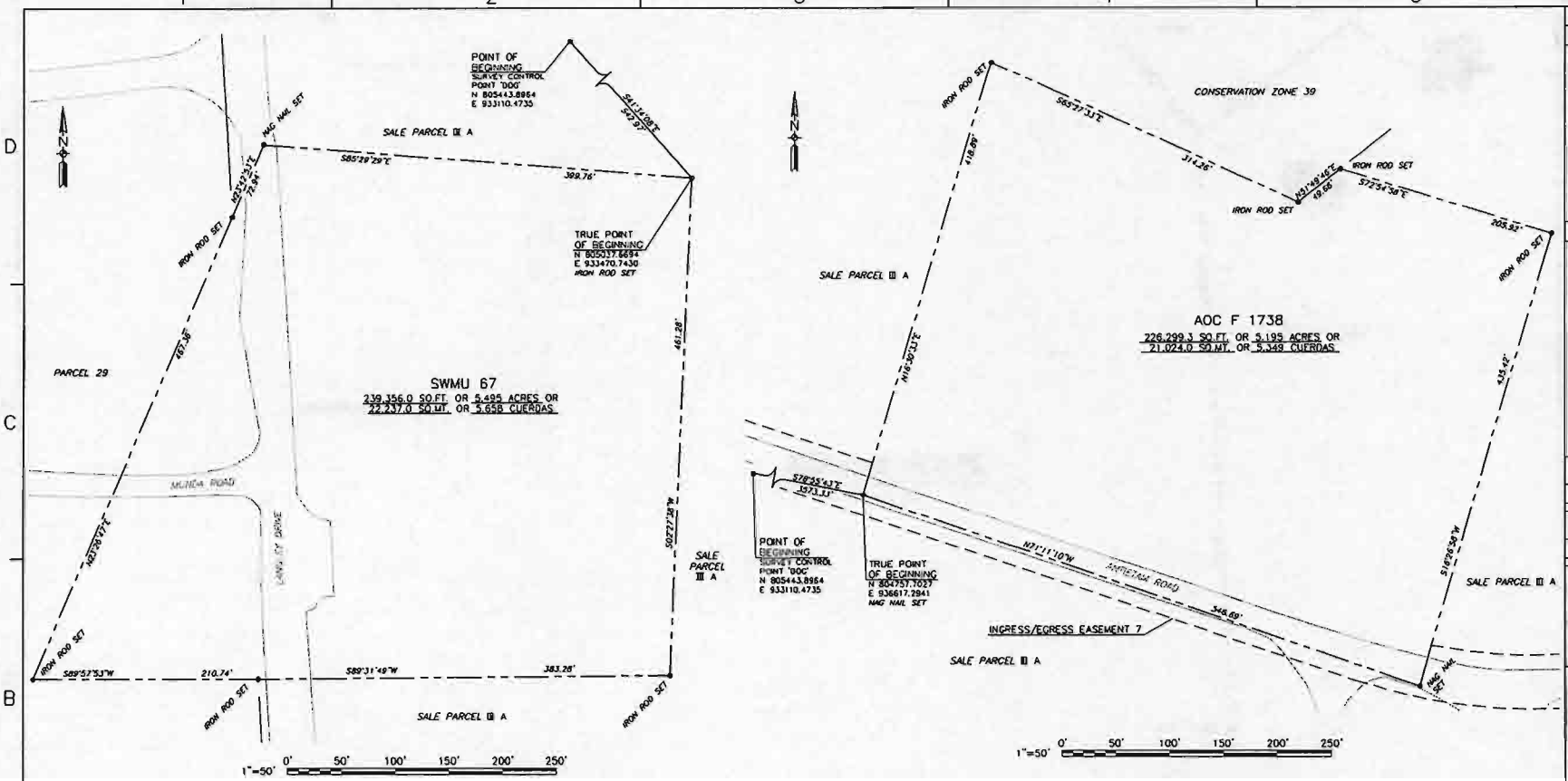
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 60

CODE ID. NO. 80041 SIZE D
SCALE AS NOTED
CTO NO.
EN. PROJ. NO.
SPEC. NO.
CONTR. CONTL NO. N62470-02-D-7519
NAVFAC DRAWING NO.
SHEET 5 OF 10



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ACTIVITY - SUBMITTER ID

FOR U/S FOR COMMENCE WORK

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REVIEW
RE
CHIEF ARCH./ CIVIL
PROJECT MANAGER
FIRE PROTECTION
BRANCH MANAGER
DESIGN ENGINEER

NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA

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ATLANTIC DIVISION

CEIBA, PUERTO RICO

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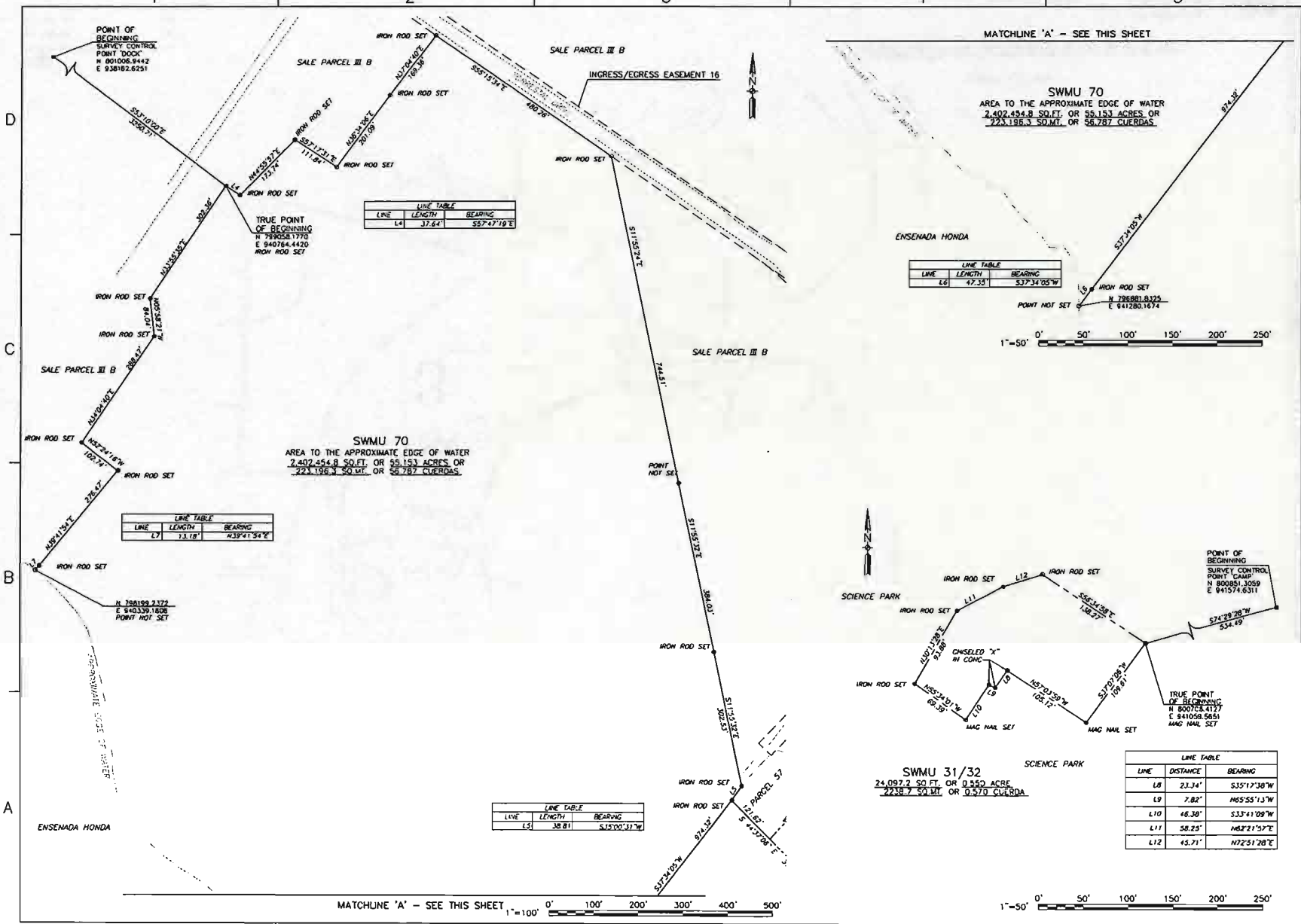
FORMER NAVAL STATION ROOSEVELT ROADS

SWMU 67 & AOC F 1738

CODE I. NO. 60061 SIZE D
SCALE AS NOTED
STA. NO.
STA. FINAL NO.
SPEC. NO.
CONTR. CONST. NO.
N62470-02-D-7618
NAVFAC DRAWING NO.
SHEET 3 OF 10



LINE TABLE		
LINE	LENGTH	BEARING
L4	37.64'	S57°47'19"E

LINE TABLE		
LINE	LENGTH	BEARING
L7	13.18'	N39°41'54"E

LINE TABLE		
LINE	LENGTH	BEARING
L5	38.81	S15°00'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L6	47.33'	S37°34'05"W

LINE TABLE		
LINE	DISTANCE	BEARING
L8	23.34'	S35°17'30"W
L9	7.82'	N65°55'13"W
L10	46.38'	S33°41'09"W
L11	58.25'	N62°21'57"E
L12	43.71'	N72°51'28"E

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FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 70, 31/32

CODE I.D. NO. 80091 SIZE D
SCALE AS NOTED
CONTRACT NO. N62470-02-D-7819
SHEET 7 OF 10

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN NOVEMBER 2008. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.

2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).

3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:

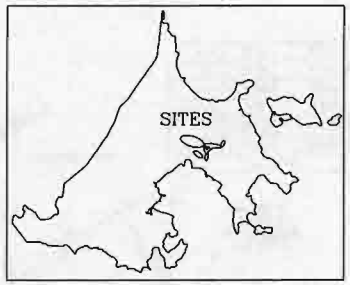
   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEBRUARY 15, 2005.

4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.

5. NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.

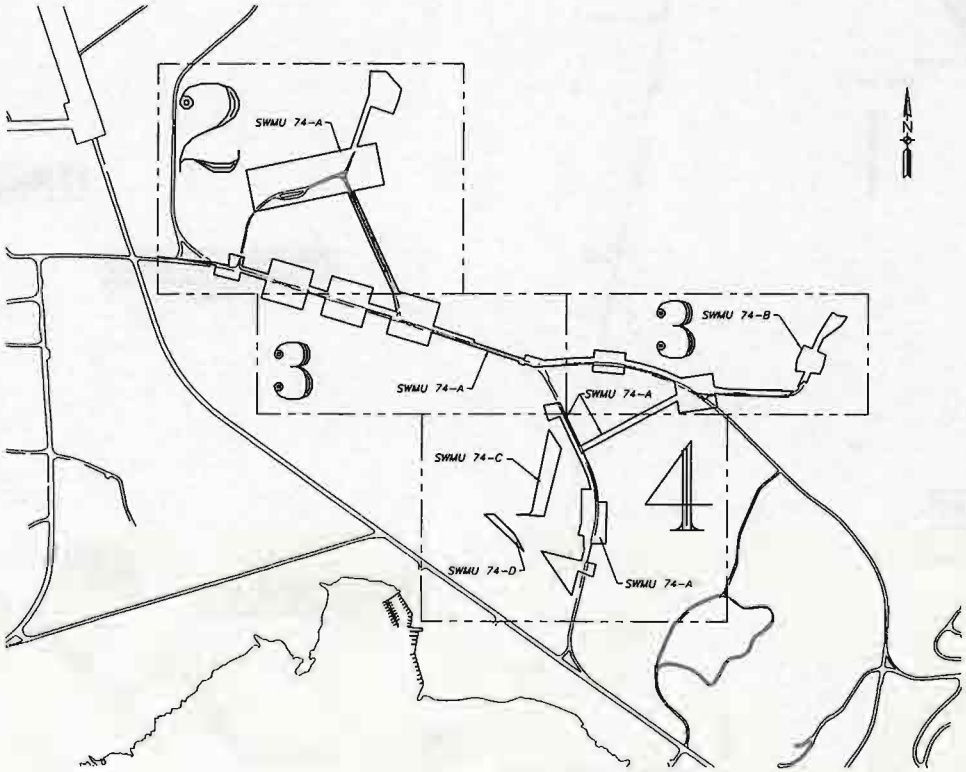
LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE



LEGEND

CONCRETE MONUMENT FOUND	■
IRON ROD SET	●
POINT NOT SET	○
SWMU LIMIT LINE	— — — —

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date

LUIS BERRIOS MONTES
Surveyor License No. 8669

LUIS BERRIOS MONTES
Agrimensor Lic. Num. 8669
Buzón Núm. 750-1233 Vega Baja PR-0695
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FIRE PROTECTION
BRANCH MANAGER
DESIGN ENGINEER

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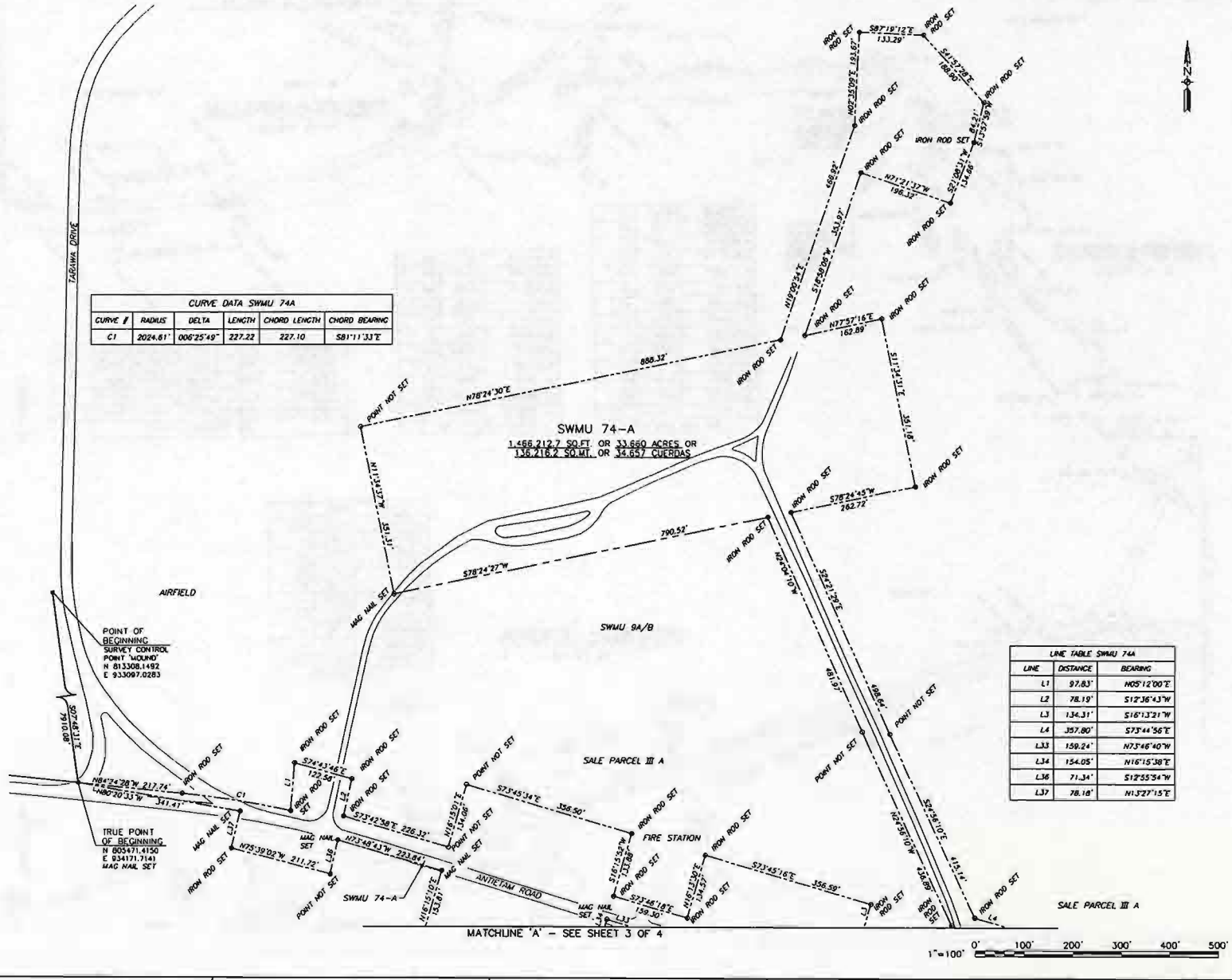
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 74

CODE ID. NO. 00001 | SIZE D
SCALE: AS NOTED
S/B NO.
STA. PROJ. NO.
SPEC. NO.
CONTR. CONTR. NO.
N62470-02-D-7819
NAVFAC DRAWING NO.
SHEET 1 OF 4



CURVE DATA SWMU 74A					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	2024.61'	006°25'49"	227.22	227.10	S81°11'33"E

LINE TABLE SWMU 74A		
LINE	DISTANCE	BEARING
L1	97.83'	N05°12'00"E
L2	78.19'	S12°36'43"W
L3	134.31'	S16°13'21"W
L4	357.80'	S73°44'56"E
L33	159.24'	N73°46'40"W
L34	154.05'	N16°15'38"E
L36	71.34'	S12°55'54"W
L37	78.18'	N13°27'15"E

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DATE
A/E: O/D
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DRAWN
REVIEW
CHK
PROJECT MANAGER
FIRE PROTECTION
BRANCH MANAGER
DESIGN DIRECTOR

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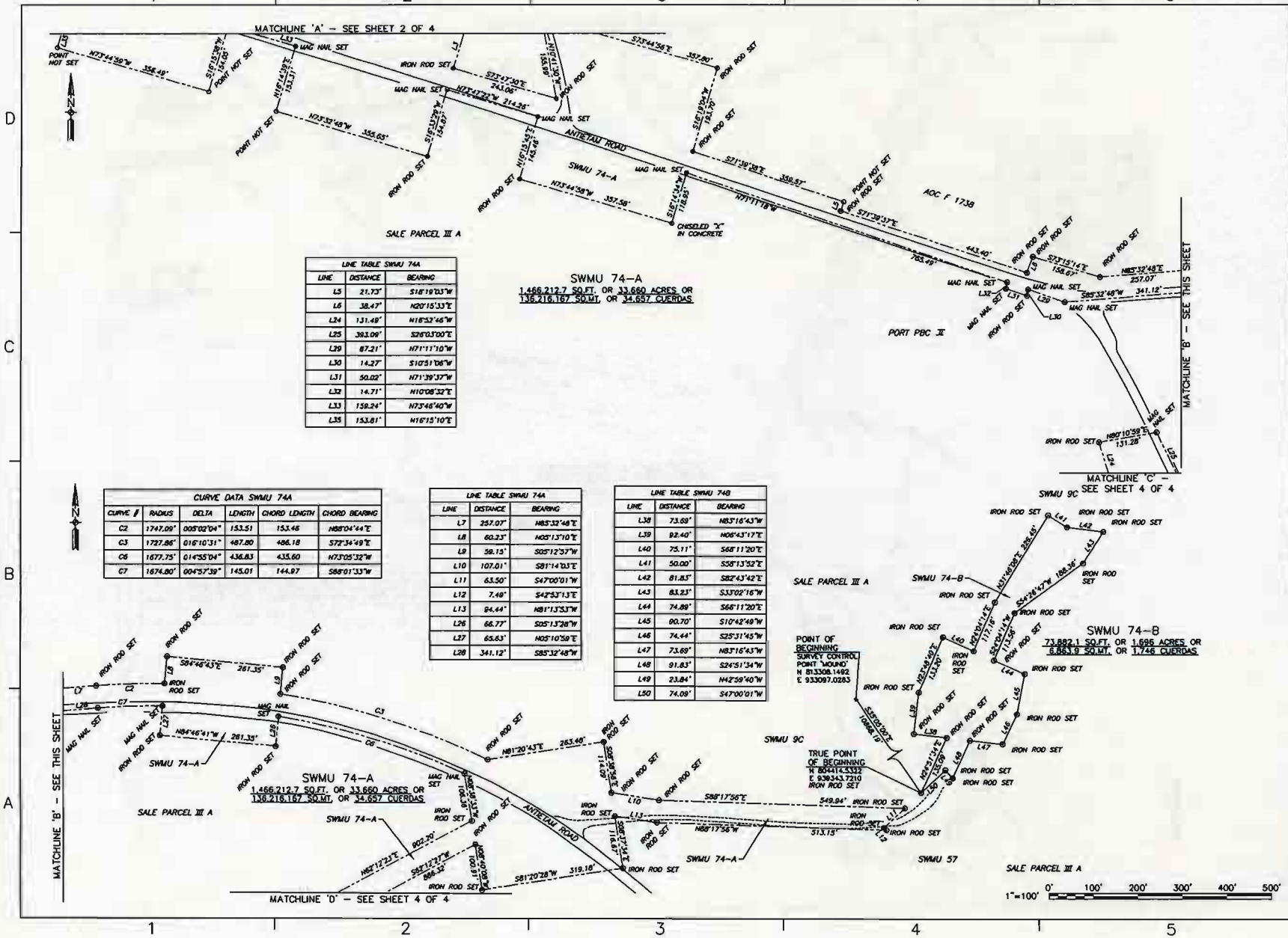
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 74

CODE ID. NO. 80091 SIZE 0
SCALE AS NOTED
STD NO.
STA. FACIL. NO.
SPEC. NO.
CONTRL. CONTR. NO.
N62470-02-D-7619
MAPPING DRAWING NO.
SHEET 2 OF 4



LINE TABLE SWMU 74A		
LINE	DISTANCE	BEARING
L5	21.73'	S18°19'03"W
L6	38.47'	N20°15'33"E
L24	131.49'	N16°52'46"W
L25	393.09'	S26°03'00"E
L29	87.21'	N71°11'10"W
L30	14.27'	S10°51'06"W
L31	50.02'	N71°39'37"W
L32	14.71'	N10°08'32"E
L33	159.24'	N73°46'40"W
L35	153.81'	N16°15'10"E

CURVE DATA SWMU 74A					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C2	1747.09'	005°02'04"	153.51	153.46	N88°04'44"E
C3	1727.86'	016°10'31"	487.80	486.18	S72°34'49"E
C6	1677.75'	014°55'04"	436.83	435.60	N73°05'32"W
C7	1674.80'	004°57'39"	145.01	144.97	S88°01'33"W

LINE TABLE SWMU 74A		
LINE	DISTANCE	BEARING
L7	257.07'	N85°32'48"E
L8	60.23'	N05°13'10"E
L9	59.15'	S05°12'57"W
L10	107.01'	S81°14'03"E
L11	63.50'	S47°00'01"W
L12	7.49'	S42°53'13"E
L13	94.44'	N81°13'53"W
L26	66.77'	S05°13'28"W
L27	65.63'	N05°10'59"E
L28	341.12'	S85°32'48"W

LINE TABLE SWMU 74B		
LINE	DISTANCE	BEARING
L38	73.69'	N83°16'43"W
L39	92.40'	N06°43'17"E
L40	75.11'	S68°11'20"E
L41	50.00'	S38°13'32"E
L42	81.83'	S82°43'42"E
L43	83.23'	S33°02'16"W
L44	74.89'	S66°11'20"E
L45	90.70'	S10°42'49"W
L46	74.44'	S25°31'45"W
L47	73.69'	N83°16'43"W
L48	91.83'	S24°51'34"W
L49	23.84'	N42°59'40"W
L50	74.09'	S47°00'01"W

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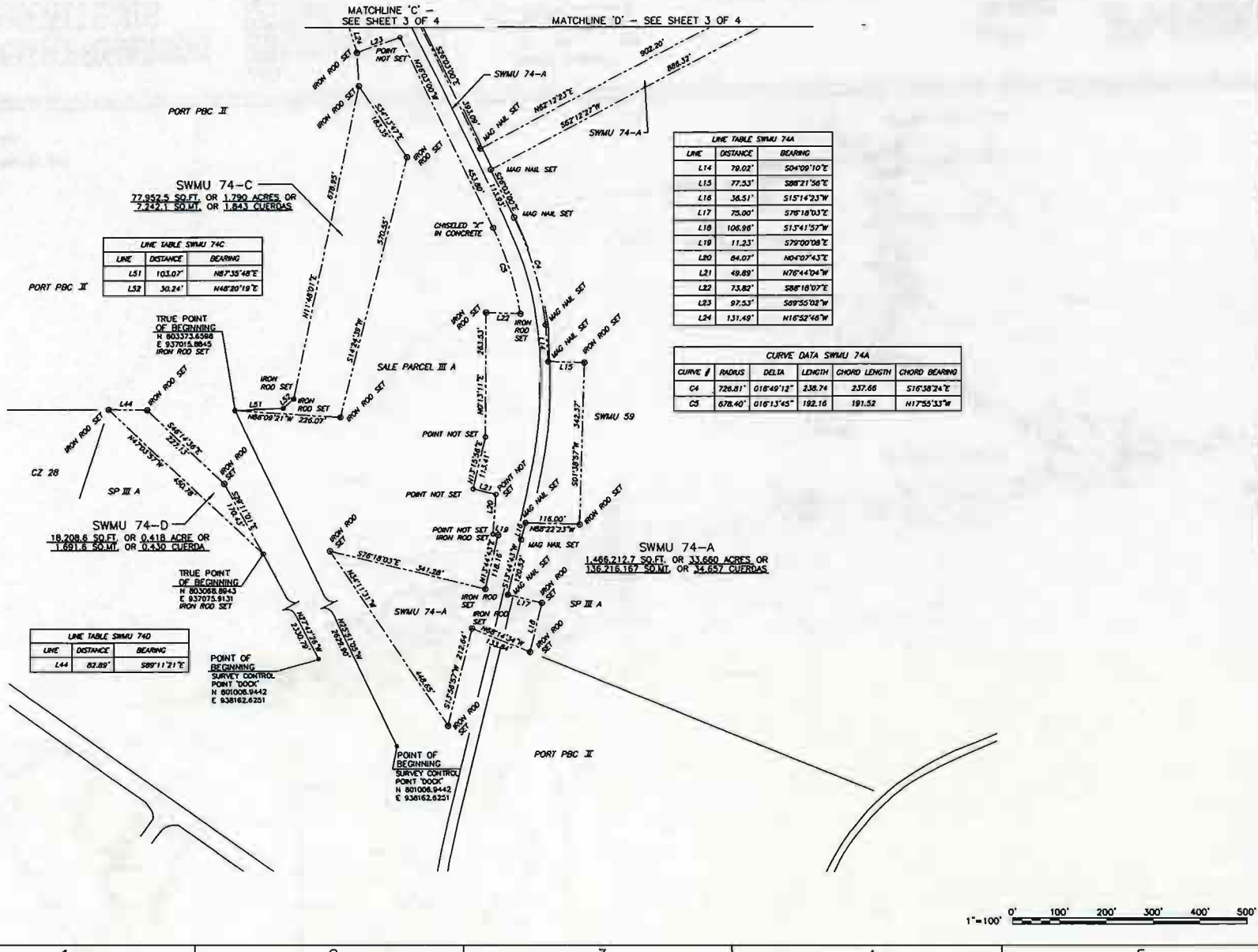
FORMER NAVAL STATION ROOSEVELT ROADS

SWMU 74

SCALE AS NOTED

N62470-02-D-7819

SHEET 3 OF 4



LINE TABLE SWMU 74C		
LINE	DISTANCE	BEARING
L51	103.07'	N87°35'48"E
L52	30.24'	N48°20'19"E

LINE TABLE SWMU 74D		
LINE	DISTANCE	BEARING
L44	82.89'	S89°11'21"E

LINE TABLE SWMU 74A		
LINE	DISTANCE	BEARING
L14	79.02'	S04°09'10"E
L15	77.53'	S88°21'56"E
L16	36.51'	S15°14'23"W
L17	75.00'	S76°18'03"E
L18	106.96'	S13°41'57"W
L19	11.23'	S79°00'08"E
L20	84.07'	N04°07'43"E
L21	49.89'	N76°44'04"W
L22	73.82'	S88°18'07"E
L23	97.53'	S89°55'02"W
L24	131.49'	N16°52'46"W

CURVE DATA SWMU 74A					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C4	726.81'	018°49'12"	238.74	237.66	S16°38'24"E
C5	678.40'	016°13'45"	192.16	191.52	N17°55'33"W

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FIELD ENGINEER
DESIGN MANAGER
DESIGN DIRECTOR

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ATLANTIC DIVISION
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SWMU 74

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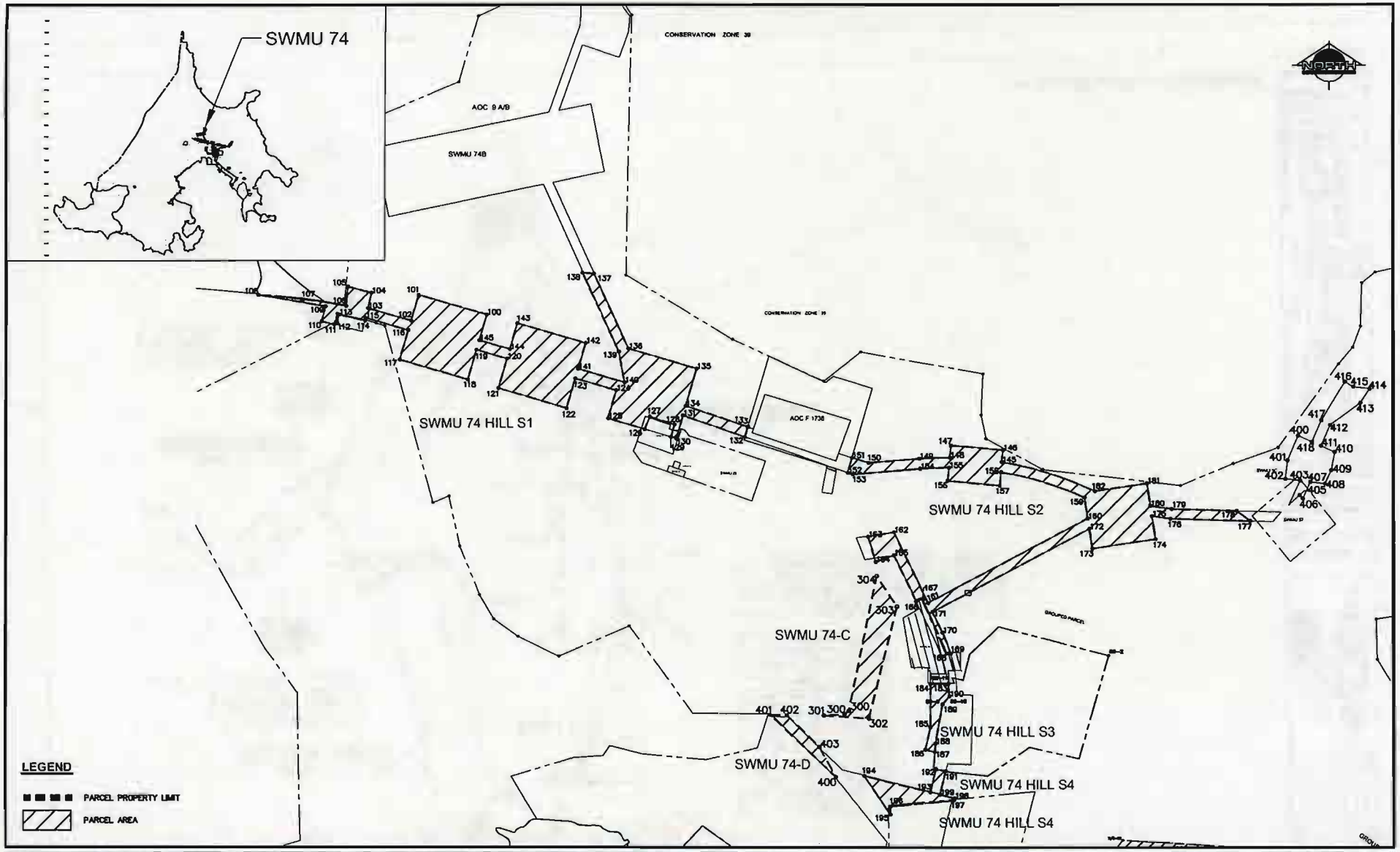
CONTRACT NO. N62470-02-D-7619
SCALE: AS NOTED
GFE NO.
GFE PROJ. NO.
SPEC. NO.
N62470-02-D-7619
DRAWING NO.
SHEET 4 OF 4



PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico

Autoridad para el Redesarrollo Local Roosevelt Roads

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TITLE:

SWMU 74 (HILL) PARCEL FOR SEGREGATION FOSL/LIFOC

SCALE 1:8,000

0 50 100 200

SCALE: 1:8,000

DATE: JANUARY ,2012

NOTES:
1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

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PARCEL NAME: SWMU 74 HILL S1

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
100–101	N 73°45'34" W	108.6613	100	245479.6943	285088.9666	TO BE ESTABLISHED
101–102	S 16°15'1" W	40.8610	101	245510.0837	284984.6613	TO BE ESTABLISHED
102–103	N 73°42'58" W	68.9815	102	245470.8552	284973.2270	TO BE ESTABLISHED
103–104	N 12°36'43" E	23.8325	103	245490.1975	284907.0128	TO BE ESTABLISHED
104–105	N 74°43'46" W	37.3623	104	245513.4549	284912.2168	TO BE ESTABLISHED
105–106	S 5°12'0" W	29.8185	105	245523.2954	284876.1734	TO BE ESTABLISHED
106–107	N 81°11'33" W	69.26	106	245493.5996	284873.4708	TO BE ESTABLISHED
ARC DATA:	A = 6°25'49"	R = 617.10	T = 34.67	E = 0.97	L = 69.26	
107–108	N 84°24'28" W	66.3684	107	245504.1983	284805.0656	TO BE ESTABLISHED
108–109	S 80°20'33" E	104.0607	108	245510.6658	284739.0131	TO BE ESTABLISHED
109–110	S 13°27'15" W	23.8283	109	245493.2067	284841.5990	TO BE ESTABLISHED
110–111	S 75°39'2" E	19.8032	110	245470.0344	284836.0549	TO BE ESTABLISHED
111–111	N 63°28'17" E	4.9447	111	245465.1265	284855.2403	TO BE ESTABLISHED
111–113	N 11°14'28" E	13.5073	111	245467.3350	284859.6643	TO BE ESTABLISHED
113–114	S 76°47'39" E	41.31	113	245480.5832	284862.2973	TO BE ESTABLISHED
ARC DATA:	A = 3°55'50"	R = 602.10	T = 20.66	E = −0.35	L = 41.31	
114–115	N 12°55'54" E	4.1926	114	245471.1488	284902.5025	TO BE ESTABLISHED
115–116	S 73°48'43" E	68.2258	115	245475.2350	284903.4408	TO BE ESTABLISHED
116–117	S 16°15'10" W	46.8799	116	245456.2143	284968.9615	TO BE ESTABLISHED
117–118	S 73°44'59" E	108.6593	117	245411.2078	284955.8410	TO BE ESTABLISHED
118–119	N 16°15'38" E	46.9553	118	245380.8012	285060.1591	TO BE ESTABLISHED
119–120	S 73°46'40" E	48.5350	119	245425.8782	285073.3068	TO BE ESTABLISHED
120–121	S 16°14'39" W	46.7298	120	245412.3193	285119.9094	TO BE ESTABLISHED
121–122	S 73°32'48" E	108.4024	121	245367.4551	285106.8376	TO BE ESTABLISHED
122–123	N 16°33'29" E	47.2049	122	245336.7520	285210.8010	TO BE ESTABLISHED
123–124	S 73°47'22" E	65.3078	123	245381.9994	285224.2538	TO BE ESTABLISHED
124–125	S 16°15'45" W	44.3354	124	245363.7675	285286.9651	TO BE ESTABLISHED
125–126	S 73°44'58" E	58.5669	125	245321.2059	285274.5495	TO BE ESTABLISHED
126–127	N 22°23'13" E	20.3076	126	245304.8167	285330.7764	TO BE ESTABLISHED
127–128	S 72°39'5" E	39.7769	127	245323.5938	285338.5107	TO BE ESTABLISHED
128–129	S 16°1'51" W	19.4292	128	245311.7330	285376.4781	TO BE ESTABLISHED
129–130	S 73°44'58" E	8.4074	129	245293.0593	285371.1126	TO BE ESTABLISHED
130–131	N 16°14'34" E	36.2572	130	245290.7066	285379.1842	TO BE ESTABLISHED
131–132	S 71°11'18" E	100.4651	131	245325.5166	285389.3256	TO BE ESTABLISHED
132–133	N 16°30'33" E	16.0996	132	245293.1210	285484.4243	TO BE ESTABLISHED
133–134	N 71°39'38" W	100.5028	133	245308.5569	285488.9993	TO BE ESTABLISHED
134–135	N 16°19'4" E	59.0390	134	245340.1795	285393.6011	TO BE ESTABLISHED
135–136	N 73°44'58" W	109.0570	135	245396.8403	285410.1890	TO BE ESTABLISHED
136–137	N 24°56'10" W	126.5360	136	245427.3596	285305.4894	TO BE ESTABLISHED
137–138	N 85°41'45" W	17.4655	137	245542.0999	285252.1411	TO BE ESTABLISHED
138–139	S 24°56'10" E	133.1632	138	245543.4107	285234.7249	TO BE ESTABLISHED
139–140	S 10°41'30" E	47.5464	139	245422.6611	285290.8673	TO BE ESTABLISHED
140–141	N 73°47'30" W	74.0834	140	245375.9401	285299.6883	TO BE ESTABLISHED
141–142	N 16°13'21" E	40.9389	141	245396.6190	285228.5495	TO BE ESTABLISHED
142–143	N 73°45'16" W	108.6884	142	245435.9279	285239.9865	TO BE ESTABLISHED
143–144	S 16°13'30" W	41.0165	143	245466.3342	285135.6379	TO BE ESTABLISHED
144–145	N 73°46'18" W	48.5544	144	245426.9513	285124.1775	TO BE ESTABLISHED
145–100	N 16°15'52" E	40.8068	145	245440.5207	285077.5578	TO BE ESTABLISHED

AREA = 42840.5644 SQ.MTS. 10.8998 CUERDAS

PARCEL NAME: SWMU 74 HILL S2

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
145–146	N 5°12'57" E	18.0286	145	245254.6812	285878.4328	TO BE ESTABLISHED
146–147	N 84°46'43" W	79.6593	146	245272.6352	285880.0718	TO BE ESTABLISHED
147–148	S 5°13'10" W	18.3575	147	245279.8844	285800.7430	TO BE ESTABLISHED
148–149	S 88°3'50" W	47.07	148	245261.6030	285799.0730	TO BE ESTABLISHED
ARC DATA:	A = 5°3'52"	R = 532.51	T = 23.55	E = 0.52	L = 47.07	
149–150	S 85°32'48" W	78.0762	149	245260.0132	285752.0455	TO BE ESTABLISHED
150–151	N 73°15'14" W	26.6142	150	245253.9507	285674.2050	TO BE ESTABLISHED
151–152	S 16°27'16" W	23.1798	151	245261.6191	285648.7195	TO BE ESTABLISHED
152–153	S 71°11'10" E	8.1277	152	245239.3886	285642.1538	TO BE ESTABLISHED
153–154	N 85°32'48" E	103.9739	153	245236.7675	285649.8472	TO BE ESTABLISHED
154–155	N 88°1'33" E	44.20	154	245244.8409	285753.5072	TO BE ESTABLISHED
ARC DATA:	A = 4°57'39"	R = 510.48	T = 22.11	E = −0.48	L = 44.20	
155–156	S 5°10'59" W	20.0042	155	245248.3631	285797.6668	TO BE ESTABLISHED
156–157	S 84°46'41" E	79.6600	156	245226.4407	285795.8597	TO BE ESTABLISHED
157–158	N 5°13'28" E	20.3507	157	245219.1907	285875.1891	TO BE ESTABLISHED
158–159	S 73°5'32" E	133.15	158	245239.4569	285877.0422	TO BE ESTABLISHED
ARC DATA:	A = 14°55'4"	R = 511.38	T = 66.95	E = −4.33	L = 133.15	
159–160	S 8°38'33" E	32.4178	159	245200.8429	286004.0735	TO BE ESTABLISHED
160–161	S 62°12'23" W	274.9895	160	245168.7932	286008.9449	TO BE ESTABLISHED
161–162	N 26°3'0" W	119.8146	161	245040.5686	285765.6802	TO BE ESTABLISHED
162–163	S 80°10'59" W	40.0153	162	245148.2113	285713.0630	TO BE ESTABLISHED
163–164	S 16°52'46" E	40.0776	163	245141.3886	285673.6336	TO BE ESTABLISHED
164–165	N 69°55'2" E	29.7284	164	245103.0377	285685.2705	TO BE ESTABLISHED
165–166	S 26°3'0" E	78.3680	165	245113.2458	285713.1913	TO BE ESTABLISHED
166–167	N 68°5'28" E	10.4159	166	245042.8390	285747.6071	TO BE ESTABLISHED
167–168	S 24°4'24" E	90.4973	167	245048.7255	285757.2708	TO BE ESTABLISHED
168–169	S 89°1'27" E	6.0079	168	244964.0993	285794.1852	TO BE ESTABLISHED
169–170	N 21°38'20" W	34.11	169	244963.9970	285800.1922	TO BE ESTABLISHED
ARC DATA:	A = 8°49'20"	R = 221.53	T = 17.09	E = 0.66	L = 34.11	
170–171	N 26°3'0" W	34.7261	170	244995.6722	285787.6262	TO BE ESTABLISHED
171–172	N 62°12'27" E	270.1518	171	245026.8705	285772.3761	TO BE ESTABLISHED
172–173	S 8°40'8" E	30.7569	172	245152.8343	286011.3637	TO BE ESTABLISHED
173–174	N 81°20'28" E	97.2864	173	245122.4289	286015.9996	TO BE ESTABLISHED
174–175	N 8°37'34" W	35.5612	174	245137.0754	286112.1771	TO BE ESTABLISHED
175–176	S 81°13'53" E	28.7850	175	245172.2343	286106.8433	TO BE ESTABLISHED
176–177	S 88°17'56" E	121.5368	176	245167.8482	286135.2920	TO BE ESTABLISHED
177–178	N 52°36'57" W	26.1271	177	245164.2381	286256.7752	TO BE ESTABLISHED
178–179	N 88°17'56" W	99.3761	178	245180.1014	286236.0151	TO BE ESTABLISHED
179–180	N 81°14'3" W	32.6176	179	245183.0516	286136.6827	TO BE ESTABLISHED
180–181	N 8°38'56" W	34.7761	180	245188.0224	286104.4462	TO BE ESTABLISHED
181–182	S 81°20'43" W	80.3078	181	245222.4030	286099.2165	TO BE ESTABLISHED
182–145	N 72°34'49" W	148.68	182	245210.3185	286019.8232	TO BE ESTABLISHED
ARC DATA:	A = 16°10'31"	R = 526.65	T = 74.84	E = 5.24	L = 148.68	

AREA = 26848.0390 SQ.MTS. 6.8309 CUERDAS

PARCEL NAME: SWMU 74 HILL S3

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
183–184	N 90°00'00" W	27.0173	183	244918.1486	285796.3672	TO BE ESTABLISHED
184–185	S 0°13'11" W	64.3684	184	244918.1488	285769.3499	TO BE ESTABLISHED
185–186	S 13°15'56" W	34.5662	185	244853.7807	285769.1031	TO BE ESTABLISHED
186–187	S 76°44'4" E	15.2056	186	244820.1368	285761.1714	TO BE ESTABLISHED
187–188	N 4°7'43" E	12.4986	187	244816.6476	285775.9713	TO BE ESTABLISHED
188–189	N 10°26'27" E	59.7951	188	244829.1138	285776.8711	TO BE ESTABLISHED
189–190	N 40°14'16" E	15.9345	189	244887.9189	285787.7070	TO BE ESTABLISHED
190–183	N 5°9'53" W	18.1395	190	244900.0828	285798.0001	TO BE ESTABLISHED

AREA = 1790.1661 SQ.MTS. 0.4555 CUERDAS

PARCEL NAME: SWMU 74 HILL S4

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
191–192	N 79°0'8" W	15.2575	191	244787.5243	285792.4646	TO BE ESTABLISHED
192–193	S 13°44'43" W	36.0158	192	244790.4350	285777.4873	TO BE ESTABLISHED
193–194	N 76°18'3" W	104.0229	193	244755.4506	285768.9296	TO BE ESTABLISHED
194–195	S 34°11'31" E	70.8444	194	244780.0858	285667.8660	TO BE ESTABLISHED
195–196	N 00°00'00" E	12.0747	195	244721.4861	285707.6781	TO BE ESTABLISHED
196–197	N 84°33'23" E	97.8349	196	244733.5608	285707.6781	TO BE ESTABLISHED
197–198	N 13°41'57" E	3.6906	197	244742.8420	285805.0718	TO BE ESTABLISHED
198–199	N 76°18'3" W	22.8600	198	244748.4276	285805.9458	TO BE ESTABLISHED
199–191	N 13°44'43" E	36.7350	199	244751.8414	285783.7361	TO BE ESTABLISHED

AREA = 3507.3520 SQ.MTS. 0.8924 CUERDAS

PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico

Autoridad para el Redesarrollo Local Roosevelt Roads

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TITLE:

SWMU 74 (HILL) PARCEL

FOR SEGREGATION FOSL/LIFOC

SCALE: N.T.S.

