

FINDING OF SUITABILITY TO TRANSFER

SALE PARCEL I - BUNDY

**NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO**



Prepared by:

**Department of the Navy
Base Realignment and Closure
Program Management Office Southeast
4130 Faber Place Drive, Suite 202
North Charleston, South Carolina 29405**

January 2008

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 PURPOSE.....	1
2.0 DESCRIPTION OF PROPERTY.....	1
3.0 PAST USE AND PROPOSED REUSE	2
4.0 ENVIRONMENTAL FINDINGS	3
A. Hazardous Substance Contamination	3
B. Petroleum Contamination	4
C. Condition of Property Classification.....	4
D. Other Environmental Aspects	6
5.0 REQUIREMENTS APPLICABLE TO PROPERTY TRANSFER	9
A. NEPA Compliance	9
B. Hazardous Substance Notice	9
C. CERCLA Covenant.....	10
D. CERCLA Access Clause.....	10
E. Land and Groundwater Restrictions	10
F. Environmental Compliance Agreements / Permits / Orders	10
G. Notification to Regulatory Agencies / Public	11
6.0 SUITABILITY DETERMINATION.....	11

EXHIBITS

A	References
B	Vicinity Map and Sewer System Map
C	Parcel Maps
D	Survey Maps
E	Tables
F	CERFA Concurrence
G	Lead-Based Paint Hazards Advisory Statement
H	Responses to Comments

FINDING OF SUITABILITY TO TRANSFER SALE PARCEL I - BUNDY NAVAL ACTIVITY PUERTO RICO

1.0 PURPOSE

This Finding of Suitability to Transfer (FOST) summarizes how the requirements and notifications for hazardous substances, petroleum products and other regulated material on the 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 Sale Parcel I - Bundy (Subject Property) at Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico are environmentally suitable for deed transfer. 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 transfer requirements are stated below.

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 Subject Property is comprised of approximately 1,351 acres located in the southwest section of the installation, and includes the “downtown” commercial/institutional area, elementary school, 9-hole golf course, office and administrative buildings, theatre, fitness center, a portion of the ammunition storage area south of the airfield, the Rainbow Hill family housing area (duplex and apartment-type units), Bachelor Officer Quarters (BOQ) and Bachelor Enlisted Quarters (BEQ), Navy Lodge, and the Coast Guard pier. As shown on the vicinity map in Exhibit B, the Subject Property does not include ten non-contiguous areas wholly or partially surrounded by Sale Parcel I. These areas total approximately 170 acres and are comprised of Area of Concern (AOC) F (four locations) and Solid Waste Management Units (SWMUs) 1, 2, 54, 61, 62 and 71. These areas were carved out of Sale Parcel I because they are Resource Conservation and Recovery Act (RCRA) SWMUs and AOCs with work remaining to be completed under the Administrative Order on Consent (Consent Order) that sets out the Navy’s corrective action obligations under RCRA. Furthermore, the SWMUs cannot be included in the transfer of Sale Parcel I because all necessary remedial actions have not been taken prior to transfer as required by

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

Section 120(h)(3)(A)(ii)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Navy and the winning bidder in the public auction of Sale Parcel I 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 of Sale Parcel I.

The Subject Property is comprised of Sub-Parcels 2, 3, 17, 19, 21, 22, 25 and 27, as shown on parcel maps (Exhibit C) from the *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico* (GMI, 2005). The areas shown on these maps as having "Cleanup Remaining" correlate to AOC F and SWMUs 1, 2, 54, 61 (shown as ECP 7), 62 (shown as ECP 8) and 71 (shown as ECP 17), and are not included in the Subject Property. The boundaries of the SWMUs and AOCs shown on these maps are approximate and have changed since the draft parcel map report was produced, thus they do not match the current boundaries shown on the vicinity map (Exhibit B). Furthermore, since the draft parcel map report was published, the northern boundary of Sub-Parcel 27 has been shifted approximately 700 feet to the south. The survey maps in Exhibit D provide the final boundaries for the Subject Property.

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 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 Subject Property with a significant potential for environmental contamination have ceased.

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

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 [LRA]) anticipates the following types of land uses for the Subject Property: Moderate Lodging, Residential, Learning and Training Center, Public Golf Course, Mixed Use (commercial), University Campus and Public School. The Subject Property will be sold via public auction to the highest qualified bidder.

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 transferred.

A. Hazardous Substance Contamination

There are four Resource Conservation and Recovery Act (RCRA) Solid Waste Management Units (SWMUs) on the Subject Property that have been designated Corrective Action Complete Without Controls and require no further action.

In December 2007, EPA approved the Corrective Action Complete Without Controls recommendation for SWMU 16, Waste Explosives Storage, Building 1666 (Baker, 2007). RCRA Facility Investigation (RFI) sampling indicated no surface or subsurface soil contamination has resulted from waste explosives storage. Two explosives compounds were detected in groundwater at concentrations below their reporting limits. Furthermore, groundwater is not present to a significant extent beneath the site.

An RFI was not required at SWMU 38 (Sanitary and Storm Sewer Systems) based on research, interviews and visual inspections. Under the Consent Order, this determination is contingent upon the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer systems as part of the corrective action(s) for releases from SWMUs 4, 12, 13 and 14, which are not in the vicinity of the Subject Property, and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems. A map showing the location of the existing sewer system at NAPR is provided in Exhibit B.

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

Sampling at SWMU 26 (Abandoned Engine Oil Drums, Building 544 Area) and SWMU 63 (Former Pistol Range at BEQ) did not identify chemicals of potential concern. Thus, no additional investigation or remediation was required at these SWMUs.

Detailed descriptions of SWMUs 16, 26, 38 and 63 are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E). SWMU locations are shown on the maps in Exhibits B and C. The Subject Property does not include the areas shown on the parcel maps in Exhibit C as having "Cleanup Remaining" (i.e., SWMUs 1, 2, 54, 61/ECP 7, 62/ECP 8 and 71/ECP 17).

B. Petroleum Contamination

According to the ECP Report, there were five underground storage tanks (USTs) on the Subject Property at the time of the ECP inspection in March 2005. As shown on Table 3 in Exhibit E, all five were empty. The ECP Report listed 10 known former USTs on the Subject Property that were removed between 1993 and 1999. Table 3 lists the known past and present USTs on the Subject Property along with their location, capacity, material stored and the year removed (or year installed if still present). The ECP Report and field verification documented 22 operational aboveground storage tanks (ASTs) and five oil/water separators (OWSs) on the Subject Property. These ASTs and OWSs are also listed in Table 3. According to the ECP Report, any contaminated soils identified during past replacement of tanks were excavated and disposed of off NSRR property, and the replaced tanks were closed in accordance with Title 40 Code of Federal Regulations Part 280. The records do not indicate there have been any spills or releases associated with the USTs, ASTs and OWSs on the Subject Property.

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

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

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, with the exception of SWMU 16 (Category 3), SWMU 26 (Category 2) and SWMU 38 (Category 3), as Category 1 uncontaminated property (including SWMU 63). Following its review of the CERFA Report, the Puerto Rico Environmental Quality Board (EQB) concurred with this classification and provided a concurrence statement (Exhibit D) in the Final CERFA Report on 11 August 2006.

The Category 1 and 2 areas on the Subject Property are suitable for transfer because they are either uncontaminated or all remedial actions necessary to protect human health and the environment have been taken. SWMU 16, designated Category 3 at the time of the CERFA Report, has since been determined to be suitable for transfer based on the findings of a Phase I RFI. The portion of SWMU 38 (Sanitary and Storm Sewer System) on the Subject Property is transferable because it was designated Corrective Action Complete Without Controls by EPA in the Consent Order signed on 29 January 2007. This determination is contingent upon the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer systems as part of the corrective action(s) for releases from SWMUs 4, 12, 13 and 14, which are not in the vicinity of the Subject Property, and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems.

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

D. Other Environmental Aspects

1. Munitions and Explosives of Concern

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

In December 2007, EPA approved the Corrective Action Complete Without Controls recommendation for SWMU 16, Waste Explosives Storage, Building 1666 (Baker, 2007). RFI sampling indicates no surface or subsurface soil contamination has resulted from waste explosives storage. Two explosives compounds were detected in groundwater at concentrations below their reporting limits. Furthermore, groundwater is not present to a significant extent beneath the site.

A former pistol range (SWMU 63) was located at the site of the new BEQ. Two of eight surface soil samples collected at SWMU 63 had lead concentrations greater than base background, but the lead concentration of all eight samples was less than the soil screening criterion. SWMU 63 has been designated as Corrective Action Complete Without Controls in the EPA Consent Order.

Since establishment of the former NSRR, munitions storage magazines have been used for the storage of various types of munitions, including bombs, missiles, explosive projectiles, pyrotechnics (e.g., flares), small arms ammunition, and any other ordnance-related items. The majority of these munitions storage magazines are located in a secure area at the southwest end of the main runway. Twenty-one of the magazines in this area are located on the Subject Property (see Exhibit E, Table 1). There are also four other magazines southwest of this area at the end of Guadalcanal Road. A magazine close-out inspection was conducted at the former NSRR by the Naval Ordnance Safety and Security Activity (NOSSA) in February 2004. This inspection confirmed that all magazines were completely cleared of all ordnance-related items, and no explosive residuals or contaminants were present in the magazines.

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

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 17 of 51 non-family housing facilities inspected on the Subject Property, as summarized in Table 4 of Exhibit E. Friable, accessible and damaged (FAD) ACM was identified in three of the facilities – Building 296 (20 linear feet of pipe insulation), Building 598 (6 linear feet of pipe insulation) and Building 1686 (1 linear foot of pipe and fitting insulation). This FAD ACM will be removed prior to transfer. 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.

An ACM inspection of military family housing in the eight NAPR residential communities was performed in January and February 2005 in anticipation of property transfer. The 88-unit Rainbow Hill residential community, the only one of these communities on the Subject Property, is comprised of two, three and four bedroom duplex and apartment style units constructed in 1975 and renovated between 1998 and 2001. According to the June 2005 *Final Asbestos Inspection Report for Military Family Housing, Naval Activity Puerto Rico, Ceiba, Puerto Rico* (Baker, 2005a), no ACM was identified in the 24 Rainbow Hill units that were inspected. These units were considered representative of the Rainbow Hill community. Detailed information about the units inspected and 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 transferee could result in FAD ACM hazards. Thus, the transferee 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.

3. Lead-Based Paint

A lead-based paint (LBP) survey and risk assessment was completed at NAPR in 2005 for military family housing only, thus none of the facilities on the Subject Property, other

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

than the Rainbow Hill housing units, were included in the survey. According to the June 2005 *Final Lead-Based Paint Inspection/Risk Assessment Report for Military Family Housing, Naval Activity Puerto Rico, Ceiba, Puerto Rico* (Baker, 2005c), no LBP hazard of any type was identified in the Rainbow Hill housing community.

Table 1 (Exhibit E) indicates approximately 98 other 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 G to this FOST, will be provided to the transferee as an attachment to the deed and executed at the time of transfer.

4. Polychlorinated Biphenyls

Only one polychlorinated biphenyl (PCB) containing-transformer remains at NAPR. The transformer, located in Building 386, is not on the Subject Property. All other PCB-contaminated transformers and equipment 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.

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

6. Threatened and Endangered Species

As shown on the individual parcel maps in Exhibit C, breeding habitat and nesting/foraging palms for the endangered yellow-shouldered blackbird 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 on the parcel maps.

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 TRANSFER

A. NEPA Compliance

In accordance with National Environmental Policy Act (NEPA) requirements, an Environmental Assessment 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.

B. Hazardous Substance Notice

In accordance with Section 120(h)(3)(A)(i) of CERCLA, all deeds transferring federal property must provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for one year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under Title 40 CFR Part 373, and all response actions taken to date to address any such releases or disposals. No hazardous substances are known to have been stored or released on the Subject Property in excess of their respective reportable quantities, thus, no deed notice is required in this instance.

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

C. CERCLA Covenant

The deed that conveys the Subject Property will contain the covenants provided for under CERCLA Sections 120(h)(3)(A)(ii)(I) and (II) that all necessary remedial actions have been taken prior to transfer, and that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United States.

D. CERCLA Access Clause

In accordance with CERCLA Section 120(h)(4)(D)(ii), the deed transferring the Subject Property shall contain a clause granting to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the transferred property in any case that remedial or corrective action is found to be necessary after the date of transfer. 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 transfer. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

E. Land and Groundwater Restrictions

The Navy will transfer all of the Subject Property without restrictions.

F. Environmental Compliance Agreements / Permits / Orders

On January 29, 2007, the Navy and EPA voluntarily entered into a Consent Order. The Consent Order set out the Navy's corrective action obligations under RCRA and replaced the 1994 RCRA permit as the document memorializing these obligations concerning NAPR. The four RCRA SWMUs on the Subject Property were either designated Corrective Action Complete Without Controls in the Consent Order or subsequent to the signing of the Consent Order based on investigations that found no further action would be necessary. Detailed descriptions of the SWMUs on the Subject Property are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E).

**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

Puerto Rico EQB issued a draft Title V Operating Permit, number TV9711-19-0397-0012, for air emissions at the former NSRR in Spring 2003. This draft permit went into public review on July 8, 2003, where NSRR presented extensive comments/changes due to the relocation of many tenant commands. A final Title V Operating Permit has not been issued by EQB. NSRR had a wide variety of small emission sources, which operated intermittently, with no set operation schedule. Most volatile organic compound and hazardous air pollutant emissions were generated by combustion sources, which are powered by diesel, JP-5, gasoline or propane gas. Significant emission units on the Subject Property included boilers at Buildings 729 and 731 and an 8,000-gallon gasoline AST at the Golf Course. Because of station closure, air emission sources associated with the Subject Property have been discontinued. There is no documentation of any current, or previous Notices of Violation issued to the former NSRR as a result of a deviation from the Title V Permit.

G. Notification to Regulatory Agencies / Public

In accordance with DoD guidance, U.S. EPA Region 2 and the Puerto Rico EQB have been advised of the proposed transfer of the Subject Property, and copies of the ECP Report, CERFA Report, and Draft FOST were provided to those agencies for review and comment. Navy responses to EPA and EQB review comments on the draft version of this FOST are provided in Exhibit H. The ECP Report was made available for public review upon finalization. Copies of all transfer 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 FOST and in the ECP and CERFA Reports, I have determined that the Subject Property is presently suitable for deed transfer for unrestricted use.

1/24/08
Date



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

Exhibit A
References

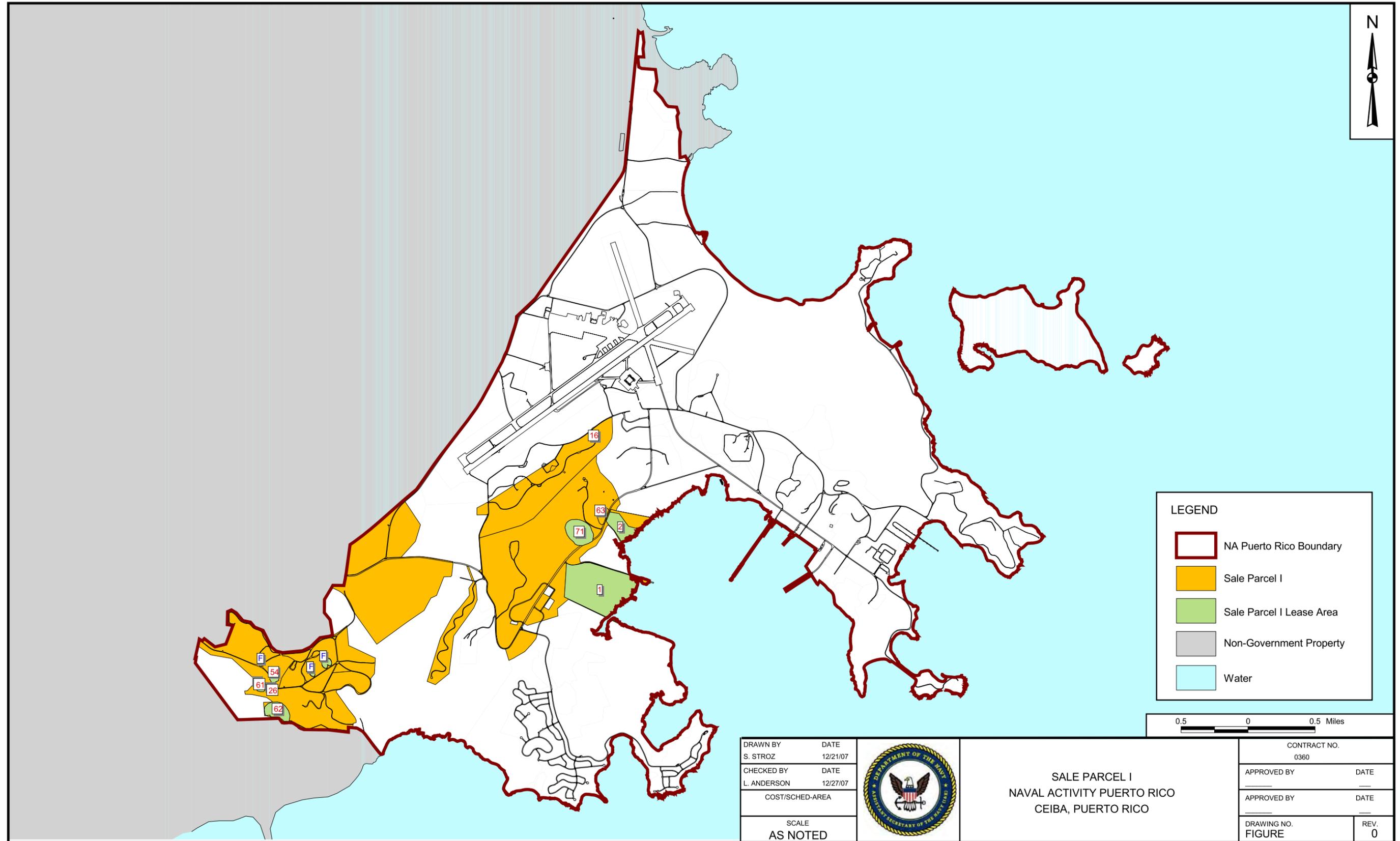
**FINDING OF SUITABILITY TO TRANSFER
SALE PARCEL I - BUNDY
NAVAL ACTIVITY PUERTO RICO**

REFERENCES

- Baker, 2005a. (Michael Baker Jr., Inc.) *Final Asbestos Inspection Report for Military Family Housing, Naval Activity Puerto Rico, Ceiba, Puerto Rico*. Moon Township, Pennsylvania. June 2005.
- Baker, 2005b. *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico*. Moon Township, Pennsylvania. June 2005.
- Baker, 2005c. *Final Lead-Base Paint Inspection/Risk Assessment Report for Military Family Housing, Naval Activity Puerto Rico, Ceiba, Puerto Rico*. Moon Township, Pennsylvania. June 2005.
- Baker, 2007. *Final Phase I RCRA Facility Investigation Report SWMU 16, Naval Activity Puerto Rico*. Moon Township, Pennsylvania. November 2007.
- CBRE et al, 2004. (CB Richard Ellis Consulting, Cooper Robertson & Partners, Moffatt & Nichol, Puerto Rico Management & Economic Consultants, Inc.) *Naval Station Roosevelt Roads Reuse Plan*. December 2004.
- EPA, 2007. (U.S. Environmental Protection Agency) *RCRA § 7003 Administrative Order on Consent, In the Matter of United States, The Department of the Navy, Naval Activity Puerto Rico, formerly Naval Station Roosevelt Roads, Puerto Rico, EPA Docket No. RCRA-02-2007-7301*. January 2007.
- GMI, 2005. (Geo-Marine, Inc.) *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico*. Hampton, Virginia. September 2005.
- Navy, 2005. (Naval Facilities Engineering Command Atlantic) *Phase I/II Environmental Condition of Property Report, Former U.S. Naval Station Roosevelt Roads, Ceiba, Puerto Rico*. Norfolk, Virginia. July 15, 2005.
- Navy, 2006a. (Naval Facilities Engineering Command Atlantic). *Biological Assessment for the Disposal of Naval Station Roosevelt Roads/Naval Activity Puerto Rico Final Report*. Norfolk, Virginia. January 2006.
- Navy, 2006b. (Department of the Navy, Base Realignment and Closure Program Management Office Southeast) *CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico*. North Charleston, South Carolina, April 27, 2006.
- USGS, 1993. (U.S. Geological Survey) Open File Report 93-292-K, *Preliminary Geologic Radon Potential Assessment of Puerto Rico*. 1993.