DATE: JANUARY ,2012

NOTES:

1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

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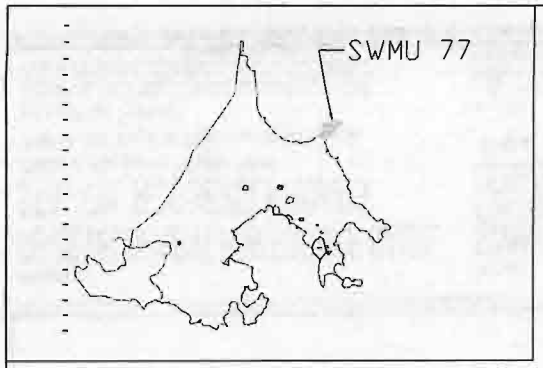
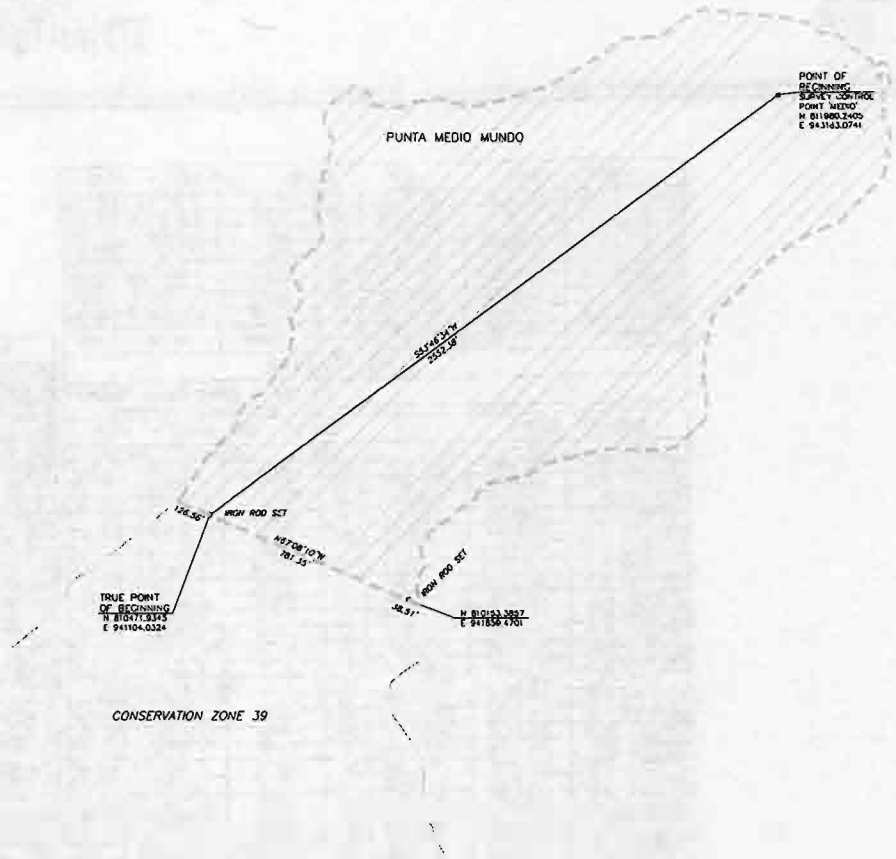
P:\pr\19-Ceiba\16820 AoR ROOSEVELT RD\Segregations\FOST-FOSL-SEGREGATIONS JAN-2012\Drawings





SWMU 77
AREA TO THE APPROXIMATE EDGE OF WATER
2,882,787.2 SQ.FT. OR 66.180 ACRES OR
267,820.8 SQ.MT. OR 68.141 CUERDAS

PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico
Autoridad para el Redesarrollo Local
Roosevelt Roads

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TITLE:

SWMU 77 PARCEL
FOSL/LIFOC

SCALE 1:8,000
0 50 100 200

SCALE: 1:8,000 | DATE: JANUARY ,2012

NOTES:
1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

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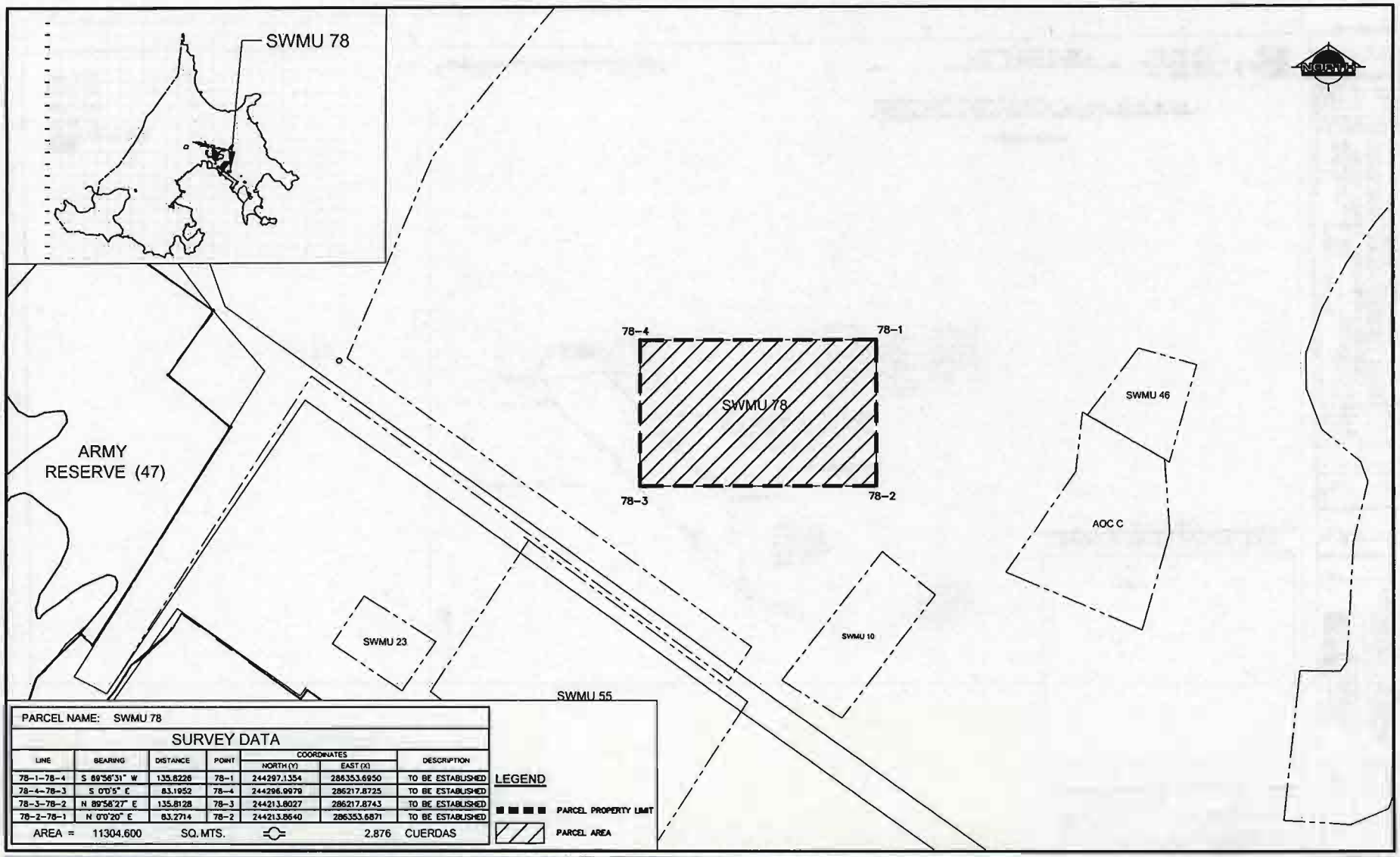

PARCEL NAME: SWMU 78

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
78-1-78-4	S 89°56'31" W	135.6226	78-1	244297.1354	286353.6950	TO BE ESTABLISHED
78-4-78-3	S 0°0'5" E	83.1952	78-4	244296.9979	286217.8725	TO BE ESTABLISHED
78-3-78-2	N 89°56'27" E	135.8128	78-3	244213.8027	286217.8743	TO BE ESTABLISHED
78-2-78-1	N 0°0'20" E	83.2714	78-2	244213.8640	286353.6871	TO BE ESTABLISHED

AREA = 11304.600 SQ. MTS. 2.876 CUERDAS

LEGEND

PARCEL PROPERTY LIMIT

PARCEL AREA

PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico

Autoridad para el Redesarrollo Local

Roosevelt Roads

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TITLE:

SWMU 78 PARCEL

FOSL/LIFOC

SCALE = 1:3,000

50 0 50

SCALE: 1:3,000

DATE: JANUARY ,2012

NOTES:

1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

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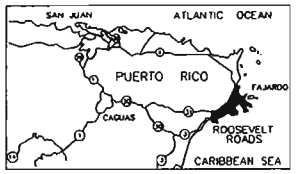
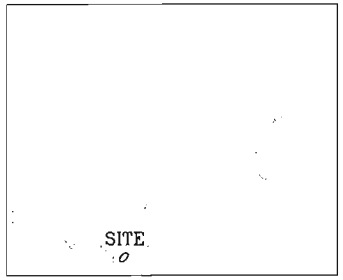
SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN MAY 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AD9834), HUMACAO 2 (PID AD9846) AND MT BRITTON (PID AD9835).
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522925; DATED FEB 15, 2005.
4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
5. DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.
6. NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.



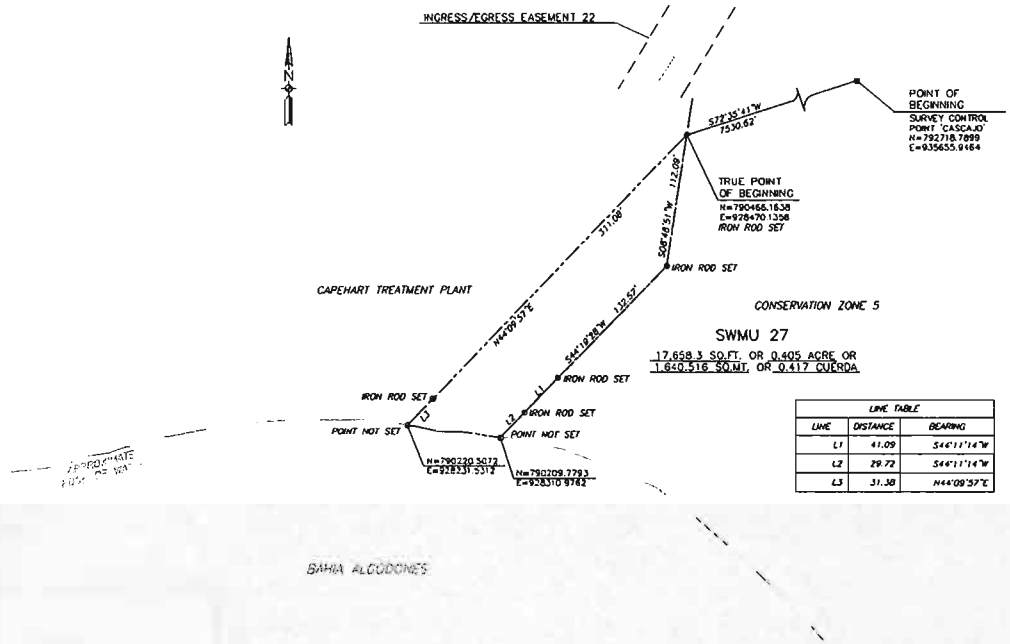
LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE



LINE TABLE		
LINE	DISTANCE	BEARING
L1	41.09	S44°11'14"W
L2	29.72	S44°11'14"W
L3	31.38	N44°09'57"E

LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD SET
- POINT NOT SET
- PROPERTY LINE
- EASEMENT LINE

1"=50' 0' 50' 100' 150' 200' 250'

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date :

LUIS BERRIOS MONTES
Surveyor License No. 8669

LUIS BERRIOS MONTES
Agrimensor Lic. Núm. 8669
Parque Para. Mf-1066 Mabini 225-2006
Tel. Oficina (787) 782-2040
P. O. Box 4087 Vega Baja, P. R.

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ACTIVITY - SUPERVISOR ID

FOR US FOR COMMERCE NAVFAC

NAVAL FACILITIES ENGINEERING COMMAND
ATLANTIC DIVISION
NORFOLK, VIRGINIA

DEPARTMENT OF THE NAVY
NAVAL ESTABLISHMENT
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 27

CODE ID. NO. 80091 | SIZE D
SCALE AS NOTED
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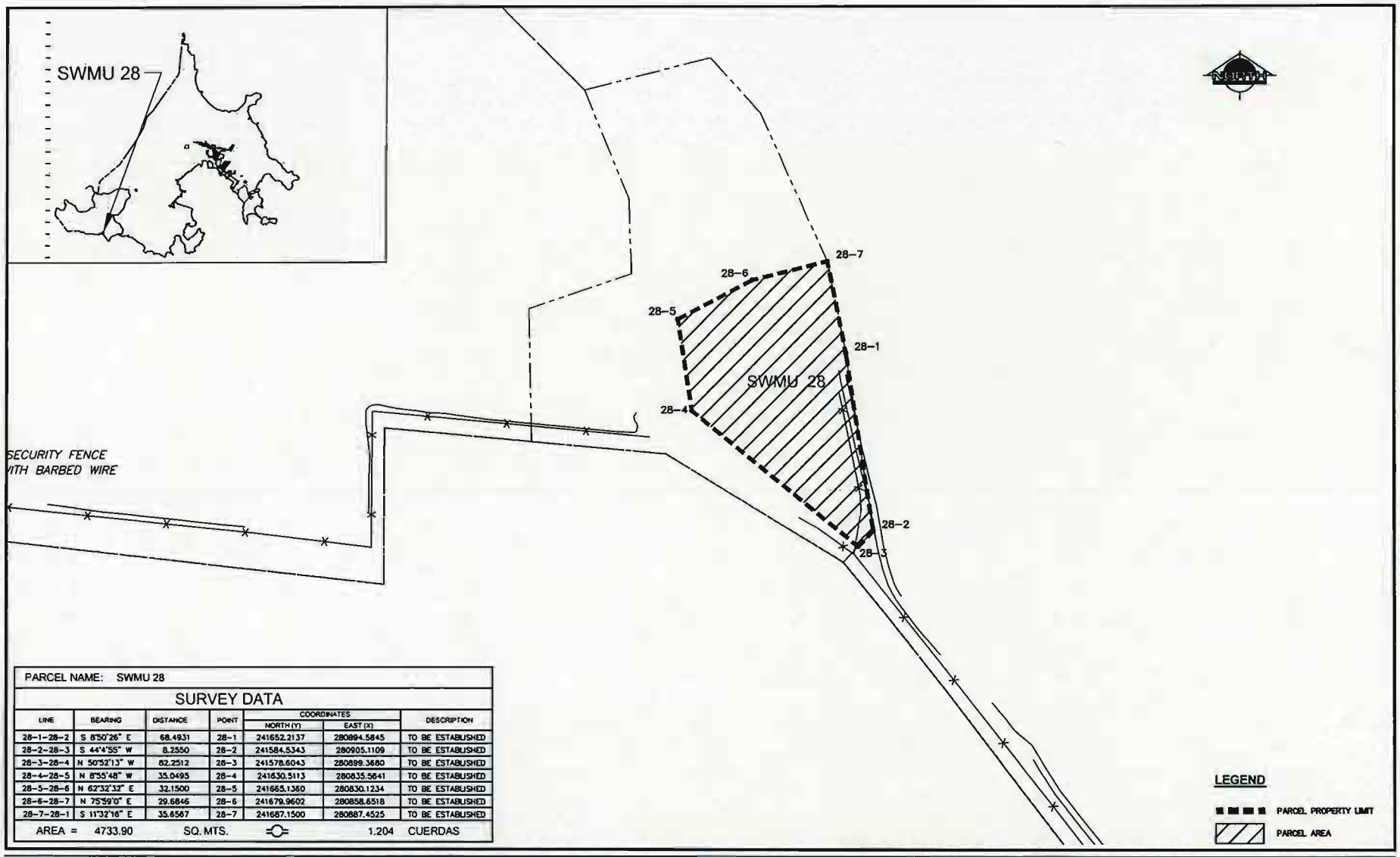
SPEC. NO.
CONTR. CONTR. NO.
N62470-02-D-7619
NAVFAC DRAWING NO.
SHEET 1 OF 1



PARCEL NAME: SWMU 28

SURVEY DATA

LINE	BEARING	DISTANCE	POINT	COORDINATES NORTH (Y)	COORDINATES EAST (X)	DESCRIPTION
28-1-28-2	S 8°50'26" E	68.4931	28-1	241652.2137	280894.5845	TO BE ESTABLISHED
28-2-28-3	S 44°4'55" W	8.2550	28-2	241584.5343	280905.1109	TO BE ESTABLISHED
28-3-28-4	N 50°52'13" W	82.2512	28-3	241578.6043	280899.3680	TO BE ESTABLISHED
28-4-28-5	N 8°55'48" W	35.0495	28-4	241630.5113	280835.5641	TO BE ESTABLISHED
28-5-28-6	N 62°32'32" E	32.1500	28-5	241665.1360	280830.1234	TO BE ESTABLISHED
28-6-28-7	N 75°59'0" E	29.6846	28-6	241679.9602	280858.6518	TO BE ESTABLISHED
28-7-28-1	S 11°32'16" E	35.6567	28-7	241687.1500	280887.4525	TO BE ESTABLISHED
AREA =	4733.90	SQ. MTS.			1.204	CUERDAS

PROJECT:

RE-DEVELOPMENT FOR FORMER NAVAL STATION ROOSEVELT ROADS

Ceiba & Naguabo, Puerto Rico

Autoridad para el Redesarrollo Local Roosevelt Roads

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TITLE:

SWMU 28 PARCEL

FOSL/LIFOC

SCALE = 1:2,000

0 50

SCALE: 1:2,000

DATE: JANUARY ,2012

NOTES:
1. SURVEY DATA OBTAINED FROM PLANS PREPARED BY BAKER AND/OR TRANSYSTEMS FOR NAVAL ACTIVITY PUERTO RICO
2. COORDINATES IN PUERTO RICO/VIRGIN ISLANDS NAD 83 SYSTEM (METERS)

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Exhibit "A-1"

DESCRIPTION OF WASTEWATER UTILITY SYSTEM

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN MAY 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.

2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).

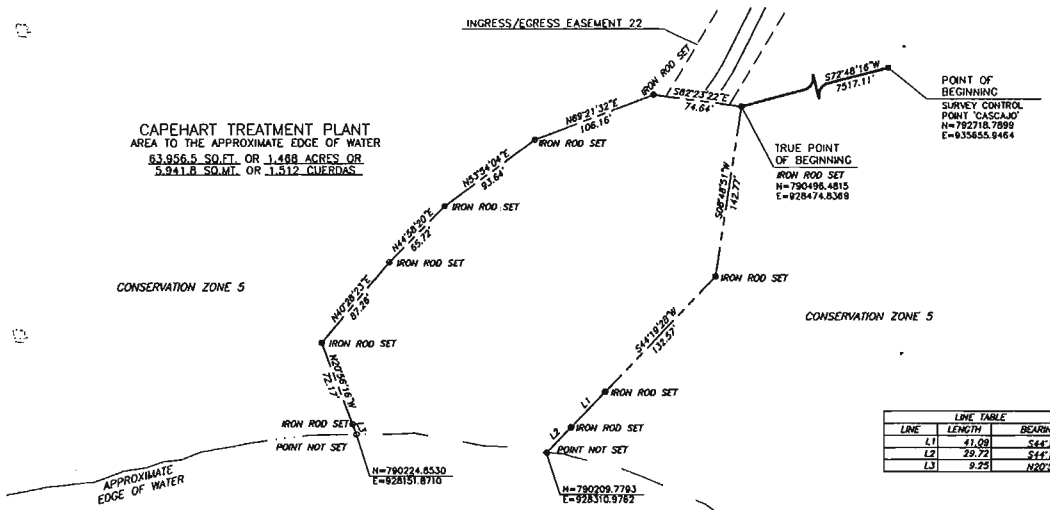
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:

   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEB 15, 2005.

4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.

5. DUE TO THE SPECIALIZED USADE OF THE SUBJECT PROPERTY, TERRESTIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.

6. NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.



LINE TABLE		
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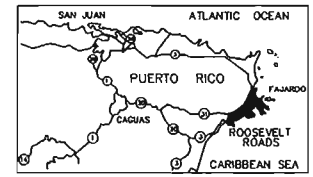
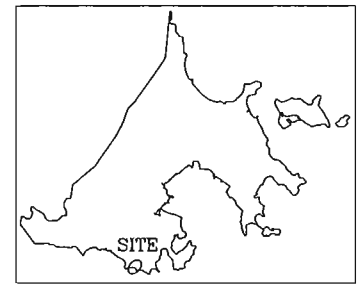
L2	29.72	S44°11'14"W
L3	9.25	N20°56'16"W



LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE

LEGEND

CONCRETE MONUMENT FOUND ■

IRON ROD SET ●

PROPERTY LINE

EASEMENT LINE

1"=50' 0' 50' 100' 150' 200' 250'

LUIS S. BERRIOS MONTES AGRIMENSOR LICENCIADO LIC. 0689 PUERTO RICO

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date: 3/12/07

LUIS BERRIOS MONTES
Surveyor License No. 0689

LUIS BERRIOS MONTES
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Norfolk, Virginia 23510-2618
Phone 757-627-1112 Fax 757-627-1113
www.transystems.com

APPROVED

ACTIVITY - TRANSACTION ID

DATE

APPROVED

FOR O/D FOR COMMANDER NAVFAC

DATE

A/E CTR

DESIGN
DRAWN
REVIEW
QC
DWG CHKR / DESR.
PROJECT MANAGER
FIRE PROTECTION
BRANCH MANAGER
DESIGN DIRECTOR

NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA

NAVFAC ATLANTIC DIVISION

NAVAL STATION NAVAL ACTIVITY PUERTO RICO CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
CAPEHART TREATMENT PLANT

CODE ID. NO. 80091 SIZE D

SCALE: AS NOTED

CTR NO.

SER. PROJ. NO.

SPEC. NO.

CONTR. CONST. NO.
N62470-02-D-7619

GRAPHIC DRAWING NO.

SHEET 1 OF 1

Waste Water Utility System (or when singular, Waste Water Utility): Sanitary sewer system.

Waste Water Utility Facilities (or, when singular, Waste Water Utility Facility): All surface, subsurface or elevated pipes, poles, lines, service connections, conduits, tanks, feeders, wires, fixtures, ducts, manholes, handholes, hydrants, valves, cables, equipment (including but not limited to process equipment), facilities, and necessary devices now or hereafter used for supplying, distributing, treating, storing, containing or conducting any Waste Water Utility, up to the five (5) foot building line.

Waste Water Utility Structures (or when singular, Waste Water Utility Structure): Any building, structure, facility, pumphouse, pumping station, metering station, reducing station, lift station, containment vessel, reservoir, catch basin, outfalls, vault, or similar improvement, used or intended to be used for containment, conduction, distribution, assembly, location or relocation of any Waste Water Utility Facility.

Exhibit "B"

FINDINGS OF NO SIGNIFICANT IMPACT (FONSIs)

DEPARTMENT OF DEFENSE
DEPARTMENT OF THE NAVY

FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED DISPOSAL OF NAVAL ACTIVITY PUERTO RICO (FORMER NAVAL STATION ROOSEVELT ROADS), CEIBA, PUERTO RICO.

Pursuant to section 102(2)(C) of the National Environmental Policy Act (NEPA) of 1969 and the Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508) implementing the procedural provisions of NEPA, the Department of the Navy (the Navy) gives notice that an Environmental Assessment (EA) has been prepared, and that an Environmental Impact Statement is not required for the disposal of Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico. The United States Department of Interior, United States Fish and Wildlife Service (USFWS) was a cooperating agency in the preparation of the EA.

The proposed action of the EA is to comply with Public Law 108-87, charging the Navy to close Naval Station Roosevelt Roads (NSRR). Accordingly, on March 31, 2004, NSRR ceased operations as a Naval Station and was re-designated as NAPR. The property is currently in caretaker status. The proposed action evaluated in this EA is the disposal of 8,435 acres of excess federal land at NAPR. This EA addressed only the environmental impacts of disposal to non-federal interests. Properties totaling approximately 230 acres would remain in federal ownership; however, operational responsibility for these parcels would be transferred by the Navy to other federal entities. Therefore, these lands were excluded from analysis in this EA.

Although the proposed action is the disposal of the excess 8,435-acre property at NAPR, reuse and redevelopment of the property by third-party entities would follow the disposal of NAPR as required by the Base Realignment and Closure Act of 1990 (BRAC), the Reuse Plan is included as part of the proposed action. Therefore, the Reuse Plan for the property developed by the Commonwealth of Puerto Rico, which provides the most current information regarding reasonable future-use scenarios, once transfer of ownership of the property is completed, has been incorporated into the EA. Because the Reuse Plan was developed while keeping the use of existing infrastructure and facilities in mind, the proposed reuse of the land is very similar to its historic uses before NSRR ceased operations.

The process of identifying and selecting reasonable alternatives for the disposal of NAPR evolved during the completion of the ECP and Reuse Plan. The primary goal of the Local Redevelopment Authority's (LRA) Reuse Plan is to lessen the immediate negative economic impact of the base closure on the surrounding region. For that to occur, redevelopment must be completed in a timely fashion and avoid extensive delays associated with agency permitting requirements and site remediation activities. To that end, the LRA has worked diligently and closely with the Navy to develop a reuse scenario that maximizes existing infrastructure at NAPR while avoiding or accommodating areas constrained by significant natural resources, historic properties,

and cleanup sites. As a result of the close coordination between the LRA and Navy during the preparation of the Reuse Plan, each of the proposed land uses through Phase II are virtually consistent with existing land uses. Because the Reuse Plan was developed keeping the use of existing infrastructure and facilities in mind, the proposed reuse of land is very similar to historic uses before NSRR ceased operations. Moreover, since historic and proposed land uses are congruent, those restrictions that need to be instituted by the Navy would be nearly identical under any disposal scenario. Consequently, no other reasonable alternatives for disposal of NAPR were identified as susceptible to a meaningful analysis.

A No-Action Alternative was also considered in this EA and entailed placing NAPR in an inactive status but maintaining it for some potential future federal use. Implementation of the No-Action Alternative does not benefit the Navy in that it would retain ownership and liability for the property with no functional, operational, or strategic value; and does not benefit the local community in that any possibility of viable, productive use of the land would be removed.

The LRA, in conjunction with the Puerto Rico Planning Board (PRPB) is developing a Special Zoning Plan for NAPR. Upon its adoption, this plan would serve as the official zoning of the property. Any future development projects proposed on former NAPR property would be reviewed by the PRPB to ensure that such development is consistent with the Special Zoning Plan.

Marine waters adjacent to NAPR support sensitive environmental resources such as essential fish habitat (e.g., coral reefs and sea grass beds) as well as threatened and endangered species, including sea turtles, the West Indian manatee, and the yellow-shouldered blackbird. Because of the speculative nature of the Reuse Plan, its full effects on listed species cannot be addressed. However, there are a number of conservation measures that Commonwealth and/or federal resource agencies could/may impose on non-federal owners/developers before development-specific approvals or permits are issued. Implementing these conservation measures would be the responsibility of the new owner/developer, and the respective issuing agency would be responsible for ensuring that these recommendations are instituted. The Navy would no longer retain any ownership or control of these properties.

In consultation with the U.S. Fish and Wildlife Service (USFWS), the Navy has developed parcel-specific conservation guidelines that list species-specific conservation recommendations for future land owners to consider. This EA identifies the conservation guidelines to be provided to new owner(s)/developer(s) to offset potential impacts. Accordingly, during Section 7 consultation pursuant to the Endangered Species Act (ESA), in a letter dated April 7, 2006, USFWS concurred with the Navy's determination that the proposed action is "not likely to adversely affect" federally listed species and would not result in adverse modification of critical habitat within the project area.

The EA was prepared concurrently with the performance of relevant Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) hazardous

substance studies and investigations. The cleanup of contaminated sites at NAPR is primarily managed under the corrective action portion of the current Resource Conservation and Recovery Act (RCRA) Part B permit issued by the Environmental Protection Agency (EPA). The Navy has submitted an application for renewal of the Part B permit. Since base operations requiring the Part B permit are no longer in operation, only the corrective action portion of the permit remains applicable. The Navy has worked in cooperation with EPA and PREQB to convert the regulation of corrective action requirements from this permit to a RCRA §7003 Administrative Order on Consent (§7003 Order) prior to property transfer.

Prior to implementing the Proposed Action, a Memorandum of Agreement (MOA) between the Navy and the Puerto Rico State Historic Preservation Office (SHPO) has been executed. The MOA details which archaeological sites at NAPR would undergo data recover and to what level. In addition, it specifies the level of documentation needed for respective historic structures or the consultation process needed to establish the level of recordation. Through the execution of a MOA, and by implementing the stipulations of the MOA, the Navy would meet their requirements under Section 106 of the NHPA.

The analysis conducted in the EA focused on the following resources: Land Use and Aesthetics, Soils, Water Quality, Air Quality, Noise, Terrestrial and Marine Environments, Threatened and Endangered Species, Socioeconomic Conditions, Cultural Resources, Environmental Contamination, and Coastal Zone Management.

Based on information gathered during preparation of the EA, the Navy concluded that implementation of the Proposed Action will have no significant adverse impacts on the environment and that an EIS is not warranted.

The EA and FONSI prepared by the Navy addressing this action may be obtained from: Department of the Navy, BRAC Program Management Office SE, 4130 Faber Place Drive, Suite 202, North Charleston, SC 29405, Attn: Darrell Molzan, 843-743-2129, darrell.molzan@navy.mil. A limited number of copies of the EA and FONSI are available to fill single copy requests.

James E. Anderson 10 April 2007

James E. Anderson
Director
Navy BRAC Program Management Office SE

DEPARTMENT OF DEFENSE
DEPARTMENT OF THE NAVY

FINDING OF NO SIGNIFICANT IMPACT FOR THE PROPOSED DISPOSAL OF NAVAL ACTIVITY PUERTO RICO (FORMER NAVAL STATION ROOSEVELT ROADS), CEIBA, PUERTO RICO.

Pursuant to section 102(2)(C) of the National Environmental Policy Act (NEPA) of 1969 and the Council on Environmental Quality regulations (40 CFR Parts 1500-1508) implementing the procedural provisions of NEPA, the Department of the Navy (the Navy) gives notice that a Supplemental Environmental Assessment (SEA) has been prepared, and that an Environmental Impact Statement is not required for the disposal of Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico. The Puerto Rico Environmental Quality Board was a cooperating agency in the preparation of the SEA.

Pursuant to the United States Department of Defense (DoD) Appropriations Act of Fiscal Year 2004 (Public Law 108-87), the Navy closed Naval Station Roosevelt Roads (NSRR) in Puerto Rico in Spring 2004. Accordingly, on March 31, 2004, NSRR ceased operations as a Naval Station. The base was re-designated as Naval Activity Puerto Rico (NAPR) to maintain a Navy presence and associated security during the disposal process.

In 2007, the Navy prepared the Environmental Assessment (EA) for the Disposal of Naval Activity Puerto Rico (referred to herein as the 2007 EA) that evaluated the potential environmental impacts associated with the disposal of NAPR. To oversee the planning process for future development of NAPR, the Commonwealth created a Local Redevelopment Agency (LRA). In 2004, the LRA developed the Naval Station Roosevelt Roads Reuse Plan (Reuse Plan). The potential disposal and reuse of the property, as proposed in the Reuse Plan, was the basis for the evaluation of the potential impacts in the 2007 EA, which was considered consistent with the Puerto Rico Public Environmental Act (Law No. 9).

Proposed Action: In April 2010, the Commonwealth, through the LRA, submitted an addendum to the original 2004 Reuse Plan (referred to herein as the 2010 Reuse Plan Addendum, or the Addendum). The Proposed Action evaluated in this SEA is the proposed reuse of Parcel III located at NAPR, as identified in the 2010 Reuse Plan Addendum. The 2010 Reuse

Plan Addendum is conceptual and focuses on proposed land uses and not on specific developments. The LRA, in conjunction with the Puerto Rico Planning Board (PRPB), has developed a Special Zoning Plan for NAPR based on the 2010 Reuse Plan Addendum. Upon its adoption, this plan would serve as the official zoning of the property. Any future development projects proposed on former NAPR property would be reviewed by the PRPB to ensure such development is consistent with the Special Zoning Plan.

The SEA herein evaluates the environmental consequences of the proposed reuse of the NAPR property in accordance with the Commonwealth's 2004 Reuse Plan, as modified by the 2010 Reuse Plan Addendum, and adopted by the Commonwealth and the LRA. The disposal of the NAPR property is the responsibility of the Navy; redevelopment will be the responsibility of future owners of the property.

The 2007 EA evaluated the environmental consequences of the 2004 Reuse Plan. This SEA supplements the 2007 EA in accordance with the CEQ regulations (40 CFR 1502.21) and analyzes only the effects of those elements of the 2010 Reuse Plan Addendum that are substantially different than those of the original 2004 Reuse Plan. The 2010 Reuse Plan Addendum categorized the proposed redevelopment into four distinct phases. The impacts associated with the proposed reuse, as defined by Phases I and II, are considered indirect impacts of reuse of the predominantly existing infrastructure of NAPR. CEQ regulations (40 CFR 1508.8[b]) cite growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate and related effects on air and water and other natural systems as examples of indirect impacts. The impacts associated with long-range future redevelopment (Phases III and IV) are based on expansion of the existing infrastructure at NAPR and unforeseen economic factors and, therefore, are being considered as cumulative effects of the Proposed Action. All reasonably foreseeable elements of the 2010 Reuse Plan Addendum are analyzed in this SEA.

Alternatives Analyzed: Although the Navy's Proposed Action is reuse of Parcel III of the NAPR property, restrictions imposed on land use by the Navy may affect the long-term redevelopment potential for the property. Thus, the two alternatives analyzed in this document are: (1) reuse of Parcel III property at NAPR as identified in the Commonwealth's 2010 Reuse Plan Addendum, and (2) (the No-

Action Alternative): disposal of NAPR consistent with the 2004 Reuse Plan in accordance with the Preferred Alternative for Parcel III as identified in the 2007 EA (Finding of No Significant Impact [FONSI] signed on April 10, 2007). The No-Action Alternative also establishes a baseline to identify and compare potential environmental consequences from the redevelopment of NAPR as identified for the Preferred Alternative in the 2004 Reuse Plan.

Marine waters adjacent to NAPR support sensitive environmental resources such as essential fish habitat (e.g., coral reefs and sea grass beds) as well as threatened and endangered species, including sea turtles, the West Indian manatee, and the yellow-shouldered blackbird. Because of the speculative nature of the Reuse Plan, its full effects on listed species cannot be addressed. However, there are a number of conservation measures that Commonwealth and/or federal resource agencies could/may impose on non-federal owners/developers before development-specific approvals or permits are issued. Implementing these conservation measures would be the responsibility of the new owner/developer, and the respective issuing agency would be responsible for ensuring that these measures are instituted. After disposal, the Navy would no longer retain any ownership or control of these properties.

In consultation with the U.S. Fish and Wildlife Service (USFWS), the Navy has developed parcel-specific conservation guidelines that list species-specific conservation recommendations for future land owners to consider. This EA identifies the conservation guidelines to be provided to new owner(s)/developer(s) to offset potential impacts. Accordingly, during Section 7 consultation pursuant to the Endangered Species Act (ESA), in a letter dated August 25, 2011, USFWS concurred with the Navy's determination that, by adoption of the conservation measures previously approved for the 2004 Reuse and Special Zoning Plan, re-initiation of consultation under Section 7 of the ESA would not be necessary.

Prior to implementing the Proposed Action, a Memorandum of Agreement (MOA) negotiated between the Navy and the Puerto Rico State Historic Preservation Office (SHPO) will be executed. The MOA details which archaeological sites at NAPR would undergo data recovery and to what level. In addition, it specifies the level of documentation needed

for respective historic structures or the consultation process needed to establish the level of recordation. Through the execution of a MOA, and by implementing the stipulations of the MOA, the Navy would meet their requirements under Section 106 of the NHPA. Although the MOA has not yet been signed by the SHPO (signature by all parties is anticipated shortly) agreement has been reached between the SHPO and the Navy as to the contents of the document and signature by all parties will occur prior to any transfer of property by the Navy as a result of this FONSI.

The analysis conducted in the SEA focused on the following resources: Land Use and Aesthetics, Soils, Water Quality, Air Quality, Noise, Terrestrial and Marine Environments, Threatened and Endangered Species, Socioeconomic Conditions, Cultural Resources, Environmental Contamination, and Coastal Zone Management.

Based on information gathered during preparation of the SEA, the Navy concluded that implementation of the Proposed Action will have no significant adverse impacts on the environment and that an EIS is not warranted.

The SEA and FONSI prepared by the Navy addressing this action may be obtained from: Department of the Navy, BRAC Program Management Office SE, 4130 Faber Place Drive, Suite 202, North Charleston, SC 29405, Attn: Dale Johannesmeyer, 843-743-2128, dale.johannesmeyer.ctr@navy.mil. A limited number of copies of the SEA and FONSI are available to fill single copy requests.

James E. Anderson

James E. Anderson, Director
BRAC Program Management Office, SE

9/26/11
Date

Exhibit "C"

JOINT INSPECTION REPORT

JOINT INSPECTION REPORT

Naval Activity Puerto Rico
EDC – Leased Premises Parcels

On 24 January 2012, Mr. Daniel Kalal (Area Program Director) and Mr. Pedro Ruiz (Environmental Engineer) representing the Naval Activity Puerto Rico, and Mrs. Thuane B. Fielding (Base Closure Manager) representing the BRAC PMO SE, and Mr. Alfonso Martinez, Mr. Hector Ralat, Mr. Freddy de Jesus representing the Naval Station Roosevelt Roads Local Redevelopment Authority (NSRR LRA), conducted a walk-through inspection of facilities/ Solid Waste Management Units (SWMUs)/Area of Concerns (AOCs) located within the parcels identified as the Leased Premises parcel.

This report covering the following facilities/SWMUs/AOCs has been examined and represents the condition of the real property as observed during the walk through.

Buildings 1471 (Capehart Waste Water Treatment Plant), 1757 (Bundy Waste Water Treatment Plant), 1758 (Forrestal Waste Water Treatment Plant); SWMU 3 – Base Landfill; SWMU 9 – Tank 212-217 Sludge Burial Pits; SWMU 45 – Building 38 Exterior; SWMU 27 – Capehart Waste Water Treatment Plant Drying Beds; SWMU 28 – Bundy Waste Water Treatment Plant Drying Beds; SWMU 29 – Forrestal Waste Water Treatment Plant Drying Beds; SWMU 31 – Waste Oil Collection Area (Buildings 31 & 2022); SWMU 32 – Public Works Department Storage Yard/Battery Collection Area; SWMU 57 – POL Drum Storage Area (Facility 278); SWMU 59 – Former Vehicle Maintenance & Refueling Area (Buildings 377, 2344, 2345); SWMU 60 – Former Landfill at Marina; SWMU 67 – Former Gas Station; SWMU 70 – Disposal Area Northwest of Landfill; SWMU 74 – Fuel Pipelines & Hydrant Pits; SWMU 78 – Transformer Storage Pad; AOC F – Former Underground Storage Tanks (USTs) (Building 124); AOC F – USTs (Building 1738); and AOC F – USTs 2842B (Building 3188).

A joint inspection report was not completed with respect to SWMU 11 (Building 38 Interior) and SWMU 77 (Former Small Arms Range) as entry to these areas is prohibited. Security, maintenance, repair, upkeep and inspection of the interior, exterior and subsurface of SWMU 11 (Building 38 Interior) and SWMU 77 (Former Small Arms Range) shall be the responsibility of the Navy.

Specific characteristics of the facilities/SWMUs/AOCs have been identified to the parties during the walk through. The information and findings presented herein are recorded for protection of both the Navy and the NSRR LRA. Existing conditions so noted do not render the facility unsuitable for its continued use.

INSPECTION BY:

REPRESENTING DEPARTMENT OF THE NAVY

NAVAL ACTIVITY PUERTO RICO

Daniel Kalal

Area Program Director
(Title)

Pedro Ruiz

Environmental Engineer
(Title)

NAVY BRAC PMO SE

Thuane B. Fielding

Base Closure Manager
(Title)

REPRESENTING THE NSRR LRA

Alfonso Martinez

Deputy NSRR LRA Director
(Title)

Freddy de Jesus

Communications Manager
(Title)

Hector Ralat

Project Manager
(Title)

BUILDING NAME/NO. 1691 – Capehart Waste Water Treatment Plant

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

SEE ATTACHED PHOTOS (2)

Attachment "A"

MSDS
NO
SMOKING
THE LAW

BUILDING NAME/NO. 1757 – Bundy Waste Water Treatment Plant

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

SEE ATTACHED PHOTOS (2)

Attachment "A"

1757

MSDS

BUILDING NAME/NO. 1758 – Forrestal Waste Water Treatment Plant

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

SEE ATTACHED PHOTOS (2)

Attachment "A"

SWMU 3 – Base Landfill

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 110 acres. The unlined landfill was used since the early 1960s. The active portion (a lined 35-acre cell within the limits of the old 85-acre landfill) was closed and capped in 2007.

SEE ATTACHED PHOTO

Attachment "A"

SWM.4 3

SWMU 9 – Tank 212-217 Sludge Burial Pits

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 42 acres in two non-contiguous areas referred to as SWMU 9 A/B and SWMU 9C. Unlined, earthen pits in which petroleum sludges were buried after tank cleanings between 1940 and 1978.

SEE ATTACHED PHOTOS (3)

Attachment "A"

SWMU 27 – Capehart Waste Water Treatment Plant Sludge Drying Beds

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 0.38 acres. Sludge from the waste water treatment plant would be placed in the drying beds and allowed to dry before properly disposing of the sludge. Includes the sludge drying beds at the waste water treatment plant and adjacent property undergoing soil investigation.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 28 – Bundy Waste Water Treatment Plant Sludge Drying Beds

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 1.17 acres. Sludge from the waste water treatment plant would be placed in the drying beds and allowed to dry before properly disposing of the sludge. Includes the sludge drying beds at the waste water treatment plant and adjacent property undergoing soil investigation.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 29 – Forrestal Waste Water Treatment Plant Sludge Drying Beds

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 2.7 acres. Sludge from the waste water treatment plant would be placed in the drying beds and allowed to dry before properly disposing of the sludge. Includes the sludge drying beds at the waste water treatment plant and adjacent property undergoing soil investigation.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 31- Waste Oil Collection Area (Buildings 31 & 2022)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 0.6 combined acres with SWMU 32. Located in the Public Works Department storage yard near the Transportation Shop, it consists of a curbed, concrete pad used for temporary outdoor storage of waste oil containers. During a 1993 inspection, oil staining surrounded the storage pad.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 31

SWMU 32 – Public Works Department Storage Yard/Battery Collection Area

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 0.6 combined acres with SWMU 31. In 1988, it was an outdoor area where discarded batteries were stored. Approximately 100 55-gallon drums of contaminated jet fuel and soil were observed stored on wooden pallets resting on bare ground during the 1993 follow-up investigation. Along with these drums, an area of stained soil was visible, discarded batteries were noted, and a small, partially open, uncurbed storage building ("paint locker") contained cans.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 32

SWMU 45 – Power Plant (Building 38 Exterior)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 15 acres. SWMU 45 is the exterior of Building 38 where transformer oils containing PCBs were routinely discarded directly onto the ground, and includes the path of the cooling water intake tunnel from Puerca Bay. There are two closed in place 50,000-gallon underground storage tanks (USTs) associated with SWMU 45.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 57 – POL Drum Storage Area (Facility 278)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 2 acres. Rectangular concrete pad approximately 100 feet by 160 feet in size. Used as Petroleum, Oils and Lubricants (POL) drum storage facility from the 1950s to the 1990s.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 59 – Former Vehicle Maintenance & Refueling Area (Buildings 377, 2344, 2345)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 10 acres. Includes Buildings 377, 2344, and 2345. Used from the 1940s to the 1980s, and contained drums, vehicle racks, USTs (unknown quantity and disposition), and fuel islands. The majority of the site is presently covered by paving.

SEE ATTACHED PHOTOS (2)

Attachment "A"

SWMU 60 – Former Landfill at Marina

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 12 acres. Used as a landfill (scrap disposal) from the 1940s to the 1960s, with piles of solid waste and scrap metal. The marina now covers most of the site, except for a level area described as estuarine intertidal scrub-shrub broad-leafed evergreen.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 67 – Former Gas Station

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 5.55 acres. Located on east side of Langley Drive north of the tennis courts in a level area covered with secondary growth vegetation. A concrete pad and building foundation are present north of the tennis courts in the woods. No UST has been identified.

SEE ATTACHED PHOTO

Attachment "A"

TENN
COURTS

SWMU 70 – Disposal Area Northwest of Landfill

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 55 acres. Located northwest of the current base landfill, it is a construction debris and/or solid waste disposal site with potential disposal of POLs and/or hazardous materials containers.