Exhibit B

Vicinity Map and Sewer System Map



LEGEND

-  NA Puerto Rico Boundary
-  Sale Parcel I
-  Sale Parcel I Lease Area
-  Non-Government Property
-  Water



DRAWN BY S. STROZ	DATE 12/21/07
CHECKED BY L. ANDERSON	DATE 12/27/07
COST/SCHED-AREA	
SCALE AS NOTED	



SALE PARCEL I
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

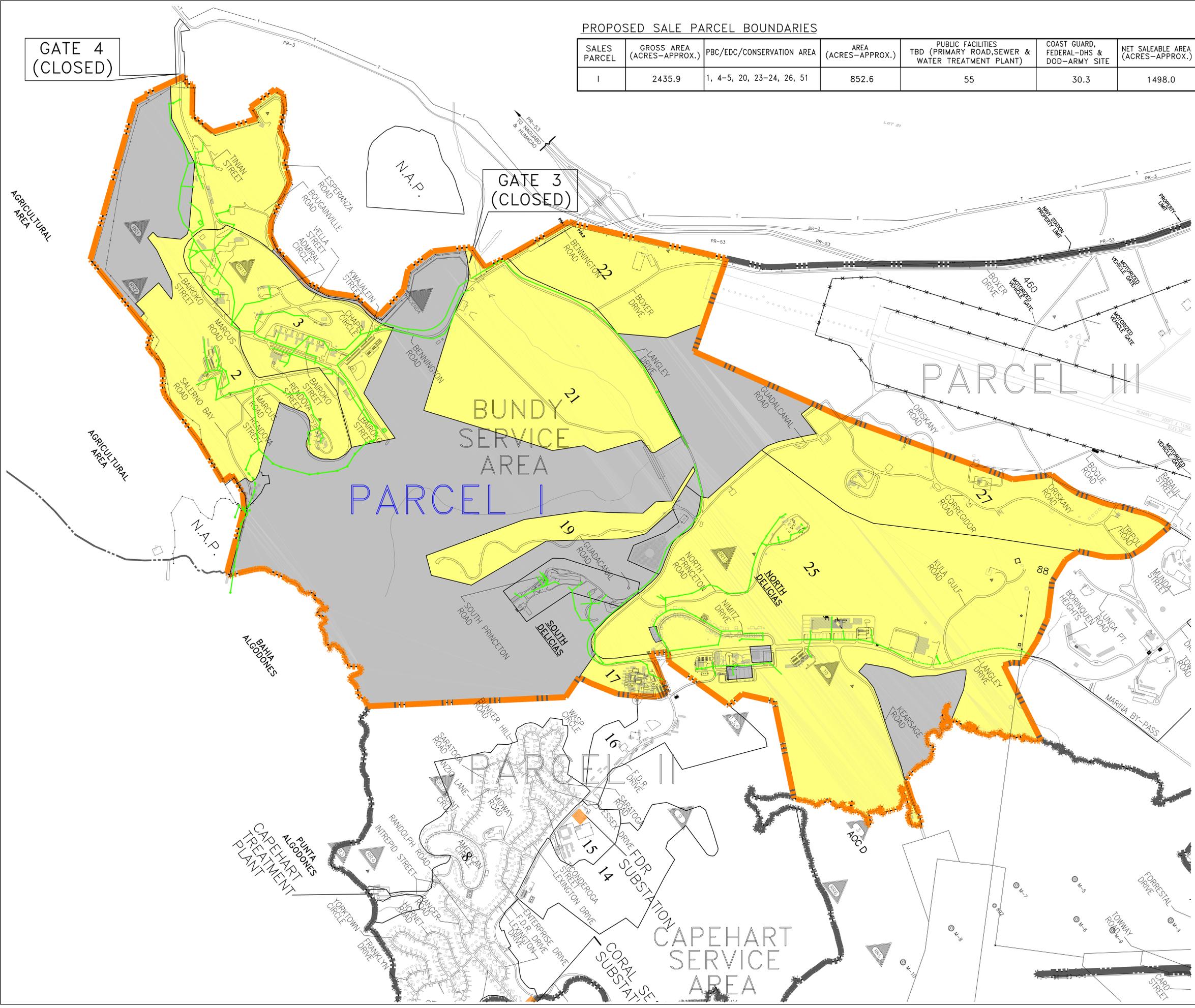
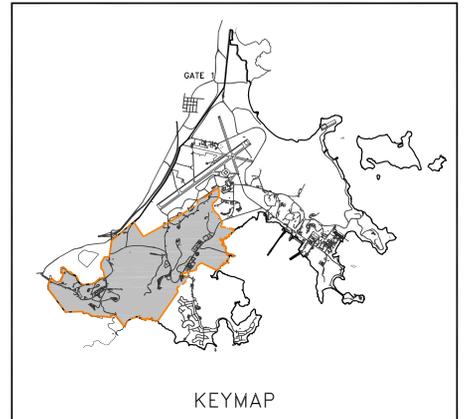
CONTRACT NO. 0360	
APPROVED BY	DATE
APPROVED BY	DATE
DRAWING NO. FIGURE	REV. 0

PROPOSED SALE PARCEL BOUNDARIES

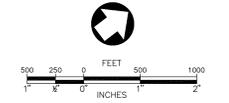
SALES PARCEL	GROSS AREA (ACRES-APPROX.)	PBC/EDC/CONSERVATION AREA	AREA (ACRES-APPROX.)	PUBLIC FACILITIES TBD (PRIMARY ROAD, SEWER & WATER TREATMENT PLANT)	COAST GUARD, FEDERAL-DHS & DOD-ARMY SITE	NET SALEABLE AREA (ACRES-APPROX.)
I	2435.9	1, 4-5, 20, 23-24, 26, 51	852.6	55	30.3	1498.0

GATE 4 (CLOSED)

GATE 3 (CLOSED)



- LEGEND**
- PROJECT BOUNDARY
 - SHORE LINE
 - BUILDINGS
 - ROADS
 - DIRT OR GRAVEL ROADS
 - RAILROAD
 - AIRFIELD PAVEMENT
 - NAVY PROPERTY BOUNDARY
 - NAVY PROPERTY BOUNDARY w/ SECURITY FENCE
 - FENCE LINE
 - CULVERT
 - ARCHAEO SITE
 - LRA ZONES AND SUB-ZONES BOUNDARY
 - SUBSTATION
 - FIRE STATION
 - SALEABLE PARCEL
 - OTHER PARCEL
 - SALE PARCEL I BOUNDARY
 - EX. SEWER



**FORMER U.S. NAVAL STATION
ROOSEVELT ROADS
CEIBA, PUERTO RICO**
**PROPOSED PARCELS
W/ US NAVY PLANNING ZONES &
INFRASTRUCTURE**
**SALE PARCEL I
EXISTING SEWER**

Exhibit C

Parcel Maps

NOTE: The parcel maps in this exhibit are from the *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico* (GMI, 2005).

The areas shown on these maps as having "Cleanup Remaining" correlate to Area of Concern (AOC) F and Solid Waste Management Units (SWMUs) 1, 2, 54, 61 (shown as ECP 7), 62 (shown as ECP 8) and 71 (shown as ECP 17), and are not included in the Subject Property.

ECP 9 in Parcel 25 is now known as SWMU 63. The boundaries of the ECP, SWMU and AOC areas shown on these maps are approximate and have changed since the draft parcel map report was produced, thus they do not match the boundaries shown on the vicinity map (Exhibit B), which are also approximate. Furthermore, since the draft parcel map report was published, the northern boundary of Sub-Parcel 27 has been shifted approximately 700 feet to the south.

The survey maps in Exhibit D provide the final boundaries for the Subject Property.

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 2

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—1, 3, 4, 5

Yellow-shouldered Blackbird

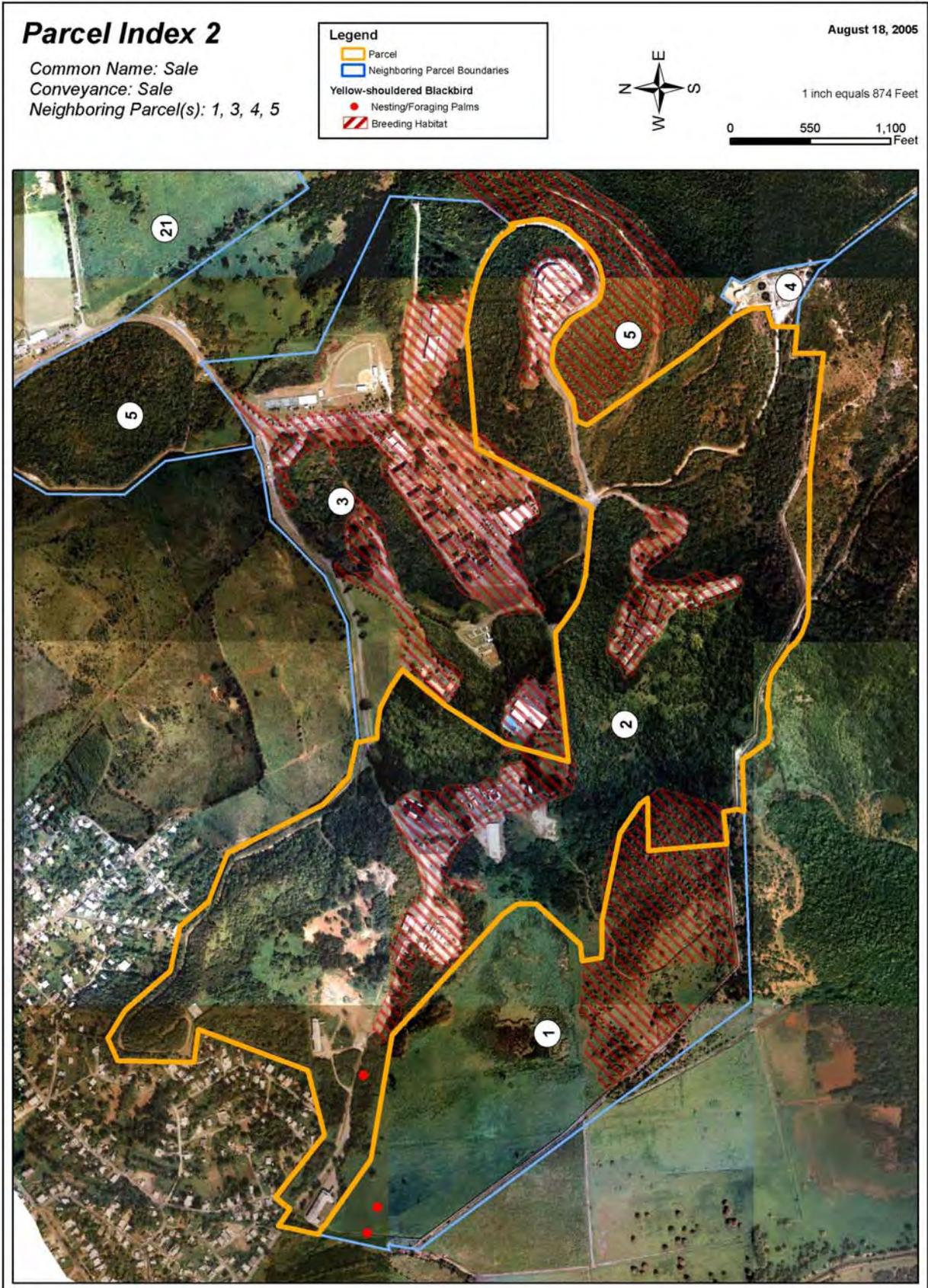
GENERAL REQUIREMENTS

- 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 the U.S. Fish and Wildlife Service (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.



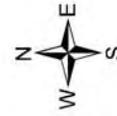
Parcel Index 2

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 1, 3, 4, 5

Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining

August 18, 2005



1 inch equals 874 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 3

**Common Name—Federal
Conveyance—Fed
Neighboring Parcel(s)—2,6**

Yellow-shouldered Blackbird

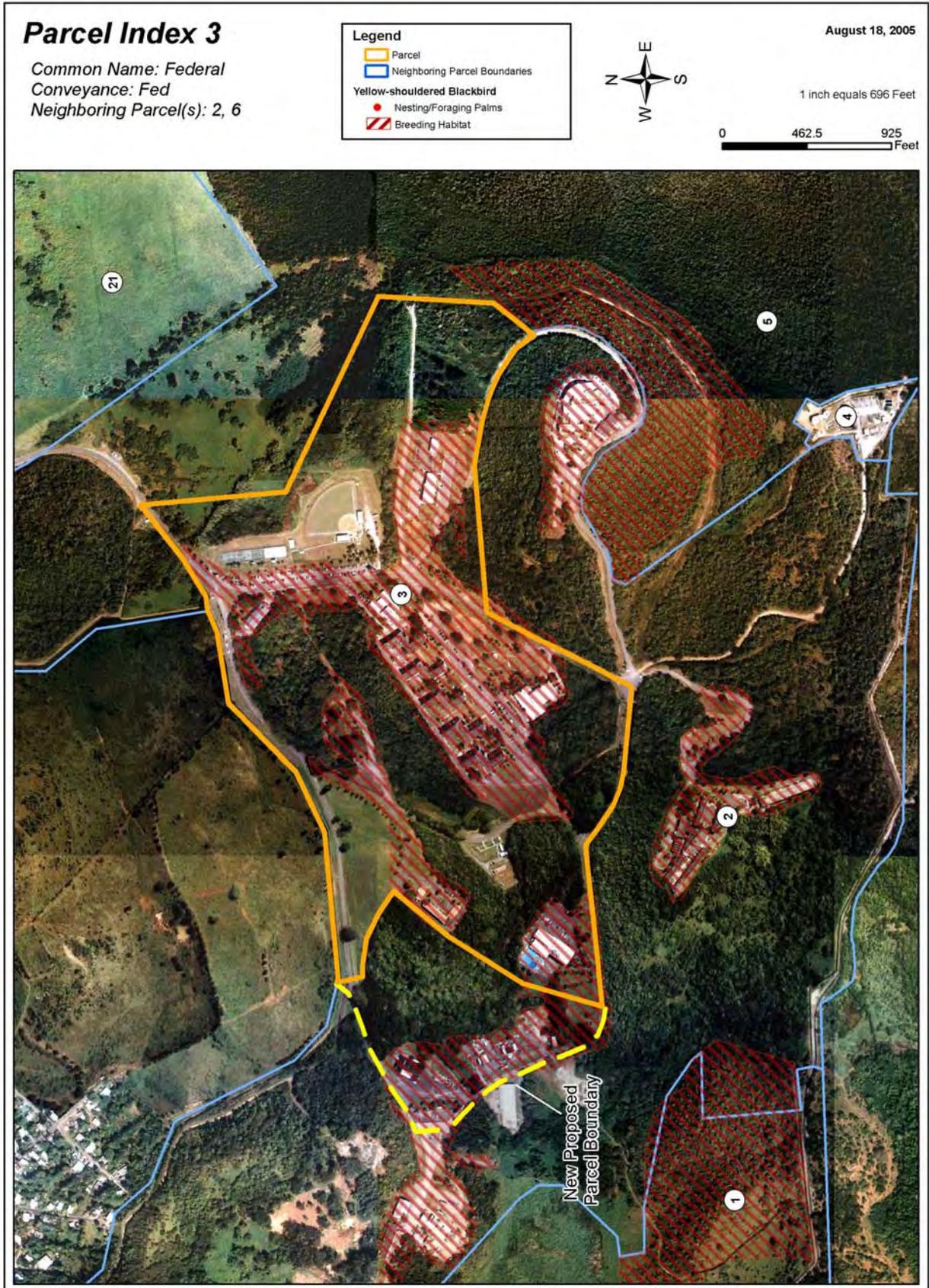
GENERAL REQUIREMENTS

- All applicable federal laws (e.g., Endangered Species Act, National Environmental Policy Act, and 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
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.

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.





THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 17

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—5, 16, 25

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Zone 5 and 16 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (5, 16) 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.
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 17

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 16, 25

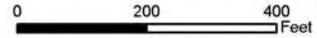
Legend

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

August 18, 2005



1 inch equals 258 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 19

Common Name—Sale
Conveyance—Sale
Neighboring Parcel(s)—5, 20

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (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.
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 19

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 20

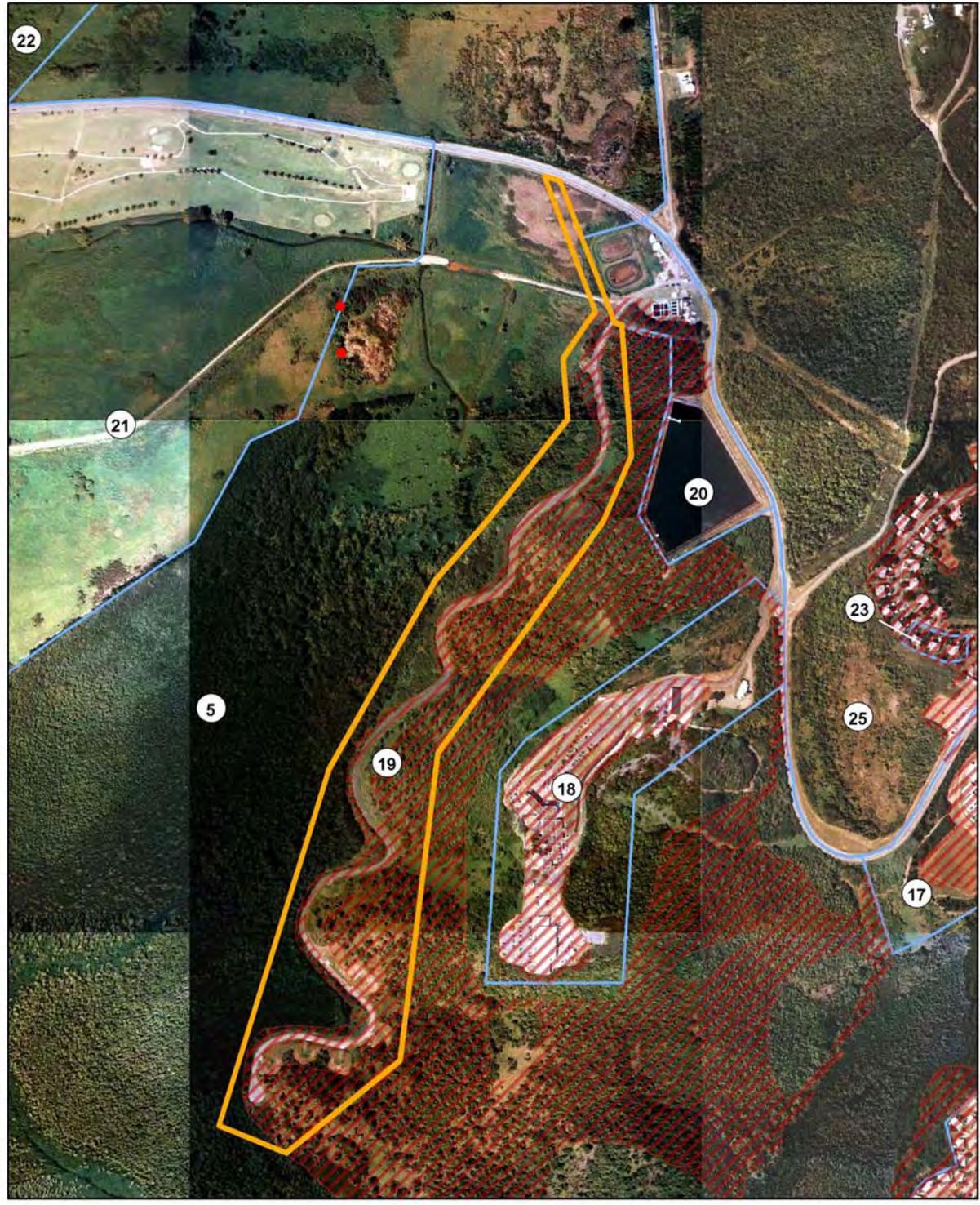
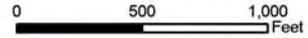
Legend