SEE ATTACHED PHOTO

Attachment "A"

SWMU 74 – Fuel Pipelines & Hydrant Pits

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Site consists of four non-contiguous portions of the JP-5 fuel pipeline totaling approximately 13.5 acres underground.

Attachment "A"

SWMU 78 – Transformer Storage Pad

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 3 acres. Located off of Hollandia Street, near the intersection of Forrestal Drive and Valley Forge Road. The suspected release is associated with a raised concrete-curbed pad that formerly stored approximately 25 (non-PCB) transformers. A small area (approximately 10 feet by 3 feet) of stained soil and stressed vegetation was observed at the discharge of the drainage valve.

SEE ATTACHED PHOTO

Attachment "A"

AOC F – Former Underground Storage Tanks (USTs) (Building 124)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 1.2 acres. AOC F 124 was the location of former USTs 124A (2,000-gallon motor gasoline tank), 124B and 124C (5,000-gallon motor gasoline tanks), and 124D (550-gallon waste oil tank) which were removed in 1996 and replaced by two motor gasoline USTs and one diesel UST. After the tank removals and subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

SEE ATTACHED PHOTO

NO SMOKING
IN CASE OF
IN CASE OF

AOC F - Underground Storage Tanks (USTs) (Bldg 1738)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 2 acres. After the removal of three 10,000-gallon motor gasoline USTs and one 550-gallon waste oil UST at this site in 1995, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation, and a Methyl Tertiary Butyl Ether (MTBE) groundwater remediation pilot study is in the planning stages.

SEE ATTACHED PHOTO

AOC F - Underground Storage Tanks (USTs 2842B) (Building 3188)

EXTERIOR & GENERAL

ITEM	CONDITION (Good-Fair-Poor)	DESCRIPTION	FINDINGS

Approximately 5.3 acres. After the removal of this 5,000-gallon diesel UST in 1997, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

SEE ATTACHED PHOTO

Attachment "A"

Exhibit "D"

FINDING OF SUITABILITY TO LEASE (FOSL)

FINDING OF SUITABILITY TO LEASE, REVISION 1

CARVE-OUTS WITHIN SALE PARCEL III AND SCIENCE PARK

NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

Prepared by:

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September 2011

FINDING OF SUITABILITY TO LEASE, REVISION 1
CARVE-OUTS WITHIN SALE PARCEL III AND SCIENCE PARK
NAVAL ACTIVITY PUERTO RICO

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FINDING OF SUITABILITY TO LEASE, REVISION 1
CARVE-OUTS WITHIN SALE PARCEL III AND SCIENCE PARK
NAVAL ACTIVITY PUERTO RICO

1.0 PURPOSE

This Finding of Suitability to Lease (FOSL) summarizes how the requirements and notifications for hazardous substances, petroleum products and other regulated material on the subject property have been satisfied, and documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property and associated improvements known as Carve-outs Within Sale Parcel III and Science Park (collectively, Subject Property) at Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico are environmentally suitable for lease subject to the conditions, notifications and restrictions set forth in this document. This decision is based primarily on my review of information contained in two of the documents listed in Exhibit A (References) – *CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico* (the CERFA Report; Navy, 2006b) and *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* (the ECP Report; Navy, 2005). Factors leading to this decision and other pertinent information related to property lease requirements are stated below.

The Subject Property is comprised of approximately 345 acres in numerous non-contiguous areas carved out of the Sale III and Science Park parcels located primarily along the ridge overlooking the northeastern side of Ensenada Honda and also on the southern peninsula of Bahia de Puerca. Facilities located on the Subject Property include a marina, a gasoline filling station, hazardous waste and materials storage facilities, maintenance shops, storage buildings, and recreational facilities. The carve-out areas were removed from Sale Parcel III and Science Park because they are Resource Conservation and Recovery Act (RCRA) Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) with work remaining to be completed under the Administrative Order on Consent (Consent Order; EPA Docket No. RCRA-02-2007-7301; EPA, 2007) that sets out the Navy's corrective action obligations under RCRA. Until a Corrective Action Complete determination has been approved by EPA for the SWMUs and AOCs located within the carve-out areas, the Navy will continue to be responsible for completion of any remaining corrective and/or remedial actions required for those SWMUs and AOCs, pursuant to the Consent Order. Furthermore, the SWMUs cannot be included in the transfer of Sale Parcel III and the Science Park because all necessary remedial actions have not been taken prior to transfer as required by Section 120(h)(3)(A)(ii)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

The Navy and the new owner of Sale Parcel III and the Science Park will execute a lease in furtherance of conveyance for the carve-out areas. Upon successful completion of all necessary remedial actions by the Navy, the leased property will be transferred to the new owner. At the time of the transfer of each carve-out, the Navy will issue a Finding of Suitability to Transfer for the parcel(s) to be conveyed. Any land use controls required after the completion of all necessary remedial actions will be outlined in the FOST for that parcel(s) and included in the transfer deed. Vicinity maps showing Sale Parcel III, the Science Park parcel, and the carve-out (lease) areas within each are included in Exhibit B.

2.0 DESCRIPTION OF PROPERTY

NAPR was formerly known as Naval Station Roosevelt Roads (NSRR) until it ceased operation as an active Naval Station on March 31, 2004, at which point it was designated Naval Activity Puerto Rico. NAPR is located on the east coast of Puerto Rico adjacent to the municipality of Ceiba.

The carve-outs that comprise the Subject Property are as follows:

- **SWMU 3, Base Landfill –** Approximately 110 acres in Sub-parcels 56, 59 and 60. The unlined landfill was used since the early 1960s. The active portion (a lined 35-acre cell within the limits of the old 85-acre landfill) was closed and capped in 2007.

- **SWMU 9, Tank 212-217 Sludge Burial Pits –** Approximately 42 acres in two non-contiguous areas of Sub-parcel 40. Unlined, earthen pits in which petroleum sludges were buried after tank cleanings between 1940 and 1978.

- **SWMUs 11/45, Old Power Plant (Building 38 Interior/Exterior) –** Approximately 15 acres in Sub-parcel 59. SWMU 11 is the interior of Building 38, including a former concrete pad where transformers and transformer fluids containing PCBs were stored. SWMU 45 is the exterior of Building 38 where transformer oils containing PCBs were routinely discarded directly onto the ground, and includes the path of the cooling water intake tunnel from Puerca Bay. There are two closed in place 50,000-gallon underground storage tanks (USTs) associated with SWMUs 11/45.

- **SWMU 31, Waste Oil Collection Area - Buildings 31 and 2022 -** Approximately 0.6 combined acres with SWMU 32 in Sub-parcel 52. Located in the Public Works Department storage yard near the Transportation Shop, it consists of a curbed, concrete pad used for temporary outdoor storage of waste oil containers. During a 1993 inspection, oil staining surrounded the storage pad.

- **SWMU 32 - Public Works Department Storage Yard/Battery Collection Area –** Approximately 0.6 combined acres with SWMU 31 in Sub-parcel 52. In 1988, it was an outdoor area where discarded batteries were stored. Approximately 100 55-gallon drums of contaminated jet fuel and soil were observed stored on wooden pallets resting on bare ground during the 1993 follow-up investigation. Along with these drums, an area of

stained soil was visible, discarded batteries were noted, and a small, partially open, uncurbed storage building ("paint locker") contained cans.

- **SWMU 57 (ECP 3), POL Drum Storage Area (Facility 278) –** Approximately 2 acres in Sub-parcel 40. Rectangular concrete pad approximately 100 feet by 160 feet in size. Used as Petroleum, Oils and Lubricants (POL) drum storage facility from the 1950s to the 1990s.

- **SWMU 59 (ECP 5), Former Vehicle Maintenance and Refueling Area –** Approximately 10 acres in Sub-parcel 43. Includes Buildings 377, 2344, and 2345. Used from the 1940s to the 1980s, and contained drums, vehicle racks, USTs (unknown quantity and disposition), and fuel islands. The majority of the site is presently covered by paving.

- **SWMU 60 (ECP 6), Former Landfill at the Marina –** Approximately 12 acres in Sub-parcels 42 and 45. Used as a landfill from the 1940s to the 1960s, with piles of solid waste and scrap metal. The marina now covers most of the site, except for a level area described as estuarine intertidal scrub-shrub broad-leafed evergreen.

- **SWMU 67 (ECP 13), Former Gas Station –** Approximately 4.5 acres in Sub-parcels 30 and 31. Located on east side of Langley Drive north of the tennis courts in a level area covered with secondary growth vegetation. A concrete pad and building foundation are present north of the tennis courts in the woods. No UST has been identified. An additional 1.05 acres of SWMU 67 is located on Sub-parcel 29 (University Parcel) which is not within Sale Parcel III or the Science Park.

- **SWMU 70 (ECP 16), Disposal Area Northwest of Landfill –** Approximately 55 acres in Sub-parcels 54, 56, and 59. Located northwest of the current base landfill, it is a construction debris and/or solid waste disposal site with potential disposal of POLs and/or hazardous materials containers.

- **SWMU 74 (ECP 20), Fuel Pipelines and Hydrant Pits -** On the Subject Property, this site consists of four non-contiguous portions of the JP-5 fuel pipeline totaling approximately 13.5 acres.

- **SWMU 77, Active Small Arms Range –** Approximately 69 acres that comprise Sub-parcel 38. A closed small arms range and former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. Originally, it was an active range slated for transfer to the Department of Homeland Security (DHS) for continued use as a range. DHS has decided not to take it. In accordance with Consent Order requirements an RFI is being performed for the three potential OB/OD sites, and the small arms range.

- **SWMU 78, Transformer Storage Pad –** Approximately 3 acres in Sub-parcel 48. Located off of Hollandia Street, near the intersection of Forrestal Drive and Valley Forge Road. The suspected release is associated with a raised concrete-curbed pad that formerly stored approximately 25 (non-PCB) transformers. The concrete pad was not present in aerial photographs of NAPR as late as 1995. The pad has a concrete berm surrounding the perimeter that acts as secondary containment. A valve is installed in the berm to allow the drainage of accumulated rainwater. A small area (approximately 10 feet by 3 feet) of stained soil and stressed vegetation was observed at the discharge of the drainage valve.

- **AOC F, Site of Four Former USTs (USTs 124A-D; Building 124)** – Approximately 1.2 acres in Sub-parcel 52. One of seven former UST sites and one aboveground

storage tank (AST) site that comprise the AOC F Monitored Natural Attenuation (MNA) sites at various locations on NAPR. MNA 124 was the location of former USTs 124A (2,000-gallon motor gasoline tank), 124B and 124C (5,000-gallon motor gasoline tanks), and 124D (550-gallon waste oil tank) which were removed in 1996 and replaced by two motor gasoline USTs and one diesel UST. After the tank removals and subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

- **AOC F, Site of Four Former USTs (USTs 1738A-D; Building 1738)** – Approximately 2 acres in Sub-parcel 40. One of seven former UST sites and one AST site that comprise the AOC F MNA sites at various locations on NAPR. After the removal of three 10,000-gallon motor gasoline USTs and one 550-gallon waste oil UST at this site in 1995, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation, and a Methyl Tertiary Butyl Ether (MTBE) groundwater remediation pilot study is in the planning stages.

- **AOC F, Site of 1 former UST (UST 2842B; Building 3188)** - Approximately 5.3 acres in Sub-parcel 52. One of seven former UST sites and one current AST site that comprise the AOC F MNA sites at NAPR. After the removal of this 5,000-gallon diesel UST in 1997, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

The carve-out SWMUs and AOCs are shown on the aerial photographs in Exhibit C. The survey maps in Exhibit D provide the final boundaries for Sale Parcel III, the Science Park parcel, and the carve-outs in Sale Parcel III. The boundaries of the Science Park carve-outs (SWMUs 31/32 and AOC F USTs 124A-C) are shown on the maps in Exhibit C). Table 1 (Exhibit E) provides the facility number, former user, name or description, area and year of construction of each of the numbered buildings, structures, and facilities on the Subject Property.

3.0 PAST USE AND PROPOSED REUSE

The former NSRR, including the Subject Property, has been used as a military installation since its acquisition and development by the Navy in the 1940s. The ECP Report states that most of the arable land on what is now NAPR was previously used for sugar cane cultivation and cattle grazing. No significant industrial facilities or environmental concerns were identified with respect to activities conducted on the former NSRR prior to Navy ownership. The Navy established NAPR to serve as the caretaker of the real property associated with NSRR and to assist in the transfer of the property. Since the establishment of NAPR, all industrial and commercial operations on the former NSRR with a significant potential for environmental contamination have ceased.

The carve-out areas were undeveloped prior to the uses described in Section 2 that resulted in their being designated RCRA SWMUs and AOCs. The former vehicle maintenance area that is SWMU 59 became the location of a ground electronics maintenance shop and storage facilities; a marina now covers most of the area that is SWMU 60; tennis courts were constructed at the SWMU 67 former gas station location; and, a solid waste recycling facility was constructed on the eastern side of SWMU 70.

The *Naval Station Roosevelt Roads Reuse Plan* (CBRE et al, 2004) developed by the Puerto Rico Department of Economic Development and Commerce (acting as the Local Redevelopment Authority anticipated the following types of land uses for Sale Parcel III and the Science Park parcel: University Campus, Industrial, Recreation or Open Space Reserve, Science Park/Conference Center, Water-Oriented Commercial, and Passenger/Cargo Ferry Terminal and Related Uses. An April 2010 addendum (CSS, 2010) to the Reuse Plan indicates the Subject Property will be in portions of areas with the following types of uses – mixed use (retail and upper floor residential), hotel, and lodging, golf course, and retail/restaurant/entertainment district.

The Subject Property will be leased in furtherance of conveyance to the new owner. The Lessee will be allowed use of the property subject to the land and groundwater use restrictions described in Section 5.D. of this FOSL. The lease will contain these land use controls as well as requirements for Navy approval of any alterations to the property or uses of the property that result in a change in land use.

4.0 ENVIRONMENTAL FINDINGS

All available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on NAPR, as collected through record searches, aerial photographs, personnel interviews, and on-site visual inspections, is contained in the ECP Report. The following summarizes the findings as they relate to the Subject Property and the corresponding Condition of Property Classification assigned to the real property to be leased and eventually transferred.

A. Hazardous Substance Contamination

The Subject Property includes 14 RCRA SWMUs with work remaining to be completed to address hazardous substance contamination (SWMUs 3, 9, 11, 31, 32, 45, 57, 59, 60, 67, 70, 74,

77 and 78). Detailed descriptions of these SWMUs are provided in the ECP Report, except for SWMU 78 (Transformer Storage Pad) which was identified in August 2007. Detailed information for SWMU 78 will be provided in the RFI Report which is currently being prepared. Summary descriptions and their current status are provided in Table 2 (Exhibit E).

B. Petroleum Contamination

According to the ECP Report, there were 12 USTs and three aboveground storage tanks (ASTs) that once stored diesel fuel, motor gasoline and waste oil on the Subject Property at the time of the ECP inspection in March 2005. Table 3 lists the known USTs and ASTs on the Subject Property along with their location, capacity, material stored and the year installed. The ECP Report and field verification also documented two oil/water separators (OWSs) on the Subject Property. The OWSs are listed in Table 3. The records do not indicate there have been any spills or releases associated with the USTs, ASTs and OWSs currently known to be present on the Subject Property.

The ECP Report indicated there were nine former USTs associated with AOC F that were removed in 1995, 1996, and 1997 – USTs 1738 A through D, USTs 124 A through D, and UST 2842B, two USTs closed in place at Building 38 (SWMUs 11/45), and possible former USTs of unknown number and disposition at Buildings 377, 2344 and 2345 (SWMU 59). Table 3 lists the known former USTs on the Subject Property along with their location, capacity, material stored and year removed.

The Navy is conducting a monitored natural attenuation (MNA) study of the groundwater contamination associated with the seven UST sites and one AST site that comprise AOC F. These MNA sites include former USTs 124A through 124D, 1738A through 1738D, and 2842B on the Subject Property. During the time NSRR was an active installation, the study was conducted in accordance with monitoring protocols developed by the Underground Storage Tank Management Division of the Puerto Rico Environmental Quality Board (EQB). Given the closure and pending transfer of the former NSRR, the Navy was required to prepare a work plan in accordance with U.S. Environmental Protection Agency (EPA) MNA standards. The Navy submitted the MNA Work Plan to EPA in October 2007, and EPA approved it in April 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. Long-term quarterly groundwater monitoring is ongoing, and the Year 9, Second Quarter sampling event was completed in August 2011. Because MTBE has been found

in the groundwater at AOC F - Site 1738, a separate remediation plan for the MTBE contamination is currently under development.

C. Condition of Property Classification

The ECP Report divided all property at NAPR into parcels, and classified them into one of the three following categories:

- **Category 1** – Areas where no known or documented releases, or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent areas.
- **Category 2** – Areas where the release, disposal, or migration, or some combination thereof, of hazardous substances, or petroleum products or their derivatives has occurred, but at concentrations that do not require a removal or remedial action, or all remedial actions necessary to protect human health and the environment have been taken.
- **Category 3** – Areas where a confirmed or suspected release, disposal, or migration, or some combination thereof, of hazardous substances, or petroleum products or their derivatives has occurred, but required investigation and/or response actions have not yet been initiated or are ongoing.

These categories are derived from the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Community Environmental Response Facilitation Act (CERFA) and the American Society for Testing and Materials (ASTM) Standard Practice for Conducting Environmental Baseline Surveys (ASTM Standard D 6008-96), which further incorporates ASTM D 5746-98 (2002) *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities*.

CERFA stipulates that the federal government must identify "uncontaminated property" scheduled for transfer, and defines this as "...real property on which no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of" [(Section 9620(h)(4)(A)]. In accordance with the property condition classification guidelines discussed above, the Navy classified the Subject Property as Category 3 (except for SWMU 78 which had not been identified at that time). Following its review of the CERFA Report, the Puerto Rico Environmental Quality Board (EQB) concurred with this classification and provided a concurrence statement (Exhibit F) in the Final CERFA Report on 11 August 2006. The 14 SWMUs on the Subject Property may not be transferred until all required remedial actions have been taken to address residual contamination in accordance with the requirements of

CERCLA Section 120(h)(3)(A)(ii)(I), and the three Category 3 petroleum sites (AOC F) may not be transferred until the work remaining to be completed under the Consent Order is completed.

D. Other Environmental Aspects

1. Munitions and Explosives of Concern

SWMU 77 is a closed small arms range and former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. Range locations have periodically moved throughout the peninsula since its first use. Review of historic records and interviews indicate that the SWMU was used for munitions disposal or detonation and as a small arms range. The Navy had planned to transfer this range to DHS for continued operation as a range without shutting it down. No further action was required under the Consent Order as long as the range stayed operational. DHS recently decided it would not take possession of the range, therefore it is no longer considered active and under the terms of the Consent Order, an RFI is currently being performed for three potential OB/OD sites, several potential munitions burial trenches, and the small arms and rifle ranges.

According to the ECP Report, there are no other heavy (crew-served) weapon ranges, unexploded ordnance/impact areas, explosive ordnance disposal areas or open burning/open detonation activities on the Subject Property.

2. Asbestos-Containing Materials

According to the June 2005 *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico* (Baker, 2005), asbestos-containing material (ACM) was identified in two (2) of the facilities inspected on the Subject Property, as summarized in Table 4 of Exhibit E. Friable, accessible and damaged (FAD) ACM was not identified in any of the facilities. Detailed information about the materials identified and sampled during the asbestos inspection, including summary tables, location drawings, photographs and laboratory reports, is included in the report.

The possibility remains for the presence of undiscovered ACM associated with underground utilities and miscellaneous building materials at NAPR. While this potential ACM does not pose a hazard to site users, future demolition and/or subsurface work performed by the lessee could result in FAD ACM hazards. Thus, the lessee must

comply with all applicable Commonwealth and Federal laws relating to ACM management in order to ensure future protection of human health and the environment during any future renovation/demolition activities or underground utility work. An ACM acknowledgement form (Exhibit G) will be provided to the lessee for execution at the time of lease.

3. Lead-Based Paint

A lead-based paint (LBP) survey and risk assessment was completed at NAPR in Spring 2008 for military family housing only, thus none of the facilities on the Subject Property were included in the survey.

Table 1 (Exhibit E) indicates approximately 12 buildings, structures and facilities on the Subject Property were constructed prior to 1978, the year in which LBP was banned for consumer use. These facilities and any others built before 1978 are presumed to contain LBP. A Lead-Based Paint Hazards Advisory Statement, Exhibit H to this FOSL, will be provided to the lessee and executed at the time of lease.

4. Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are the key contaminant at SWMUs 11, 45, and 78, as described in Exhibit E, Table 2 and the ECP Report. Remediation of PCB-contamination at SWMUs 45 and 78 is ongoing under the RCRA corrective action program. Although the final disposition of the PCB contamination at SWMU 11 has not yet been determined, interim measures requiring site access restiction are being implemented under the RCRA Consent Order.

All PCB-contaminated transformers and equipment, including any on the Subject Property, were removed from the former NSRR prior to 1998. Due to the age of the majority of facilities and the size of the station, it is possible that PCB-contaminated fluorescent light ballasts and other minor PCB sources may be present on NAPR. There are no other records of PCBs having been stored, released or disposed of on the Subject Property.

5. Radon

According to the U.S. Geological Survey Open-File Report 93-292-K, *Preliminary Geologic Radon Potential Assessment of Puerto Rico* (USGS, 1993), the Commonwealth of Puerto Rico exhibits generally low indoor radon levels, and a survey of radon concentrations of offices, housing units, schools and other buildings was conducted by the DoD between 1989 and 1992 on federal military reservations in Puerto Rico, including the former NSRR. Indoor radon levels ranged from 0.0 to 1.9 picoCuries/Liter (pCi/L), well below the current EPA residential indoor radon screening action level of 4 pCi/L. The majority of the reservations, including NAPR, are situated on coastal plains, so the low indoor radon levels were not unexpected on the Subject Property.

6. Threatened and Endangered Species

As shown on the aerial photographs in Exhibit I, breeding habitat and nesting/foraging palms for the endangered yellow-shouldered blackbird and sea turtle habitat have been identified on the Subject Property. The Commonwealth of Puerto Rico has indicated that it intends to zone the property in a manner that will implement the planning, development, maintenance, mitigation and use requirements described in Exhibit I.

In accordance with the Endangered Species Act, the Navy developed a Biological Assessment (BA) for the former NSRR in 2006 to assess the potential impact on any federally protected species from the disposal of NSRR. Given the protection measures addressed in detail in the *Biological Assessment for the Disposal of Naval Station Roosevelt Roads/Naval Activity Puerto Rico Final Report* (Navy, 2006a), the Navy has determined that the disposal of the former NSRR and transfer of the property to future owners is not likely to adversely affect federally-listed species and would not result in adverse modification of designated critical habitat within the project area. The U.S. Fish and Wildlife Service concurred with this determination in a letter dated April 7, 2006.

5.0 REQUIREMENTS APPLICABLE TO PROPERTY LEASE

A. National Environmental Policy Act Compliance

In accordance with National Environmental Policy Act requirements, an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) have been prepared and executed in connection with the planned disposal and reuse of NAPR. The FONSI was signed on

April 10, 2007. A Supplemental EA (SEA) was prepared to address changes in proposed reuse in the 2010 Reuse Plan Addendum. The FONSI for the SEA was signed September 26, 2011.

B. Hazardous Substance Notice

Past activities within the Subject Property included the use and storage of hazardous substances and petroleum products. The ECP Report provides details on hazardous materials use/storage, hazardous waste generation/management, and the nature and extent of hazardous substance and petroleum product releases to the environment. In accordance with Section 120(h)(1) of CERCLA, the lease shall provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for 1 year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under Title 40 of the Code of Federal Regulations (CFR) Part 373 (Hazardous Substances Reporting Requirements for Selling or Transferring Federal Real Property), and all response actions taken to date to address any such releases or disposals. The hazardous substances notice and response action summary for the Subject Property is attached to this FOSL as Exhibit J.

C. Access Clause

The lease for the Subject Property shall contain a clause reserving to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the leased property to complete its RCRA corrective action obligations, including any remedial or corrective action found to be necessary after the date of lease. The right to enter to be set forth shall include the right to conduct annual physical inspections, tests, investigations, long term monitoring, 5-year reviews, and surveys, including, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response or remedial action as required or necessary, including, but not limited to, monitoring wells, pumping wells, and treatment facilities. The United States retains the authority to enter to conduct investigations on adjacent parcels as well as the parcel subject to the lease. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

D. Land and Groundwater Restrictions

To prevent unacceptable risks to human health and the environment during the lease period, the Navy will ensure the lease includes the following land use controls on the Subject Property:

- A restriction on land use to non-residential uses only. (AOC F [124, 1738, and 2842B] and SWMUs 3, 9, 11, 31, 32, 45, 57, 59, 60, 67, 70, 74, 77 and 78).
- A restriction on certain invasive activities in areas where surface soil, subsurface soil and or sediments are contaminated. (AOC F [124, 1738, and 2842B] and SWMUs 3, 9, 31, 32, 45, 57, 59, 60, 67, 70, 74, 77 and 78).
- A restriction on use of groundwater and installation of new wells in or near areas of known groundwater contamination. (AOC F [124, 1738, and 2842B] and SWMUs 3, 9, 45, 57, 59, 60, 67, 70, 74, 77 and 78).
- A restriction on disturbance of the SWMU 3 landfill cover.
- A restriction on disturbance of adjacent wetlands (SWMUs 9, 60, and 70).
- A restriction on access to the interior of Building 38 (SWMU 11).
- A requirement to protect the integrity of any existing and all future groundwater monitoring or extraction wells, remedial action equipment and associated utilities.
- A requirement that all ongoing and future environmental investigations and remedial activities at or adjacent to the Subject Property not be disrupted.

The Navy will remain in the area for several years completing environmental cleanup work, and will work with future property owners to provide levels of protection against land use control violations including inspections, education, and coordination with property owners and regulators. Furthermore, the Navy will review each individual site to determine what protections (e.g., fences and signage) are necessary for implementation of land use controls based on contaminant concentrations and proximity to receptors.

Upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carve-out areas, if a Corrective Action Complete With Controls determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOCs are located will be responsible for maintaining all land use controls and/or other controls upon which that Corrective Action Complete With Controls determination was based. Any land use controls required after the completion of all necessary remedial actions will be outlined in the FOSTs and transfer deeds for the carve-out areas. EPA and EQB will be afforded the opportunity to review these documents prior to execution.

E. Environmental Compliance Agreements / Permits / Orders

On January 29, 2007, the Navy and EPA voluntarily entered into a Consent Order that sets out the Navy's corrective action obligations under RCRA and replaces the 1994 RCRA permit as the document memorializing these obligations concerning NAPR. The SWMUs and AOCs that

comprise the Subject Property have investigation and/or cleanup work remaining to be completed under the terms of the Consent Order. Detailed descriptions of the AOCs and SWMUs that comprise the Subject Property are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E).

F. Notification to Regulatory Agencies

In accordance with DoD guidance, the U.S. EPA Region 2 and the Puerto Rico EQB have been advised of the proposed lease of the Subject Property, and copies of the ECP Report, CERFA Report, and Draft FOSL were provided to those agencies for review and comment. Navy responses to regulatory agency review comments on the draft version of this FOSL are provided in Exhibit K. In accordance with CERCLA Section 120(h)(3)(B), Navy consulted with EPA Region 2 on the FOSL and EPA provided its concurrence letter on 05 March 2009 (Exhibit K). This Revision 1 to the FOSL has been prepared to add three carve-outs from the Science Park and was provided to EPA and EQB for review. The ECP Report was made available for public review upon finalization. Copies of all lease documentation will be made available to EPA and EQB representatives upon request after execution of the same.

6.0 SUITABILITY DETERMINATION

NOW THEREFORE, based on my review of the information contained in this FOSL and the notices and restrictions discussed herein that will be contained in the lease, the Subject Property is suitable for lease.

10/5/2011
Date

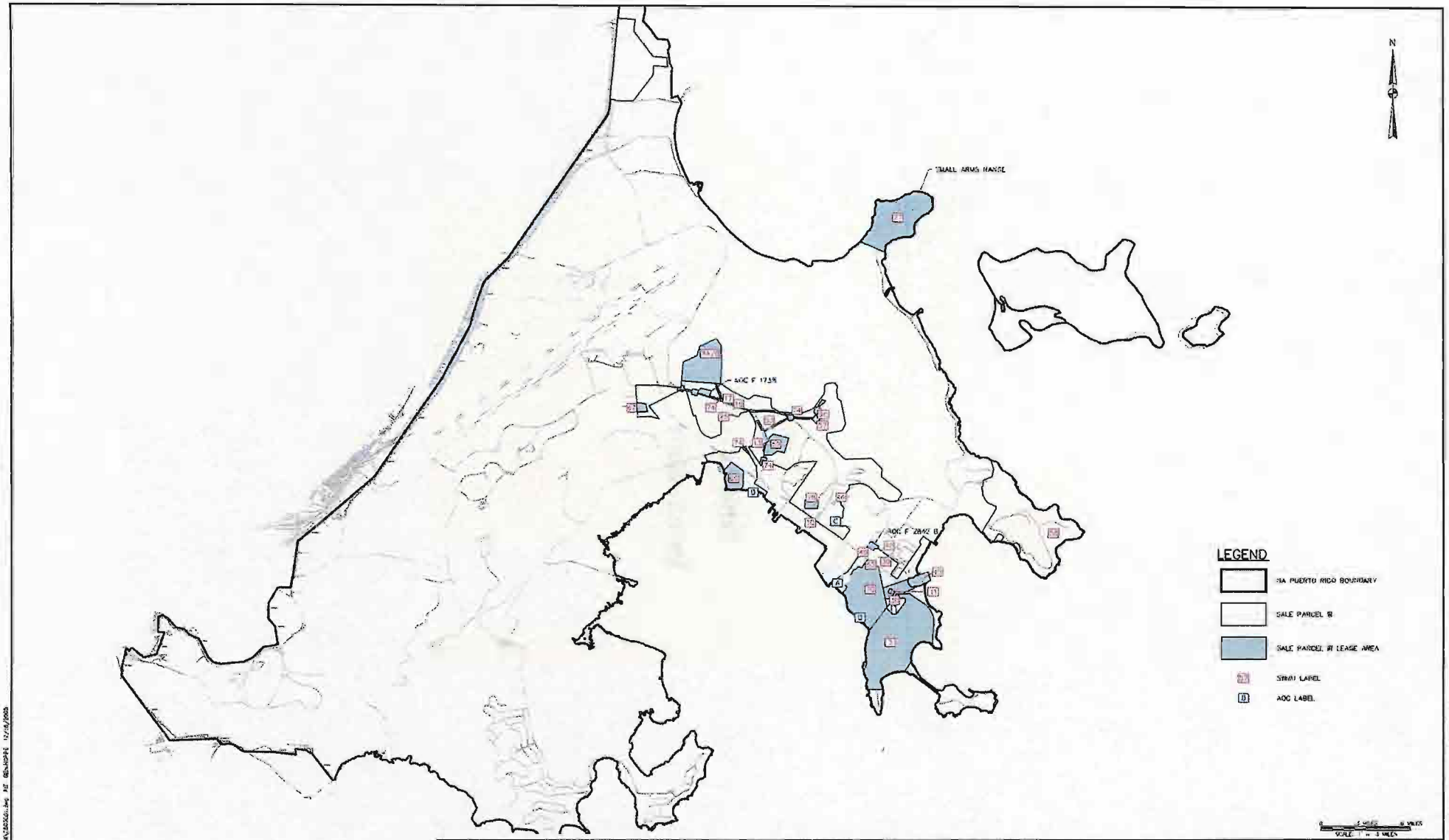
James E. Anderson
JAMES E. ANDERSON
Director
BRAC Program Management Office Southeast
North Charleston, South Carolina

Exhibit A

References

Exhibit B

Vicinity Maps



TETRA TECH

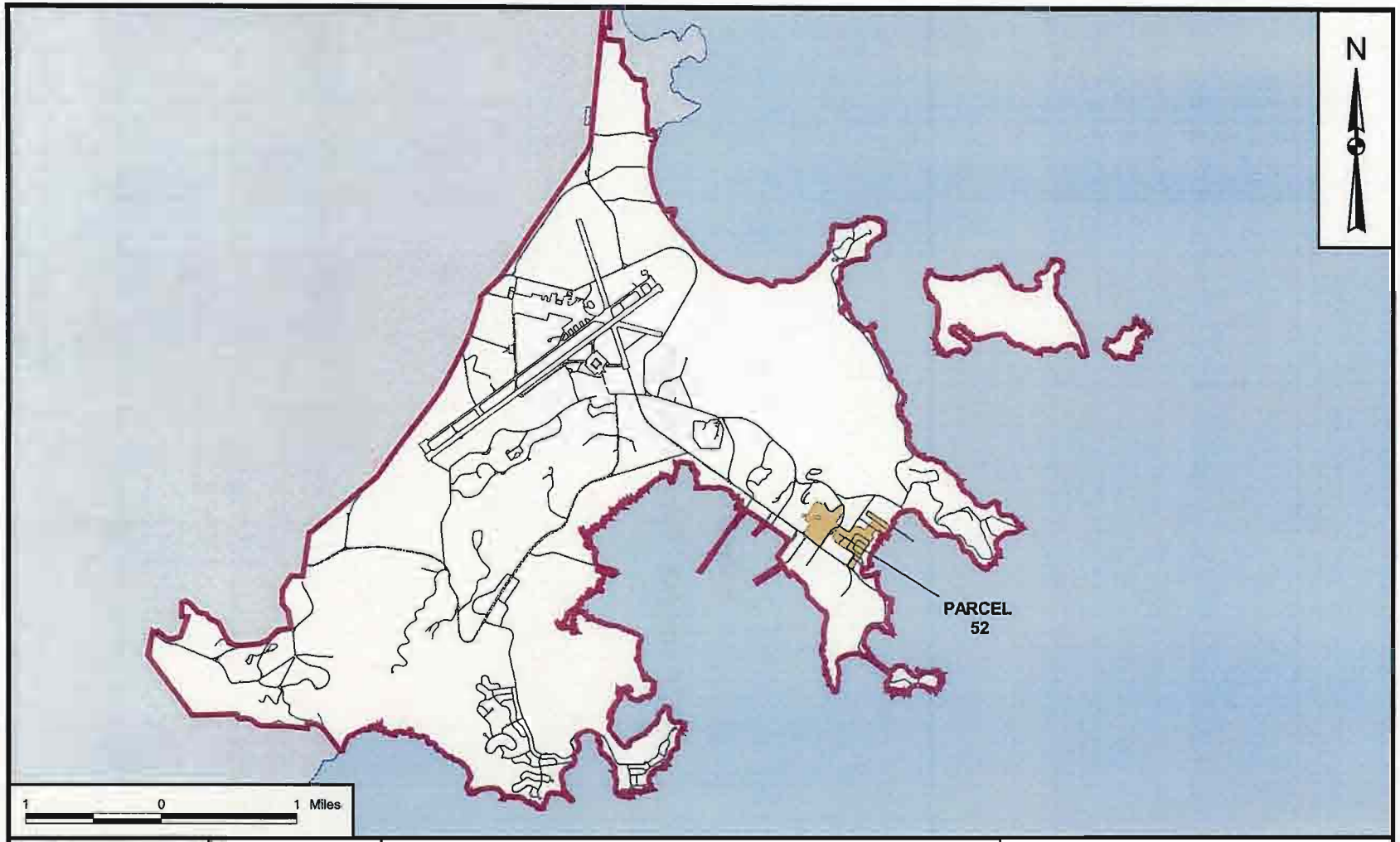
www.tetratech.com

661 ANDERSON DRIVE – FOSTER PLAZA 7
PITTSBURGH, PA 15220
T: (412) 921-7090 | F: (412) 921-4040

MARK	DATE	DESCRIPTION	BY

SALE PARCEL III
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

DATE:	12/17/08
PROJECT NO.:	112G05003
DESIGNED BY:	---
DRAWN BY:	BH
CHECKED BY:	---
SHEET:	1 OF 1



DRAWN BY	DATE
S. STROZ	12/28/09
CHECKED BY	DATE
L. ANDERSON	08/23/10
REVISED BY	DATE
T. WHEATON	08/23/10
SCALE AS NOTED	

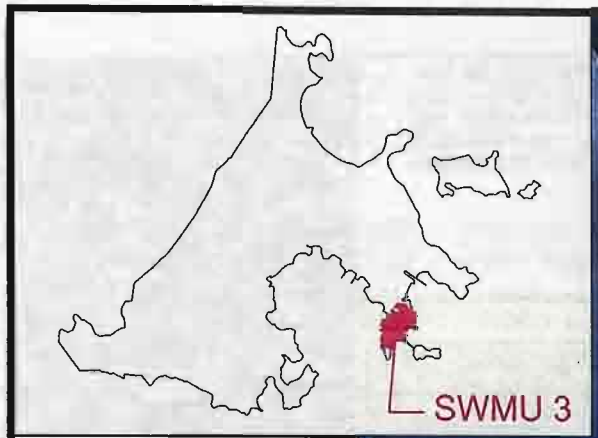
PARCEL 52
(SCIENCE PARK)
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

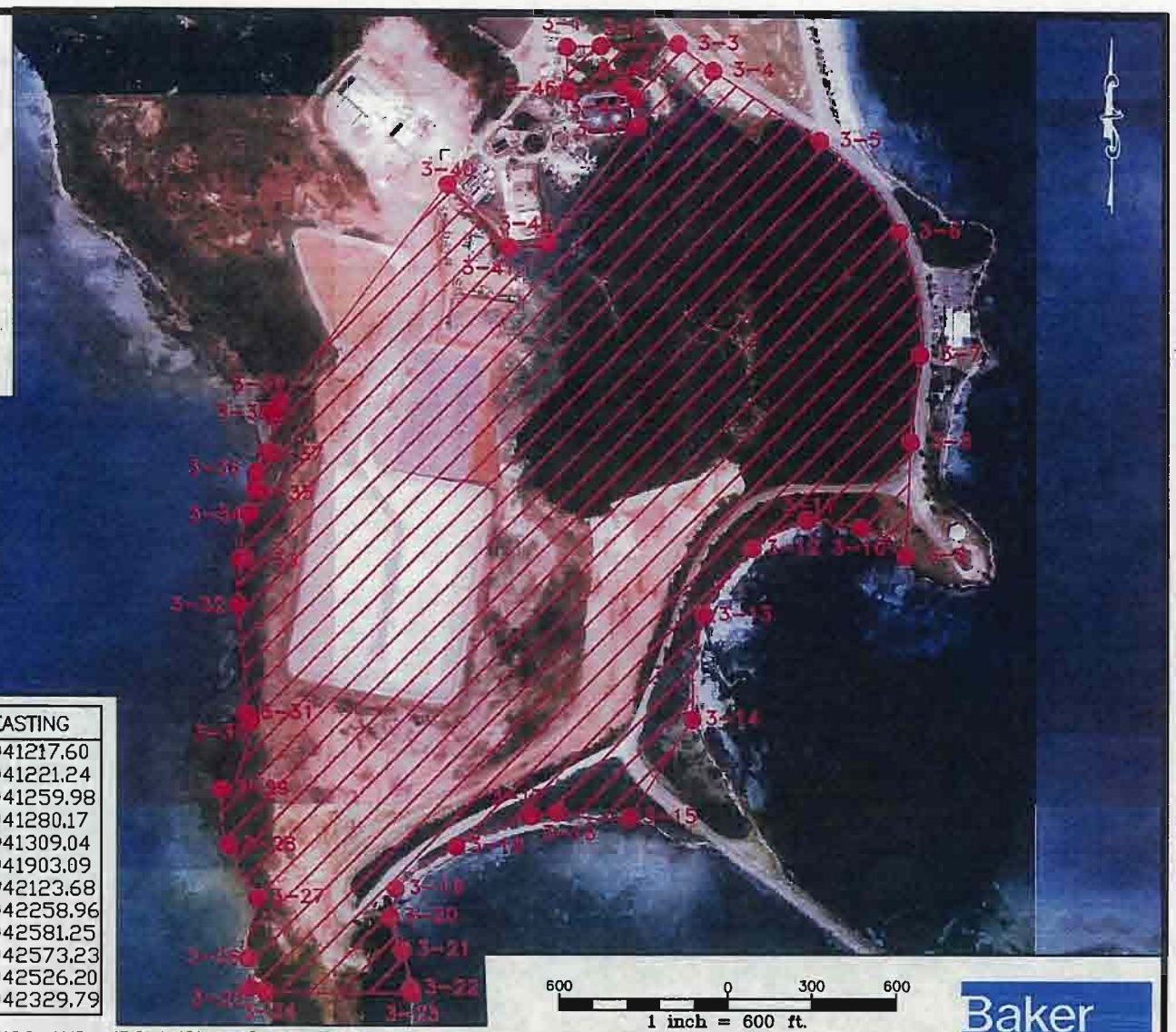
CONTRACT NUMBER 0043	
APPROVED BY —	DATE —
APPROVED BY —	DATE —
DRAWING NO. —	REV 0

P:\GIS\NA_PUERTORICO\MAPDOCS\APR\EARLY_TRANSFER_PROPERTY.APR\ PARCEL 52 VINCINITY LAYOUT 08/23/10 TW

Exhibit C

SWMU and AOC Carve-Out Maps





ID	NORTHING	EASTING
3_1	798182.35	942330.54
3_2	798185.65	942450.22
3_3	798193.22	942725.57
3_4	798100.07	942849.38
3_5	797851.65	943228.44
3_6	797524.76	943513.10
3_7	797097.40	943585.59
3_8	796791.97	943553.04
3_9	796385.28	943535.29
3_10	796486.20	943376.70
3_11	796512.65	943183.85
3_12	796411.62	942991.27
3_13	796172.87	942820.30
3_14	795801.72	942776.61
3_15	795458.39	942554.30
3_16	795476.52	942296.47
3_17	795463.81	942204.66
3_18	795357.52	941936.12
3_19	795205.03	941720.00
3_20	795103.04	941701.03
3_21	794982.51	941742.97
3_22	794845.81	941776.12
3_23	794828.18	941779.49
3_24	794832.39	941258.24
3_25	794849.09	941199.54
3_26	794955.75	941193.71
3_27	795171.16	941228.21
3_28	795358.35	941125.77
3_29	795554.96	941099.68
3_30	795793.60	941204.77
3_31	795820.14	941184.28
3_32	796203.61	941157.32
3_33	796365.63	941163.91
3_34	796532.79	941196.47

ID	NORTHING	EASTING
3_35	796615.21	941217.60
3_36	796677.11	941221.24
3_37	796749.34	941259.98
3_38	796881.83	941280.17
3_39	796919.37	941309.04
3_40	797691.64	941903.09
3_41	797468.09	942123.68
3_42	797484.91	942258.96
3_43	797902.57	942581.25
3_44	798000.22	942573.23
3_45	798043.95	942526.20
3_46	798027.16	942329.79

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

Baker

LEGEND

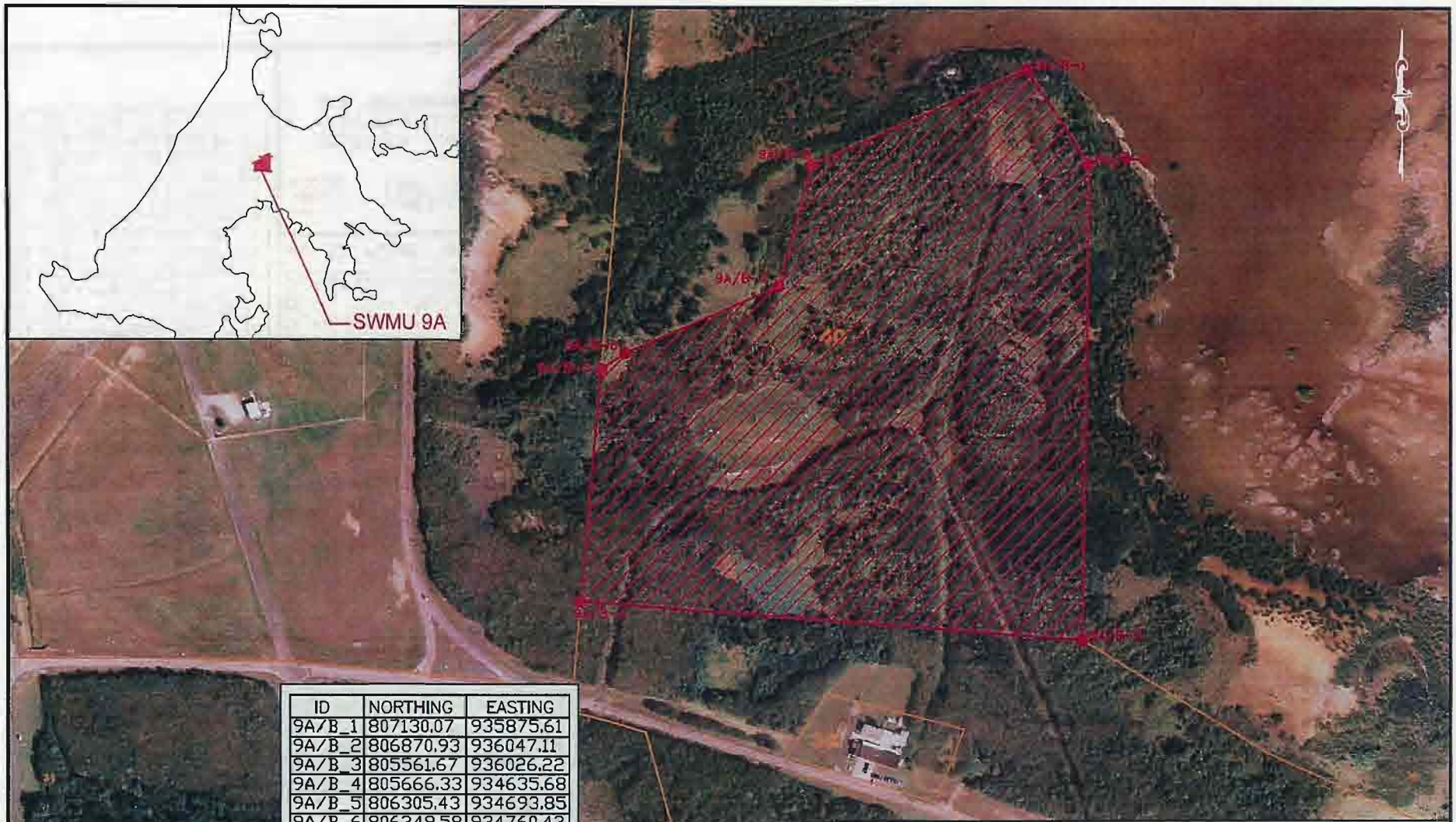
- SWMU BOUNDARY
- LAND USE CONTROL AREA

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED

FIGURE 3
SWMU 3
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
9A/B_1	807130.07	935875.61
9A/B_2	806870.93	936047.11
9A/B_3	805561.67	936026.22
9A/B_4	805666.33	934635.68
9A/B_5	806305.43	934693.85
9A/B_6	806349.58	934760.43
9A/B_7	806533.89	935185.95
9A/B_8	806866.64	935280.49