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

August 18, 2005



1 inch equals 667 Feet



Parcel Index 19

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 20

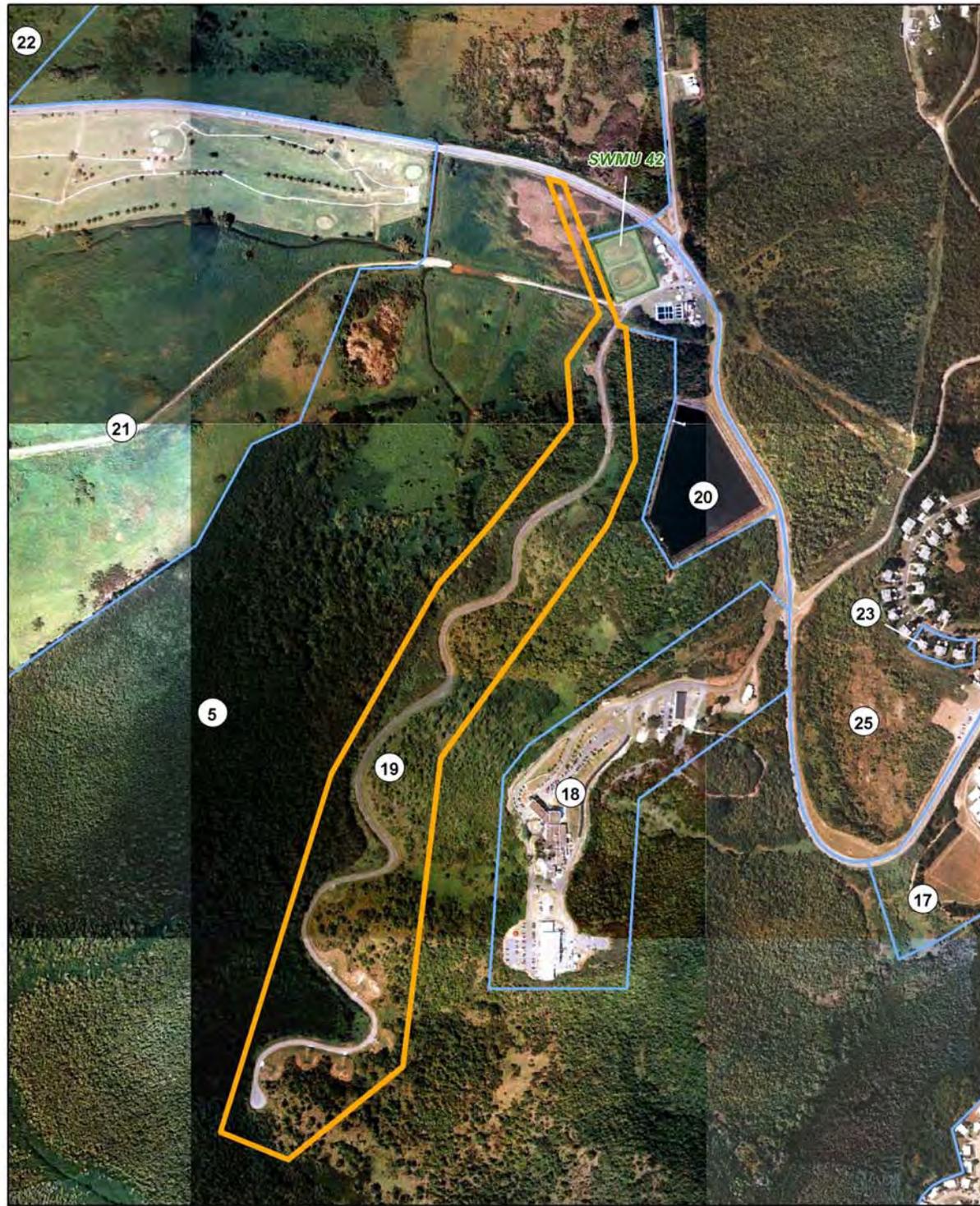
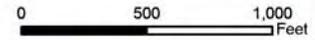
Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining

August 18, 2005



1 inch equals 667 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 21

Common Name—Golf Course
Conveyance—Sale
Neighboring Parcel(s)—5, 22

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (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.
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 21

Common Name: Golf Course
Conveyance: Sale
Neighboring Parcel(s): 5, 22

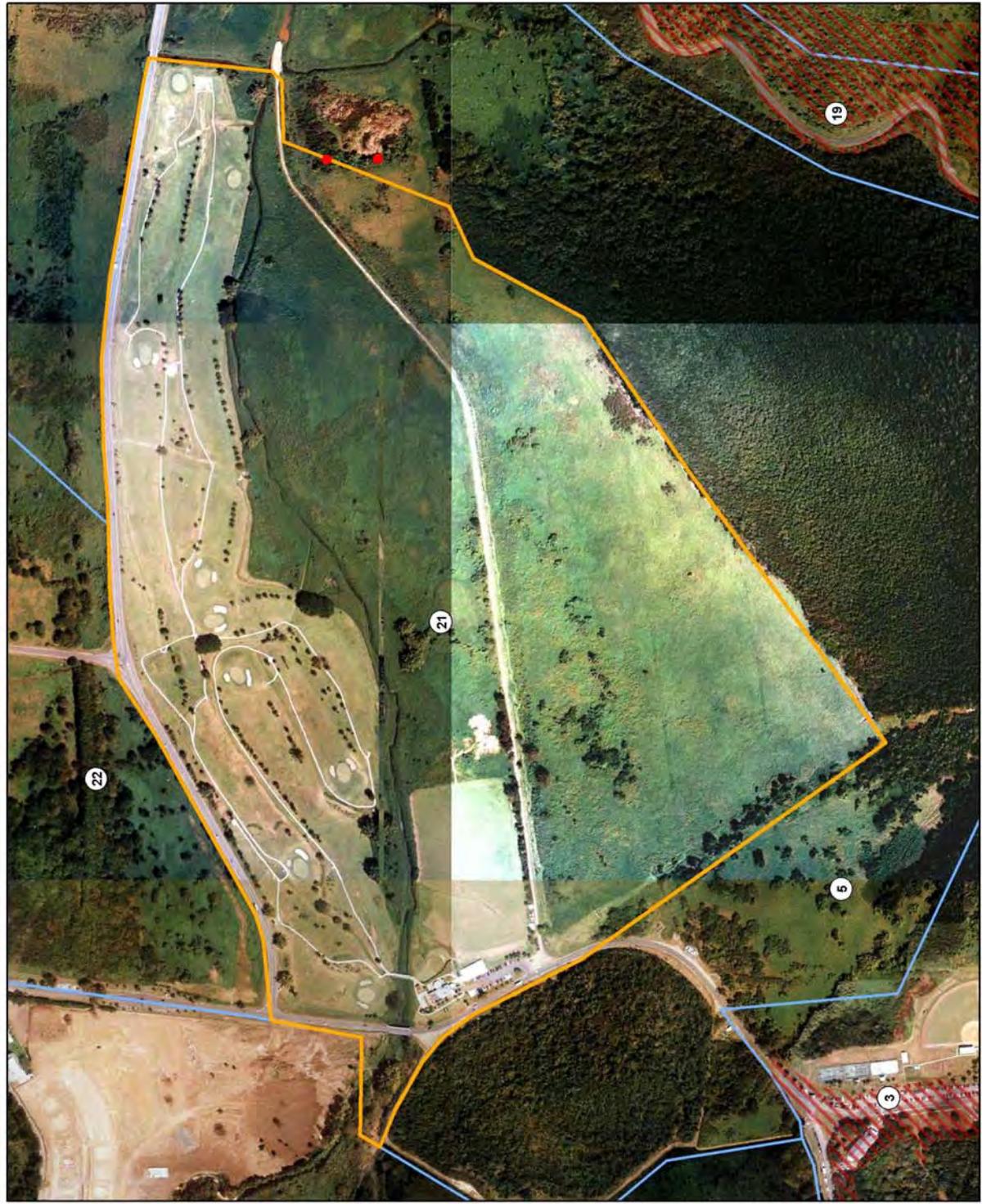
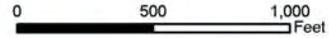
Legend

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

August 18, 2005



1 inch equals 613 Feet



Parcel Index 21

Common Name: Golf Course
Conveyance: Sale
Neighboring Parcel(s): 5, 22

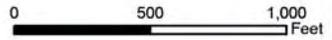
Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining

August 18, 2005



1 inch equals 613 Feet



This page intentionally left blank

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 22

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—5, 21, 33

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (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.
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 22

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 21, 33

Legend

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

August 18, 2005



1 inch equals 576 Feet



Parcel Index 22

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 21, 33

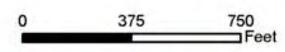
Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining



August 18, 2005

1 inch equals 576 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 25

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—5, 13, 6-18, 20, 26-29

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5, 13, 16, and 28 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcels (5, 13, 16, 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.
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 25

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 13, 16-18,
20, 26-29

Legend

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

August 18, 2005



1 inch equals 1,078 Feet



Parcel Index 25

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 13, 16-18,
20, 26-29

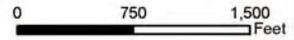
Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
 - Complete with Land Use Controls
 - Complete
 - Cleanup Remaining

August 18, 2005



1 inch equals 1,078 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 27

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—5, 25, 29, 31, 33

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

- No development is allowed in Parcel 5 (Conservation).
- All development related activities (new construction, ground clearing, demolition/remodeling) adjacent to conservation parcel 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.
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 27

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 25, 29,
31, 33

Legend

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



August 18, 2005

1 inch equals 960 Feet



Parcel Index 27

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 5, 25, 29,
31, 33

Legend

- Parcel
- Neighboring Parcel Boundaries
- Cleanup Status
- Complete with Land Use Controls
- Complete
- Cleanup Remaining



August 18, 2005

1 inch equals 960 Feet

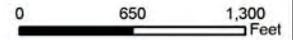
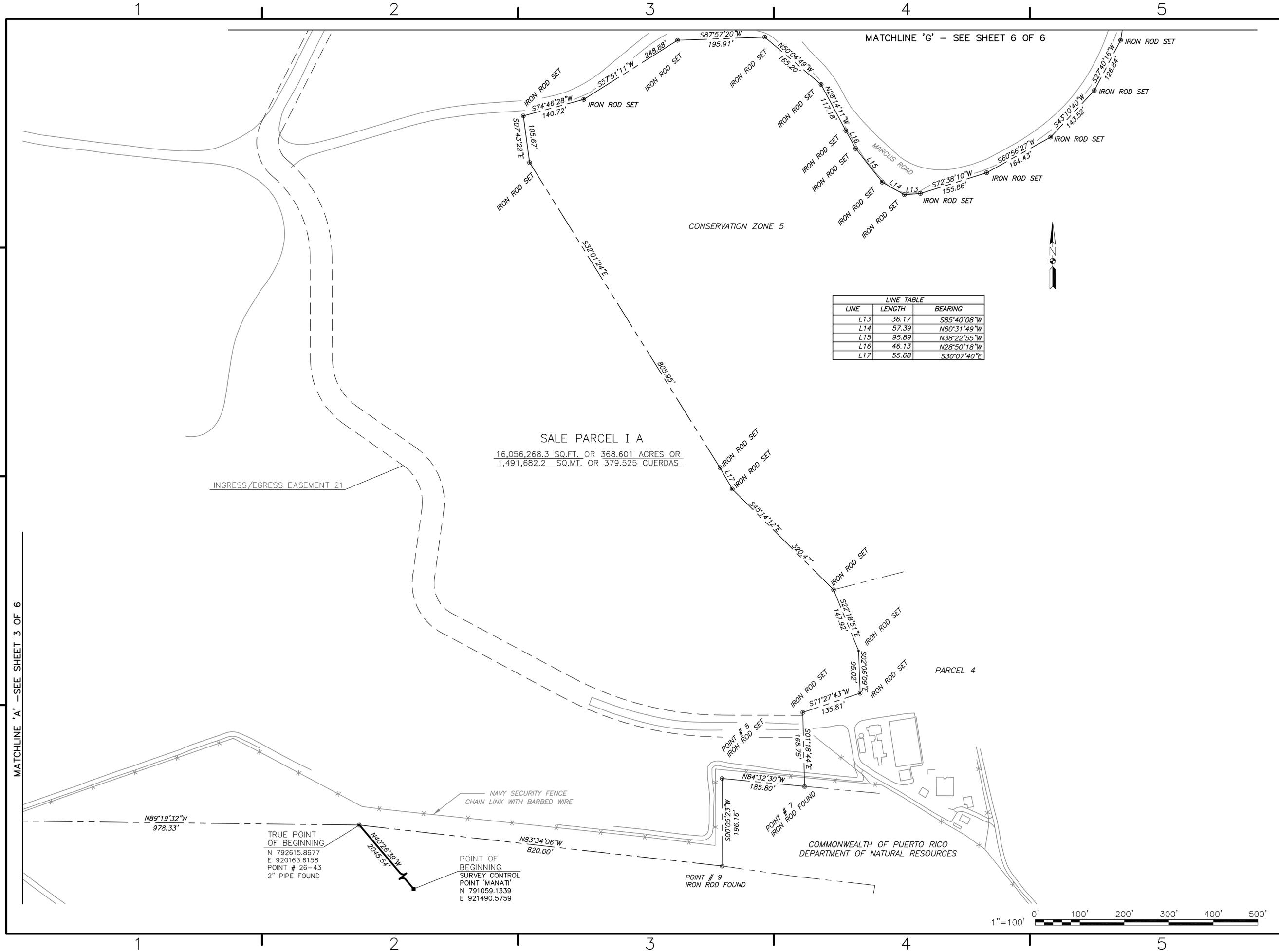


Exhibit D
Survey Maps



LINE	LENGTH	BEARING
L13	36.17	S85°40'08"W
L14	57.39	N60°31'49"W
L15	95.89	N38°22'55"W
L16	46.13	N28°50'18"W
L17	55.68	S30°07'40"E

SALE PARCEL I A
 16,056,268.3 SQ.FT. OR 368.601 ACRES OR
 1,491,682.2 SQ.MT. OR 379.525 CUERDAS

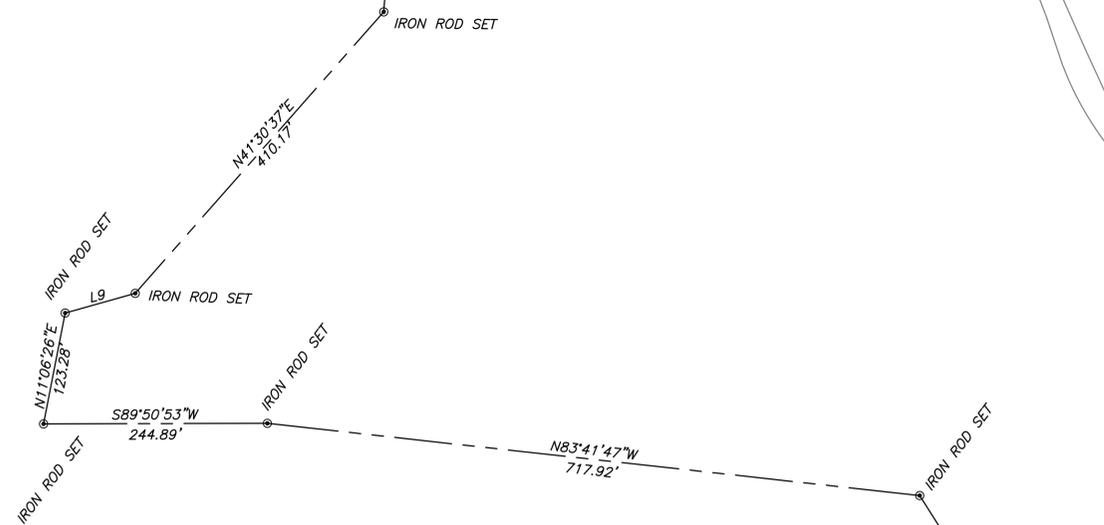
TRUE POINT OF BEGINNING
 N 792615.8677
 E 920163.6158
 POINT # 26-43
 2" PIPE FOUND

POINT OF BEGINNING
 SURVEY CONTROL
 POINT 'MANATI'
 N 791059.1339
 E 921490.5759



Town Point Center 150 Boush Street ~ Suite 1000 Norfolk ~ Virginia ~ USA, 23510-1698 Phone 757-627-1112 Fax 757-627-1113 www.transystems.com	
APPROVED	DATE
ACTIVITY - SATISFACTORY TO	DESCRIPTION
DATE APPROVED	DATE
FOR EFD FOR COMMANDER NAVFAC	DATE
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND ATLANTIC DIVISION NAVAL STATION NAVAL ACTIVITY PUERTO RICO CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE PARCEL I A	
CODE ID. NO. 80091	SIZE D
EFD NO.	SCALE: AS NOTED
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 2 OF 6	

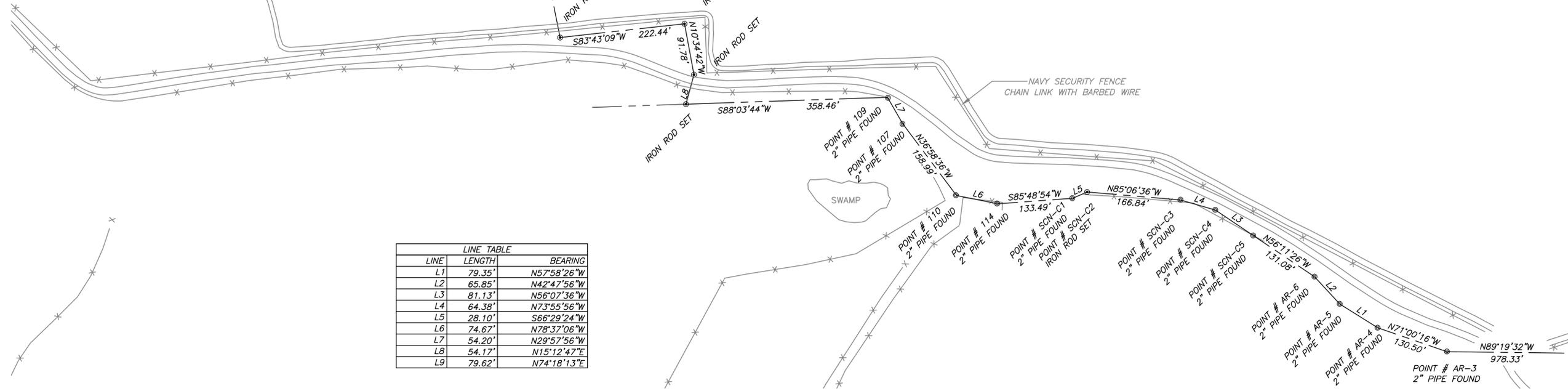
MATCHLINE 'B' - SEE SHEET 4 OF 6



CONSERVATION ZONE 1

SALE PARCEL I A

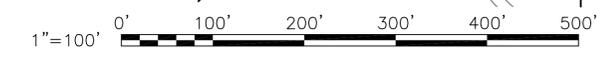
16,056,268.3 SQ.FT. OR 368.601 ACRES OR
1,491,682.2 SQ.MT. OR 379.525 CUERDAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	79.35'	N57°58'26"W
L2	65.85'	N42°47'56"W
L3	81.13'	N56°07'36"W
L4	64.38'	N73°55'56"W
L5	28.10'	S66°29'24"W
L6	74.67'	N78°37'06"W
L7	54.20'	N29°57'56"W
L8	54.17'	N15°12'47"E
L9	79.62'	N74°18'13"E

SWAMP

NAVY SECURITY FENCE
CHAIN LINK WITH BARBED WIRE



MATCHLINE 'A' - SEE SHEET 2 OF 6

DATE	DESCRIPTION

TranSystems
 Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1698
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

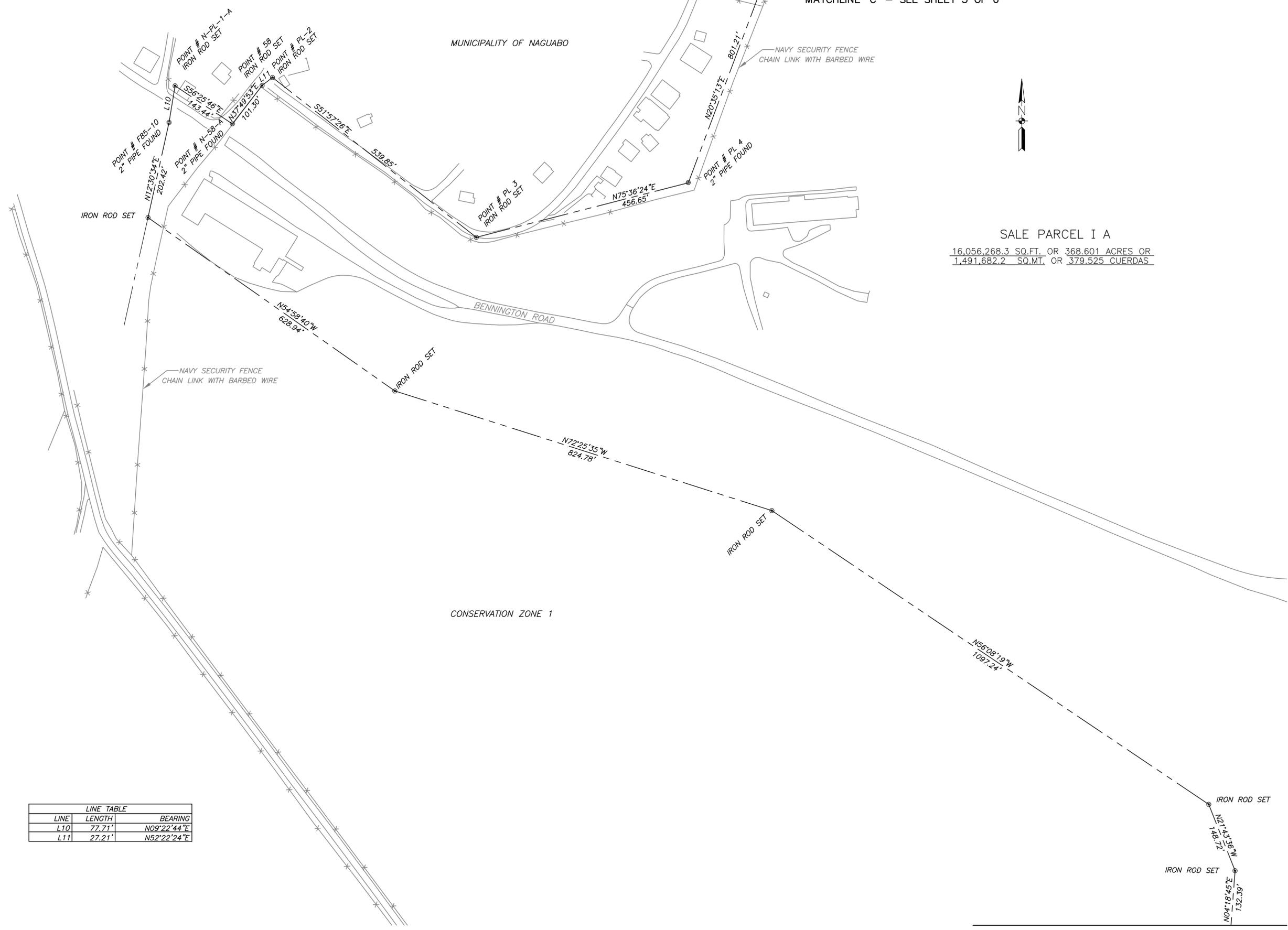
APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