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

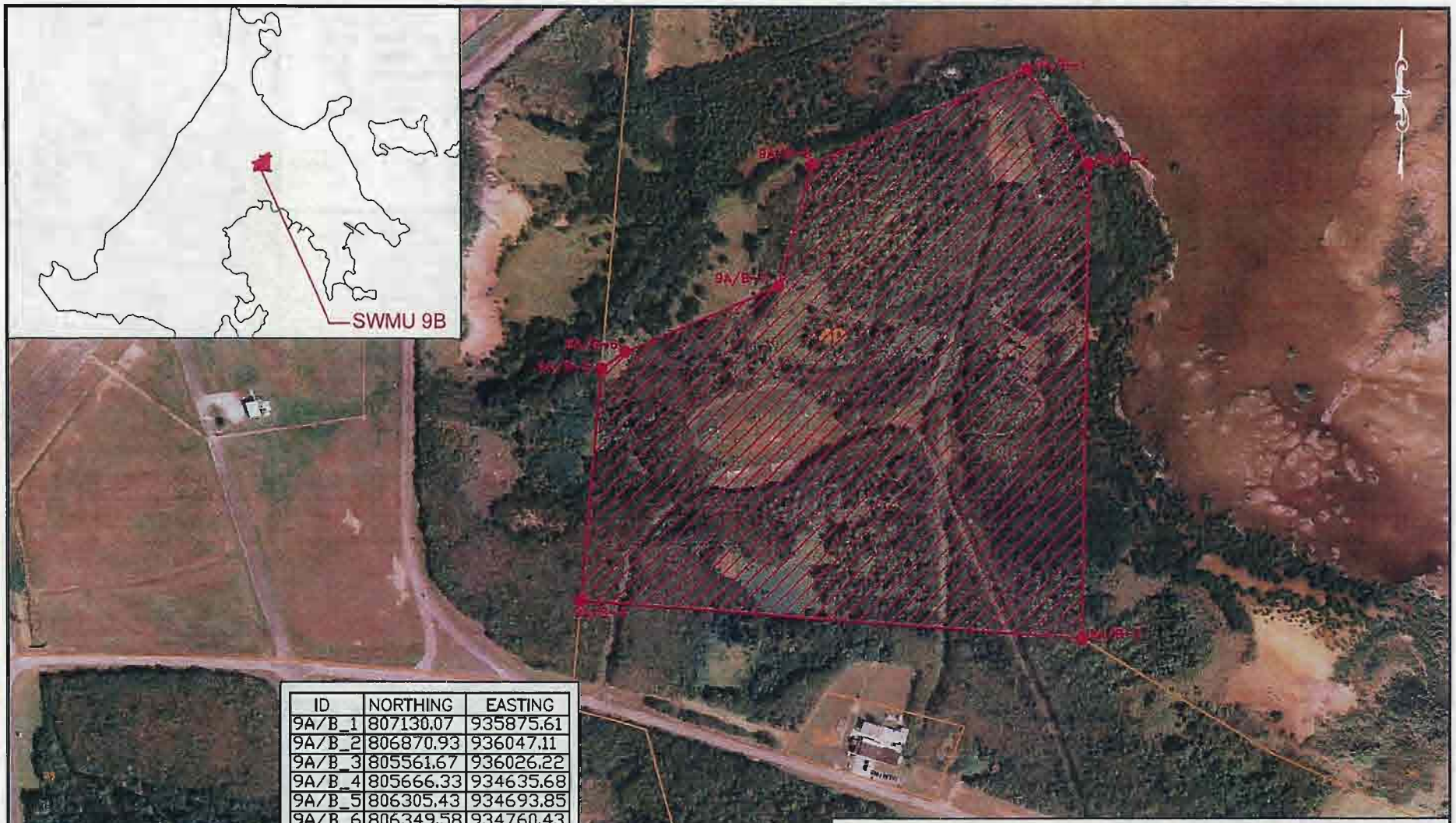
- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 40 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 5
SWMU 9A
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
9A/B_1	807130.07	935875.61
9A/B_2	806870.93	936047.11
9A/B_3	805561.67	936026.22
9A/B_4	805666.33	934635.68
9A/B_5	806305.43	934693.85
9A/B_6	806349.58	934760.43
9A/B_7	806533.89	935185.95
9A/B_8	806866.64	935280.49

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

Baker

LEGEND

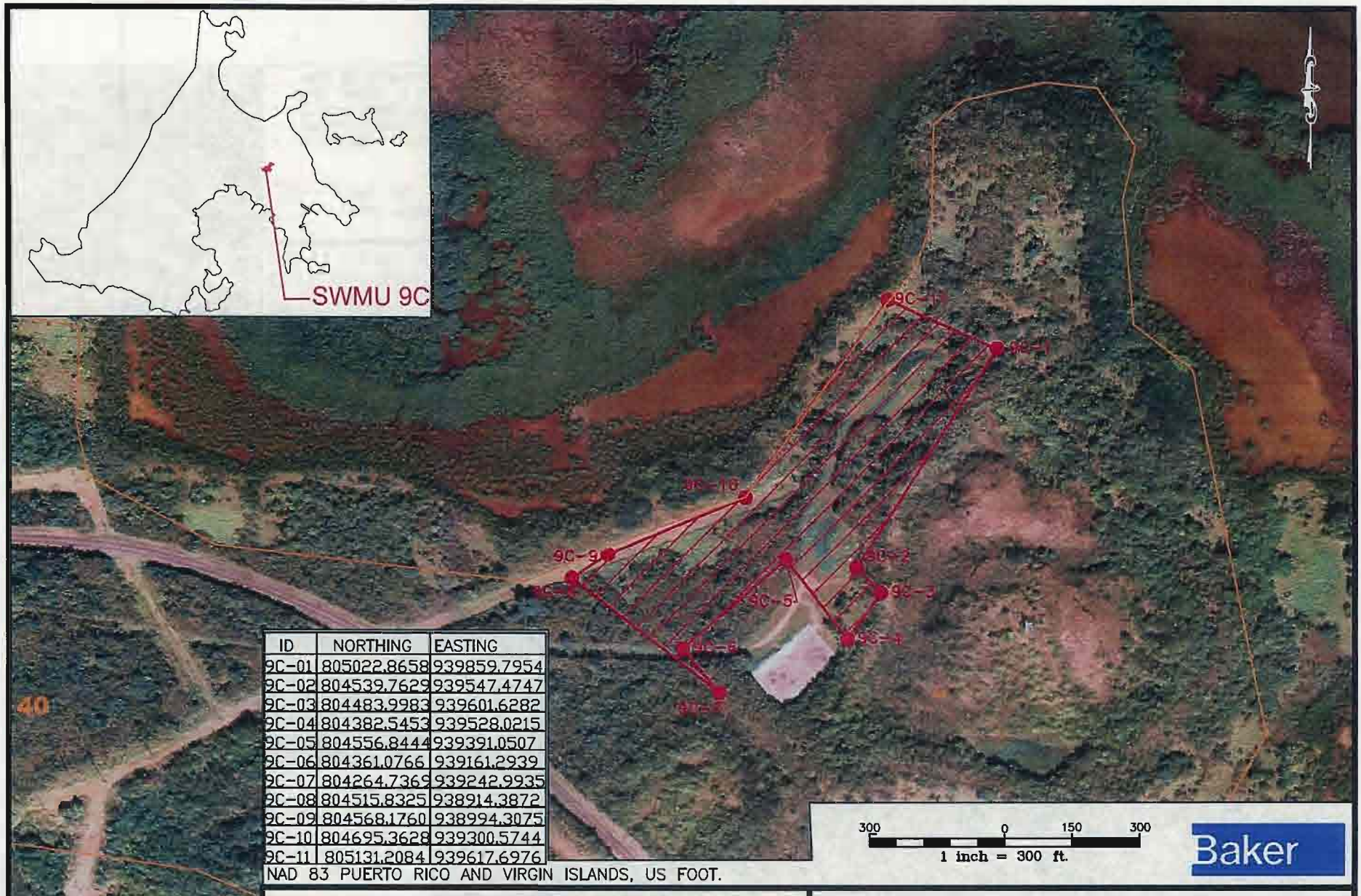
- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 40 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 6
SWMU 9B
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
9C-01	805022.8658	939859.7954
9C-02	804539.7629	939547.4747
9C-03	804483.9983	939601.6282
9C-04	804382.5453	939528.0215
9C-05	804556.8444	939391.0507
9C-06	804361.0766	939161.2939
9C-07	804264.7369	939242.9935
9C-08	804515.8325	938914.3872
9C-09	804568.1760	938994.3075
9C-10	804695.3628	939300.5744
9C-11	805131.2084	939617.6976

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 26 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

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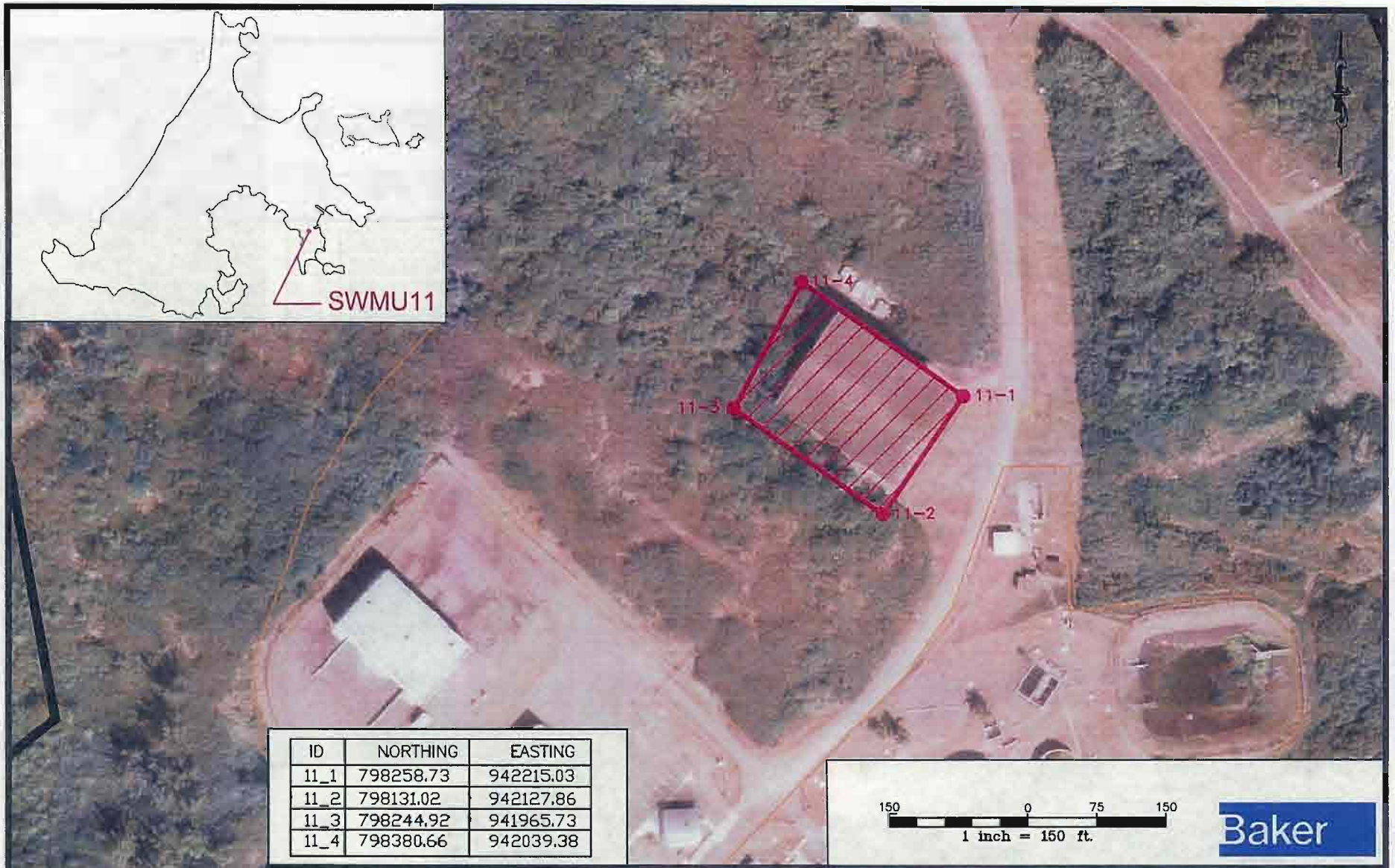
FIGURE 7
SWMU 9C
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
11_1	798258.73	942215.03
11_2	798131.02	942127.86
11_3	798244.92	941965.73
11_4	798380.66	942039.38

LEGEND

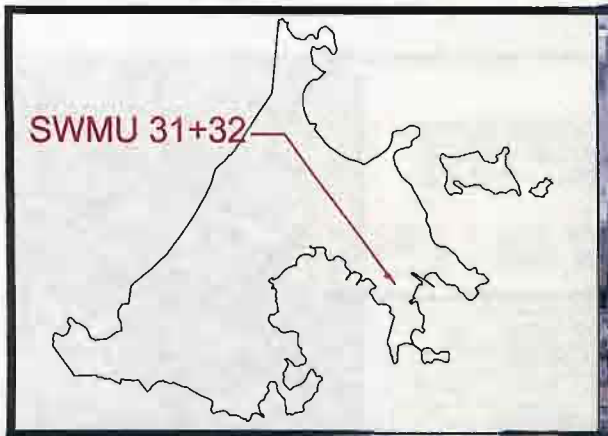
- SWMU BOUNDARY
- LAND USE CONTROL AREA

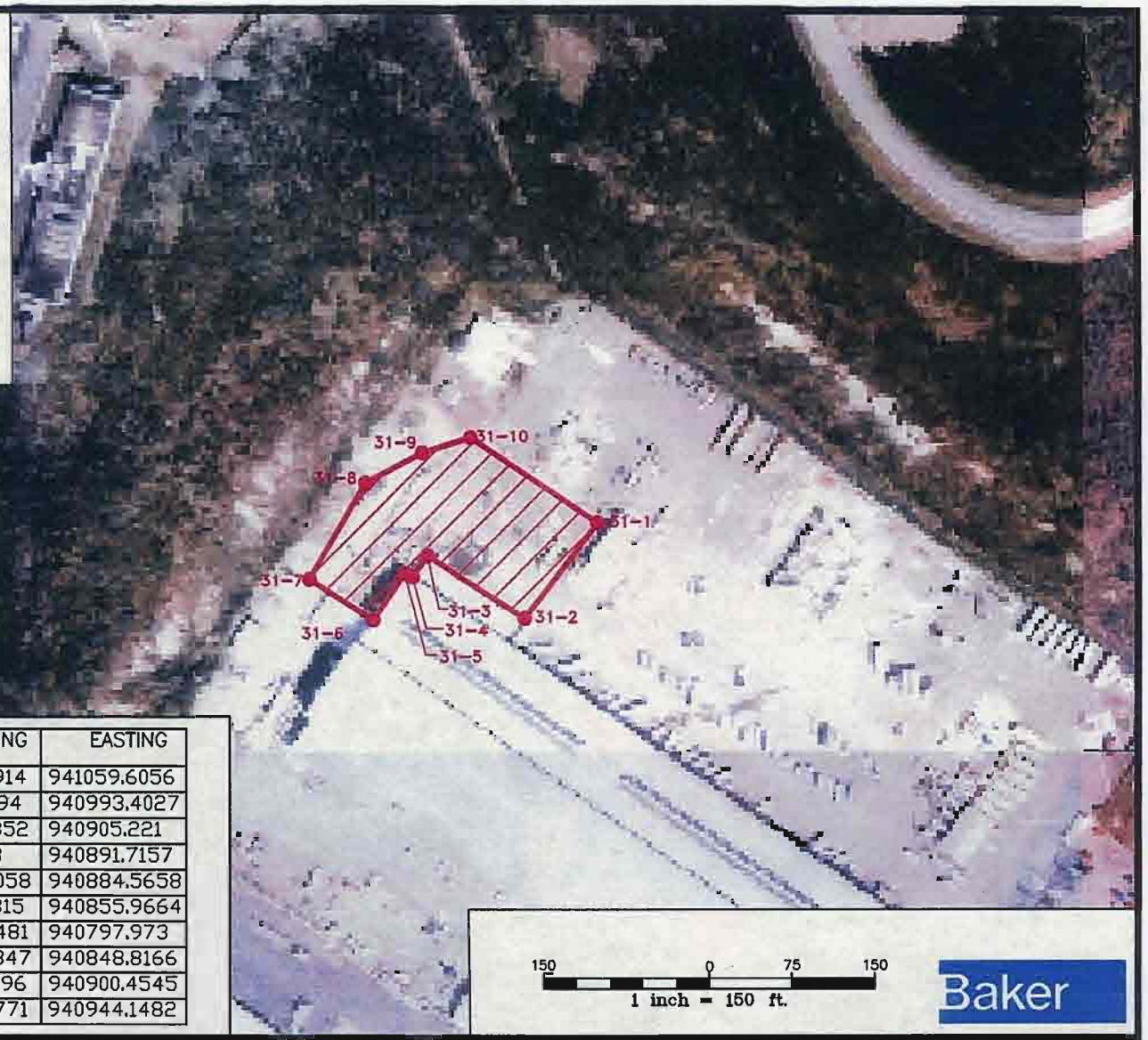
LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- SEDIMENT DISTURBANCE RESTRICTED
- ACCESS RESTRICTED TO BUILDING INTERIOR

FIGURE 9
SWMU 11
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO





ID	NORTHING	EASTING
31-1	800708.3914	941059.6056
31-2	800621.0194	940993.4027
31-3	800678.1852	940905.221
31-4	800659.13	940891.7157
31-5	800662.3058	940884.5658
31-6	800619.4315	940855.9664
31-7	800656.7481	940797.973
31-8	800744.0847	940848.8166
31-9	800771.0796	940900.4545
31-10	800784.5771	940944.1482

LEGEND

- SWMU BOUNDARY
- LAND USE CONTROL AREA

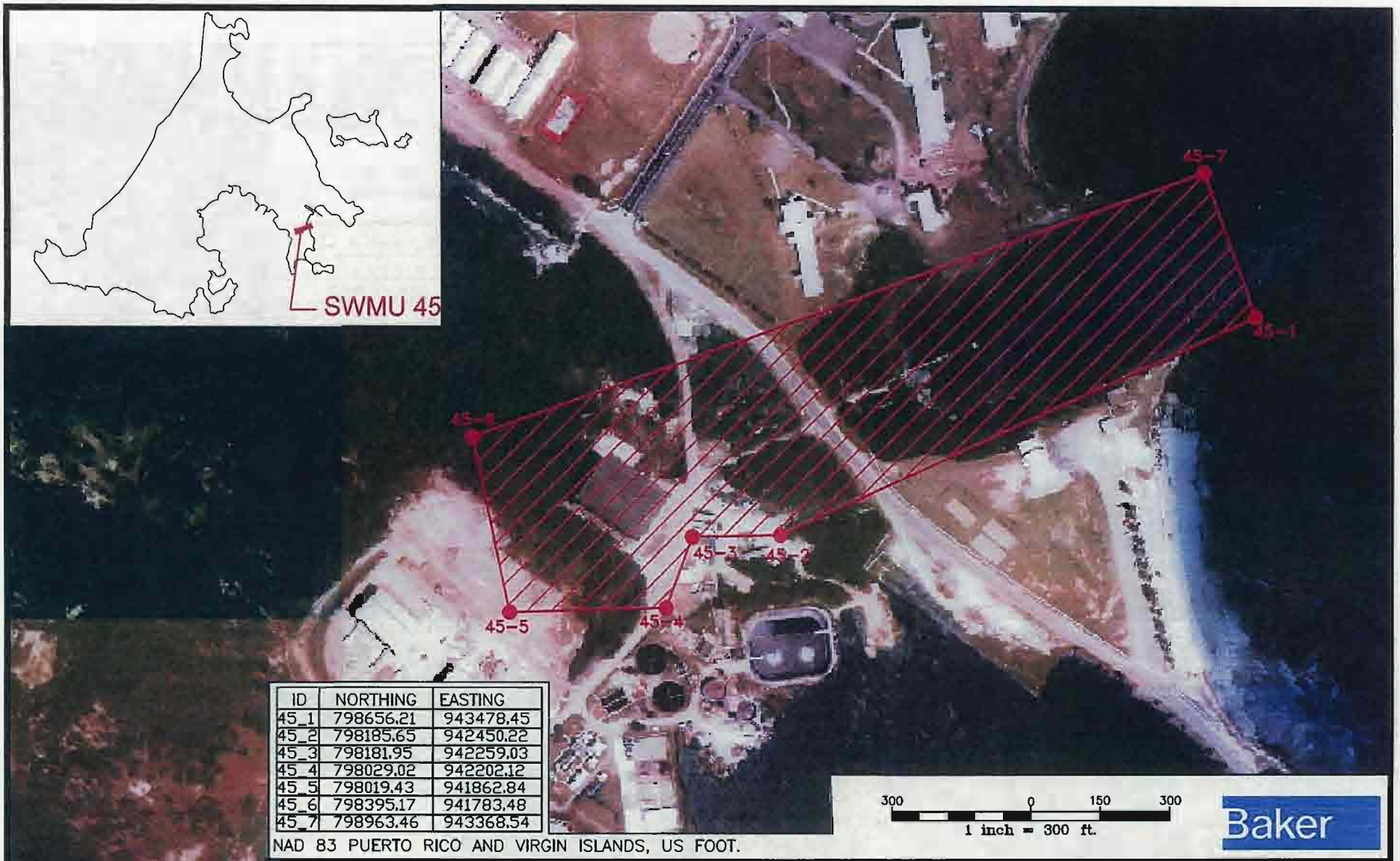
LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- SOIL DISTURBANCE RESTRICTED

control land use base map.dwg

FIGURE 17
SWMU 31 AND 32
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
45_1	798656.21	943478.45
45_2	798185.65	942450.22
45_3	798181.95	942259.03
45_4	798029.02	942202.12
45_5	798019.43	941862.84
45_6	798395.17	941783.48
45_7	798963.46	943368.54

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

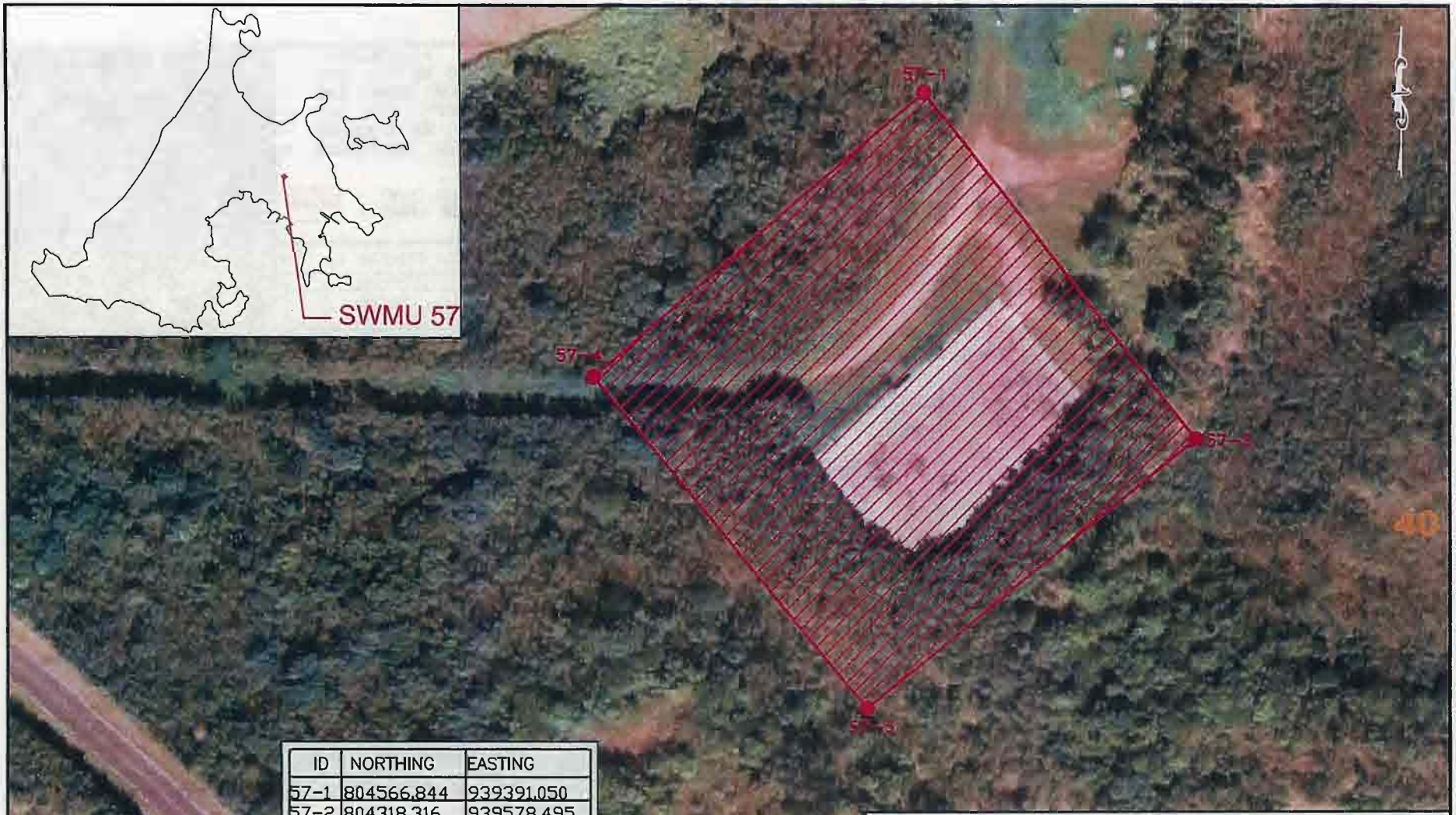
- SWMU BOUNDARY
- LAND USE CONTROL AREA

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 20
SWMU 45
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
57-1	804566.844	939391.050
57-2	804318.316	939578.495
57-3	804133.338	939350.698
57-4	804361.076	939161.294

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 40 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

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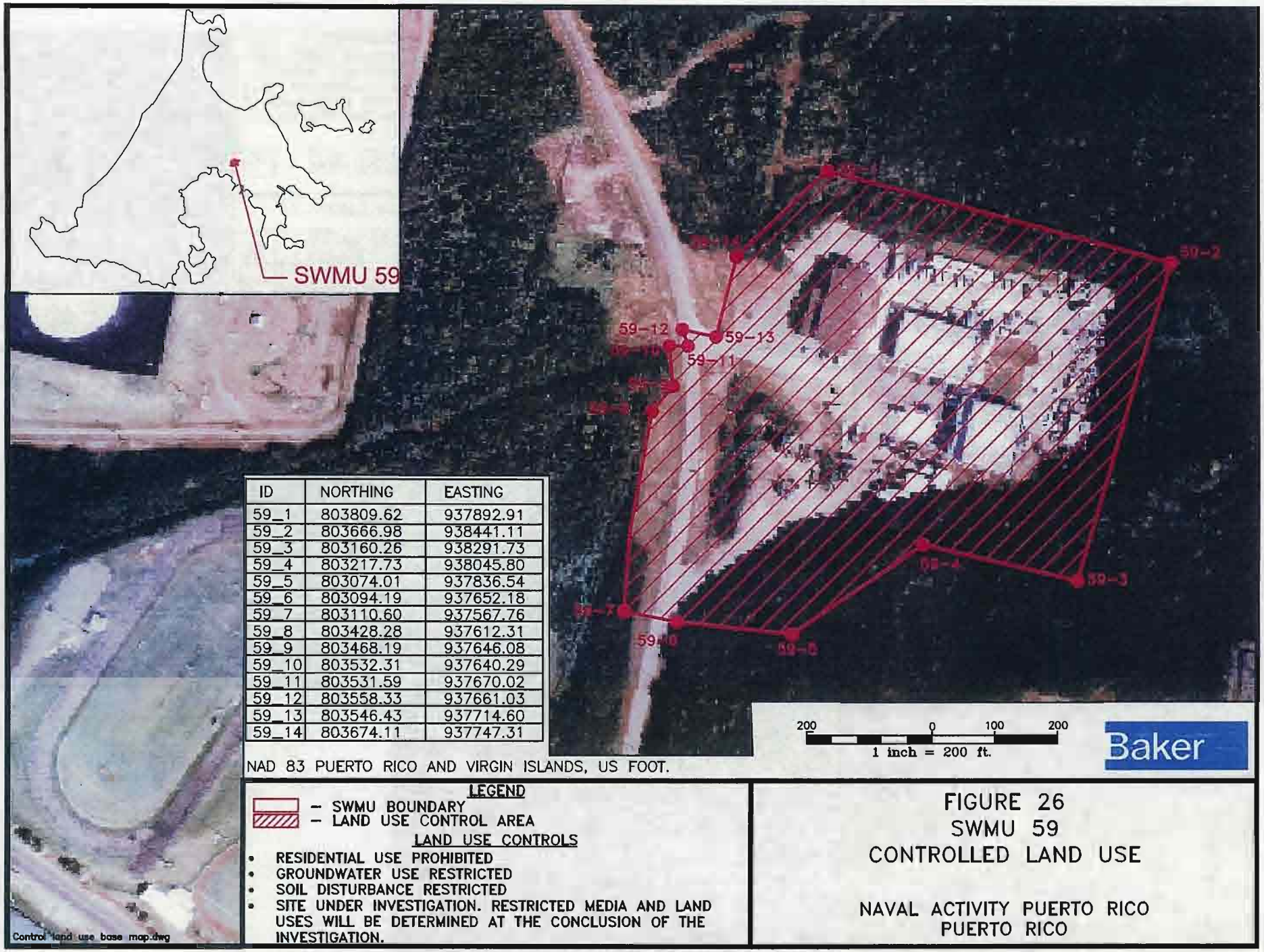
FIGURE 25
SWMU 57
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
59_1	803809.62	937892.91
59_2	803666.98	938441.11
59_3	803160.26	938291.73
59_4	803217.73	938045.80
59_5	803074.01	937836.54
59_6	803094.19	937652.18
59_7	803110.60	937567.76
59_8	803428.28	937612.31
59_9	803468.19	937646.08
59_10	803532.31	937640.29
59_11	803531.59	937670.02
59_12	803558.33	937661.03
59_13	803546.43	937714.60
59_14	803674.11	937747.31

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

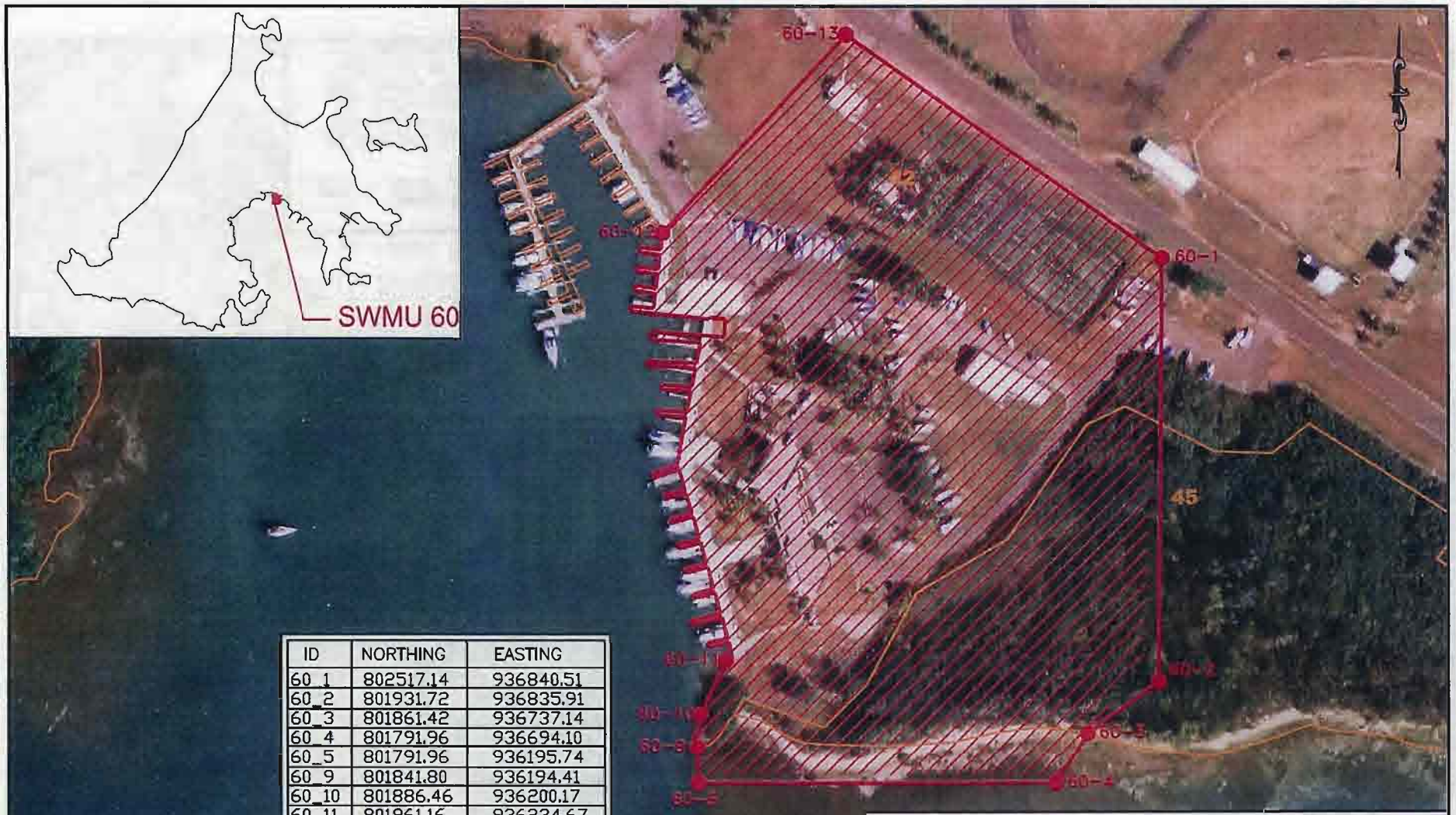
- SWMU BOUNDARY
- LAND USE CONTROL AREA

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 26
SWMU 59
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
60_1	802517.14	936840.51
60_2	801931.72	936835.91
60_3	801861.42	936737.14
60_4	801791.96	936694.10
60_5	801791.96	936195.74
60_9	801841.80	936194.41
60_10	801886.46	936200.17
60_11	801961.16	936234.67
60_12	802550.33	936148.29
60_13	802823.89	936404.28

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

Baker

LEGEND

- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 42 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SEDIMENT DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

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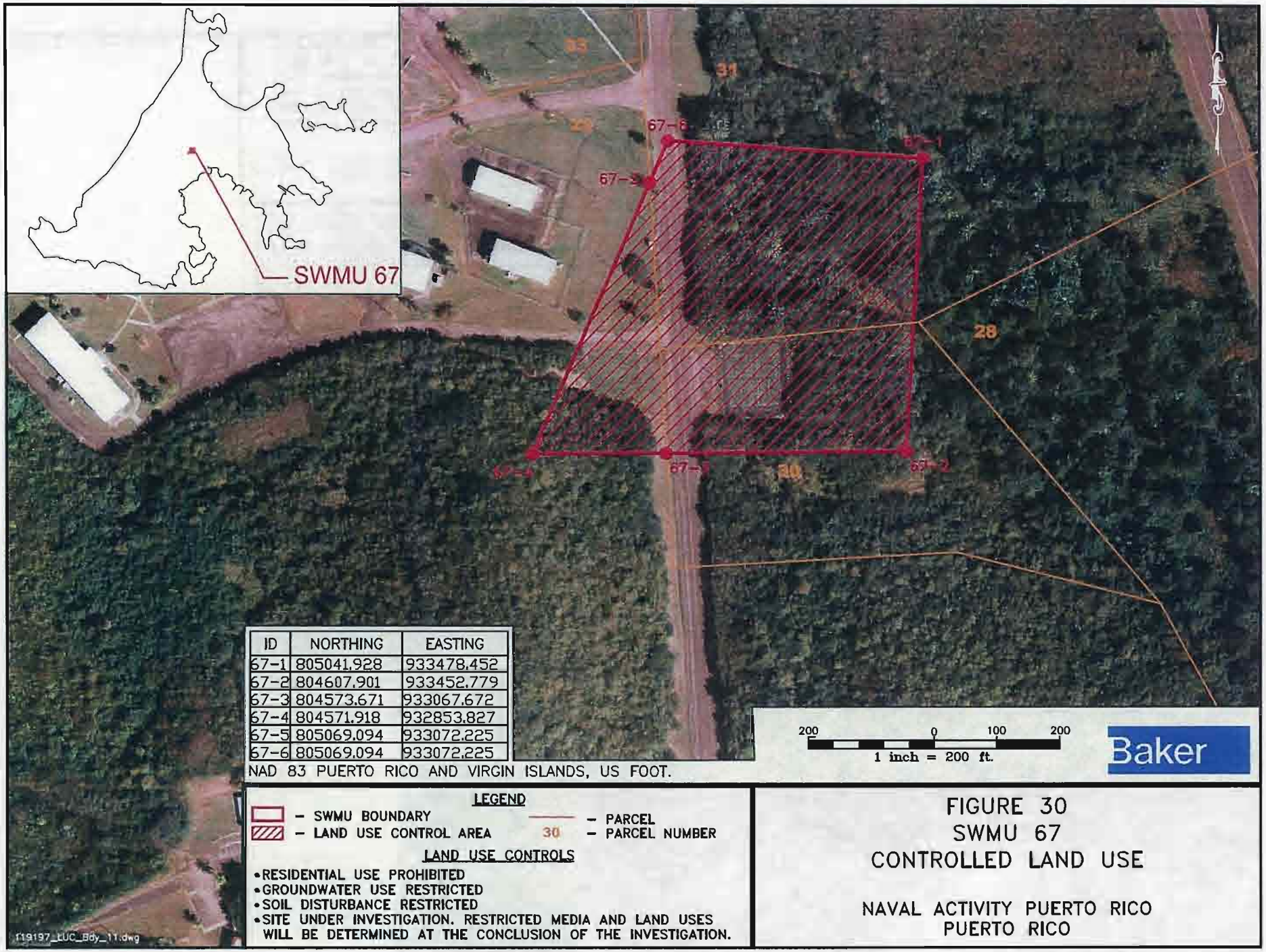
FIGURE 27
SWMU 60
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
67-1	805041.928	933478.452
67-2	804607.901	933452.779
67-3	804573.671	933067.672
67-4	804571.918	932853.827
67-5	805069.094	933072.225
67-6	805069.094	933072.225

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

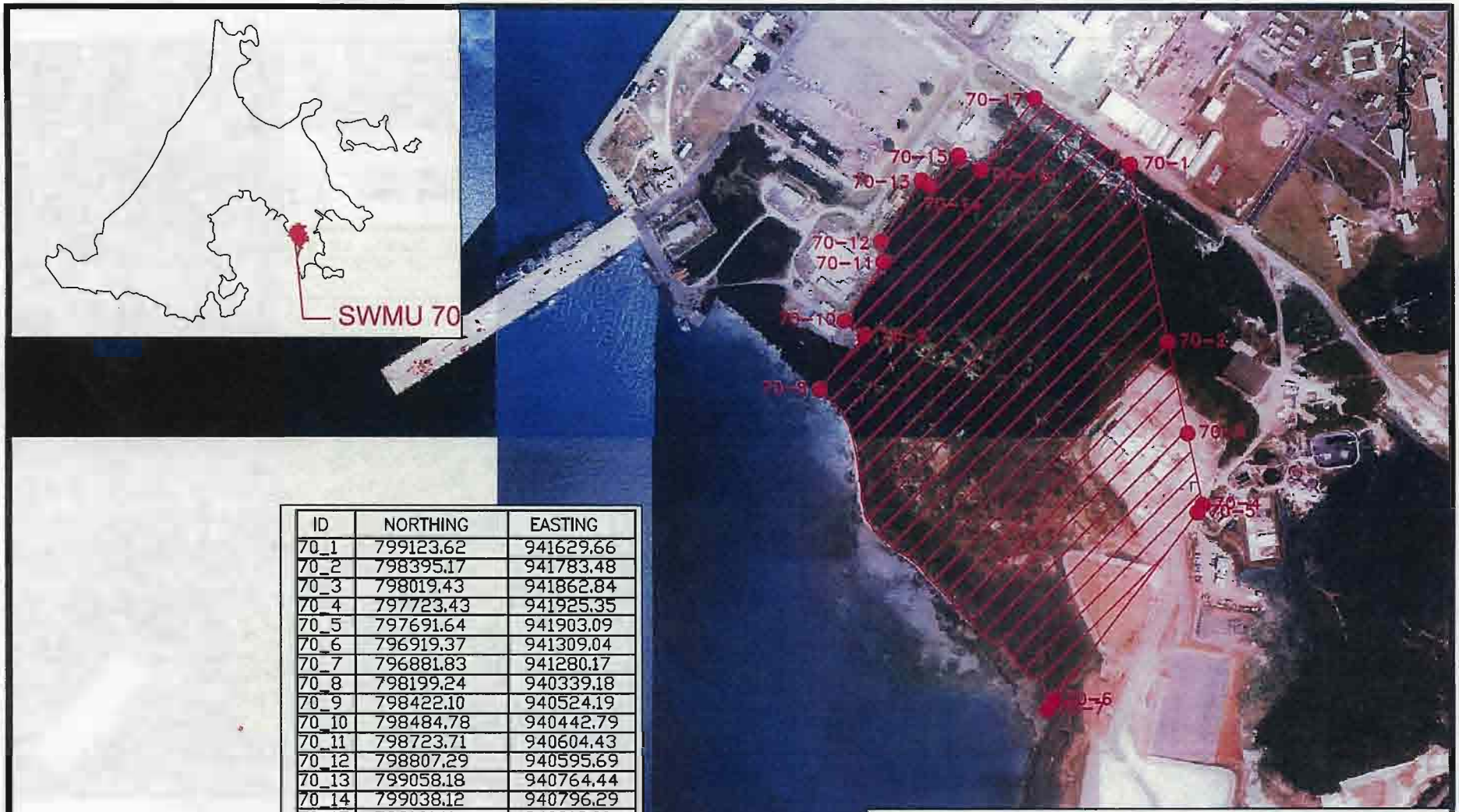
- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 30 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 30
SWMU 67
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
70_1	799123.62	941629.66
70_2	798395.17	941783.48
70_3	798019.43	941862.84
70_4	797723.43	941925.35
70_5	797691.64	941903.09
70_6	796919.37	941309.04
70_7	796881.83	941280.17
70_8	798199.24	940339.18
70_9	798422.10	940524.19
70_10	798484.78	940442.79
70_11	798723.71	940604.43
70_12	798807.29	940595.69
70_13	799058.18	940764.44
70_14	799038.12	940796.29
70_15	799161.11	940919.00
70_16	799100.68	941013.11
70_17	799397.30	941235.02