DEPARTMENT OF THE NAVY
 CODE ID. NO. 80091 SIZE D
 SCALE: AS NOTED
 EFD NO.
 STA. PROJ. NO.
 SPEC. NO.
 CONSTR. CONTR. NO.
 N62470-02-D-7619
 NAVFAC DRAWING NO.
 SHEET 3 OF 6
 DRAWFORM REVISION MAY 2000

1 2 3 4 5

MATCHLINE 'C' - SEE SHEET 5 OF 6



SALE PARCEL I A
 16,056,268.3 SQ.FT. OR 368.601 ACRES OR
 1,491,682.2 SQ.MT. OR 379.525 CUERDAS



LINE	LENGTH	BEARING
L10	77.71'	N09°22'44"E
L11	27.21'	N52°22'24"E



MATCHLINE 'B' - SEE SHEET 3 OF 6

D
C
B
A

D
C
B
A



Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1698
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

APPROVED	DATE
ACTIVITY - SATISFACTORY TO	
DATE	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

CODE ID. NO. 80081	SIZE D
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO. N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 4 OF 6	

LEGAL DESCRIPTION FOR SALE PARCEL I A

Beginning at a survey control point in the Ward of Daguao, said point being a brass disk set in concrete. Said point also known as 'MANATI' and having a northing of 791059.1339 and an easting of 921490.5759 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE PARCEL I A". Thence N40°26'39"W 2045.54' to point # 26-43 a 2" pipe found , the True Point of Beginning, having a northing of 792,615.8677 and an easting of 920,163.6158:

Thence N89°19'32"W 978.33' to point # AR-3 a 2" pipe found;
Thence N71°00'16"W 130.50' to point # AR-4 a 2" pipe found;
Thence N57°58'26"W 79.35' to point # AR-5 a 2" pipe found;
Thence N42°47'56"W 65.85' to point # AR-6 a 2" pipe found;
Thence N56°11'26"W 131.08' to point # SCN-C5 a 2" pipe found;
Thence N56°07'36"W 81.13' to point # SCN-C4 a 2" pipe found;
Thence N73°55'56"W 64.38' to point # SCN-C3 a 2" pipe found;
Thence N85°06'36"W 166.84' to point # SCN-C2 an iron rod set;
Thence S66°29'24"W 28.10' to point # SCN-C1 a 2" pipe found;
Thence S85°48'54"W 133.49' to point # 114 a 2" pipe found;
Thence N78°37'06"W 74.67' to point # 110 a 2" pipe found;
Thence N36°58'36"W 158.99' to point # 107 a 2" pipe found;
Thence N29°57'56"W 54.20' to point # 109 a 2" pipe found;
Thence S88°03'44"W 358.46' to an iron rod set;
Thence N15°12'47"E 54.17' to an iron rod set;
Thence N10°34'42"W 91.78' to an iron rod set;
Thence S83°43'09"W 222.44' to an iron rod set;
Thence N11°22'22"W 548.80' to an iron rod set;
Thence N81°20'53"E 391.79' to an iron rod set;
Thence N32°25'40"W 217.55' to an iron rod set;
Thence N83°41'47"W 717.92' to an iron rod set;
Thence S89°50'53"W 244.89' to an iron rod set;
Thence N11°06'26"E 123.28' to an iron rod set;
Thence N74°18'13"E 79.62' to an iron rod set;
Thence N41°30'37"E 410.17' to an iron rod set;
Thence N04°18'45"E 132.39' to an iron rod set;
Thence N21°43'36"W 148.72' to an iron rod set;
Thence N56°08'19"W 1097.24' to an iron rod set;
Thence N72°25'35"W 824.78' to an iron rod set;
Thence N54°58'40"W 628.94' to an iron rod set;
Thence N12°30'34"E 202.42' to point # F85-10 a 2" pipe found;
Thence N09°22'44"E 77.71' to point # N-PL-1-A an iron rod set;
Thence S56°25'46"E 143.44' to point # N-58-A a 2" pipe found;
Thence N37°49'53"E 101.30' to point # 58 an iron rod set;
Thence N52°22'24"E 27.21' to point # PL-2 an iron rod set;
Thence S51°57'26"E 539.85' to point # PL-3 an iron rod set;
Thence N75°36'24"E 456.65' to point # PL-4 a 2" pipe found;
Thence N20°35'13"E 801.21' to point # PL-5 an 8" concrete fence post found;
Thence N82°35'36"W 230.00' to point # PL-6 an iron rod set;
Thence N01°18'34"E 525.27' to point # PL-7 a 2" pipe found;
Thence N67°17'34"E 167.99' to point # PL-8 a 8" concrete fence post found;
Thence S58°23'36"E 226.77' to point # PL-9 a 2" pipe found;
Thence S41°00'16"E 406.89' to point # PL-10 an iron rod set;
Thence S77°42'16"E 316.92' to point # PL-11 an iron rod set;
Thence S40°51'06"E 257.74' to point # PL-12 a 8" concrete fence post found;
Thence S68°30'46"E 359.57' to point # PL-13 an iron rod set;
Thence S26°54'16"E 733.46' to point # PL-14 an iron rod set;

Thence S47°00'46"E 258.16' to point # PL-15 an iron rod set;
Thence S76°44'46"E 265.45' to point # PL-16 an iron rod set;
Thence N84°41'44"E 805.00' to point # PL 17 an iron rod set;
Thence N64°49'14"E 360.96' to point # PL 18 an iron rod set;
Thence N45°37'44"E 529.92' to point # PL 19 an iron rod set;
Thence N81°02'14"E 391.16' to point # PL 20 an iron rod set;
Thence N66°11'04"E 128.31' to point # PL 21-E a 8" concrete fence post found;
Thence S07°23'37"E 110.15' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 290.24', chord bearing of
N60°50'32"E

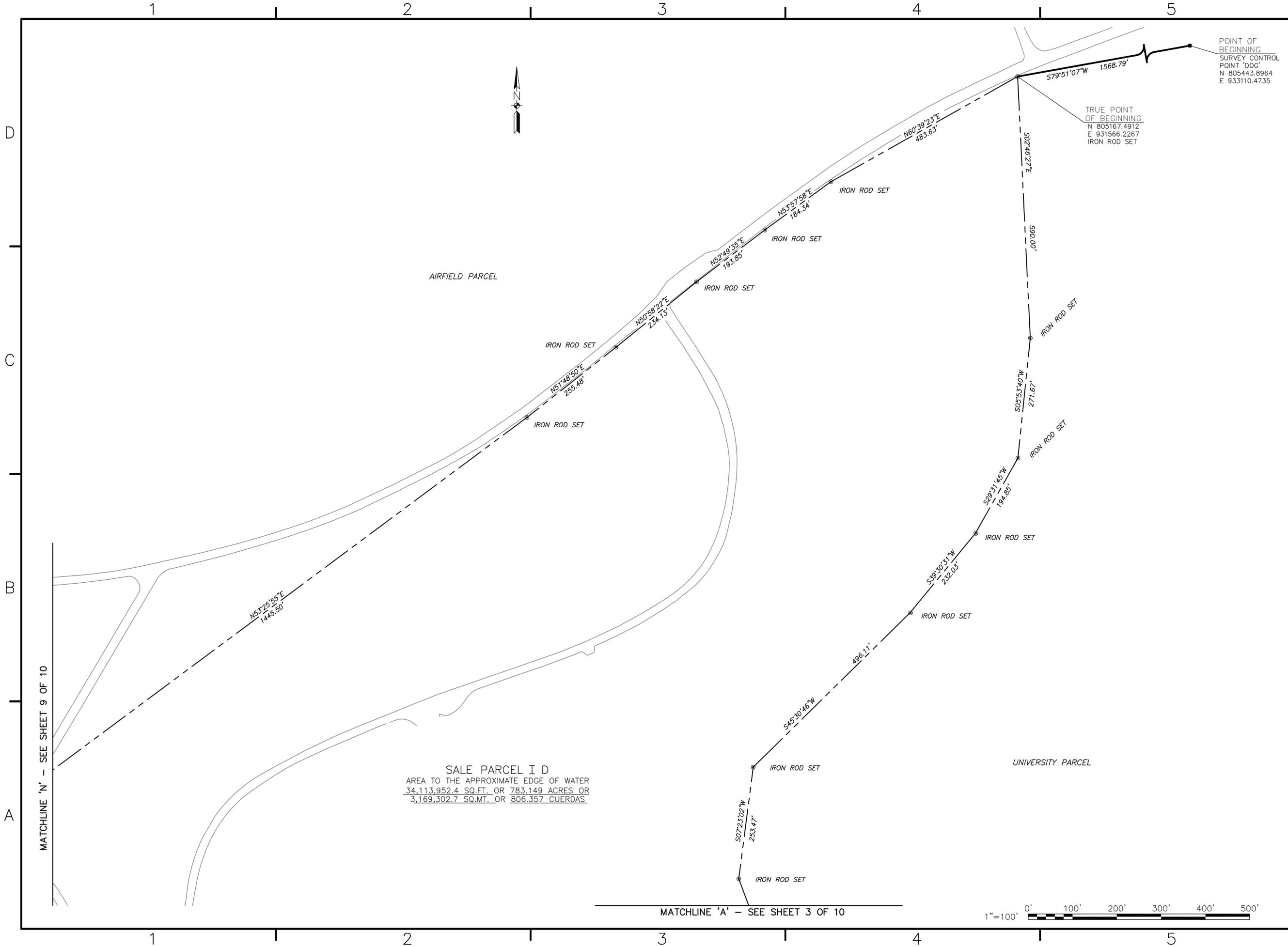
Radius=784.61'