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

Baker

LEGEND

- SWMU BOUNDARY
- LAND USE CONTROL AREA

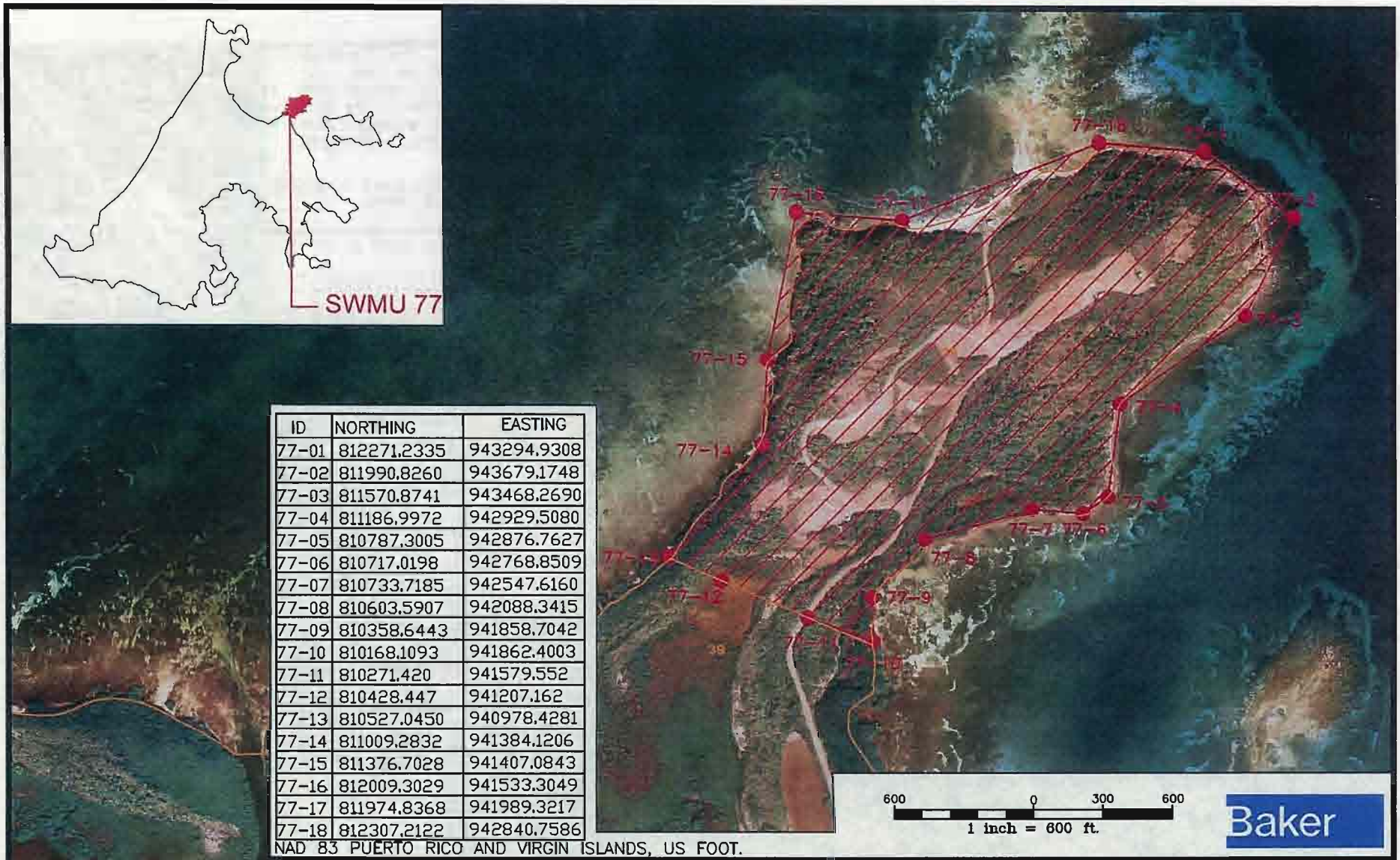
LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 31
SWMU 70
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO

Control land use base map.dwg



ID	NORTHING	EASTING
77-01	812271.2335	943294.9308
77-02	811990.8260	943679.1748
77-03	811570.8741	943468.2690
77-04	811186.9972	942929.5080
77-05	810787.3005	942876.7627
77-06	810717.0198	942768.8509
77-07	810733.7185	942547.6160
77-08	810603.5907	942088.3415
77-09	810358.6443	941858.7042
77-10	810168.1093	941862.4003
77-11	810271.420	941579.552
77-12	810428.447	941207.162
77-13	810527.0450	940978.4281
77-14	811009.2832	941384.1206
77-15	811376.7028	941407.0843
77-16	812009.3029	941533.3049
77-17	811974.8368	941989.3217
77-18	812307.2122	942840.7586

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

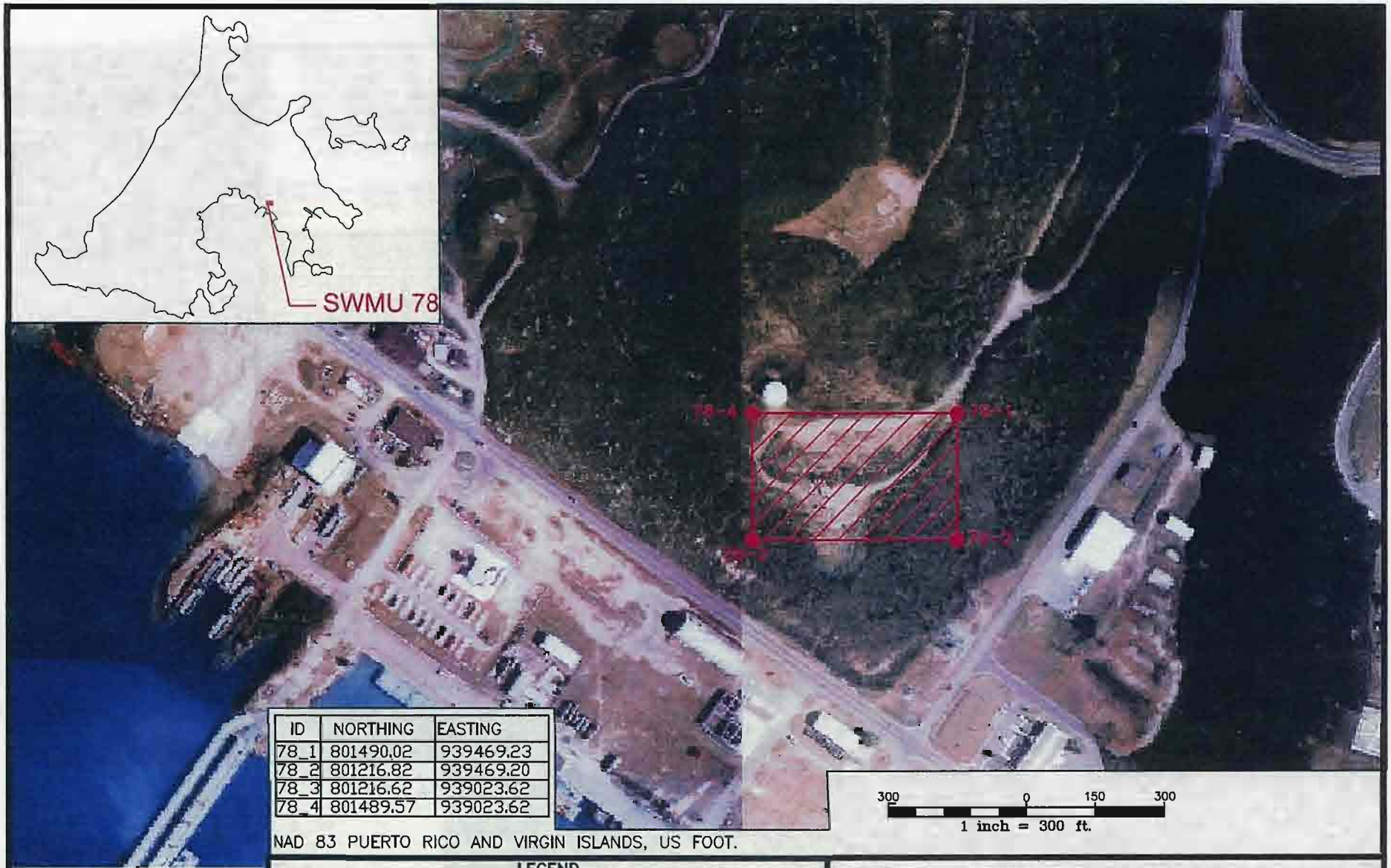
- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 38 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 36
SWMU 77
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
78_1	801490.02	939469.23
78_2	801216.82	939469.20
78_3	801216.62	939023.62
78_4	801489.57	939023.62

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

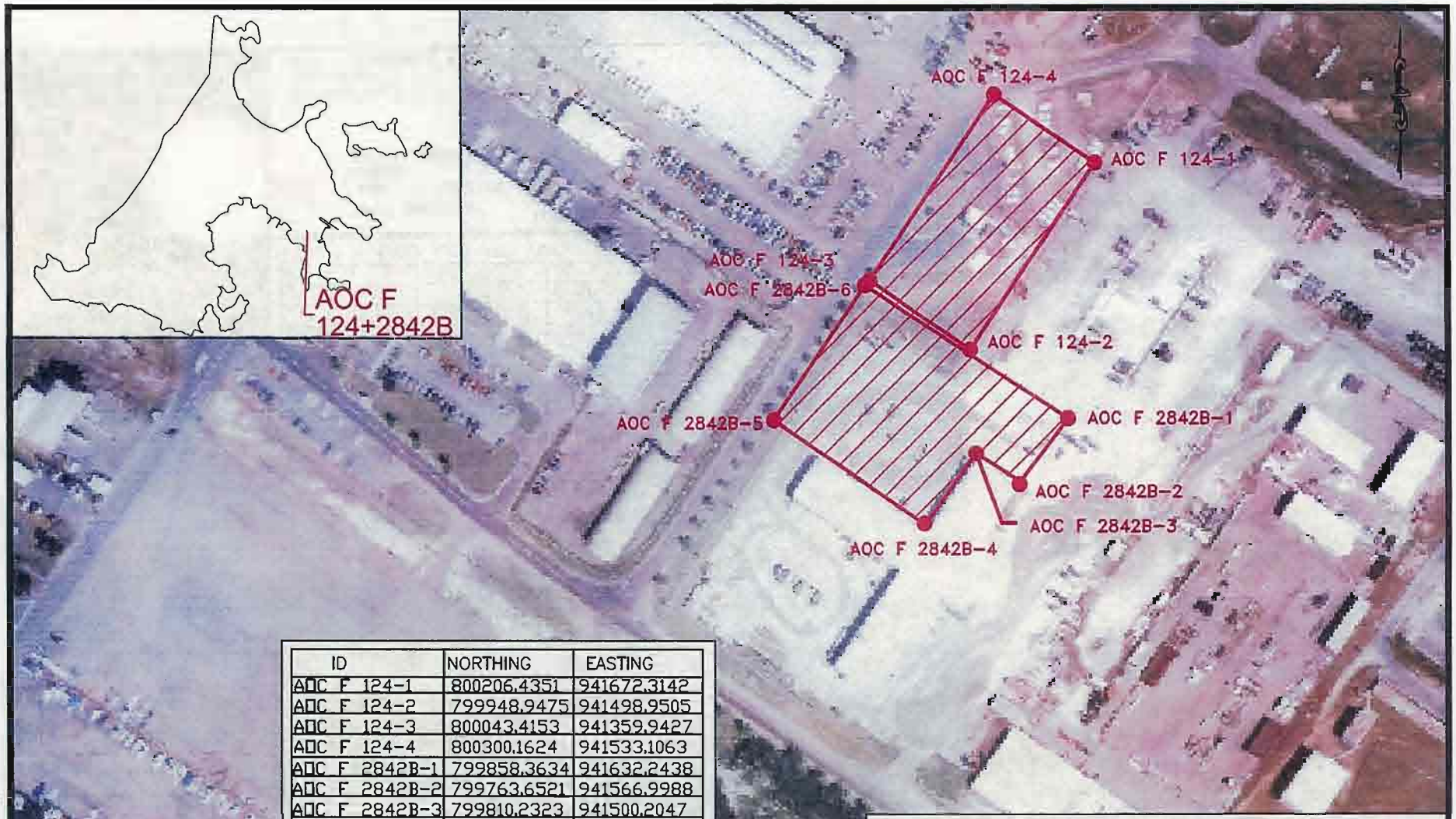
- SWMU BOUNDARY
- LAND USE CONTROL AREA

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 37
SWMU 78
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
AOC F 124-1	800206.4351	941672.3142
AOC F 124-2	799948.9475	941498.9505
AOC F 124-3	800043.4153	941359.9427
AOC F 124-4	800300.1624	941533.1063
AOC F 2842B-1	799858.3634	941632.2438
AOC F 2842B-2	799763.6521	941566.9988
AOC F 2842B-3	799810.2323	941500.2047
AOC F 2842B-4	799709.3082	941434.9624
AOC F 2842B-5	799848.8452	941227.7157
AOC F 2842B-6	800043.4153	941359.9427

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

Control land use base map.dwg

LEGEND

FIGURE 41
AOC F 124-2842B
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO

ID	NORTHING	EASTING
AOC F 1738-1	804998.993	937258.109
AOC F 1738-2	804581.629	937134.842
AOC F 1738-3	804742.439	936612.770
AOC F 1738-4	936736.330	805159.324
AOC F 1738-5	937022.198	805028.801
AOC F 1738-6	937258.110	804998.994

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

Baker

LEGEND

- SWMU BOUNDARY
- LAND USE CONTROL AREA
- PARCEL
- 40 – PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED

119197_LUC_Bdy_11.dwg

FIGURE 45
AOC F 1738
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO

Exhibit D

Boundary and Survey Maps

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN SEPTEMBER & DECEMBER 2006. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.

2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD8997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).

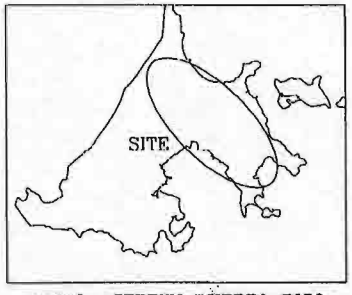
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:

   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEBRUARY 15, 2005.

4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.

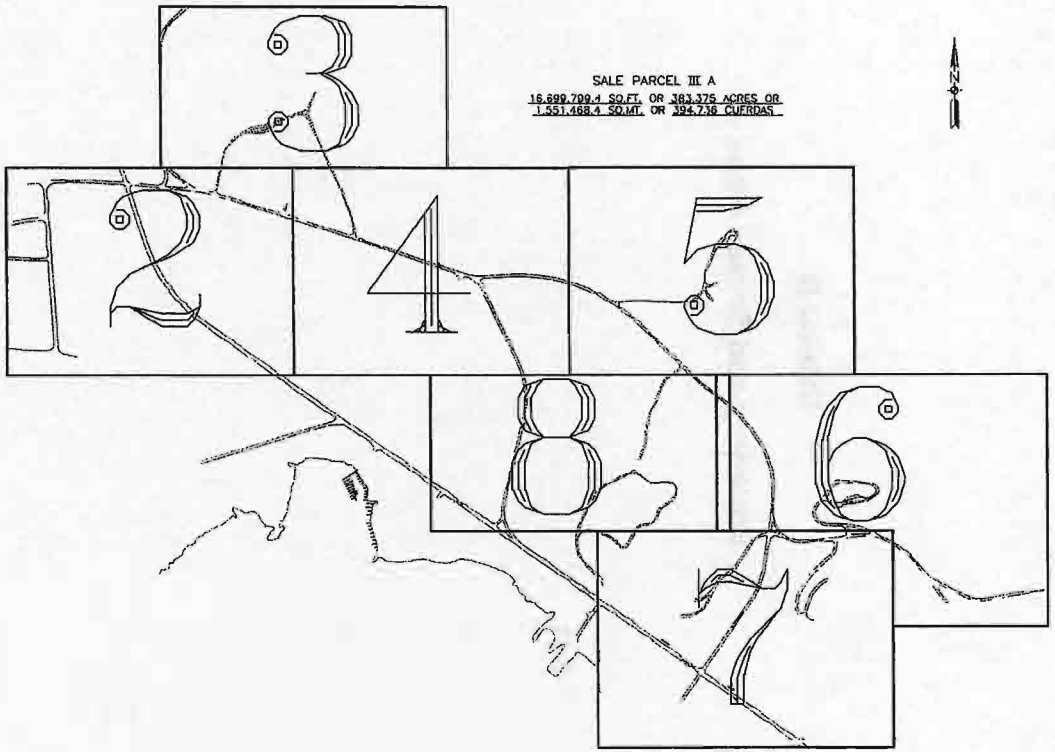
LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE



SALE PARCEL III A

16,699,799.4 SQ.FT. OR 383.375 ACRES OR
1,551,468.4 SQ.MT. OR 394.736 CUERDAS

N

LEGEND

CONCRETE MONUMENT FOUND	■
IRON ROD SET	⊕
PROPERTY LINE	———
EASEMENT LINE	— — —

LUIS E. BERRIOS MONTES
PUERTO RICO

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date 9/28/08

LUIS BERRIOS MONTES
Surveyor License No. 0809

LUIS BERRIOS MONTES

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DATE

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NAVAL STATION

NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS

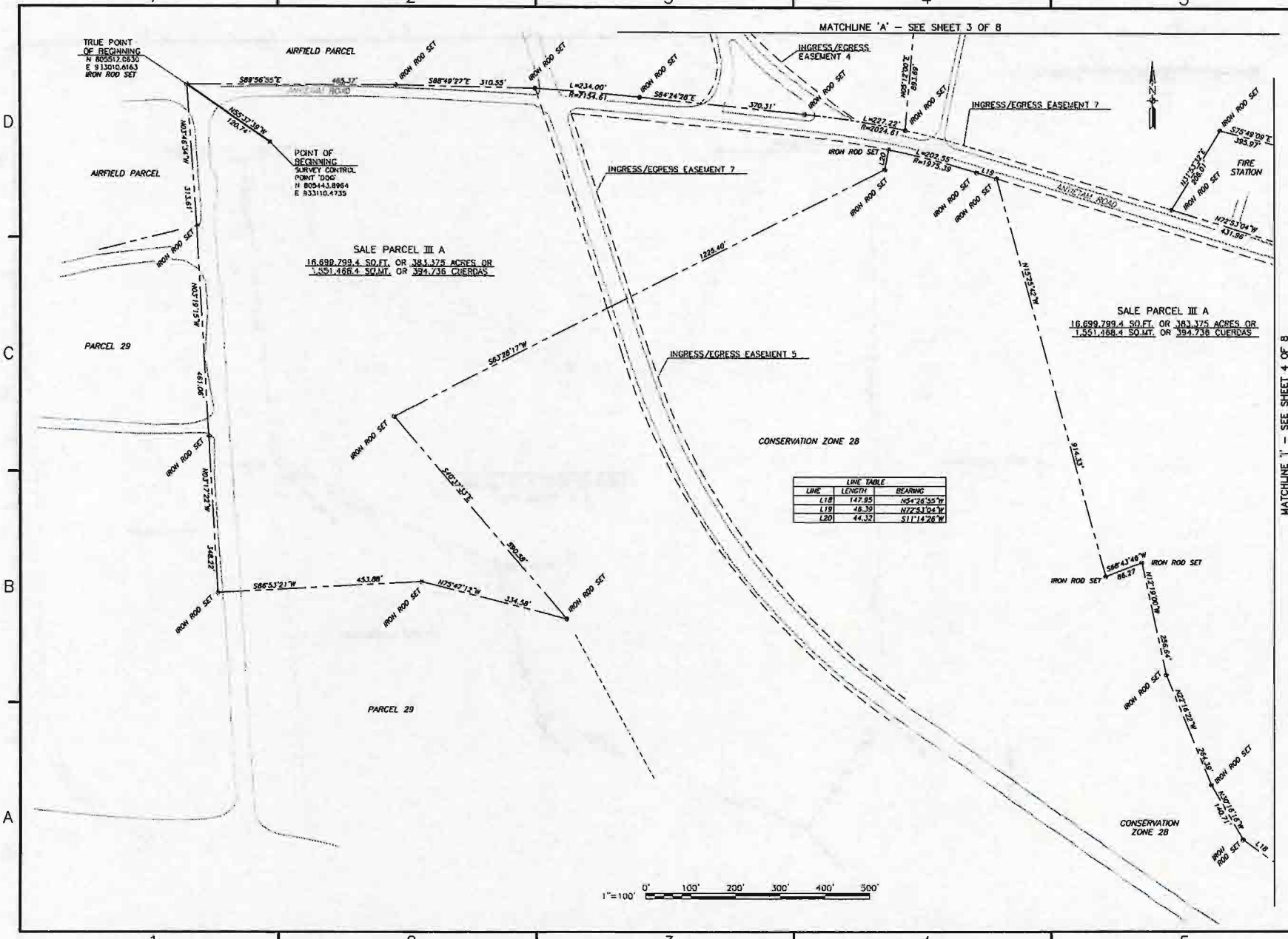
SALE PARCEL III A

CONT. NO. N62470-02-D-7619

SCALE AS NOTED

N62470-02-D-7619

SHEET 1 OF 8



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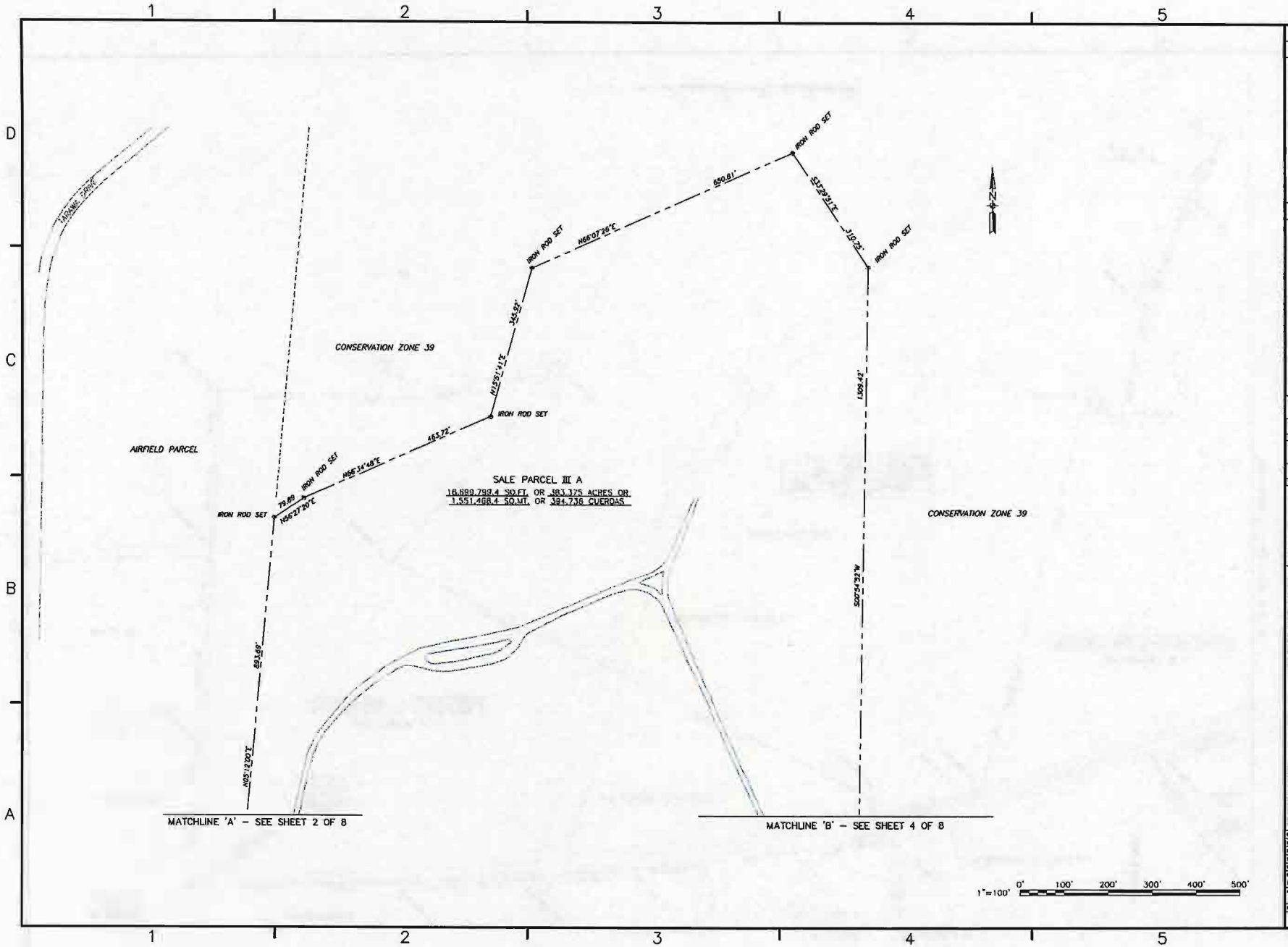
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

SCALE AS NOTED
N62470-02-D-7619
SHEET 3 OF 8



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DATE

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FOR USE FOR COMMENT WAFAC

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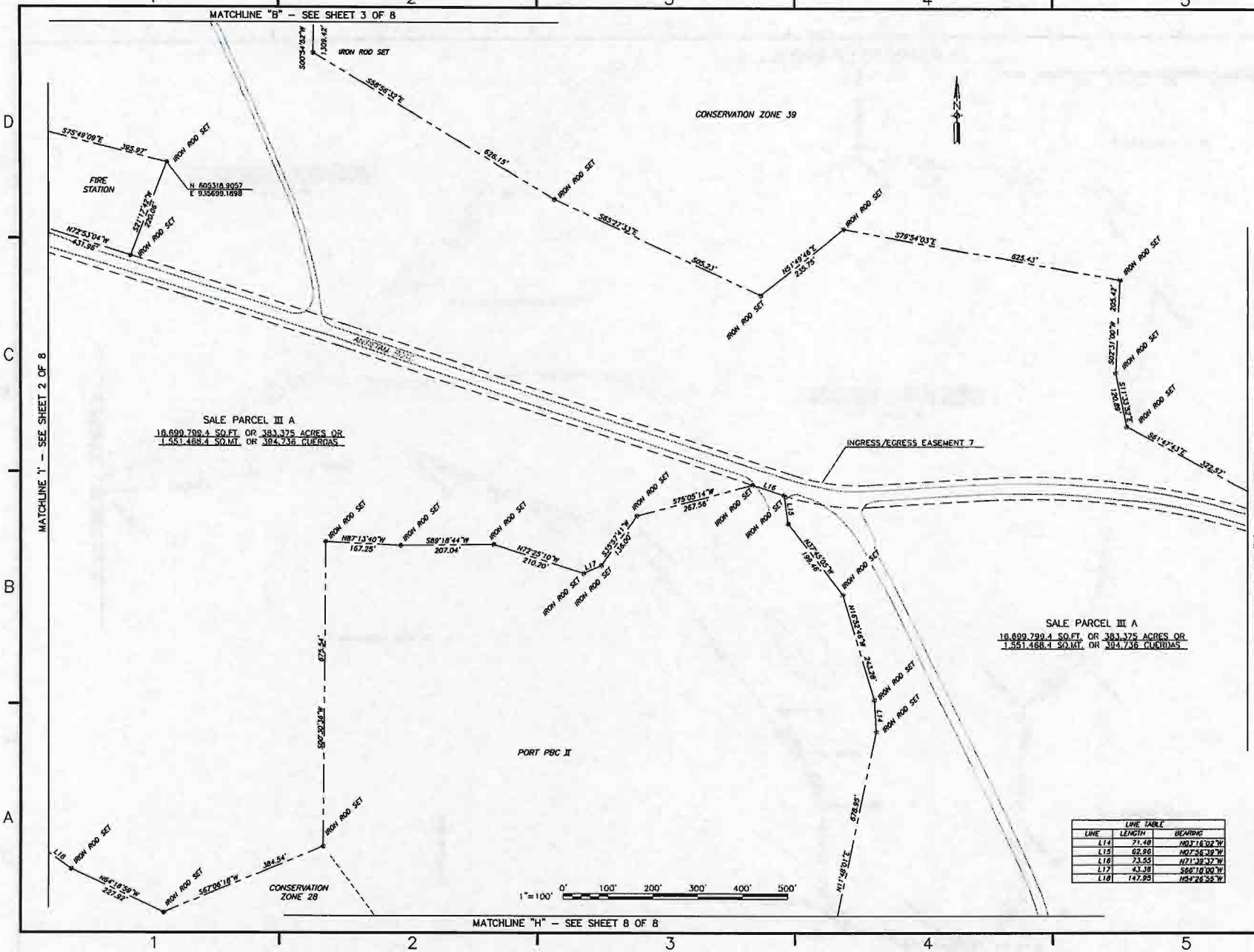
DESIGN
DRAWN
QC
CHIEF ARCH/ ENGR.

PROJECT MANAGER
FIRE PROTECTION
BRANCH MANAGER
DESIGN MANAGER

NAVAL FACILITIES ENGINEERING COMMAND
DEPARTMENT OF THE NAVY
NAVAL STATION
ATLANTIC DIVISION
NORFOLK, VIRGINIA
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE ID. NO. 80091 SIZE D
SCALE AS NOTED
CTO NO. 4527930
SPA. PROJ. NO.
SPEC. NO.
CONTR. CONTR. NO.
N62470-02-D-7619
CONTRACTOR DRAWING NO.

SHEET 3 OF 8



LINE TABLE		
LINE	LENGTH	BEARING
L14	71.48	N03°16'02"W
L15	62.96	N07°56'39"W
L16	73.55	N71°39'37"W
L17	43.38	S86°10'00"W
L18	147.95	N54°26'52"W

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PROJECT MANAGER
TYPE PROBLEMS
BRANCH MANAGER
DESIGN MANAGER

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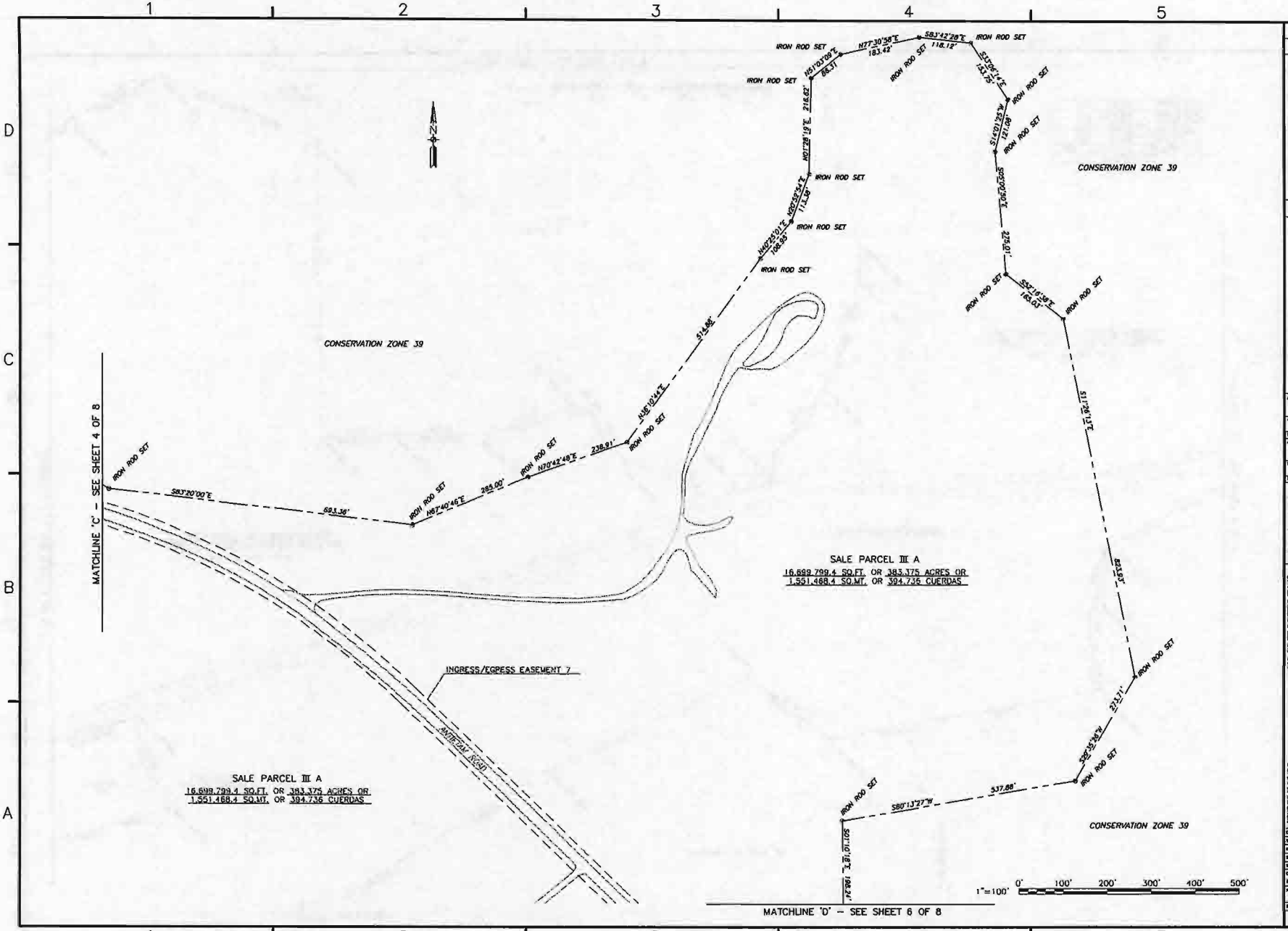
SALE PARCEL III A

CONTR. ID. NO. N0881 | REV. 0
SCALE AS NOTED
FTP NO. 1537930
SEA PROJ. NO.
SPEC. NO.
CONTR. CONTR. NO.
N62470-02-D-7619
DRAWING NO.
SHEET 4 OF 8



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PROJECT MANAGER
FIRE PROTECTION
DISCIP. MANAGER
WORK DIRECTOR

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NAVAL STATION

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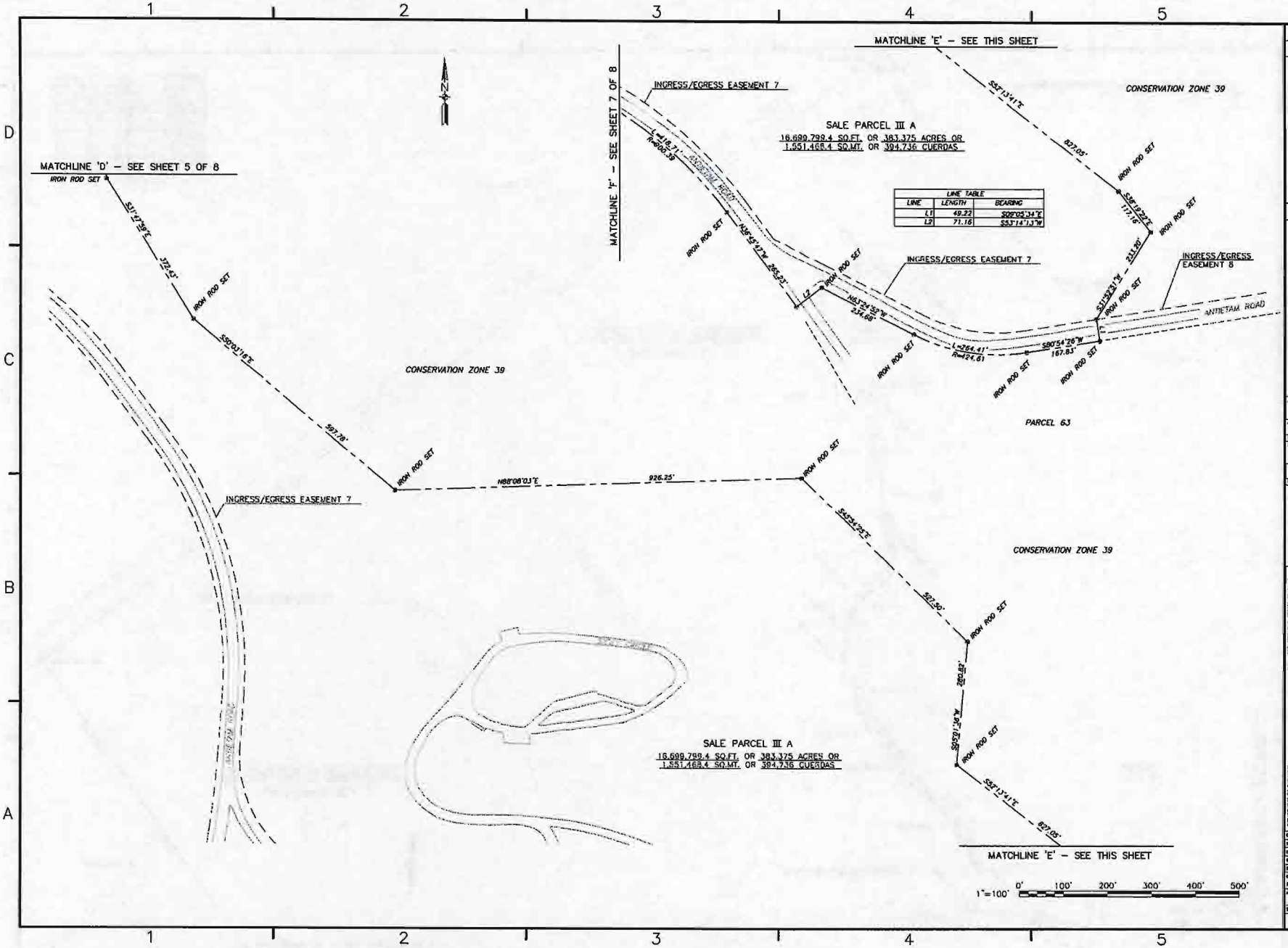
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE ID. NO. 80091 | SIZE D
SCALE AS NOTED
NTS NO. 1527930
SPL FINAL NO.
SPEC. NO.
CONTR. CONST. NO.
N62470-02-D-7619
DRAWING DRAWING NO.
SHEET 5 OF 8



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CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE ID. NO. 88091 SIZE D
SCALE AS NOTED
DWG NO. 1537930
SPEC. NO.
CONTR. CONTL NO.
N62470-02-D-7619
CONTRO DRAWING NO.
SHEET 6 OF 8

MATCHLINE 'G' - SEE SHEET 8 OF 8

MATCHLINE 'F' - SEE SHEET 6 OF 8

PORT PBC II

1722.35'

N34°50'41"E

IRON ROD SET

INGRESS/EGRESS EASEMENT 15 I

SALE PARCEL III A
16,699,799.4 SQ.FT. OR 383.375 ACRES OR
1,551,468.4 SQ.MT. OR 394.736 CUERDAS

N54°53'10"W

PORT PBC I

TORRECEDA DRIVE

2329.21'

VALLEY DRIVE ROAD

ANVETAM ROAD

INGRESS/EGRESS EASEMENT 7

L=302.60'
R=1349.61'

L=301.29'
R=463.39'

L=418.71'
R=860.39'

PARCEL 50
HOSPITAL

PARCEL 52
SCIENCE PARK

L3 92.95 S13°25'42"E
L4 66.27 S45°59'25"W
L5 88.03 S19°47'19"W
L6 63.64 S00°24'17"E
L7 80.48 S20°37'28"E
L8 39.09 S19°42'05"E
L9 21.14 S35°23'44"W
L10 75.72 S88°46'33"E
L11 77.38 N67°18'55"E
L12 4.00 N57°34'53"W

1"=100'

0' 100' 200' 300' 400' 500'

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CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS

SALE PARCEL III A

SCALE AS NOTED

N62470-02-D-7619

SHEET 7 OF 8

MATCHLINE 'H' – SEE SHEET 4 OF 8

IRON ROD SET
N87°35'48"E
103.07
L13
IRON ROD SET
IRON ROD SET
N11°48'01"E
675.95'

LINE TABLE		
LINE	LENGTH	BEARING
L13	30.24	N48°20'19"E

N34°11'31"W
810.32'

IRON ROD SET
S13°55'57"W
212.64'
IRON ROD SET

PORT PBC II

N68°14'34"W
925.09'

SALE PARCEL III A
16,659,799.4 SQ.FT. OR 383.375 ACRES OR
1,551,468.4 SQ.MT. OR 394.735 CUERDAS

N

ANTIGUO ROAD

IRON ROD SET
S58°38'36"W
291.85'
IRON ROD SET
S52°17'56"W
84.18
IRON ROD SET
S69°44'27"W
223.96'
IRON ROD SET
S87°36'56"W
583.63'
IRON ROD SET

PORT PBC II

1723.55'
N34°59'41"E

MATCHLINE 'G' – SEE SHEET 7 OF 8

1"=100' 0' 100' 200' 300' 400' 500'

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DATE
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A/E DFS
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QC
CHIEF ARCH/ ENGR.
PROJECT MANAGER
FIRM PRINCIPAL
BRANCH MANAGER
DESIGN MANAGER

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NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE IDN. NO. (SHEET) SIZE D
SCALE AS NOTED
CTO NO. 4337930
SYS. PROJ. NO.
SPEC. NO.
CONTRACT, CONTR. NO. N62470-02-D-7619
CONTRACT DRAWING NO.
SHEET 6 OF 8

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN APRIL 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.

2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9907), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).

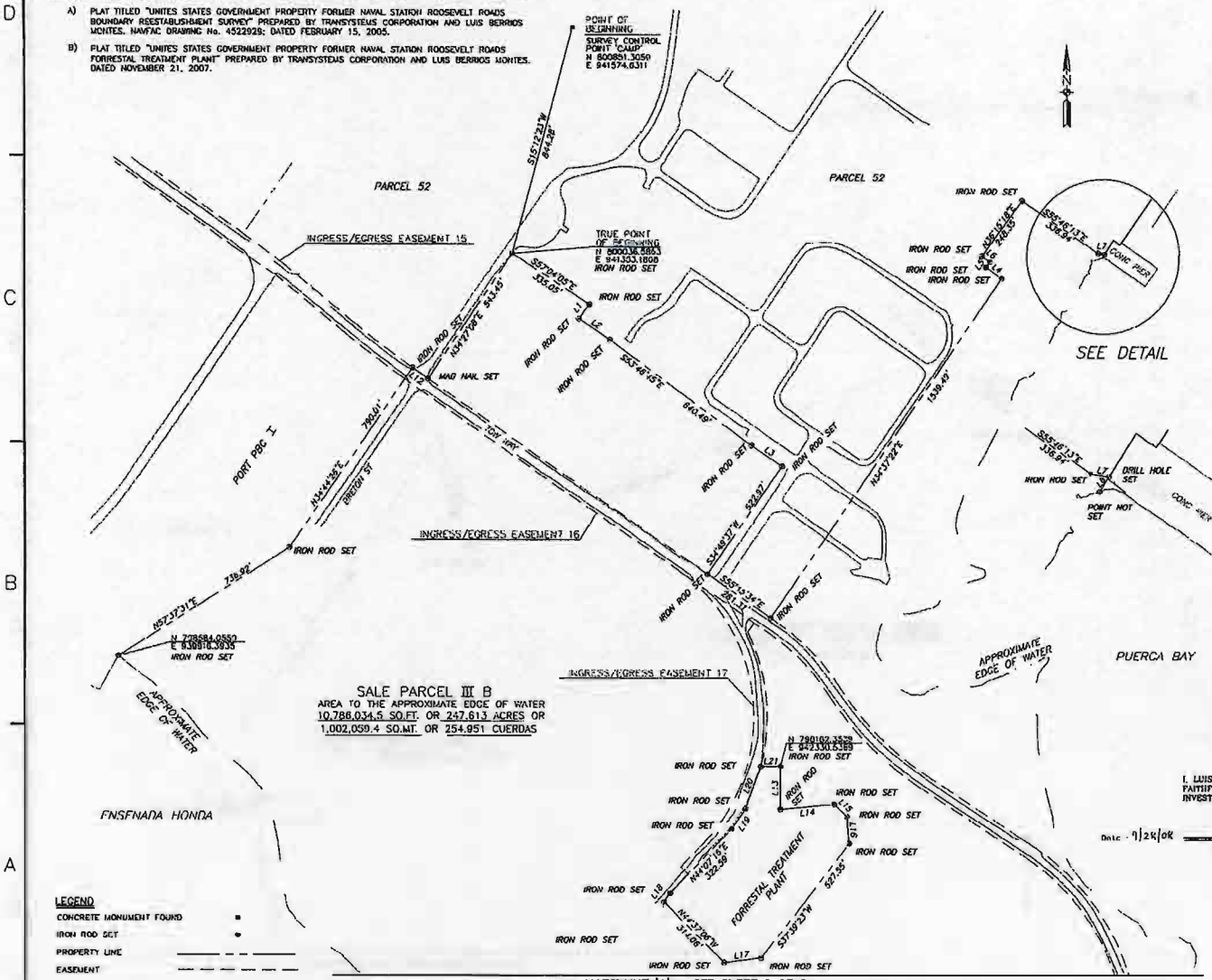
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:

   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEUS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522928; DATED FEBRUARY 15, 2005.

   B) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS FORRESTAL TREATMENT PLANT" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. DATED NOVEMBER 21, 2007.

4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.

5. DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE HEOENEITS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.


POINT OF BEGINNING
SURVEY CONTROL POINT "CAUP"
N 800891.3050
E 941574.0311
S15°12'21"W
844.28'
PARCEL 52
PARCEL 52
INGRESS/EGRESS EASEMENT 15
TRUE POINT OF BEGINNING
N 800036.5863
E 941353.1800
IRON ROD SET
S57°04'05"E
336.05'
IRON ROD SET
IRON ROD SET
IRON ROD SET
S55°48'45"E
640.46'
N44°27'04"E
543.45'
IRON ROD SET
MAG NAIL SET
PORT PBC I
PORTOR ST
N34°44'35"E
790.01'
IRON ROD SET
N57°37'31"E
238.92'
N 798584.0550
E 939916.3935
IRON ROD SET
APPROXIMATE EDGE OF WATER
INGRESS/EGRESS EASEMENT 16
IRON ROD SET
IRON ROD SET
S55°48'17"E
520.92'
IRON ROD SET
S55°15'34"E
261.11'
IRON ROD SET
N44°37'22"E
1338.45'
INGRESS/EGRESS EASEMENT 17
APPROXIMATE EDGE OF WATER
PUERCA BAY
ENSENADA HONDA
N 790162.3529
E 942330.5389
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
FORRESTAL TREATMENT PLANT
N44°27'45"E
322.59'
N54°37'08"W
314.06'
S37°39'27"W
627.55'
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET
IRON ROD SET

MATCHLINE 'A' – SEE SHEET 1 OF 2

N

APPROXIMATE EDGE OF WATER

INGRESS/EGRESS EASEMENT 16

SALE PARCEL III B
AREA TO THE APPROXIMATE EDGE OF WATER
10,786,034.5 SQ.FT. OR 247.613 ACRES OR
1,002,059.4 SQ.MT. OR 254.951 CUERDAS

ENSENADA HONDA

PUERCA BAY

APPROXIMATE EDGE OF WATER

ENSENADA HONDA

N 701803.5792
E 943746.8743

SEE DETAIL

CABRAS ISLAND

POINT NOT SET

L9

IRON ROD SET

IRON ROD SET

L10

POINT NOT SET

L11

LINE TABLE		
LINE	LENGTH	BEARING
L9	43.93	S37°06'03"W
L10	49.22	S37°06'03"W
L11	9.90	S37°06'03"W

1"=200' 0' 200' 400' 600' 800' 1000'

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DATE

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FOR USE FOR CONSTRUCTION PURPOSE

DATE

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DRAWN
REVIEW
QC
CHIEF DESIGN/ CONS.

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FIRE PROTECTION
BRANCH MANAGER
DESIGN ENGINEER

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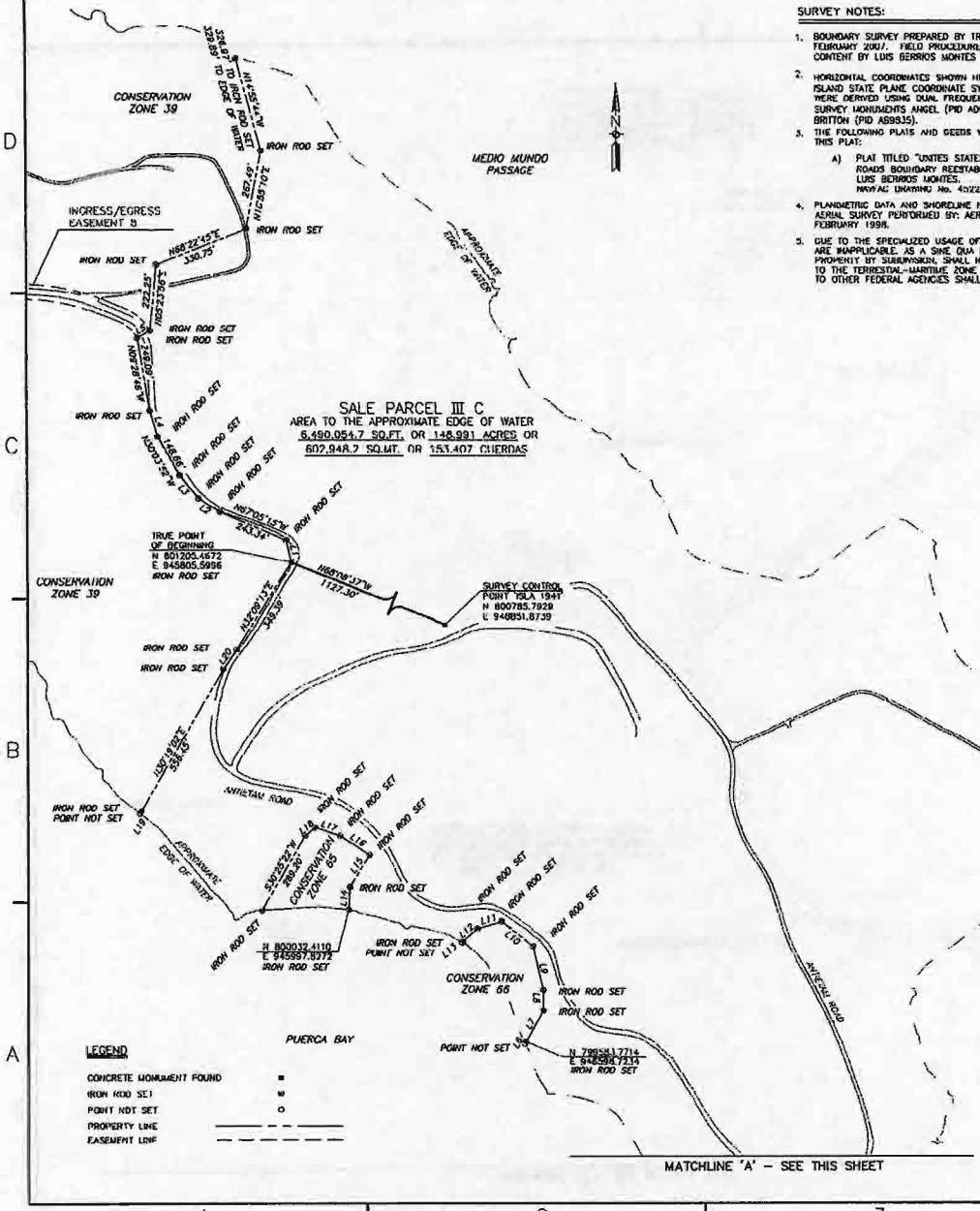
NAVAL FACILITIES ENGINEERING COMMAND
ATLANTIC DIVISION
NORFOLK, VIRGINIA
NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III B

CODE ID. NO. 80091 SIZE 0
SCALE AS NOTED
CTD NO.
SUA PROJ. NO.
SPEC. NO.
CONTR. CODE NO.
N62470-02-D-7619
DRAWING DRAWING NO.
SHEET 2 OF 2



LEGEND

CONCRETE MONUMENT FOUND	■
IRON ROD SET	⊠
POINT NOT SET	○
PROPERTY LINE	———
EASEMENT LINE	— — —

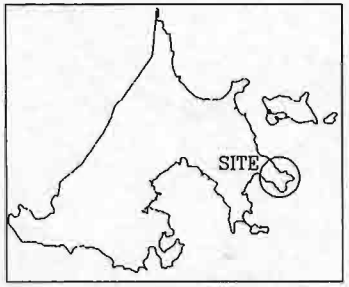
SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN FEBRUARY 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9935).
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
   A) PLAT TITLED "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES.
   NAVFAC DRAWING No. 4302929; DATED FEB 15, 2005.
4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD CURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
5. DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTIAL–MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTIAL–MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.52	N12°40'50"W
L2	83.21	N56°52'02"W
L3	99.51	N10°13'54"W
L4	90.51	N16°17'06"W
L5	49.22	N60°44'45"E
L6	7.61	N22°08'31"E
L7	122.01	N29°08'31"E
L8	68.93	N00°21'16"W
L9	153.47	N13°15'51"W
L10	134.38	N51°39'21"W
L11	85.74	S74°10'42"W
L12	66.62	S48°21'26"W
L13	4.60	S48°21'26"W
L14	76.03	N07°54'26"E
L15	126.56	N37°47'44"E
L16	118.61	N57°02'16"W
L17	89.20	N77°16'53"W
L18	43.76	S50°50'57"W
L19	6.59	N30°19'02"E
L20	81.66	N31°46'54"E

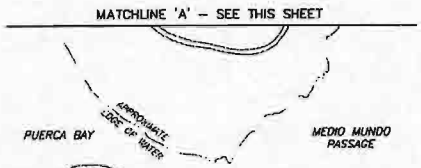
LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE



CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date: 9/28/08

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Surveyor License No. 8609

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Agrimensor De Tierras 8609
Dorado Beach 100-B Dorado PR-00646
Tel. Cliente (787) 252-0762
P. O. Box 4259 Vega Baja, P. R.

1"=200' 0' 200' 400' 600' 800' 1000'

MATCHLINE 'A' – SEE THIS SHEET

REV	DESCRIPTION	DATE	BY

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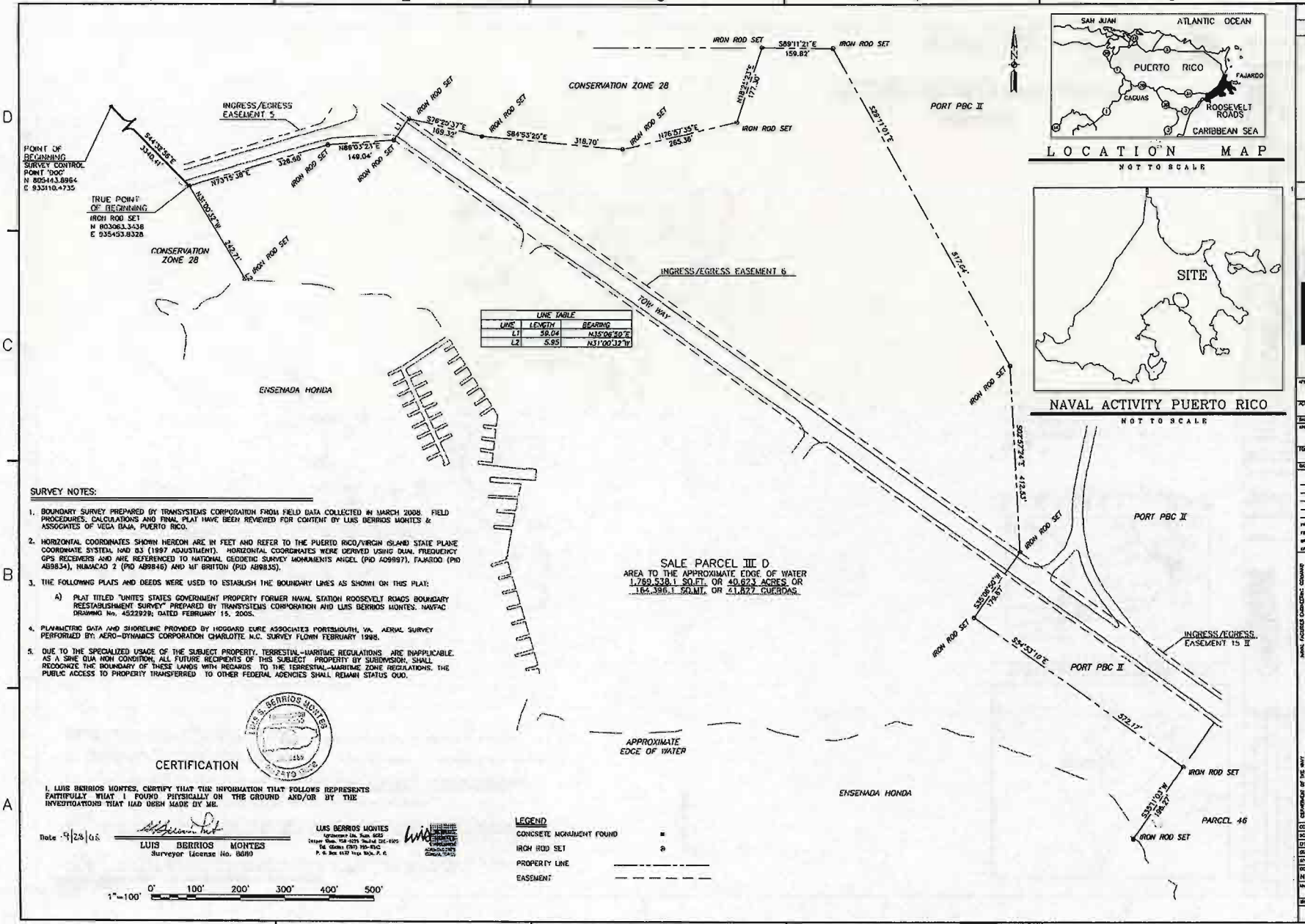
PROJECT MANAGER
FIELD PROJECTION
BRANCH MANAGER
DELIVERY MANAGER

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA
NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
ATLANTIC DIVISION
CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III C

CODE ID. NO. 80091 | SIZE D
SCALE AS NOTED
STD NO.
SPL. PROJ. NO.
SPEC. NO.
GENERAL SERVICE NO.
N62470-02-D-7519
NAVFAC DRAWING NO.
SHEET 1 OF 1



SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN MARCH 2008. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522928; DATED FEBRUARY 15, 2005.
4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
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CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date 9/28/08

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Surveyor License No. 8810

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LBM ASSOCIATES
AGRIMENSORES
CONSULTORES

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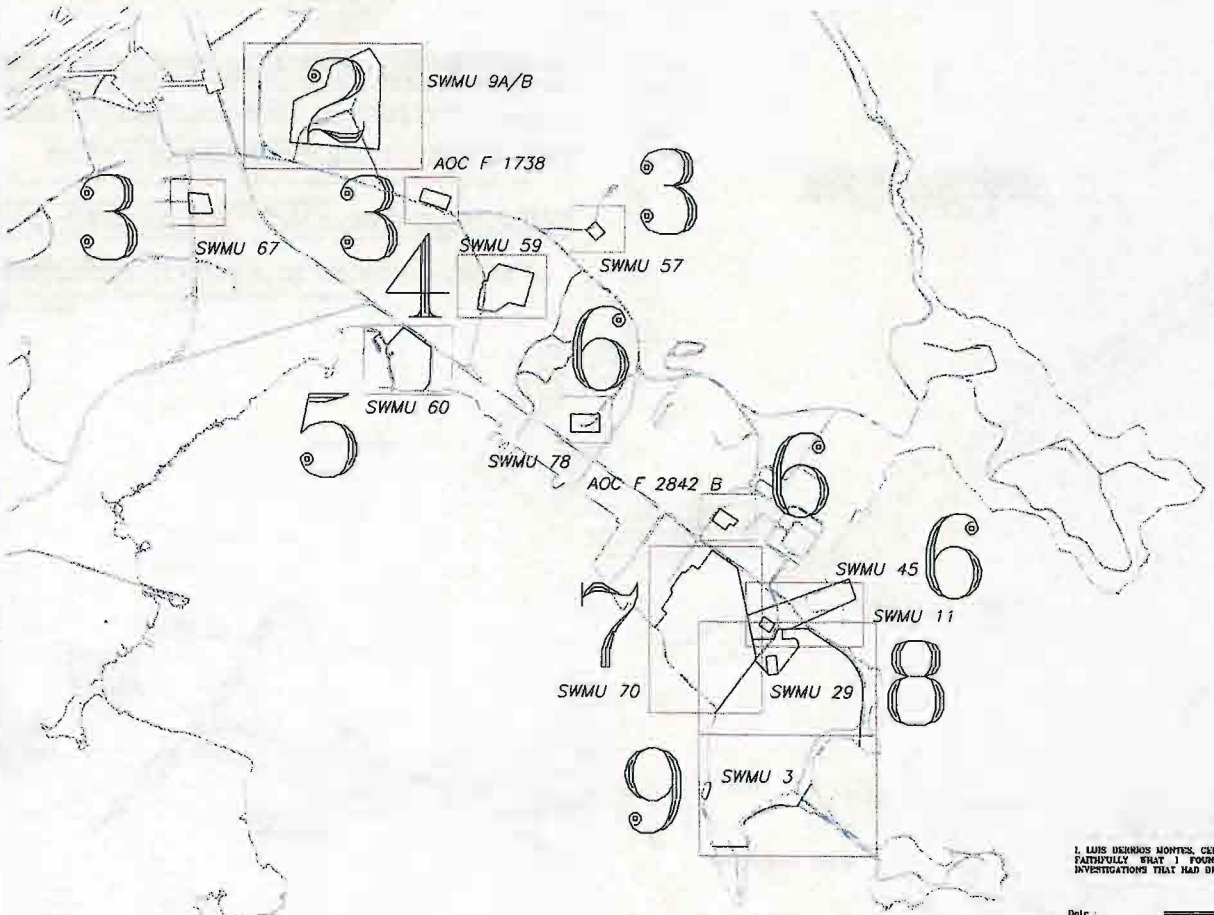
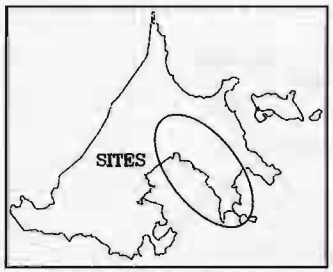
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III D

CODE ID. NO. 60951 SIZE B
SOLD AS NOTED
DWG NO.
SPA. PROJ. NO.
SYSTEM NO.
CONTRACT NO. N62470-02-D-7519
SHEET 1 OF 1

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN 2006 AND 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD8997), FAJARDO (PID AB9534), HUMACAO 2 (PID AB5848) AND LIT HISTON (PID AD3835).
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522920; DATED FEBRUARY 15, 2005.
4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
5. NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.





NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE

LOCATION MAP

NOT TO SCALE

LEGEND

CONCRETE MONUMENT FOUND	■
IRON ROD SET	●
POINT NOT SET	○
SWMU LIMIT LINE	— — —
FENCE LINE	

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date :

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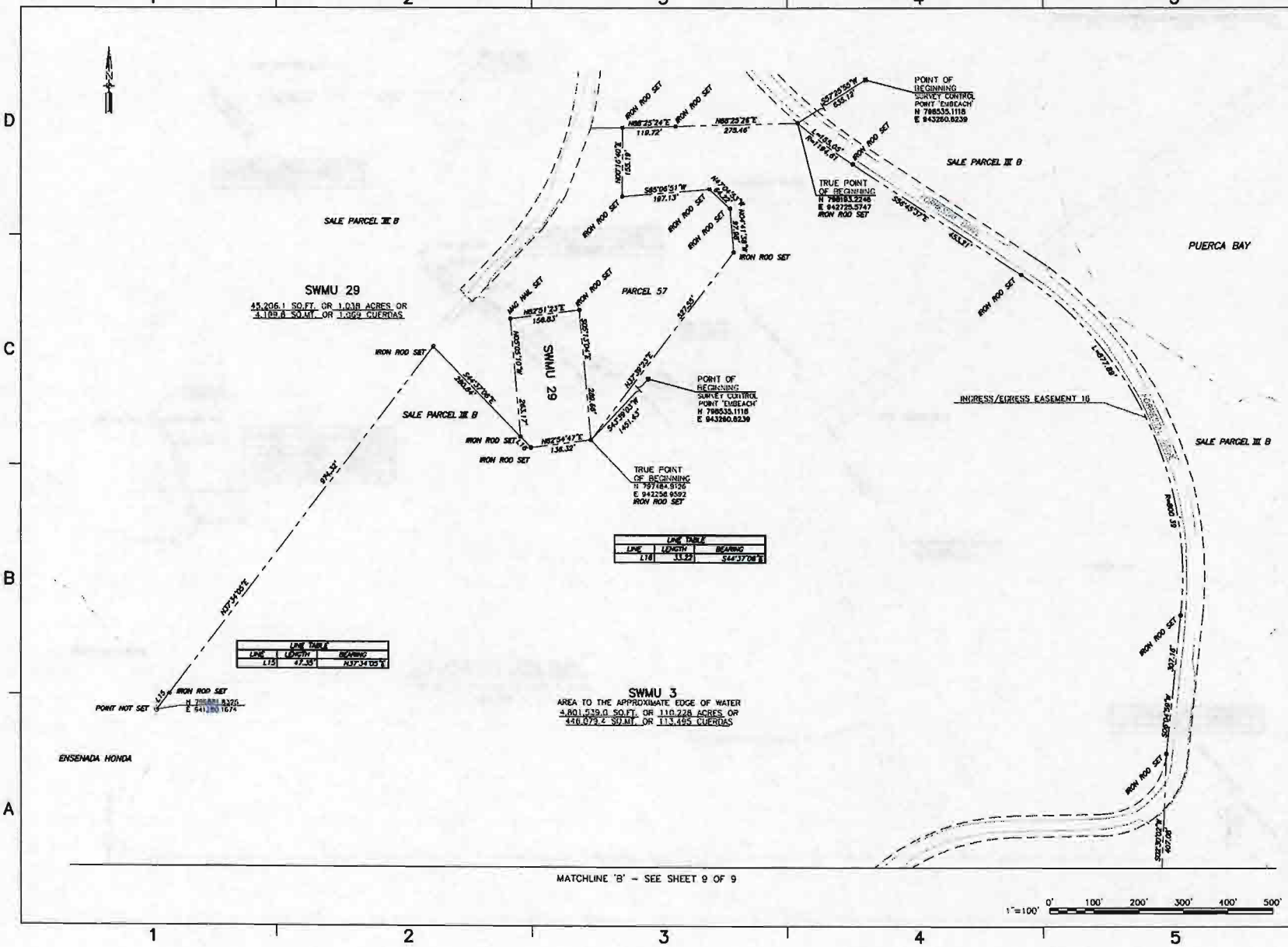
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
IND AREA SWMU/AOC SITES

N62470-02-D-7519



LINE TABLE		
LINE	LENGTH	BEARING
L15	47.35'	N37°34'05"E

LINE TABLE		
LINE	LENGTH	BEARING
L16	33.23'	S44°37'08"E

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FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 3 & 29

N62470-02-D-7619

MATCHLINE 'B' – SEE SHEET 8 OF 9

N

INGRESS/EGRESS EASEMENT 16

SWMU 3

AREA TO THE APPROXIMATE EDGE OF WATER
4,801,539.0 SQ.FT. OR 110.228 ACRES OR
446,079.4 SQ.MT. OR 113.495 CUERDAS

ENSEDADA HONDA

PUERCA BAY

SALE PARCEL III B

CZ 58

CZ 60

IRON ROD SET

POINT NOT SET

N 795891.7234
E 941278.6058
2" GALVANIZED PIPE SET

N 795455.7512
E 942431.8678
IRON ROD SET

N 795554.9561
E 941089.6763

N 794828.1820
E 941719.4500
IRON ROD SET

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.18	N61°08'37"E
L2	52.65	N24°07'00"E
L3	74.34	N06°11'16"E
L4	33.53	N37°40'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L8	8.74	S02°30'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L9	23.13	S08°33'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	13.30	S89°32'14"W

S89°32'14"W 521.37'

1"=100' 0' 100' 200' 300' 400' 500'

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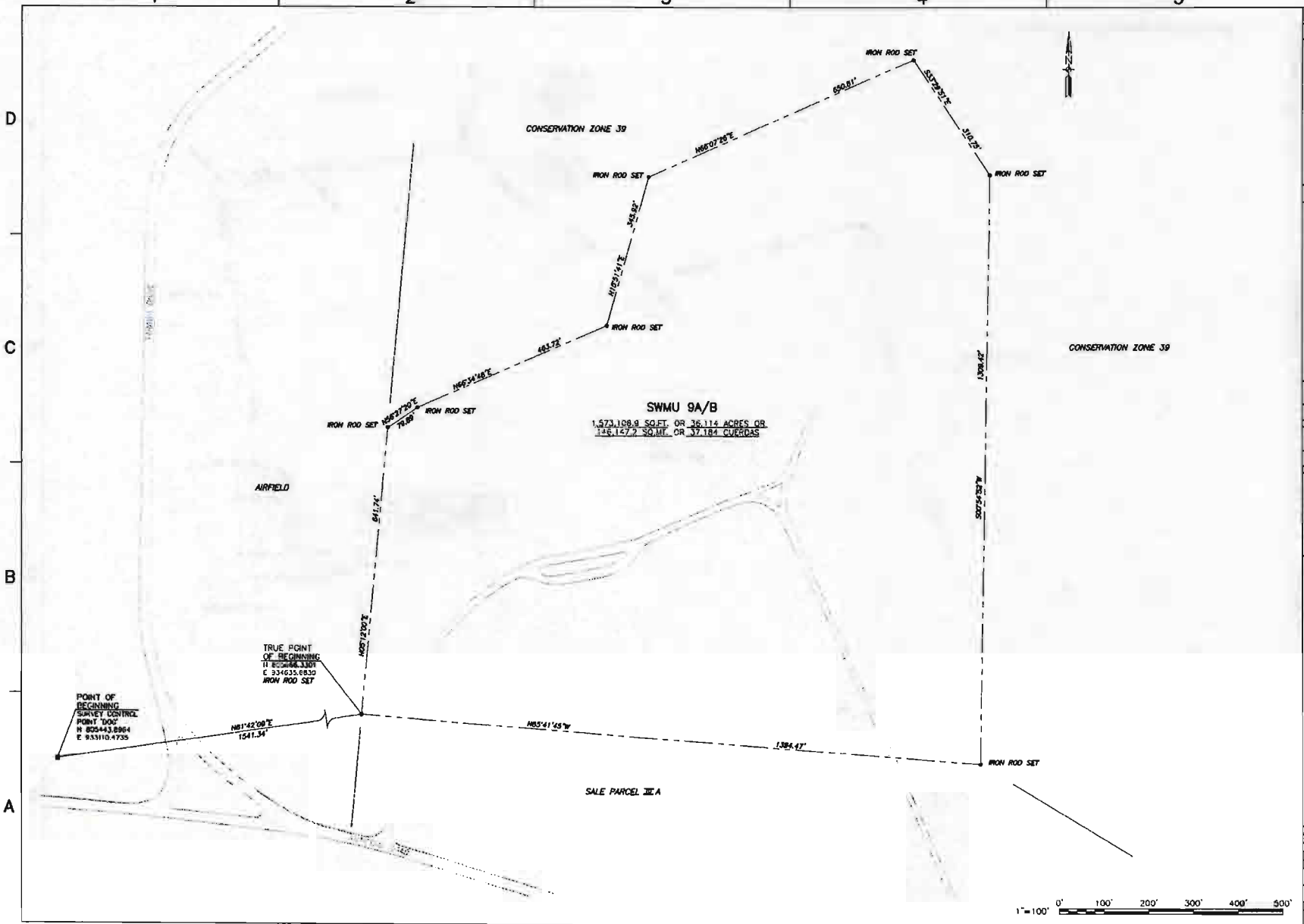
NAVAL STATION CEIBA, PUERTO RICO
NAVAL ACTIVITY PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 3

N63470-02-D-7519

SHEET 9 OF 9



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NAVAL STATION

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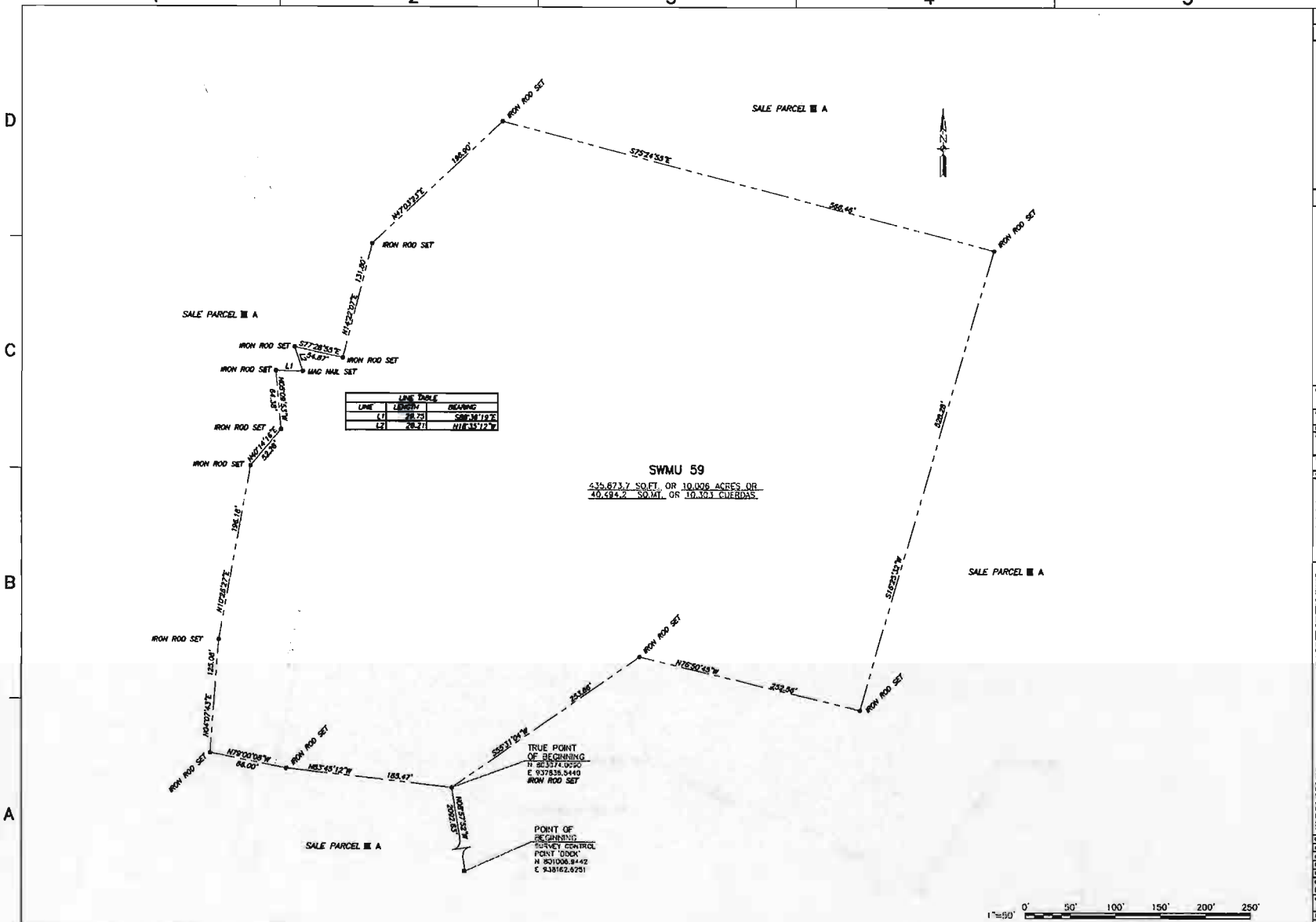
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS

SWMU 9A/B

N62470-02-D-7019



LINE TABLE		
LINE	LENGTH	BEARING
L1	28.75'	S88°38'19"E
L2	28.71'	N18°35'12"W

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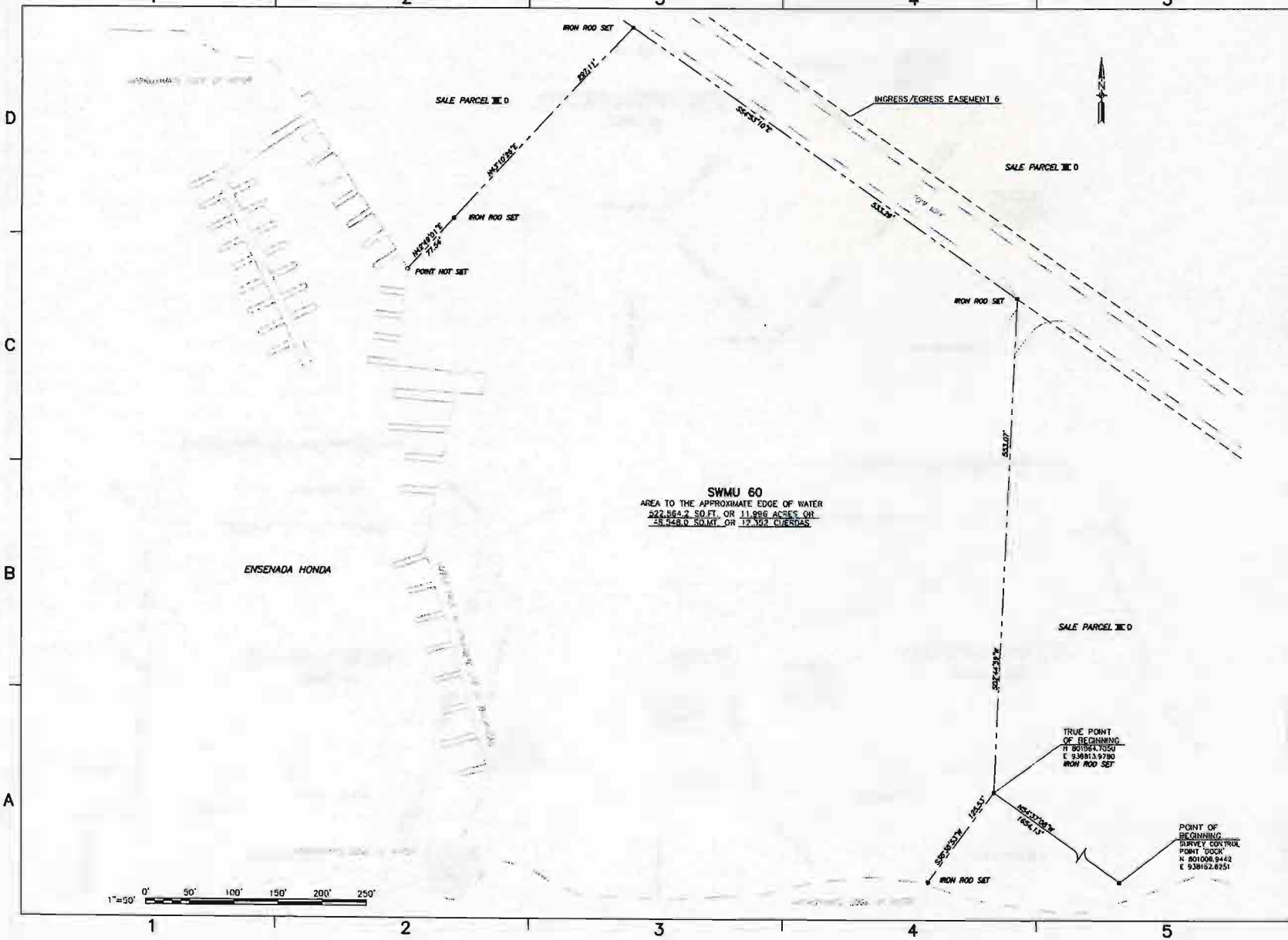
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 59

CONTR. NO. NAS. DIVISION
SCALE AS NOTED
CFD NO.
STA. PROJ. NO.
DWG. NO.
N62470-02-D-7610
SHEET 4 OF 9



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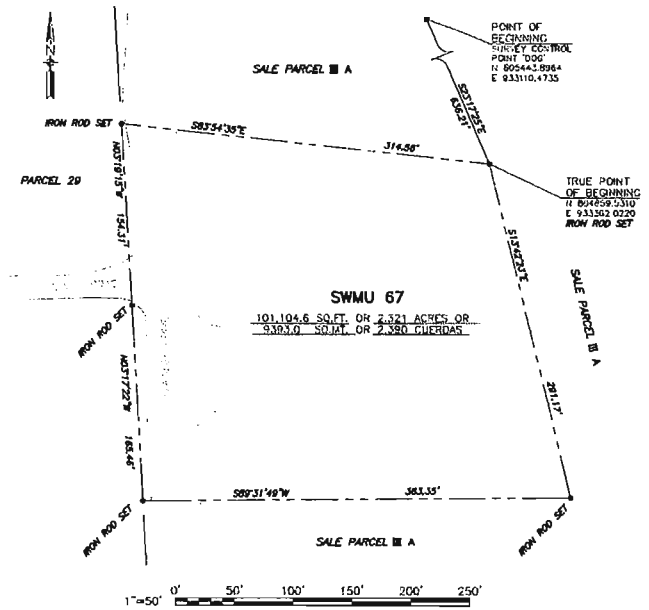
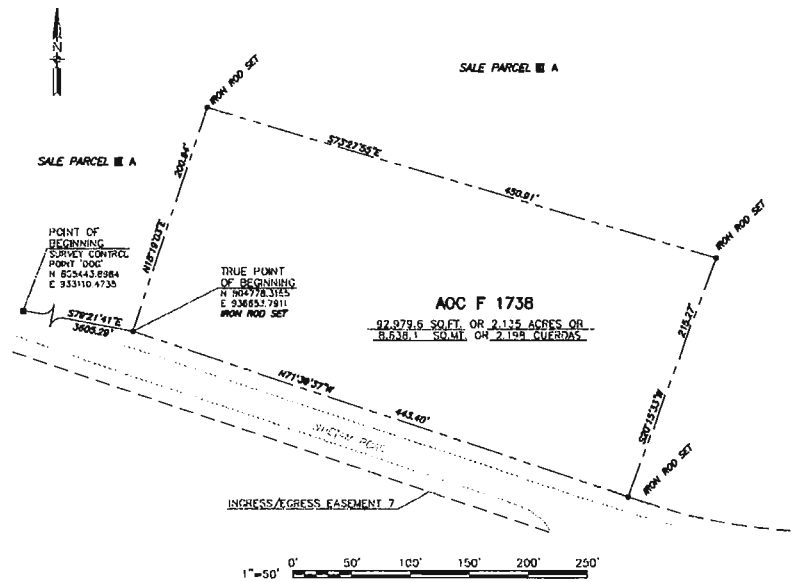
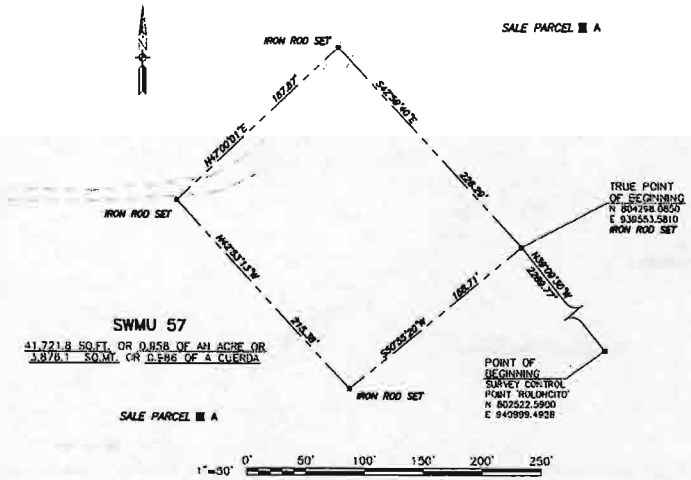
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 60

N62470-03-D-7618







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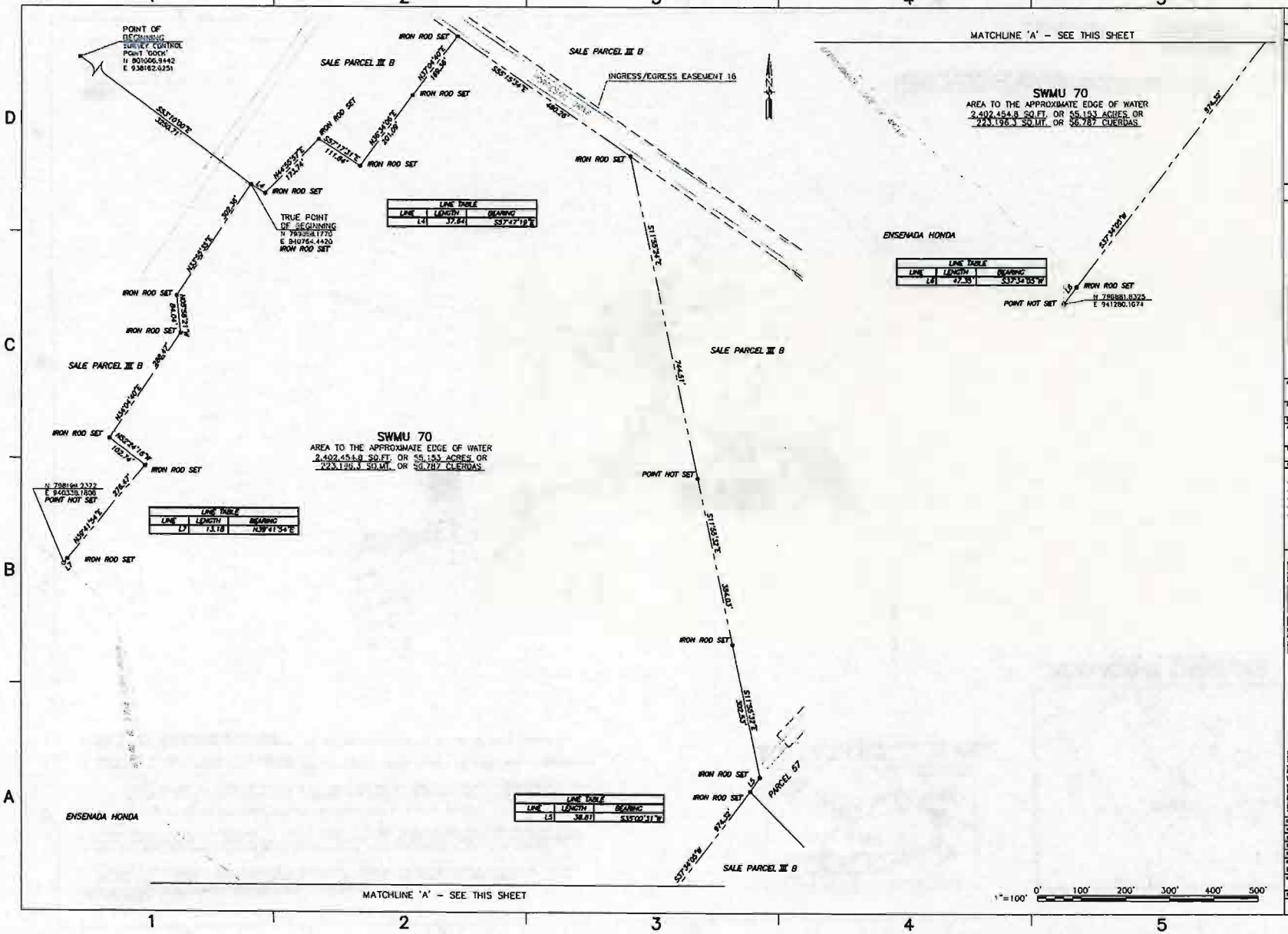
NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 67, 57 & AOC F 1738

SCALE AS NOTED
N62470-03-D-7819
SHEET 3 OF 9



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NAVAL FACILITIES ENGINEERING COMMAND
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ATLANTIC DIVISION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 70

N62470-08-D-7619

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN NOVEMBER 2008. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
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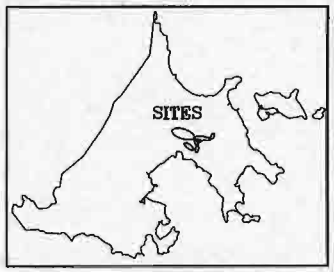
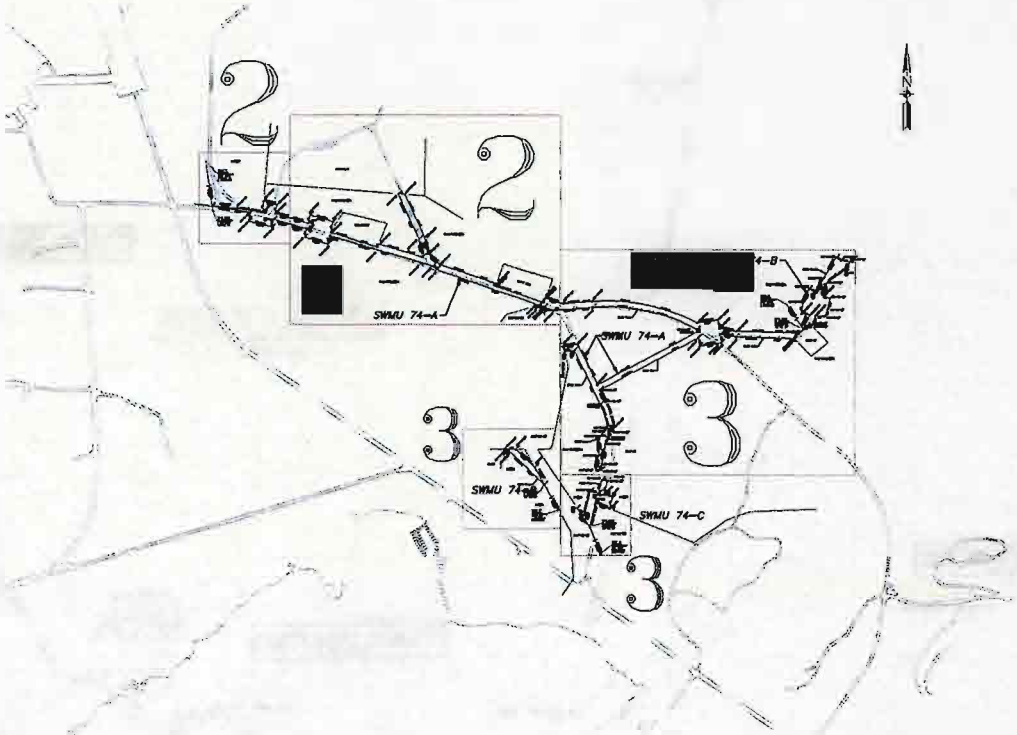
5. NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.

LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LEGEND

CONCRETE MONUMENT FOUND	■
IRON ROD SET	●
POINT NOT SET	○
SWMU LIMIT LINE	— — —

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date

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Surveyor License No. 6680

LUIS BERRIOS MONTES
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NAVAL DIVISION

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NORFOLK, VIRGINIA
ATLANTIC DIVISION
COMMANDER OF THE NAVY
NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 74

CONT. ID. NO. 00003 | REV. 0
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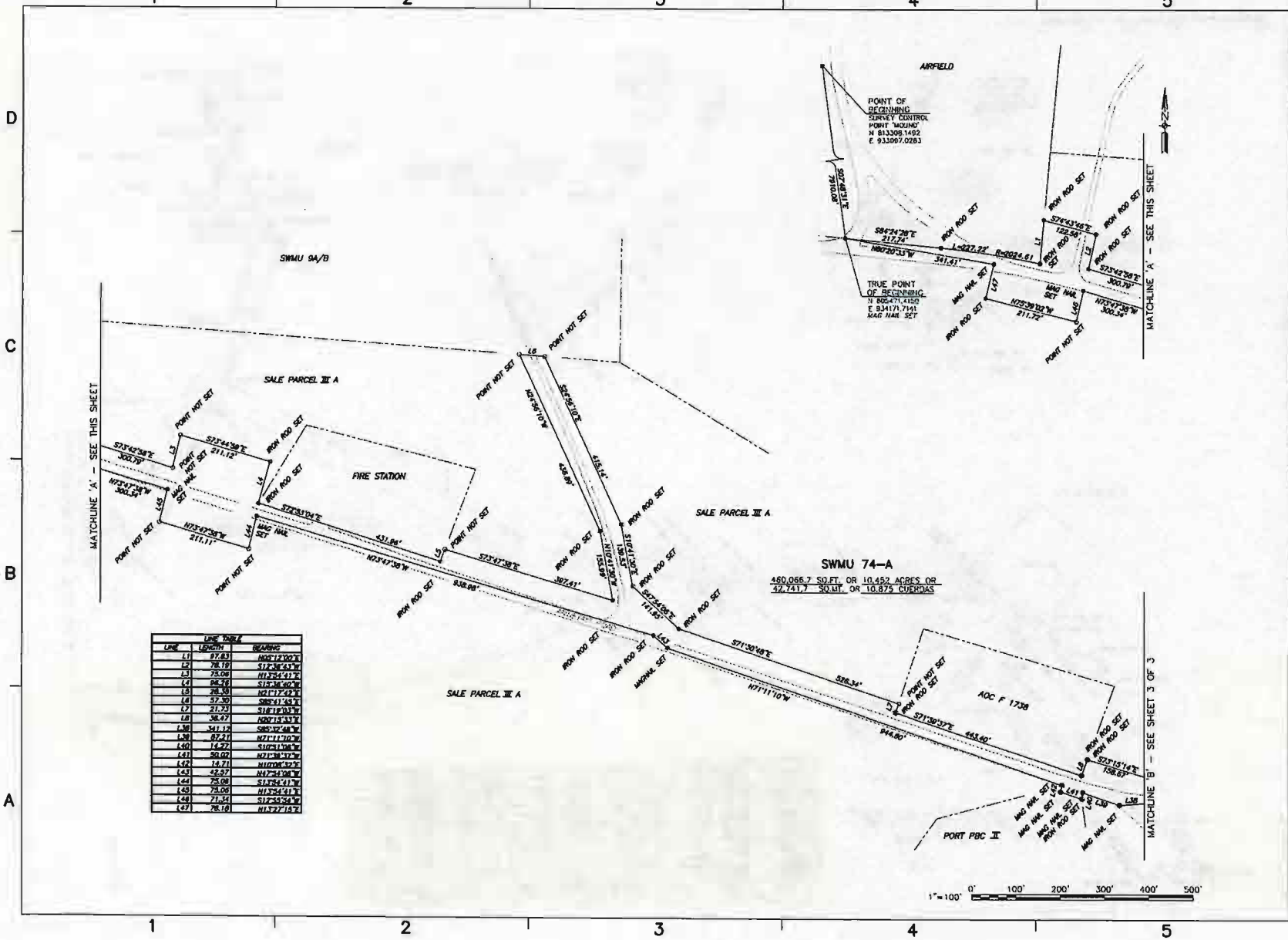
SIA. FIGS. NO.
SPEC. NO.
CONTR. CONS. NO.
N62470-02-D-7818
DRAWING NO.
SHEET 1 OF 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	97.83	N05°12'00"E
L2	78.19	S12°36'43"W
L3	75.06	N13°54'41"E
L4	96.76	S15°36'40"W
L5	26.38	N21°17'42"E
L6	57.30	S85°41'45"E
L7	21.73	S16°18'03"W
L8	36.47	N20°13'33"E
L39	341.12	S85°12'48"W
L38	87.21	N71°11'10"W
L40	14.27	S10°51'06"W
L41	50.02	N71°39'37"W
L42	14.71	N10°06'32"E
L43	42.57	N17°34'08"W
L44	75.06	S13°54'41"W
L45	75.06	N13°54'41"E
L46	71.34	S12°53'54"W
L47	76.16	N13°27'15"E

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APPROVED
PLANNER - SUPERVISORY
DATE
APPROVED
FOR USE FOR CONSTRUCTION
DATE
A/E CTO
PROJECT MANAGER
FILE PREFIXES
SERVICE MANAGER
SCOPE MANAGER

DEPARTMENT OF THE NAVY
NAVAL STATION
NAVAL FACILITIES ENGINEERING COMMAND
ATLANTIC DIVISION
NORFOLK, VIRGINIA
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 74

COMP. & NO. DRAWN
SCALE AS NOTED
CTS NO.
STA. PROJ. NO.
DYC NO.
CONTR. DWGS. NO.
N62470-02-D-7619
NAVFAC DRAWING NO.
SHEET 2 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L9	74.72	S25°39'03"E
L10	73.68	N81°16'41"E
L11	92.40	N06°41'12"E
L12	75.11	S46°11'20"E
L13	50.00	S26°13'52"E
L14	81.83	S82°43'42"E
L15	63.21	S11°00'16"E
L16	74.88	S46°11'20"E
L17	80.70	S10°42'48"E
L18	74.44	S25°31'43"W
L19	73.68	N81°16'41"E
L20	91.83	S24°51'54"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	23.84	N42°38'40"W
L22	74.08	S47°00'01"W
L23	63.50	S47°00'01"W
L24	7.48	S45°57'11"E
L25	73.04	S08°35'26"E
L26	71.67	N08°38'03"W
L27	19.54	N77°38'35"W
L28	26.71	S18°35'22"E
L29	29.75	N88°36'18"W
L30	64.36	S08°08'33"E
L31	52.39	S40°14'18"W
L32	41.07	S0°07'43"W
L33	49.89	N78°44'01"W

LINE TABLE		
LINE	LENGTH	BEARING
L34	74.81	S86°53'40"E
L35	87.57	S82°10'36"W
L36	50.38	N16°52'46"W
L37	21.50	N06°38'03"W
L48	88.57	S46°17'33"E
L49	75.00	S76°18'03"E
L50	118.18	N13°44'43"E
L51	50.06	N75°00'06"E
L52	120.52	S13°44'43"W
L53	75.00	S76°18'03"E
L54	108.98	S13°41'37"W
L55	26.41	N88°37'13"E
L56	12.70	S16°25'43"E
L57	62.89	S88°11'21"E

SWMU 74-A

460,066.7 SQ.FT. OR 10.457 ACRES OR
42,741.7 SQ.MT. OR 10.875 CUERDAS

SWMU 74-B

73,882.1 SQ.FT. OR 1.696 ACRES OR
6,863.9 SQ.MT. OR 1.726 CUERDAS

SWMU 74-C

38,069.0 SQ.FT. OR 0.874 ACRES OR
3,538.5 SQ.MT. OR 0.900 CUERDAS

SWMU 74-D

16,988.7 SQ.FT. OR 0.390 ACRES OR
1,578.3 SQ.MT. OR 0.402 CUERDAS

POINT OF BEGINNING
SURVEY CONTROL POINT 'MOUND'
N 813306.1492
E 933097.0283

TRUE POINT OF BEGINNING
N 804414.5322
E 939343.7210
IRON ROD SET

TRUE POINT OF BEGINNING
N 803549.8943
E 937075.8131
IRON ROD SET

TRUE POINT OF BEGINNING
N 803703.3650
E 937471.2568
IRON ROD SET

POINT OF BEGINNING
SURVEY CONTROL POINT 'DOCK'
N 801006.9442
E 938162.6251

MATCHLINE 'B' - SEE SHEET 2 OF 3

SALE PARCEL III A

SWMU 57

SWMU 59

PORT PBC II

SP III A

1"=100' 0' 100' 200' 300' 400' 500'

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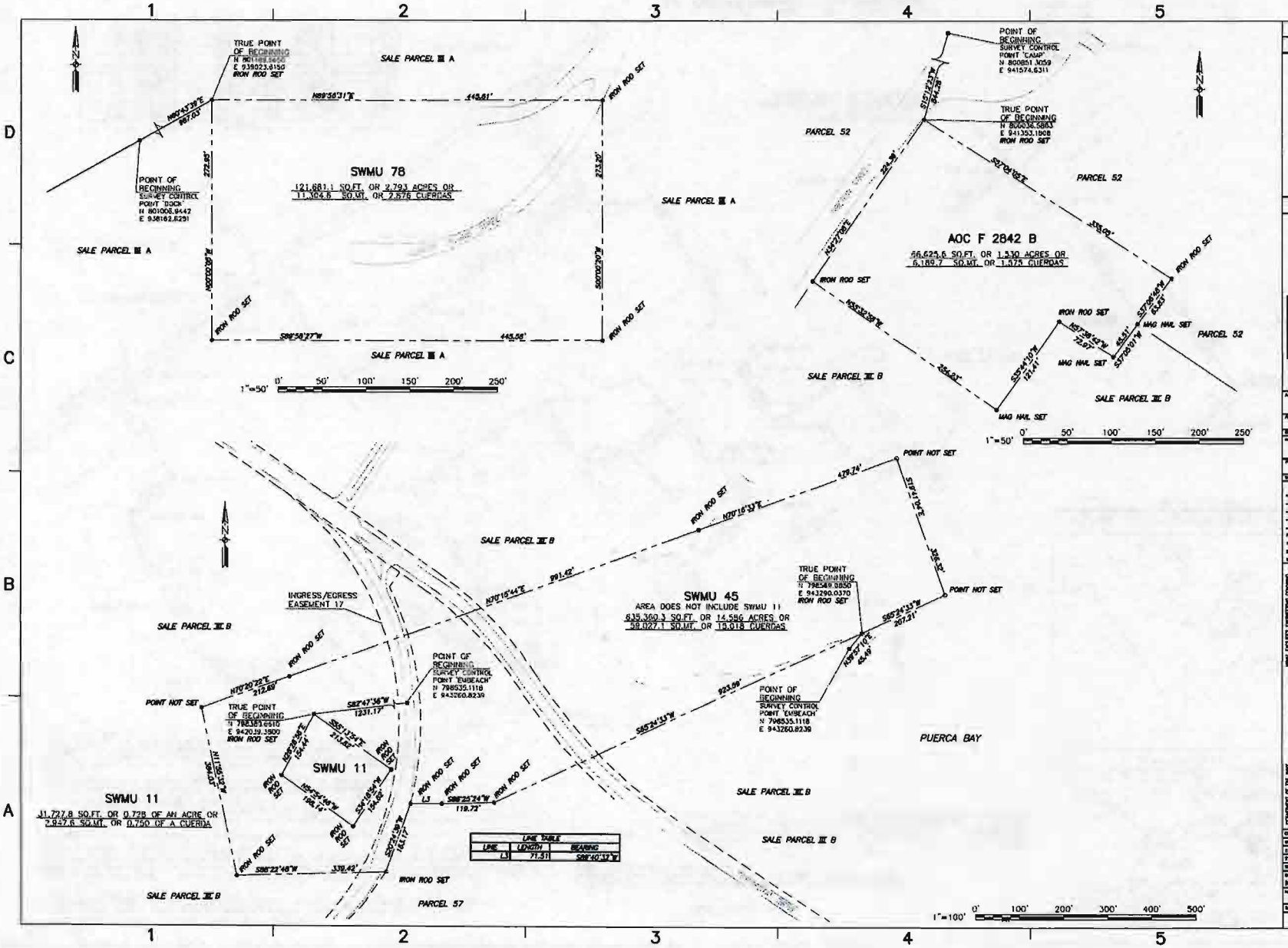
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 74

N63470-08-D-7818

SHEET 3 OF 3



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NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA

NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 78, 11, 45 & AOC F 2842 B

DEPARTMENT OF THE NAVY
NAVAL STATION

N62470-08-D-7818

SHEET 8 OF 9

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN JANUARY 2006. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.

2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AD9934), HUMACAO 2 (PID AD9640) AND MT BRITTON (PID AD9635).

3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:

   A) PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEB 15, 2005.

4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.

5. DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.

CERTIFICATION

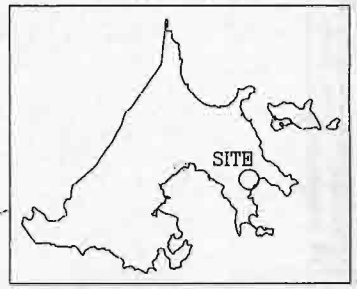
I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date 9/28/08

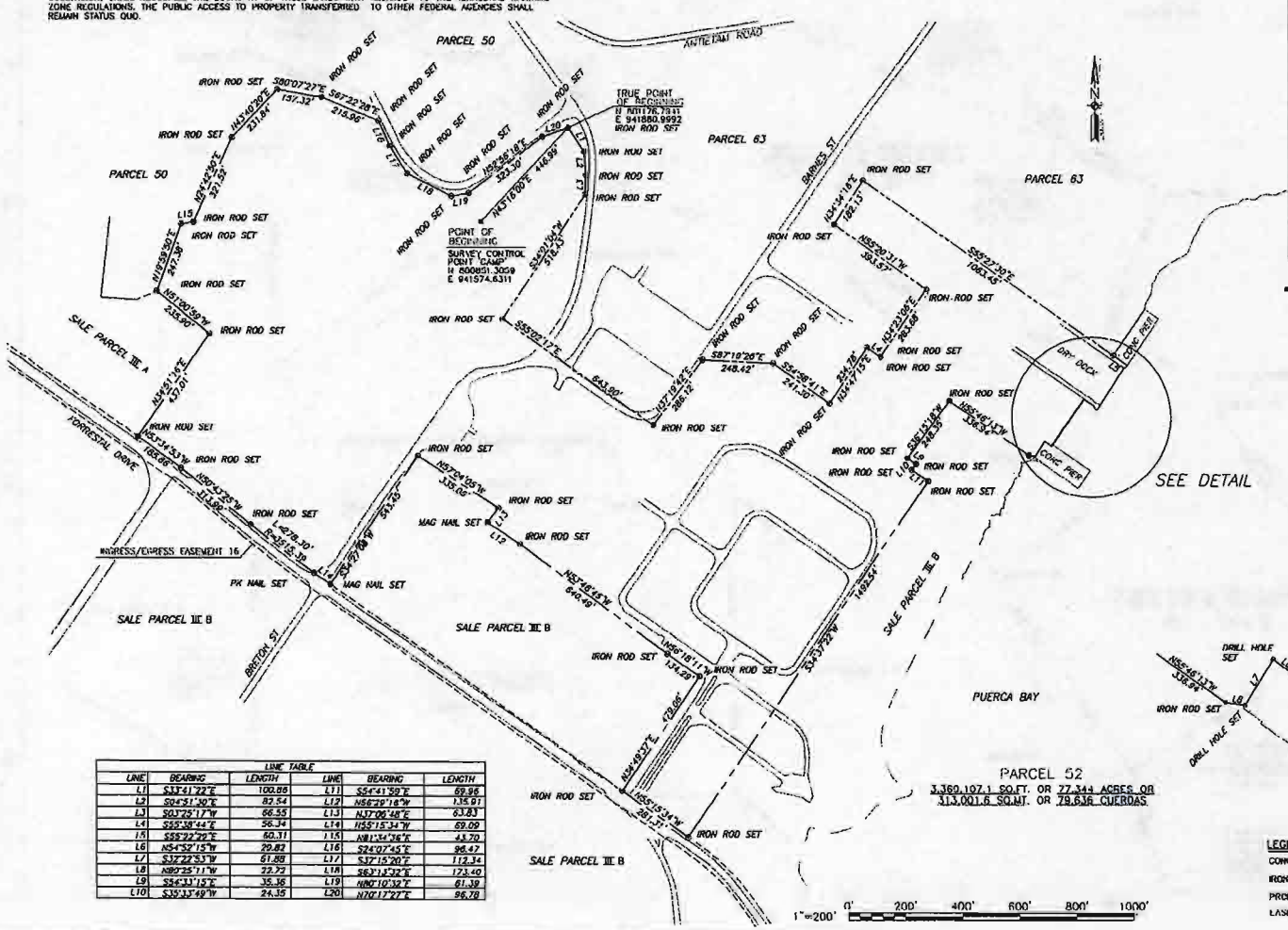
LUIS BERRIOS MONTES
Surveyor License No. 8889

LUIS BERRIOS MONTES
Agrimensor No. Mun. 8889
Tel. Fijo (787) 858-8610 / 858-1820 Fax (787) 858-6342
Ave. Hostosia La Atalaya II Calle Arcadio Vega Baja PR 00693-2049

LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S33°41'22"E	100.86	L11	S54°41'59"E	69.96
L2	S04°51'30"E	82.54	L12	N56°29'18"W	115.91
L3	S03°25'17"W	66.55	L13	N37°06'48"E	63.83
L4	S35°38'44"E	56.34	L14	N55°15'34"W	69.09
L5	S55°32'20"E	60.31	L15	N81°54'26"E	43.70
L6	N54°52'15"W	29.82	L16	S24°07'45"E	96.47
L7	S37°22'53"W	61.88	L17	S37°15'20"E	112.34
L8	N80°25'11"W	22.72	L18	S63°13'32"E	173.40
L9	S34°33'15"E	35.36	L19	N80°10'32"E	61.39
L10	S35°33'49"W	24.35	L20	N70°17'27"E	96.78

PARCEL 52
3,369,107.1 SQ.FT. OR 77.344 ACRES OR
313,001.6 SQ.MT. OR 79.636 CUERDAS

LEGEND
CONCRETE MONUMENT FOUND
IRON ROD SET
PROPERTY LINE
EASEMENT LINE

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150 Boush Street - Suite 1000
Norfolk - Virginia - USA, 23510-1638
Phone 757-625-1400 Fax 757-625-4113
www.transystems.com

APPROVED
ACTIVITY - SUBDIVISION ID
DATE
APPROVED
FOR USE FOR COMMUNITY PURPOSE
DATE
A/C
U/D
OCEAN
EARTH
WOVEN
OR
CHIEF IRON/DOCK
PROJECT MANAGER
FIRE PROTECTION
BRANCH MANAGER
DEPUTY DIVISION

NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA
ATLANTIC DIVISION
CEIBA, PUERTO RICO
NAVAL ACTIVITY PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
PARCEL 52

CERTIFICATE OF THE ACT
SEAL STATION
CODE ID. NO. 99991 DATE 0
SCALE AS NOTED
CTR NO.
CTR. PROJ. NO.
SPEC. NO.
GENERAL CONTR. NO.
N62470-02-D-7019
REFERENCE DRAWING NO.
SHEET 1 OF 1

Exhibit E

Tables

Table 1
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Facilities List

Facility #	Former User	Name	Area	Unit	Yr Built
38	PWD EED	OLD POWER PLANT	24500	SF	1944
124	PWD	GAS FILLING STATION	294	SF	1955
278	SURFOPS	OIL DRUM STORAGE	17000	-	1949
377	AIROPS (GED)	GRND ELECTRONICS MAINT SHOP	10000	SF	1958
394	AFWTF	TORPEDO SHOP/UNDERGROUND DEP	16160	SF	1958
396	AFWTF	GUARD SHELTER	36	SF	1958
832	AFWTF	MISC STORAGE	750	SF	1962
1720	MWR	PICNIC PAVILLION	64	SF	1972
1724	MWR	YACHT CLUB	1590	SF	1972
1726	MWR	TENNIS COURTS (LIGHTED)	3200	SF	1972
1730	AFWTF	MK-48 TORPEDO SHOP	4000	SF	1969
2015	AFWTF	TORPEDO PAINT SHOP	100	SF	1971
2288	AFWTF	OPER HAZ/FLAMMABLE STORAGE	222	SF	1989
2312	PWD	HAZ WASTE STORAGE BY B#2042	100	SY	1989
2334	MWR	BOATHOUSE/MARINA	8450	SF	1993
2344	MWR	MWR CLUB STGE	9700	SF	1993
2345	MWR	MWR STORAGE BLDG BY 377	9600	SF	1993
2377	MWR	MARINA	-	-	-

List based on 2003 NAPR base map (Base map - PREnew 11-2003.pdf), July 2001 Building Utilization List, List of Buildings To Be Inspected For Asbestos from June 2005 Asbestos Inspection Report, and field verfication by NAPR personnel.

- Information not available or unknown

AFWTF Atlantic Fleet Weapons Training Facility
AIROPS Air Operations
EED Environmental Engineering Division
GED Ground Electronics Division
HOSP Hospital
MWR Morale, Welfare and Recreation
PWD Public Works Department
SURFOPS Surface Operations

Table 2
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Solid Waste Management Units and Areas of Concern Summary and Status

Parcel	SWMU No.	Description	CERFA *	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	3	**Base Landfill** This currently active landfill is unlined, and has been used since the early 1960s as a disposal site for solid wastes. To dispose of wastes, a trench is dug to the water table, and then filled with wastes. When the trench is full, it is covered with soil.	3	IM/Closure	IRP Round 1 (1986) and 2 (1987) sampling of the groundwater found metals (arsenic, chromium, lead, and selenium) above cleanup standards. An RFI of soil, surface water and sediments, and groundwater was required by the permit. The Consent Order requires a Semi-Annual Groundwater Monitoring Program as an Interim Measure (IM), and implementation of the Closure Plans for the Station Landfill. Landfill closed and implementation of Closure Plan underway. Landfill Gas Monitoring Work Plan implementation underway. Submit semi-annual rpts w/in 60-days of receiving validated lab data until closure completion notification approved. Old Landfill portions need to be closed by new owner.	GW, Sediment - metals, SVOCs, VOCs	1, 2, 4 and No Disturbance of Landfill Cover	Semi-Annual GW and Landfill Gas Monitoring until Sale.	Close remaining portions of landfill, continue semi-annual GW monitoring, continue landfill gas monitoring.
3	9	**Tank 212-217 Sludge Burial Pits** SWMU 9 consists of unlined earthen pits in which petroleum sludges were buried after tank cleanings. These burial pits are near fuel tanks 212 through 217, located along Forrestal Drive. The tanks were installed in 1940, and were cleaned approximately every five years, until 1978.	3	CMS	IRP Round 1 (1986) groundwater sampling indicated the presence of benzene and toluene at levels above relevant action levels. Sediment samples collected in the mangrove swamps below the tanks detected organic constituents and lead below relevant action levels. The RFI of soils and groundwater required in the permit recommended additional investigation for surface water and sediments. Submitted Final Phase I RFI WP for Area B Tank 214 Area 1/17/07. Completed Phase I RFI field Investigation for Area B Tank 214 Area. Draft Phase I RFI Report approved by EPA. Full RFI Work Plan approved and field investigation implemented. Draft-Final Full RFI Report submitted 6/16/11. Implement ERA for this site through Steps 7 and 8.	GW, Subsurface and Surface Soil, Sediment - metals, SVOCs, VOCs	1, 2, 4 and No Disturbance of Adjacent Wetlands	Full RFI, BERA Steps 7/8	CMS/SoB/CMI
3	11	**Old Power Plant (Bldg. 38)** SWMU 11 is the interior of Building 38, the "Old Power Plant" and includes a former concrete pad where transformers and transformer fluids containing PCBs were stored. The entire building is constructed of concrete approximately two to three feet thick. Both the 1998 VSI and the 1993 follow-up inspection reported extensive staining. There were also indications of transformer fluids being discarded by pouring into subsurface cooling water tunnels associated with the Power Plant, which then empty into Puerca Bay. The exterior of Building 38 is classified as SWMU 45.	3	IM	In accordance with requirements of the Consent Order, an IM has been implemented in the form of engineering controls to restrict access to the interior of the building. A Land Use Control (LUC) plan has been submitted to EPA. Controls must prohibit building access and preclude future use of the site until acceptable clean-up is implemented.	Building Interior - PCBs and ACM	1 and No Access to Building Interior	NA	Maintain LUCs
Science Park	31	**Waste Oil Collection Area (Bldgs. 31 and 2022)** Located in the Public Works Department storage yard near the Transportation Shop, it consists of a curbed, concrete pad used for temporary outdoor storage of waste oil containers. There is also a 500-gallon tank for waste oil collection. During a 1993 inspection, oil staining surrounded the storage pad. This SWMU is associated with Building 31, where the Navy's 1984 IAS reported that containers of unidentified wastes had been stored outside the building. Solvent odors were reported in the 1984 IAS report. The entire area surrounding this SWMU is now paved with asphalt. Since the 1993 inspection the area has been reconfigured and new facilities have been constructed. The former area not used in the new construction was paved.	3	CMI	The CMS recommended no further action based on the fact that a majority of the area is currently covered with asphalt, which mitigates the exposure pathway for dermal contact with surface soil, and also recommended the remaining small unpaved area within SWMUs 31/32 be covered with asphalt to mitigate a potential exposure pathway. The existing and new pavement would be maintained to protect the integrity of the cap. Land use controls were recommended to prevent the use of this SWMU for residential housing. Approved CMS and CMI Design Package. CMI requires installation and maintenance of asphalt parking lot. Navy is currently negotiating with contractor for installation of new cap.	Soil - dioxin, furans	1, 2	NA	Implement CMI and maintain LUCs for non-residential land use and maintain integrity of asphalt.
Science Park	32	**PWD Storage Yard/Battery Collection Area** Described in the 1988 RFA as an outdoor area where discarded batteries were stored. However, approximately 100 to 110 55-gallon drums of contaminated jet fuel and soil were observed during the 1993 follow-up investigation. They were stored on wooden pallets resting on bare ground. Along with these drums an area of stained soil was visible, discarded batteries were noted, and a small, partially open, uncurbed storage building ("paint locker") contained cans. The area has now been cleaned up and is used for the storage of spare parts and for equipment parking.	3	CMI	The CMS recommended no further action based on the fact that a majority of the area is currently covered with asphalt, which mitigates the exposure pathway for dermal contact with surface soil, and also recommended the remaining small unpaved area within SWMUs 31/32 be covered with asphalt to mitigate a potential exposure pathway. The existing and new pavement would be maintained to protect the integrity of the cap. Land use controls were recommended to prevent the use of this SWMU for residential housing. Approved CMS and CMI Design Package. CMI requires installation and maintenance of asphalt parking lot. Navy is currently negotiating with contractor for installation of new cap.	Soil - dioxin, furans	1, 2	NA	Implement CMI and maintain LUCs for non-residential land use and maintain integrity of asphalt.

Table 2
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Solid Waste Management Units and Areas of Concern Summary and Status

Parcel	SWMU No.	Description	CERFA [a]	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	45	**PCB Spill Area/Old Power Plant** Area outside of Building 38, the Old Power Plant (SWMU 11), where transformer oils containing PCBs were routinely discarded directly onto the ground during transformer maintenance. This area extends from the property around Building 38 and includes the path of the cooling water intake tunnel from the embayment of Puerca Bay. There are also two abandoned 50,000 gallon USTs associated with SWMU 45/SWMU 11.	3	CMS	PCB contamination was found in soil immediately outside of Building 38. An ICM soil removal was performed in 1994. RFI sampling in 1996 indicated the USTs and cooling water tunnel represented a possible source of continuing release. Another ICM was performed to clean and abandon in place the USTs and tunnel. Inflow of groundwater to the tunnel necessitated a field design change which provided for the filling of the USTs and sealing the tunnel with low-density concrete. This approach entombed and effectively immobilized any residual contamination. Draft CMS Final Report due w/in 60 days of all work under the CMS Work Plan. Final Steps 3b/4 BERA approved 8/06. Completed Baseline ERA field investigation. Baseline ERA reviewed by the EPA. Final Steps 6/7 of Baseline ERA approved by EPA on 1/15/09. Draft-Final CMS Report submitted and EPA comments received 7/13/11.	**GW, Sediments, Subsurface Soil** - metals, PCBs, SVOCs	1, 2, 4	CMS	CAC w/out controls
3	57	**POL Drum Storage Area (Facility No. 278)** Rectangular concrete pad approximately 100' x 160' in size. Historic records reviews indicate drum storage and staining on concrete pad and surrounding soil, and the facility was used as the Petroleum, Oils and Lubricants (POL) drum storage facility from the 1950s to the 1990s.	3	RFI	PCBs, arsenic, and vanadium were determined to be Chemicals of Potential Concern (COPCs) at this site based on their exceedance of residential RBCs. However, none of the COPCs exceeded industrial RBCs (the likely reuse scenario) in the soil except arsenic. Phase 1 RFI work plan approved by EPA, and investigation completed. EPA comments on Phase I RFI Report on 3/17/11. Draft Full RFI Work Plan is currently being prepared.	**Soil** - arsenic > industrial RBC	1, 2, 4	RFI Investigation	Implement RFI and follow on work
3	59	**Former Vehicle Maintenance and Refueling Area** The site, which includes Buildings 377, 2344, and 2345, was used as a vehicle maintenance and refueling area from the 1940s to the 1980s, and contained drums, vehicle racks, stains, and fuel islands. The final disposition of the suspected USTs is unknown. Interviewees confirmed that numerous spills and leaks of POL and hazardous materials occurred throughout the usage period. Presently, the site is a level area with paving covering the majority of it.	3	CMS	ECP Phase II sampling identified arsenic, chromium, and lead as COPCs in surface soil with detected concentrations in excess of the residential RBCs and base background criteria. No COPCs were identified in subsurface soil. In groundwater, heptachlor epoxide, barium, and vanadium were identified as COPCs because they exceeded residential tap water RBCs. In accordance with the Consent Order, the Navy submitted a CMS Work Plan which was approved by EPA. The CMS investigation was implemented and the Draft CMS Investigation Report submitted to EPA on 7/14/11.	**Soil** - arsenic, chromium, and lead; **GW** - heptachlor epoxide, barium, and vanadium	1, 2, 4	CMS Investigation	CMS/SoB/CMI
3	60	**Former Landfill at the Marina** Located in the immediate area of the base marina. It was used as a landfill from approximately the 1940s to the 1960s, with piles of solid waste and scrap metal. The marina now covers most of the area, except for the portion of the site which consists of a level area described as estuarine intertidal scrub-shrub broad-leaved evergreen.	3	RFI	The primary contaminants detected in sediment, surface soil and subsurface soil samples are consistent with fuel and pesticide contamination. Groundwater does not appear impacted by previous site activities. Phase 1 RFI work plan required. Phase I RFI work plan approved by the EPA. Phase I RFI investigation has been completed and the Final Phase I RFI Report submitted to EPA on 7/22/11.	**Soil** - metals; **Sediments** - metals, pesticides, and PAHs	1, 2, 4 and No Disturbance of Adjacent Wetlands	RFI Investigation	Implement RFI and follow on work
3	67	**Former Gas Station** Located on the east side of Langley Drive north of the tennis courts in a level area covered with secondary growth vegetation. Records reviews identified a small building on the site as a gas station. During site inspections, a concrete pad and building foundation were observed north of the tennis courts within the woods. This building foundation contained an area where suspected previous vehicle maintenance was performed. No UST was identified. There were no signs of stressed vegetation observed during the investigation.	3	RFI	Subsurface soil and groundwater samples were collected and analyzed to characterize the site. The organic compounds detected are typical of those associated with fuel and solvent use. The Consent Order required submittal of a Phase 1 RFI work plan which was subsequently approved by EPA. Phase I RFI investigation has been completed and the Final Phase I RFI Report submitted to EPA on 6/2/11.	**GW** - vanadium and mercury	1, 2, 4	RFI Investigation	Implement RFI and follow on work

Table 2
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Solid Waste Management Units and Areas of Concern Summary and Status

Parcel	SWMU No.	Description	CERFA [a]	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	70	**Disposal Area Northwest of Landfill** Located northwest of the current base landfill. It covers a large area of flat land consisting of open areas and areas covered by secondary growth vegetation. The central and southern portions of the site are classified as wetlands. Aerial photography identified a disposal area with disturbed ground, debris, a cleared or graded area, and stressed vegetation with containers discarded in a vegetated area north. During the site inspection and investigation, numerous piles of construction debris were observed but drums or evidence of stains or stressed vegetation were not noted. Interviews confirmed the area as a construction and/or solid waste disposal site, including potential disposal of POL or hazardous materials containers.	3	RFI	Surface soil, groundwater, surface water and co-located sediment samples were collected to characterize the site. Analytes detected are consistent with its use as a former disposal area. The Consent Order required submittal of a Phase 1 RFI work plan. EPA approved the work plan. Phase I RFI Investigation completed in 2009. Full RFI Work Plan prepared and field work initiated on 5/16/11.	Soil - arsenic, chromium, zinc; GW - indeno(1,2,3-cd)pyrene, vanadium; Sediments -silver, copper, tin	1, 2, 4 and No Disturbance of Adjacent Wetlands	RFI Investigation	Implement RFI and follow on work
Airfield, Ports, 3	74	**Fuel Pipelines and Hydrant Pits** On the Subject Property, this site consists of specific portions of the JP-5 fuel pipeline, and the aircraft hydrant refueling pits. In 1995, an evaluation of the integrity of specific portions of the base POL system identified a leak at a JP-5 fuel line valve pit between Hangar 200 and the main runway. Interviews indicated that numerous small spills and leaks of jet fuel have occurred at the aircraft hydrant refueling pits since they went into operation in the early 1960s.	3	CMS	ECP Phase I/II sample locations indicating contaminant releases associated with this SWMU on the Subject Property were Valve Pit 8 and USTs 381, 1084 and 1086. The Navy submitted a CMS Work Plan to complete site characterization and the CMS. The work plan includes additional characterization along the underground fuel lines in the Subject Property. Phase I of the CMS Investigation was conducted in April, May, and June 2008. Report on the findings of Phase I of the CMS Investigation completed in 2010 identified areas needing further study in Phase II of the CMS Investigation. The Phase II Investigation Work Plan was approved 3/24/11, and field work initiated 4/18/11 at Fueling Piers, 4/26/22 at JP-5 Hill/DFM Area, 5/16/11 at Airfield Area, and 7/5/11 at SWMU 9 A/B Area. SWMU 9 C Area remains to be investigated.	Soil, GW - fuel related compounds	1, 2, 4	CMS Investigation	CMS/SoB/CMI
Federal	77	**Active Small Arms Range** Active and historic small arms range and former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. Range locations have periodically moved throughout the peninsula since its first use. Review of historic records and interviews indicate that the SWMU was used for munitions disposal or detonation and as a small arms range.	3	Phase 1 RFI for three potential OB/OD sites and small arms range closure	This site is still an active small arms range and original reuse called for transfer to the Department of Homeland Security (DHS) for continued operation as a range. However DHS has declined future ownership and the range will be closed by the Navy. EPA has required in the Consent Order that following closure of the small arms range, a Phase 1 RFI will be performed for the three potential OB/OD sites, as well as closure of the small arms range. Phase I RFI field work was implemented in May 2010, and the Phase I RFI Report was approved by EPA on 4/28/11. The Full RFI Work Plan is currently being developed.	Soil - Metals, nitro-glycerine; subsurface anomalies; additional COPCs to be determined during Full RFI.	1, 2, 4	RFI Investigation	Implement RFI and follow on work
3	78	**Transformer Storage Pad** Located off of Hollandia St, near the intersection of Forrestal Dr and Valley Forge Rd. The suspected release is associated with a raised concrete curbed pad that is currently storing approximately 25 (non-PCB) transformers. The concrete pad was not present in aerial photographs of NAPR as late as 1995. The pad has a concrete berm surrounding the perimeter that acts as secondary containment. A valve is installed in the berm to allow the drainage of accumulated rainwater. Standing water, with a slight oily sheen, was observed in the bermed area and on the concrete pad. A small area (approximately 10 feet by 3 feet) of stained soil and stressed vegetation was observed at the discharge of the drainage valve.	NA	RFI	Soil appears to be the media primarily impacted by the release, based on existing information. Constituents associated with transformer dielectric fluid (reported to be mineral oil), including total recoverable petroleum hydrocarbons and PCBs, are likely the potential chemicals of concern. It should be noted that all PCB-contaminated transformers and equipment were removed from NSRR prior to 1998 except for one remaining PCB-containing transformer located in Building 386 (which is not on the Subject Property). The Phase I RFI has been completed, a Full RFI Work Plan approved, and field work for the Full RFI initiated 4/26/11.	Soil - PAHs, TPH-DRO, Metals	1, 2, 4	RFI Investigation	Implement RFI and follow on work
Science Park	AOC F (MNA 124)	**Site of 4 former USTs (Bldg 124)** One of seven former UST sites and one current AST site that comprise the AOC F monitored natural attenuation (MNA) sites at NAPR. After the removal of the USTs and the subsequent investigations and reports, the sites were recommended for remedial action by MNA with separate protocols for each site, including soil sampling and/or groundwater sampling on a quarterly or annual basis depending upon the site.	3	MNA	Submitted MNA Work Plan to EPA October 9, 2007. EPA contingently approved the MNA Work Plan April 10, 2008. The first round of sampling under the new work plan was conducted in May 2008. The final report was submitted to the EPA November 21, 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. The Revised Final II MNA Work Plan was submitted to EPA on 5/16/11. The Year 9, Second Quarter sampling event was completed in August 2011. Long-term quarterly groundwater monitoring is ongoing.	GW - TPH, VOCs	1, 2, 4	MNA monitoring	Continuation of MNA monitoring program in accordance with MNA Work Plan

Table 2
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Solid Waste Management Units and Areas of Concern Summary and Status

Parcel	SWMU No.	Description	CERFA [a]	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	AOC F (MNA 1738)	**Site of Four Former USTs (Bldg 1738)** One of seven former UST sites and one current aboveground storage tank (AST) site that comprise the AOC F MNA sites at NAPR. After the removal of the USTs and the subsequent investigations and reports, the sites were recommended for remedial action by MNA with separate protocols for each site, including soil sampling and/or groundwater sampling on a quarterly or annual basis depending upon the site.	3	MNA	Submitted MNA Work Plan to EPA October 9, 2007. EPA contingently approved the MNA Work Plan April 10, 2008. The first round of sampling under the new work plan was conducted in May 2008. The final report was submitted to the EPA November 21, 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. The Revised Final II MNA Work Plan was submitted to EPA on 5/16/11. The Year 9, Second Quarter sampling event was completed in August 2011. Long-term quarterly groundwater monitoring is ongoing. The Navy received EPA comments on the Draft MTBE Treatability Study Work Plan on 6/10/11.	GW - TPH, VOCs	1, 2, 4	MNA monitoring	Continuation of MNA monitoring program in accordance with MNA Work Plan; implement MTBE treatability study.
3	AOC F (MNA 2842B)	**Site of 1 former UST (Bldg 2842)** One of seven former UST sites and one current AST site that comprise the AOC F MNA sites at NAPR. After the removal of the USTs and the subsequent investigations and reports, the sites were recommended for remedial action by MNA with separate protocols for each site, including soil sampling and/or groundwater sampling on a quarterly or annual basis depending upon the site.	3	MNA	Submitted MNA Work Plan to EPA October 9, 2007. EPA contingently approved the MNA Work Plan April 10, 2008. The first round of sampling under the new work plan was conducted in May 2008. The final report was submitted to the EPA November 21, 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. The Revised Final II MNA Work Plan was submitted to EPA on 5/16/11. The Year 9, Second Quarter sampling event was completed in August 2011. Long-term quarterly groundwater monitoring is ongoing.	GW - TPH, VOCs	1, 2, 4	MNA monitoring	Continuation of MNA monitoring program in accordance with MNA Work Plan

[a] CERFA categories:
1 - CERFA Clean - areas where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred,
2 - All Actions Complete - areas where the release, disposal, or migration, or some combination thereof, of hazardous substances, or
3 - Additional Action Required - Areas where a confirmed or suspected release, disposal, migration, or some combination thereof, of

Land Use Controls
1 - Non-Residential Use Only
2 - Soil and/or Sediment: Access and/or Invasive Activity Restriction
3 - Surface Water: Access and/or Use Restriction
4 - Groundwater: Use and Well Installation Restriction

Acronyms and Abbreviations

AOC	Area of Concern	LUC	Land Use Control
AST	Aboveground Storage Tank	MCL	Maximum Contaminant Level
BERA	Baseline Ecological Risk Assessment	MNA	Monitored Natural Attenuation
CAC	Corrective Action Complete determination	MTBE	Methyl Tertiary Butyl Ether
CERFA	Community Environmental Response Facilitation Act	NA	Not Applicable
CMI	Corrective Measures Implementation	OB/OD	Open Burning/Open Detonation
CMS	Corrective Measures Study	PAH	Polynuclear Aromatic Hydrocarbon
COC	Chemical of Concern	PCB	Polychlorinated Biphenyl
COPC	Chemical of Potential Concern	POL	Petroleum, Oils and Lubricants
DHS	Department of Homeland Security	PWD	Public Works Department
DRMO	Defense Reutilization Marketing Office	RBC	Risk-Based Concentration
DRO	Diesel Range Organics	RCRA	Resource Conservation and Recovery Act
ECP	Environmental Condition of Property	RFI	RCRA Facility Investigation
EPA	Environmental Protection Agency	SoB	Statement of Basis
ERA	Ecological Risk Assessment	SVOC	Semi-Volatile Organic Compound
ICM	Interim Corrective Measure	SWMU	Solid Waste Management Unit
IM	Interim Measure	TPH	Total Petroleum Hydrocarbons
JP-5	Jet Propulsion Fuel	UST	Underground Storage Tank
GRO	Gasoline Range Organics	VOC	Volatile Organic Compound
GW	Groundwater	VSI	Visual Site Inspection

Table 3
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
OWS, AST and UST List

Number	Type	Location or User	Capacity	Material Stored	Year Installed	Year Removed
212/213	OWS	Bulk Fuel (DFM) Storage Tanks (within SWMU 9)	-	-	-	-
2345	OWS	Garbage Truck Washrack	-	-	-	-
1090 A	AST	Fuels Division; near marina	2,500	Diesel	-	-
1090 B	AST	MWR, near marina	1,500	Mogas	-	-
1090 C	AST	MWR, near marina	500	Mogas	-	-
124A	UST	Gas Filling Station east of Bldg. 31	2,500	Diesel	1996	NA
124B	UST	Gas Filling Station east of Bldg. 31	6,000	Mogas	1996	NA
124C	UST	Gas Filling Station east of Bldg. 31	6,000	Mogas	1996	NA
212	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	50,000	Diesel/Empty	1940	NA
213	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	50,000	Mogas/Empty	1940	NA
214	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	248,000	Diesel/Empty	1941	NA
215	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	245,000	Diesel/Empty	1941	NA
216	UST	Behind Telephone Cable Hut, Bldg. 233 (within SWMU 9	245,000	Diesel/Empty	1941	NA
217	UST	Behind Telephone Cable Hut, Bldg. 233 (within SWMU 9	247,000	Waste Oil/Empty	1941	NA
38A	Former UST	Building 38, Old Power Plant (SWMUs 11/45)	50,000	Bunker C	-	Closed In Place
38B	Former UST	Building 38, Old Power Plant (SWMUs 11/45)	50,000	Bunker C	-	Closed In Place
-	Former UST	Former Vehicle Maintenance and Refueling Area - Buildings 377, 2344, and 2345 (SWMU 59) - unknown number and disposition	-	-	-	-
124A	Former UST	Bldg 124 (AOC F)	2,000	Mogas	-	1996
124B	Former UST	Bldg 124 (AOC F)	5,000	Mogas	-	1996
124C	Former UST	Bldg 124 (AOC F)	5,000	Mogas	-	1996
124D	Former UST	Bldg 124 (AOC F)	550	Waste Oil	-	1996
1738 A	Former UST	Bldg. 1738 (AOC F)	10,000	Mogas	-	1995
1738 B	Former UST	Bldg. 1738 (AOC F)	550	Waste Oil	-	1995
1738 C	Former UST	Bldg. 1738 (AOC F)	10,000	Mogas	-	1995
1738 D	Former UST	Bldg. 1738 (AOC F)	10,000	Mogas	-	1995
2842B	Former UST	Bldg. 3188, Alfa Company Maintenance Building (AOC F	5,000	Diesel	-	1997

AOC Area of Concern
AST Aboveground Storage Tank
DFM Diesel Fuel Marine
NA Not Applicable
MWR Morale, Welfare and Recreation
OWS Oil-Water Separator
SWMU Solid Waste Management Unit
UST Underground Storage Tank
\- Information not available or unknown

Table 4
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Asbestos-Containing Material Inspection Results

Facility #	Name	ACM Identified	Comments
38	OLD POWER PLANT (SWMU 11)	Unknown	Access Prohibited
124	GAS FILLING STATION	NI	
278	OIL DRUM STORAGE	NI	
377	GRND ELECTRONICS MAINT SHOP	Y	
394	TORPEDO SHOP/UNDERGROUND DEP	N	
396	GUARD SHELTER	N	
832	MISC STORAGE	N	
1720	PICNIC PAVILLION	N	
1724	YACHT CLUB	Y	
1726	TENNIS COURTS(LIGHTED)	NI	
1730	MK-48 TORPEDO SHOP	N	
2015	TORPEDO PAINT SHOP	N	
2288	OPER HAZ/FLAMMABLE STORAGE	N	
2312	HAZ WASTE STGE BY B#2042	NI	
2334	BOATHOUSE/MARINA	N	
2344	MWR CLUB STGE	N	
2345	MWR STGE BUILDING BY 377	N	
2377	MARINA	NI	

Notes: Y = Yes
N = No
NI = Not Inspected
Hazard = friable, accessible and damaged (FAD) asbestos-containing material (ACM)

Source: Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico

Exhibit F

CERFA Concurrence

CERFA Identification of Uncontaminated Property
Former Naval Station Roosevelt Roads, Puerto Rico

Accordingly, this CERFA Uncontaminated Property Report reflects final site categorizations that may differ from those presented in the Final ECP report.

In summary, all NAPR property not otherwise identified as sites belonging to Categories 2 or 3 are classified as "CERFA Clean" (i.e. uncontaminated) as defined in CERFA [§9620 (h)(4)(A)]. The bulk of the NAPR acreage is classified as such. Of the approximately 8,400 acres of NSRR property, about 7,000 acres have been identified as "CERFA Clean" (i.e., Category 1). Figure 1 depicts the results of this classification.

Included in the CERFA Clean classification are a total of 14 SWMUs. Ten of these SWMUs were identified by EPA in the 1994 RCRA Part B permit, and an additional four sites were identified by the ECP. All 14 of these sites were originally identified based on a suspected release or disposal activity, but subsequent investigations determined that no release or disposal activity occurred. EPA has indicated their concurrence with this determination in the draft §7003 Order on Consent by designating each of these sites as having achieved "corrective action complete without controls" designation. The SWMUs and ECP sites designated as CERFA Clean are SWMUs 5, 15, 20, 21, 22, 47, 48, 49, 50, 52, 63 (ECP 9), 64 (ECP 10), 65 (ECP 11), and 66 (ECP 12). These sites are presented in Table 1.

The remaining property has been classified as Category 2 or 3 and as such is not qualified for designation as CERFA Clean.

Submitted

R. DAVID CRISWELL, P. E.
BRAC Environmental Coordinator

8/27/06
Date

Concurrence

Concurrence with CERFA Identification of Uncontaminated Property is indicated by signature below. This concurrence applies only to the identification of "CERFA Clean" (i.e. uncontaminated) property, identified in this document as ECP Category 1.

Carlos Lopez Freytes, President
Environmental Quality Board
Commonwealth of Puerto Rico

8/11/06
Date

Exhibit G

Asbestos-Containing Materials Acknowledgement Form

ASBESTOS-CONTAINING MATERIALS
HAZARD DISCLOSURE AND ACKNOWLEDGMENT FORM
(NON-RESIDENTIAL STRUCTURES)

ASBESTOS WARNING STATEMENT

YOU ARE ADVISED THAT CERTAIN BUILDINGS WITHIN THE SALE PARCEL III AND SCIENCE PARK CARVE-OUT LEASE AREAS AT THE FORMER NAVAL STATION ROOSEVELT ROADS HAVE ASBESTOS-CONTAINING MATERIALS. INDIVIDUALS (WORKERS) MAY SUFFER ADVERSE HEALTH EFFECTS AS A RESULT OF INHALATION EXPOSURE TO ASBESTOS. THESE ADVERSE HEALTH EFFECTS INCLUDE ASBESTOSIS (PULMONARY FIBROSIS) AND MESOTHELIOMAS (BENIGN OR MALIGNANT TUMORS).

ACKNOWLEDGEMENT

I acknowledge that:

(1) I have read and understand the above-stated Asbestos Warning Statement.

(2) I have received from the Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico,* the *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico*, and the *Finding of Suitability to Lease, Revision 1, Carve-Outs Within Sale Parcel III and Science Park, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* representing the best information available to the Government as to the presence of and condition of asbestos-containing-materials hazards in the building covered by this Lease.

(3) I understand that my failure to inspect or to become fully informed of the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender.

(4) I understand that, upon execution of this Lease, I shall assume full responsibility for preventing future asbestos exposure by properly managing and maintaining or, as required by applicable federal, State, or local laws or regulations, for abating any asbestos hazard that may pose a risk to human health.

_____ _____
Lessee (or duly authorized agent) Date

Exhibit H

Lead-Based Paint Hazard Advisory

LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGEMENT FORM

LEAD WARNING STATEMENT

YOU ARE ADVISED THAT STRUCTURES CONSTRUCTED PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE. YOU ARE FURTHER ADVISED THAT LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. WORKERS MAY ALSO SUFFER ADVERSE HEALTH EFFECTS FROM LEAD DUST AND FUME EXPOSURE

ACKNOWLEDGEMENT

I acknowledge that:

1. I have read and understand the above stated Lead Warning Statement;

2. I have received from the Federal Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* and *Finding of Suitability to Lease, Revision 1, Carve-Outs Within Sale Parcel III and Science Park, Naval Activity Puerto Rico, Ceiba, Puerto Rico* representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards for the buildings covered by this Lease;

3. I understand that my failure to inspect, or to become fully informed as to the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender; and

4. I understand that upon execution of this Lease, I shall assume full responsibility for preventing future lead exposure by properly managing and maintaining or, as required by applicable Federal, state, or local laws or regulations, for abating any lead-based paint hazard that may pose a risk to human health.

_____ _____

Lessee (or duly authorized agent) Date

Exhibit I

Threatened and Endangered Species Conservation Measures

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 30

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—28, 29, 31

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 28 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (28) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 30
Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 28, 29, 31
Legend
Parcel
Neighboring Parcel Boundaries
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
N
W
E
S
1 inch equals 223 Feet
0
150
300
Feet
31
30
28
29

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 31

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—27-29, 33, 40

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 28 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (28) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the development activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Building Maintenance	Check for yellow-shouldered blackbird nests prior to any outdoor building maintenance activities between March 15 and August 30. Determine identity of any bird nest found. Notify and consult with USFWS if a yellow-shouldered blackbird nest is found.
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 31

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 27- 30, 33, 40

Legend
- Parcel
- Neighboring Parcel Boundaries

Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Nesting/Foraging Habitats

August 18, 2005

N E S W

1 inch equals 422 Feet

0 300 600 Feet

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 38

Common Name—Federal
Conveyance—Fed
Neighboring Parcel(s)—39

Sea Turtle

GENERAL REQUIREMENTS

- All applicable federal laws (e.g., Endangered Species Act, National Environmental Policy Act, Clean Water Act) remain in effect.
- Consult with the U.S. Fish and Wildlife Service regarding any development plans.
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Beach Development/Use	Implement all USFWS and Puerto Rico DNER lighting standards/requirements (includes parcels bordering the nesting area). Implement USFWS/ Puerto Rico DNER precautionary measures for sea turtles before, during, and after USFWS has approved development activities. Establish a 50 m buffer zone between any developed or undeveloped site and the land edge of the sea turtle nesting beach.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 38

Common Name: Federal Conveyance: Fed
Neighboring Parcel(s): 39

Legend
- Parcel
- Neighboring Parcel Boundaries
- Sea Turtle Habitat
- Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005

N W E S

1 inch equals 380 Feet

0 275 550 Feet

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 40

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—28, 31, 33, 39, 41, 43, 44, 48, 50, 52, 55

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 28 and 39 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (28, 29) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the development activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Building Maintenance	Check for yellow-shouldered blackbird nests prior to any outdoor building maintenance activities between March 15 and August 30. Determine identity of any bird nest found. Notify and consult with USFWS if a yellow-shouldered blackbird nest is found.
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 40

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 28, 31, 33, 39, 41, 43, 44, 48, 50, 52, 55

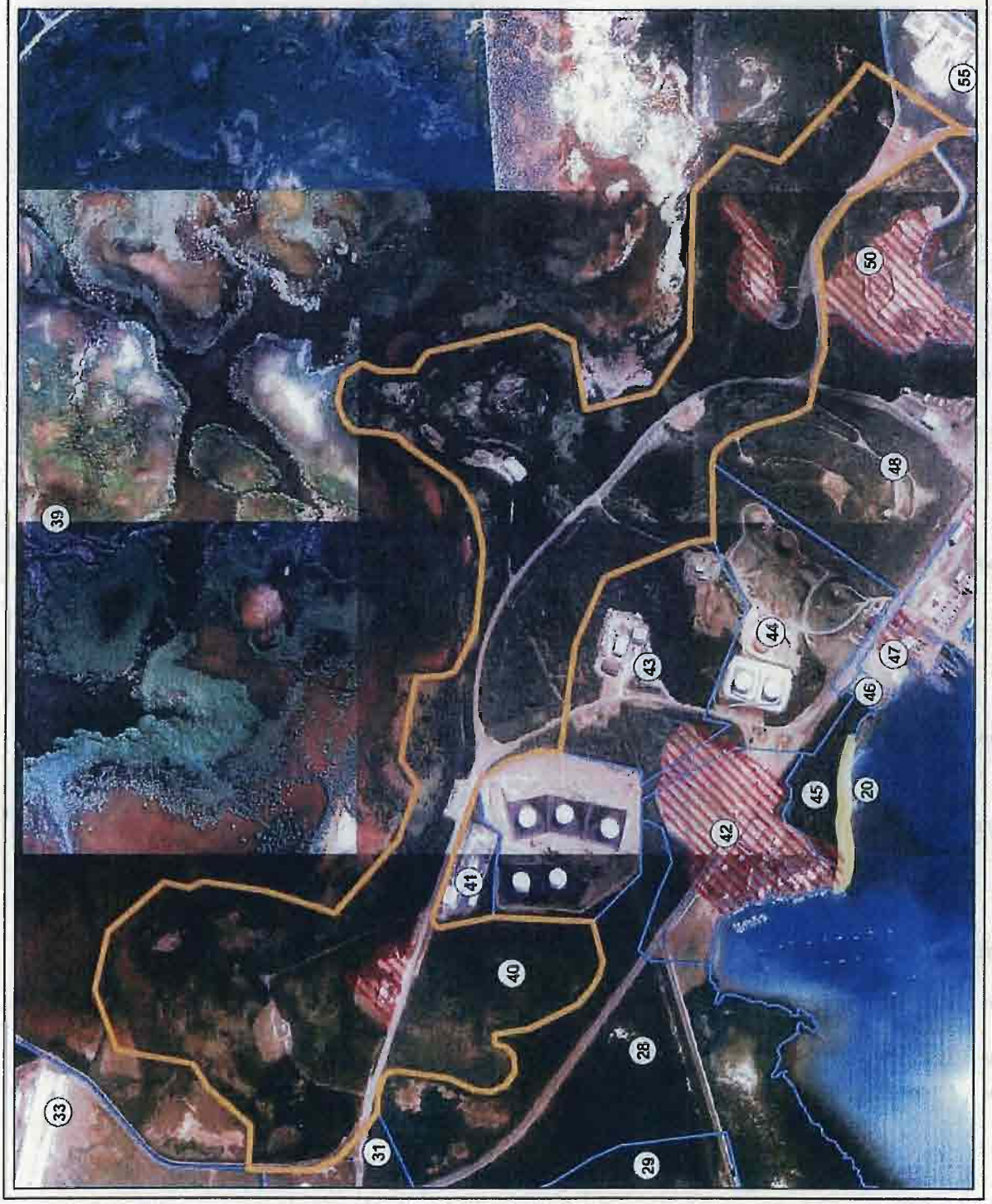
Legend
- Parcel
- Neighboring Parcel Boundaries
- Sea Turtle Habitat
- Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005

N W E S

1 inch equals 1,013 Feet

0 650 1,300 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 42

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—28, 44, 45,

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 28 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (28) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the conservation parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Building Maintenance	Check for yellow-shouldered blackbird nests prior to any outdoor building maintenance activities between March 15 and August 30. Determine identity of any bird nest found. Notify and consult with USFWS if a yellow-shouldered blackbird nest is found.
General Operations	Before moving outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests from March 15-August 30. Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

Sea Turtle

GENERAL REQUIREMENTS

- Consult with U.S. Fish and Wildlife Service (USFWS) and Puerto Rico Department of Environmental Resources (DNER) on all beach use plans and permit requirements.
- Notify USFWS if you observe an injured or dead turtle anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Beach Development/Use	Implement all USFWS and Puerto Rico DNER lighting standards/requirements (includes parcels bordering the nesting area). Implement USFWS/ Puerto Rico DNER precautionary measures for sea turtles before, during, and after development activities. Establish a 50 m buffer zone between any developed or undeveloped site and the land edge of the sea turtle nesting beach.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 42
Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 28, 44, 45
Legend
Parcel
Neighboring Parcel Boundaries
Sea Turtle Habitat
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
E
N
S
W
1 inch equals 240 Feet
0
175
350
Feet
43
44
45
42
28
20

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 43

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—40, 44

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the development activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Building Maintenance	Check for yellow-shouldered blackbird nests prior to any outdoor building maintenance activities between March 15 and August 30. Determine identity of any bird nest found. Notify and consult with USFWS if a yellow-shouldered blackbird nest is found.
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 43

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 40, 44

Legend
- Parcel
- Neighboring Parcel Boundaries

Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005

N E S W

1 inch equals 225 Feet

0 175 350 Feet

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 45

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—42, 44, 46

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 1 and 5 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (1, 5) should occur between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

Sea Turtle

GENERAL REQUIREMENTS

- Consult with U.S. Fish and Wildlife Service (USFWS) and Puerto Rico Department of Environmental Resources (DNER) on all beach use plans and permit requirements.
- Notify USFWS if you observe an injured or dead turtle anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Beach Development/Use	Implement all USFWS and Puerto Rico DNER lighting standards/requirements (includes parcels bordering the nesting area). Implement USFWS/ Puerto Rico DNER precautionary measures for sea turtles before, during, and after development activities. Establish a 50 m buffer zone between any developed or undeveloped site and the land edge of the sea turtle nesting beach.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 45

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 42, 44, 46

Legend
- Parcel
- Neighboring Parcel Boundaries
- Sea Turtle Habitat

Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005

E N S W

1 inch equals 183 Feet

0 125 250 Feet

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 48

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—40, 44, 46, 47, 49, 50, 51

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with USFWS a minimum of one year prior to planned project initiation
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 48

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 40, 44, 46 47, 49, 50, 51

Legend
- Parcel
- Neighboring Parcel Boundaries
- Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005

N W E S

1 inch equals 451 Feet

0 300 600 Feet

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 52

Common Name—Science Park
Conveyance—EPC
Neighboring Parcel(s)—40, 48, 50, 51, 53, 55, 59, 63

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the development activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
Building Maintenance	Check for yellow-shouldered blackbird nests prior to any outdoor building maintenance activities between March 15 and August 30. Determine identity of any bird nest found. Notify and consult with USFWS if a yellow-shouldered blackbird nest is found.
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 52

Common Name: Science Park
Conveyance: EDC
Neighboring Parcel(s): 40, 48, 50
51, 53, 55, 59, 63

Legend
- Parcel
- Neighboring Parcel Boundaries
- Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Breeding Habitat

August 18, 2005

N W E S

1 inch equals 410 Feet

0 275 550 Feet

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 54

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—49, 51, 53, 56, 59

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 54
Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 49, 51, 53
56, 59
Legend
Parcel
Neighboring Parcel Boundaries
Sea Turtle Habitat
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
N
W
E
S
1 inch equals 229 Feet
0
150
300
Feet
51
53
49
59
54
56
19

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 56

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—49, 54, 59

Sea Turtle

GENERAL REQUIREMENTS

- Consult with U.S. Fish and Wildlife Service (USFWS) and Puerto Rico Department of Environmental Resources (DNER) on all beach use plans and permit requirements
- Notify USFWS if you observe an injured or dead turtle anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Beach Development/Use	Implement all USFWS and Puerto Rico DNER lighting standards/requirements (includes parcels bordering the nesting area). Implement USFWS/ Puerto Rico DNER precautionary measures for sea turtles before, during, and after development activities. Establish a 50 m buffer zone between any developed or undeveloped site and the land edge of the sea turtle nesting beach.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 56
Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 49, 54, 59
Legend
Parcel
Neighboring Parcel Boundaries
Sea Turtle Habitat
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
N
W
E
S
1 inch equals 250 Feet
0
175
350
Feet
54
49
59
19
56

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 59

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—52-54, 56-58, 60-62

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 58 (Conservation)
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (58) between September 1 and March 15 (non-breeding season) or be restricted to an area 50 m from the conservation parcel boundary from March 15-August 30 (breeding season).
- Notify USFWS if a yellow-shouldered blackbird nest is found anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Development Planning	Save as many existing on site palms and trees as possible in new development plans.
New Construction/Clearing	If undeveloped yellow-shouldered blackbird habitat is proposed for clearing consult with the USFWS a minimum of one year prior to planned project initiation.
Demolition/Remodeling	Schedule activity from September 1 through March 14 or conduct outdoor survey of building(s) (ledges, etc.) and nearby trees (within 50 m of the building) for yellow-shouldered blackbird nests prior to start date if the activity is scheduled to occur between March 15 and August 30. Consult with USFWS if a yellow-shouldered blackbird nest is found.
Grounds Maintenance	No trimming or cutting of palms and trees between March 15 and August 30 except in an emergency (i.e., downed trees and palms from storms).
General Operations	Before moving parked outdoor equipment (e.g., carts, vehicles) check for yellow-shouldered blackbird nests (March 15-August 30). Notify USFWS if a yellow-shouldered blackbird nest is located.
Property Sale/Lease	Notify buyer/lessee of all mitigation requirements (see above) and include mitigation with all legal documents.

Sea Turtle

GENERAL REQUIREMENTS

- Consult with U.S. Fish and Wildlife Service (USFWS) and Puerto Rico Department of Environmental Resources (DNER) on all beach use plans and permit requirements.
- Notify USFWS if you observe an injured or dead turtle anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Beach Development/Use	Implement all USFWS and Puerto Rico DNER lighting standards/requirements (includes parcels bordering the nesting area). Implement USFWS/ Puerto Rico DNER precautionary measures for sea turtles before, during, and after development activities. Establish a 50 m buffer zone between any developed or undeveloped site and the land edge of the sea turtle nesting beach.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 59
Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 52-54, 56-58, 60-62
Legend
Parcel
Neighboring Parcel Boundaries
Sea Turtle Habitat
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
N
W
E
S
1 inch equals 785 Feet
0
500
1,000
Feet
51
52
53
54
56
57
58
59
60
61
62
64
66
9
11
12
13
14
15
16
17
18

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 60

Common Name—Conservation
Conveyance—PBC
Neighboring Parcel(s)—59

Sea Turtle

GENERAL REQUIREMENTS

- Consult with U.S. Fish and Wildlife Service (USFWS) and Puerto Rico Department of Environmental Resources (DNER) on all beach use plans and permit requirements.
- Notify USFWS if you observe an injured or dead turtle anywhere on the property (787-851-7297).
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

Activity	Conservation Measures
Beach Development/Use	Implement all USFWS and Puerto Rico DNER lighting standards/requirements (includes parcels bordering the nesting area). Implement USFWS/ Puerto Rico DNER precautionary measures for sea turtles before, during, and after development activities. Establish a 50 m buffer zone between any developed or undeveloped site (parcel 59) and the land edge of the sea turtle nesting beach.

NOTICE:

Consult with the U.S. Fish and Wildlife Service if you have any questions on the conservation measures. Property owners that cannot adhere to the conservation measures must consult with the U.S. Fish and Wildlife Service to seek a Section 10.0 permit for authorization to modify the identified critical habitat. Failure to comply with the identified conservation measures violates Section 9.0 and/or Section 10.0 of the Endangered Species Act. The U.S. Fish and Wildlife Service has the authority to prosecute violations under the Endangered Species Act.

Parcel Index 60
Common Name: Conservatioin
Conveyance: PBC
Neighboring Parcel(s): 59
Legend
Parcel
Neighboring Parcel Boundaries
Sea Turtle Habitat
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
N
W
E
S
1 inch equals 169 Feet
0
100
200
Feet
18
60

Exhibit J

CERCLA Hazardous Substance Notice and Response Action Summary

Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
CERCLA Hazardous Substance Notice/Response Action Summary

The table below identifies those hazardous substances that it is known, based upon a complete search of agency files, were stored for one year or more in quantities greater than or equal to 1,000 kg (or greater than or equal to 1 kg if designated an acutely hazardous waste under 40 CFR Part 261.30) and/or were released or disposed of on the property to be transferred in quantities greater than or equal to their respective reportable quantities under 40 CFR 302.4. **The information in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA" or "Superfund"), 42 U.S.C. Section 9620(h).**

Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA Hazardous Waste No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken
38	Old Power Plant	See SWMU 11	---	---	---	---	---	---	---	---
832	Torpedo Shop	See AOC A	---	---	---	---	---	---	---	---
		HWAA - see SWMUs 17 & 18	---	---	---	---	---	---	---	---
SWMU 3	Station Landfill	Arsenic	7440382	---	D004	Unknown	1960-1978	Unknown	1960-Present	---
		Beryllium	7440417	Beryllium powder	Not assigned	Unknown	1960-1978	Unknown	1960-Present	---
		Chromium	7440473	---	D007	Unknown	1960-1978	Unknown	1960-Present	---
		Lead	7439921	---	D008	Unknown	1960-1978	Unknown	1960-Present	---
		Selenium	7782492	---	D010	Unknown	1960-1978	Unknown	1960-Present	---
		Mercury	7439976	---	U151, D009	Unknown	1960-1978	Unknown	1960-Present	---
		Radium	---	---	Not assigned	Unknown	1960-1978	Unknown	1960-Present	---
		Asbestos (friable)	1332214	---	Not assigned	Unknown	1962-1972	Unknown	1960-Present	---
		Sulfuric Acid	7664939	---	D002	Unknown	1960-1978	Unknown	1960-Present	---
		Potassium Hydroxide	1310583	---	D002	Unknown	1960-1978	Unknown	1960-Present	---
		Polychlorinated Biphenyls	1336363	Aroclors; PCBs	Not assigned	Unknown	1960-1978	Unknown	1960-Present	---
		Waste solvents, cleaning solutions, POLs	---	---	Not applicable	2,500 gallons/year	1960-1973	2,500 gallons/year thru 1973	1960-Present	---
		Automotive Batteries	---	---	D002/D008	2,300 batteries	1960-1973	2,300 batteries	1960-Present	---
		Pesticides	---	---	Various	Unknown	1960-1978	Unknown	1960-Present	---
		Paint wastes	---	---	Not	Unknown	1960-1978	Unknown	1960-Present	
		Photographic film and processing wastes	---	---	Not applicable	Unknown	Pre-1978	Unknown	1960-Present	---
SWMU 9	Tank 212-217 Sludge Burial Pits	Lead	7439921	---	D008	Unknown	1940-1978	Unknown	1940-Present	---
		Zinc	7440666	---	Not assigned	Unknown	1940-1978	Unknown	1940-Present	---
		Toluene	108883	Benzene, methyl	F005, U220	Unknown	1940-1978	Unknown	1940-Present	---
		Semi-volatile Organic Compounds	---	---	Various	Unknown	1940-1978	Unknown	1940-Present	---
		Leaded Fuel Sludge	---	---	Unknown	34-53,000 gallons	1940-1978	34-53,000 gallons	1940-Present	---
SWMU 11	PCB Storage Compound	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	Not assigned	< 1,600 gallons	1956-1964	< 1,600 gallons	1956-1964	---
SWMU 31	Waste Oil Collection Area - Buildings 31 and 2022	Waste oil, solvents, degreasers	---	---	Various	Unknown	Unknown	Unknown	Unknown	
SWMU 32	Battery Collection Area (PWD Storage Yard)	Lead	7439921	---	D008	Unknown	Unknown	Unknown	Unknown	---
		Sulfuric Acid	7664939	---	D002	Unknown	Unknown	Unknown	Unknown	---
SWMU 45	PCB Spill Area	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	---	Unknown	1956-1964	1,600 gallons	1956-1964	Interim Measure - soil excavation in 1994 and backfilling of cooling water tunnel with concrete in 1996.
SWMU 57	Facility No. 278 POL Drum Storage Area	POLs and hazardous materials	---	---	Not applicable	Unknown	1950s-1990s	Unknown	Unknown	---
SWMU 59	Former Vehicle Maintenance and Refueling Area	POLs and hazardous materials	---	---	Not applicable	Unknown	1940s - 1980s	Unknown	1940s - 1980s	---
SWMU 60	Former Landfill at the Marina	Possible hazardous wastes	---	---	Unknown	Unknown	1940s - 1960s	Unknown	1940s - 1960s	---

Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
CERCLA Hazardous Substance Notice/Response Action Summary

Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA Hazardous Waste No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken
SWMU 67	Former Gas Station	POLs and hazardous materials	---	---	Not applicable	Unknown	1950s - ?	Unknown	Unknown	---
SWMU 70	Disposal Area Northwest of Landfill	Possible hazardous wastes	---	---	Unknown	Unknown	1976-1983	Unknown	1976-1983	---

Exhibit K

Responses to Regulatory Agency Comments

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

SEP 21 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Mark E. Davidson
US Navy
BRAC PMO SE
4130 Faber Place Drive
Suite 202
North Charleston, SC 29405

Re: Naval Activity Puerto Rico (NAPR), formerly Naval Station Roosevelt Roads, EPA I.D. Number PRD2170027203

Draft Finding of Suitability to Lease (FOSL), Carve-outs Within Sale Parcel III and Science Park, Revision 1, dated September 2011

Dear Mr. Davidson:

This letter is addressed to you as the Navy's designated project coordinator pursuant to the January 29, 2007 RCRA Administrative Order on Consent ("the Consent Order") between the United States Environmental Protection Agency (EPA) and the U.S. Navy (the Navy).

EPA Region 2 has completed its review of the above listed document, which revises the April 2009 Final Finding of Suitability to Lease (FOSL), Sale Parcel III-Forrestal. EPA by letter dated March 5, 2009 had commented on the 2009 FOSL. The revised Draft FOSL was submitted to EPA and the Puerto Rico Environmental Quality Board (PREQB) on behalf of the Navy by Mr. Lawson Anderson's (of Tetra Tech NUS Inc.) letter of September 15, 2011.

EPA has the following comments on the revised Draft FOSL:

1) In Section 2.0 (Description of Property), for AOC F, Site of Four Former USTs (USTs 124 A-D; Building 124); please confirm that the approximately 1.2 acre area indicated for this site includes the full extent of the subsurface contaminant plumes as well as the well locations being monitored under the approved MNA Work Plan. Also, please confirm the same regarding the "Land Use Control Area" shown for this site on Figure 41 of Exhibit C (SWMU and AOC Carve Out Maps).

2) In Section 4.0 (Environmental findings), Subsection B (Petroleum contamination): after the last paragraph, EPA requests that the Navy add a statement noting that because MTBE has been found in the groundwater at Site 1738, in addition to the approved MNA plan, as requested by

EPA, the Navy is currently developing a separate remediation plan for the MTBE contamination present at site 1738. (Note - Even though Subsection B is in regards to Petroleum contamination, the constituent MTBE is typically an additive to petroleum fuels, and thus the MTBE contamination at site 1738 is most likely related to releases of petroleum fuels).

3) In Section 4.0 (Environmental findings), Subsection D (Other Environmental Aspects), in the last sentence of the first paragraph of Subsection 1 (Munitions and Explosives of Concern), please modify the last sentence to read "....an RFI is currently being performed for three potential OB/OD sites, **several potential munitions burial trenches,** and the small arms **and rifle ranges."** (Note - the text shown in bold is the recommended new text to be added to the sentence.)

4) Exhibit B (Vicinity Maps), the figure labeled Sale Parcel III, does not include the "Land Use Control Area" for SWMU 45 in the green areas indicated to be Sale Parcel III Lease Areas. Please correct this figure.

5) Exhibit C (SWMU and AOC Carve Out Maps): Please clarify whether on Figure 9 (SWMU 11 Controlled Land Use), the "Land Use Control Area" shown includes the entire area/foot-print of Building 38 (the former Power Plant), as there appears to be some discrepancy in Figure 9 between the "Land Use Control Area" and the foot-print on the building's northeast side.

Please revise the Draft FOSL to addresses the above comments, and submit two hard copies and two CDs of the Final FOSL to EPA NY and one hard copy and 1 CD to Mr. Carl A. Soderberg of EPA's Puerto Rico office. If you have any questions, please telephone me at (212) 637- 4167.

Sincerely yours,

Timothy R. Gordon

Timothy R. Gordon
Project Coordinator
Corrective Action and Special Projects Section
RCRA Programs Branch

cc: Ms. Wilmarie Rivera, P.R. Environmental Quality Board
Mr. Lawson Anderson, Tetra Tech NUS Inc.
Mr. David Criswell, U.S. Navy, BRAC PMO
Mr. Felix Lopez, USF&WS

COMMONWEALTH OF PUERTO RICO
Office of the Governor
Environmental Quality Board

PUERTO RICO VERDE

ENVIRONMENTAL EMERGENCIES RESPONSE AREA

September 20, 2011

Mr. Mark E. Davidson
U.S. Navy
BRAC PMO SE
4130Faber Place Driver, Suite 202
North Charleston, SC 29405

RE: Technical Review of the Draft Finding of Suitability to Lease (FOSL), Carve-Outs within the Sale Parcel III and Science Park, Revision 1, Naval Activity Puerto Rico, Ceiba, Puerto Rico (NAPR)

Dear Mr. Davison:

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Lease (FOSL), Carve-Outs within Sale Parcel III and Science Park, Revision 1, Naval Activity Puerto Rico, Ceiba, Puerto Rico, dated September 2011. Our comments are provided in the attachment.

If you have any additional questions or comments, please contact me at (787) 767-8181, extension 6129

Cordially,

Wilmarie Rivera
Federal Facilities Coordinator
Environmental Emergencies Response Area

cc: Gloria M. Toro Agrait, EQB Hazardous Waste Permits Division

Cruz A. Matos Environmental Agencies Building
Ponce de León Avenue 1375, San Juan, PR 00926-2604
PO BOX 11488, Santurce, PR 00910
Tel. 787-767-8181 • Fax 787-7767-8118

Review Draft Finding of Suitability to Transfer, Revision 1
Carve-Outs within Sale Parcel III and Science Park
Naval Activity Puerto Rico, Ceiba
EPA ID No. PR2170027203

General Comments:

1. The document should made clear distinction between land use control (LUC) to be placed as part of the lease deed. It is EQB understanding that there are LUCs that should be placed during the corrective action process to avoid disturbances to the 14 carve-out sites. The previously mentioned LUCs are different from the ones that are placed when a Corrective Action with Controls is achieved at some sites. The last one is the one accepted when the maximum achievable clean-up is reach.

Specific Comments:

1. Page 1, Section 1.0, Second Paragraph, Third Sentence: Please include the Order on Consent reference number.

2. Page 6, Section 4.0A: There are 13 SWMUs listed inside parenthesis and the paragraph stated that the subject property includes 14 RCRA SWMUs. It should be revised since there are 13 SWMUs and 1 AOC (grouping several sites). Or include AOC F at this section.

3. Page 7, Section 4.0B, Third Paragraph: Please include the MtBE Investigation being carried at AOC F Site 1738.

4. Page 9, Section 4.0D.4, Last Paragraph: The document state that due to the age of the majority of facilities and size of the former Naval Station, it is possible that PCB-Contaminated fluorescent lights ballast and other minor PCBs sources may be present…". As presented for the ACM and the Lead-Based Paint, what would be the step forward regarding PCBs once the Subject Property be leased.

5. Page 11, Section 5.0B, Last Sentence: Please revise the reference to Exhibit I to Exhibit J.

EPA Comments

EPA has the following comments on the revised Draft FOSL:

1) in Section 2.0 (Description of Property), for AOC F, Site of Four Former USTs (USTs 124 A-D; Building 124); please confirm that the approximately 1.2 acre area indicated for this site includes the full extent of the subsurface contaminant plumes as well as the well locations being monitored under the approved MNA Work Plan. Also, please confirm the same regarding the "Land Use Control Area" shown for this site on Figure 41 of Exhibit C (SWMU and AOC Carve Out Maps).

Response: The 1.2-acre area of the site includes the full extent of the contaminant plumes as well as the monitoring well locations, as does Figure 41 in Exhibit C.

2) in Section 4.0 (Environmental findings), Subsection B (Petroleum contamination): after the last paragraph, EPA requests that the Navy add a statement noting that because MTBE has been found in the groundwater at Site 1738, in addition to the approved MNA plan, as requested by EPA, the Navy is currently developing a separate remediation plan for the MTBE contamination present at site 1738. (Note - Even though Subsection B is in regards to Petroleum contamination, the constituent MTBE is typically an additive to petroleum fuels, and thus the MTBE contamination at site 1738 is most likely related to releases of petroleum fuels).

Response: The suggested edit has been made. The end of the last paragraph of Section 4.0, Subsection B now reads, "Long-term quarterly groundwater monitoring is ongoing, and the Year 9, Second Quarter sampling event was completed in August 2011. Because MTBE has been found in the groundwater at AOC F - Site 1738, a separate remediation plan for the MTBE contamination is currently under development."

3) In Section 4.0 (Environmental findings), Subsection D (Other Environmental Aspects), in the last sentence of the first paragraph of Subsection 1 (Munitions and Explosives of Concern), please modify the last sentence to read "....an RFI is currently being performed for three potential OB/OD sites, **several potential munitions burial trenches,** and the small arms **and rifle ranges."** (Note - the text shown in bold is the recommended new text to be added to the sentence.)

Response: The text has been modified as requested.

4) Exhibit B (Vicinity Maps), the figure labeled Sale Parcel III, does not include the "Land Use Control Area" for SWMU 45 in the green areas indicated to be Sale Parcel III Lease Areas. Please correct this figure.

Response: The figure has been corrected as requested.

5) Exhibit C (SWMU and AOC Carve Out Maps): Please clarify whether on Figure 9 (SWMU 11 Controlled Land Use), the "Land Use Control Area" shown includes the entire area/foot-print of Building 38 (the former Power Plant), as there appears to be some discrepancy in Figure 9 between the "Land Use Control Area" and the foot-print on the building's northeast side.

Response: Figure 9 in Exhibit C has been revised so that the "Land Use Control Area" now includes the entire area/foot-print of Building 38.

EQB Comments

General Comments:

1. The document should made clear distinction between land use control (LUC) to be placed as part of the lease deed. It is EQB understanding that there are LUCs that should be placed during the corrective action process to avoid disturbances to the 14 carve-out sites. The previously mentioned LUCs are different from the ones that are placed when a Corrective Action with Controls is achieved at some sites. The last one is the one accepted when the maximum achievable clean-up is reach.

Response: The first sentence of Section 5.0, Subsection D (Land and Groundwater Restrictions) has been modified to state, "To prevent unacceptable risks to human health and the environment during the lease period,...", and the following sentence has been added to the end of the last paragraph of this subsection, "Any land use controls required after the completion of all necessary remedial actions will be outlined in the FOSTs and transfer deeds for the carve-out areas. EPA and EQB will be afforded the opportunity to review these documents prior to execution."

Specific Comments:

1. Page 1, Section 1.0, Second Paragraph, Third Sentence: Please include the Order on Consent reference number.

Response: EPA Docket No. RCRA-02-2007-7301 has been added as requested.

2. Page 6, Section 4.0A: There are 13 SWMUs listed inside parenthesis and the paragraph stated that the subject property includes 14 RCRA SWMUs. It should be revised since there are 13 SWMUs and 1 AOC (grouping several sites). Or include AOC F at this section.

Response: SWMUs 11/45 have been separated in the list in parentheses so the total number of separate SWMUs equals 14 (SWMUs 3, 9, 11, 31, 32, 45, 57, 59, 60, 67, 70, 74, 77 and 78).

3. Page 7, Section 4.0B. Third Paragraph: Please include the MtBE Investigation being carried at AOC F Site 1738.

Response: The suggested edit has been made. The end of the last paragraph of Section 4.0B now reads, "Long-term quarterly groundwater monitoring is ongoing, and the Year 9, Second Quarter sampling event was completed in August 2011. Because MTBE has been found in the groundwater at AOC F - Site 1738, a separate remediation plan for the MTBE contamination is currently under development."

4. Page 9, Section 4.0D.4, Last Paragraph: The document state that due to the age of the majority of facilities and size of the former Naval Station, it is possible that PCB Contaminated fluorescent lights ballast and other minor PCBs sources may be present...". As presented for the ACM and the Lead-Based Paint, what would be the step forward regarding PCBs once the Subject Property be leased.

Response: The following notification will be included in the lease,

> **Presence of PCBs:** The LESSEE acknowledges that fluorescent light fixture ballasts on the lease parcel may contain PCBs. Prior to beginning any maintenance, alterations, demolition, restoration, or construction work affecting fluorescent light fixtures, the LESSEE must determine if PCB ballasts are present. If present, PCB ballasts and/or fixtures must be disposed of properly at the LESSEE's expense, in accordance with all applicable Federal, State, and local laws and regulations.

5. Page 11, Section 5.0B, Last Sentence: Please revise the reference to Exhibit I to Exhibit J.

Response: The reference has been corrected as requested.

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

MAR 0 5 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. David Criswell
US Navy
BRAC PMO SE
4130 Faber Place Drive
Suite 202
North Charleston, SC 29405

Re: Naval Activity Puerto Rico (NAPR), formerly Naval Station Roosevelt Roads, EPA I.D. Number PRD2170027203,

Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III

Dear Mr. Criswell:

The United States Environmental Protection Agency (EPA) Region 2 has received the Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III, transmitted to Mr. Timothy Gordon of EPA and to Ms. Wilmarie Rivera of the Puerto Rico Environmental Quality Board (PREQB), with your letter of February 25, 2009.

The FOSL covers approximately 382 acres in numerous non-contiguous areas carved out of the 963 acre Sale Parcel III, located in the developed waterfront area along the northeastern side of Ensenada Honda and on a peninsula on the southern side of Bahia de Puerca. The carve-out areas contain 12 Solid Waste Management Units (SWMUs) and portions of one Areas of Concern (AOC) which have corrective action work remaining to be completed under the January 2007 RCRA Administrative Order on Consent (the Consent Order).

EPA Region 2 has two comments on the Draft FOSL:

1) A statement should be added to Section 1.0 (Purpose) indicating that until a corrective action complete determination has been approved by EPA for the SWMUs and AOCs located within the carved-out areas, the Navy will continue to be responsible for completion of any remaining corrective and/or remedial actions required for those SWMUs and AOCs, pursuant to the 2007 RCRA Consent Order.

2) A statement should be added to Section 5.0.D (Land and Groundwater Restrictions) indicating that upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carved-out areas, if a corrective action complete *with controls* determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOC are located will be responsible for maintaining all land use controls and/or other controls upon which that corrective action complete *with controls* determination was based.

In addition, as discussed previously in EPA's letter of January 6, 2009, if the U.S. Department of Homeland Security (DHS) is not going to acquire the SWMU 77 site, the provisions of the Consent Order allowing delayed submission of the RFI work plan until 90 days following DHS' cessation of usage of the area as a small arms training range, would no longer be applicable. Therefore, as previously indicated in EPA's January 6, 2009 letter, the Navy should submit a draft Phase I RFI work plan for SWMU 77 within 90 calendar days of its receipt of the January 2009 letter.

Once the FOSL has been revised and finalized, please submit two copies to my office. If you have any questions, please telephone Mr. Tim Gordon, of my staff, at (212) 637- 4167.

Sincerely yours,

Dale Carpenter, Chief
Resource Conservation and Special Projects Section
RCRA Programs Branch

cc: Mr. Jaime Gonzalez, Puerto Rico Land Reuse Authority
Ms. Wilmarie Rivera, P.R. Environmental Quality Board.
Mr. Mark Kimes, Baker Environmental

COMMONWEALTH OF PUERTO RICO
Office of the Governor
Environmental Quality Board
Environmental Emergencies Response Area

March 25, 2009

Mr. David Criswell
U.S. Navy
BRAC PMO SE
U.S. Environmental Protection Agency
4130 Faber Place Driver, Suite 202
North Charleston, SC 29405

Re: Draft Finding of Suitability to Lease (FOSL) Carve-Outs withiu Sale Parcel III Forrestal, Naval Activity Puerto Rico, Ceiba, Puerto Rico PR2170027203

Dear Mr. Criswell:

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III – Forrestal, Naval Activity Puerto Rico, dated February 2009. PREQB has the following comments on the Draft FOSL:

- Page 9, fourth point documented that polychlorinated biphenyls (PCB) are key contaminants at SWMU 11, 45, and 78. The statement is inconclusive regarding the steps to remove or control PCBs contamination.

- Section 5.0 D Land and Groundwater Restrictions should include Institutional Controls to avoid access to the site, in addition to the land use control clauses. It is a recommended practice to install fences and visible signs to dissuade trespassers.

- A groundwater well survey of Parcel III (including all groundwater restrictions) should be submitted to the Department of Environmental and Natural Resources (DENR). DENR is the leading Agency regarding groundwater wells and water franchises and they should be aware of any groundwater restrictions during the corrective action activities and after considering the carved-out sites as corrective

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action completed with or without controls. The information should be updated periodically, since the groundwater conditions on the SWMUs could impact future uses, specially considering the up-coming development of the property.

The contact person at DENR is Mr. Nelson Velázquez, Director of the Water Franchises, P.O. Box 9066600, San Juan, PR 00906-6600. A copy of this survey should be submitted to EPA and EQB.

If you have any questions or comments about our review, please contact me at (787) 767-8181, extension 6141.

Cordially,

Wilmarie Rivera

Wilmarie Rivera Otero
Federal Facilities Coordinator

cc: Timothy Gordon, EPA
Gloria Toro, EQB

FINDING OF SUITABILITY TO LEASE
CARVE-OUTS WITHIN SALE PARCEL III - FORRESTAL
NAVAL ACTIVITY PUERTO RICO

Navy Responses to U.S. Environmental Protection Agency (EPA) Region 2 and Puerto Rico Environmental Quality Board (EQB) Comments

EPA Comment 1 of 2

A statement should be added to Section 1.0 (Purpose) indicating that until a corrective action complete determination has been approved by EPA for the SWMUs and AOCs located within the carved-out areas, the Navy will continue to be responsible for completion of any remaining corrective action and/or remedial actions required for those SWMUs and AOCs, pursuant to the 2007 RCRA Consent Order.

Navy Response

The following text has been added to the second paragraph of Section 1.0:

> *Until a Corrective Action Complete determination has been approved by EPA for the SWMUs and AOCs located within the carve-out areas, the Navy will continue to be responsible for completion of any remaining corrective and/or remedial actions required for those SWMUs and AOCs, pursuant to the Consent Order.*

EPA Comment 2 of 2

A statement should be added to Section 5.0.D (Land and Groundwater Restrictions) indicating that upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carved-out areas, if a corrective action complete *with controls* determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOCs are located will be responsible for maintaining all land use controls and/or other controls upon which that corrective action complete *with controls* determination was based.

Navy Response

The following text has been added to the end of Section 5.0.D:

> *Upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carve-out areas, if a Corrective Action Complete With Controls determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOCs are located will be responsible for maintaining all land use controls and/or other controls upon which that Corrective Action Complete With Controls determination was based.*

EQB Comment 1 of 3

Page 9, fourth point documented that polychlorinated biphenyls (PCB) are key contaminants at SWMU 11, 45, and 78. The statement is inconclusive regarding the steps to remove or control PCBs contamination.

Navy Response

The following text has been added to the PCB discussion:

> *Remediation of PCB-contamination at SWMUs 45 and 78 is ongoing under the RCRA corrective action program. Although the final disposition of the PCB contamination at SWMU 11 has not yet been determined, interim measures requiring site access restiction are being implemented under the RCRA Consent Order.*

EQB Comment 2 of 3

Section 5.0 D Land and Groundwater Restrictions should include Institutional Controls to avoid access to the site, in addition to the land use control clauses. It is recommended practice to install fences and visible signs to dissuade trespassers.

Navy Response

> *The Navy will remain in the area for several years completing environmental cleanup work, and will work with future property owners to provide levels of protection against land use control violations including inspections, education, and coordination with property owners and regulators. Furthermore, the Navy will review each individual site to determine what protections (e.g., fences and signage) are necessary for implementation of land use controls based on contaminant concentrations and proximity to receptors.*

EQB Comment 3 of 3

A groundwater well survey of Parcel III (including all groundwater restrictions) should be submitted to the Department of Environmental and Natural Resources (DENR). DENR is the leading Agency regarding groundwater wells and water franchises and they should be aware of any groundwater restrictions during the corrective action activities and after considering the carved-out sites as corrective action complete with or without controls. The information should be updated periodically, since the groundwater conditions on the SWMUs could impact future uses, especially considering the up-coming development of the property.

The contact person at DENR is Mr. Nelson Velázquez, Director of the Water Franchises, P.O. Box 9066600, San Juan, PR 00906-6600. A copy of this survey should be submitted to EPA and EQB.

Navy Response

> *The Navy will coordinate with EQB and DENR to determine the appropriate contents of a groundwater well survey. Also, the Navy will send a final copy of the report "Annual Land Use Control (LUC) Status Report - January 2009" to DENR and will provide copies of annual reports to DENR in the future.*