Arc=291.92'

Thence S31°18'42"E 1235.12' to an iron rod set;
Thence N89°31'57"E 971.84' to an iron rod set;
Thence S26°07'48"W 830.15' to an iron rod set;
Thence S15°34'55"E 161.03' to an iron rod set;
Thence S09°38'10"W 138.52' to an iron rod set;
Thence S27°40'16"W 126.84' to an iron rod set;
Thence S43°10'40"W 143.52' to an iron rod set;
Thence S60°56'27"W 164.43' to an iron rod set;
Thence S72°38'10"W 155.86' to an iron rod set;
Thence S85°40'08"W 36.17' to an iron rod set;
Thence N60°31'49"W 57.39' to an iron rod set;
Thence N38°22'55"W 95.89' to an iron rod set;
Thence N28°50'18"W 46.13' to an iron rod set;
Thence N28°14'11"W 117.18' to an iron rod set;
Thence N50°04'49"W 165.20' to an iron rod set;
Thence S87°57'20"W 195.91' to an iron rod set;
Thence S57°51'11"W 248.88' to an iron rod set;
Thence S74°46'28"W 140.72' to an iron rod set;
Thence S07°43'22"E 105.67' to an iron rod set;
Thence S32°01'24"E 805.95' to an iron rod set;
Thence S30°07'40"E 55.68' to an iron rod set;
Thence S45°14'12"E 320.47' to an iron rod set;
Thence S22°18'51"E 147.92' to an iron rod set;
Thence S02°06'09"E 95.02' to an iron rod set;
Thence S71°27'43"W 135.81' to an iron rod set;
Thence S01°18'44"E 165.75' to an iron rod set;
Thence N84°32'30"W 185.80' to point # 8 an iron rod set;
Thence S00°05'23"W 196.16' to point # 9 an iron rod found;
Thence N83°34'06"W 820.00' to point # 26-43 a 2" pipe found, the True Point of Beginning.

Said parcel containing 16,056,268.3 square feet or 368.601 acres, which equates to 1,491,682.2 square meters or 379.525 cuerdas.

Said parcel is subject to the following easement as shown on plat titled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS EASEMENT 21" prepared by TranSystems Corporation and sealed by Luis Berrios Montes on XX, 2007.



DATE	APPROVED
DESCRIPTION	ACTIVITY - SATISFACTORY TO
DATE	APPROVED
FOR EFD FOR COMMANDER NAVFAC	DATE
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
DEPARTMENT OF THE NAVY NAVAL STATION NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA ATLANTIC DIVISION NAVAL ACTIVITY PUERTO RICO CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE PARCEL I D	
CODE ID. NO. 80081	SIZE D
SCALE: AS NOTED	
EFD NO. 4522930	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO. N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 2 OF 10	

1 2 3 4 5

MATCHLINE 'B' - SEE THIS SHEET

MATCHLINE 'A' - SEE SHEET 2 OF 10

MATCHLINE 'B' - SEE THIS SHEET

UNIVERSITY PARCEL

UNIVERSITY PARCEL

SALE PARCEL I D
 AREA TO THE APPROXIMATE EDGE OF WATER
 34,113,952.4 SQ.FT. OR 783.149 ACRES OR
 3,169,302.7 SQ.MT. OR 806.357 CUERDAS

INGRESS/EGRESS EASEMENT 10

INGRESS/EGRESS EASEMENT 11

LANGLEY DRIVE

CONSERVATION ZONE 28

ENSENADA HONDA

MATCHLINE 'C' - SEE SHEET 4 OF 10



D
C
B
A

D
C
B
A



Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1698
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

CODE ID. NO. 80081	SIZE D
SCALE: AS NOTED	
EFD NO. 4522930	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 3 OF 10	



MATCHLINE 'C' - SEE SHEET 3 OF 10

SALE PARCEL I D
AREA TO THE APPROXIMATE EDGE OF WATER
34,113,952.4 SQ.FT. OR 783.149 ACRES OR
3,169,302.7 SQ.MT. OR 806.357 CUERDAS

SALE PARCEL I D
AREA TO THE APPROXIMATE EDGE OF WATER
34,113,952.4 SQ.FT. OR 783.149 ACRES OR
3,169,302.7 SQ.MT. OR 806.357 CUERDAS

SALE PARCEL I D
AREA TO THE APPROXIMATE EDGE OF WATER
34,113,952.4 SQ.FT. OR 783.149 ACRES OR
3,169,302.7 SQ.MT. OR 806.357 CUERDAS

INGRESS/EGRESS EASEMENT 11

INGRESS/EGRESS EASEMENT 12

LANGLEY DRIVE

ENSENADA HONDA

CONSERVATION ZONE 26

PROPERTY CORNER
POINT NOT SET

N 800054.0594
E 932165.0410
WITNESS POINT 2" PIPE SET
ON LINE AT EDGE OF MANGROVES



MATCHLINE 'D' - SEE SHEET 5 OF 10

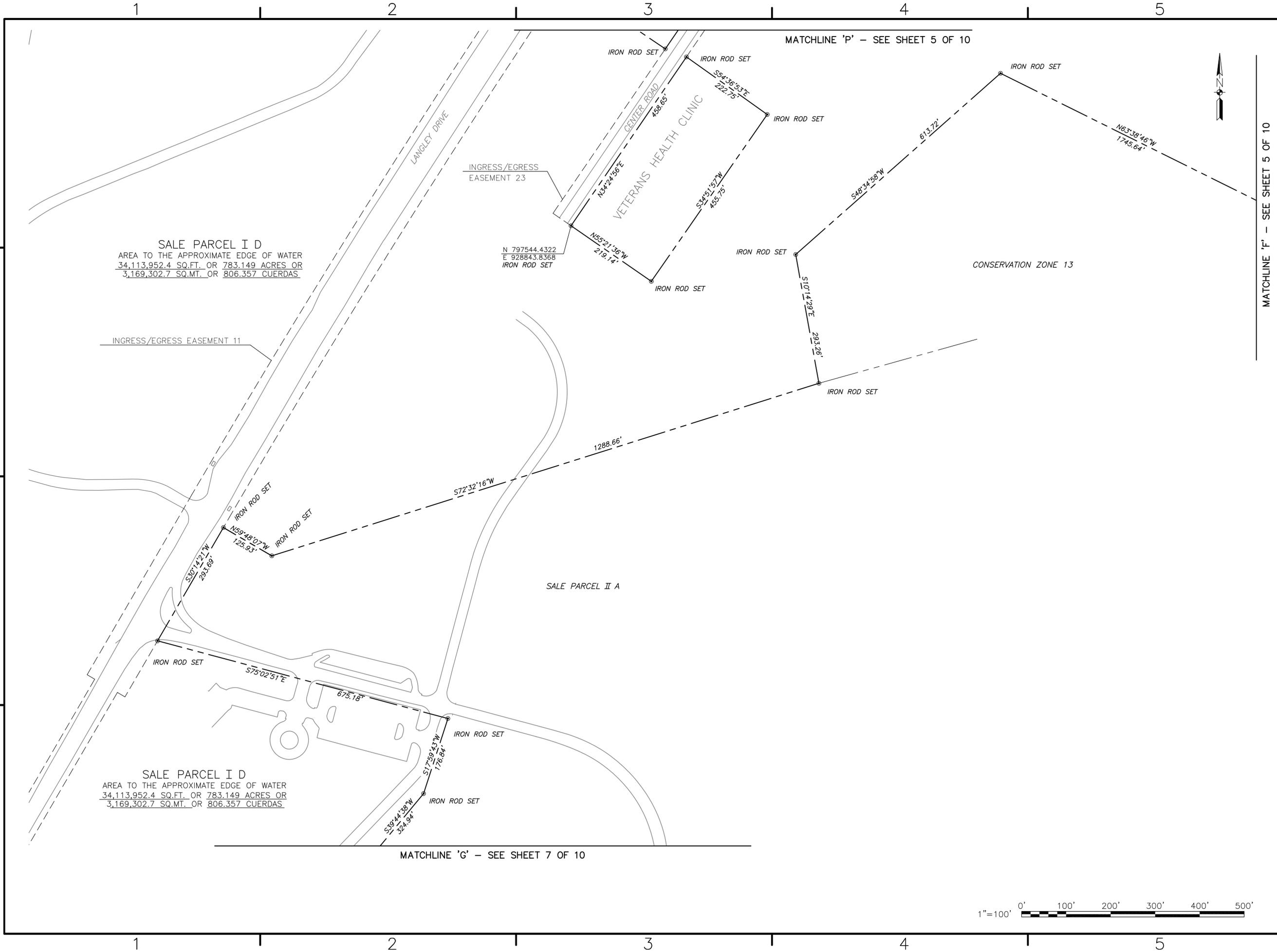


Town Point Center
150 Boush Street ~ Suite 1000
Norfolk ~ Virginia ~ USA, 23510-1698
Phone 757-627-1112 Fax 757-627-1113
www.transystems.com

APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

CODE ID. NO. 80091	SIZE	D
SCALE: AS NOTED		
EFD NO.		
STA. PROJ. NO.		
SPEC. NO.		
CONSTR. CONTR. NO. N62470-02-D-7619		
NAVFAC DRAWING NO.		
SHEET 4 OF 10		



SALE PARCEL I D
 AREA TO THE APPROXIMATE EDGE OF WATER
 34,113,952.4 SQ.FT. OR 783.149 ACRES OR
 3,169,302.7 SQ.MT. OR 806.357 CUERDAS

SALE PARCEL I D
 AREA TO THE APPROXIMATE EDGE OF WATER
 34,113,952.4 SQ.FT. OR 783.149 ACRES OR
 3,169,302.7 SQ.MT. OR 806.357 CUERDAS

MATCHLINE 'P' - SEE SHEET 5 OF 10

MATCHLINE 'G' - SEE SHEET 7 OF 10

MATCHLINE 'F' - SEE SHEET 5 OF 10

NO.	DATE	DESCRIPTION

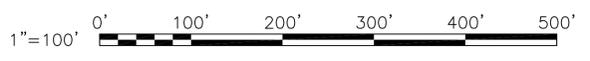
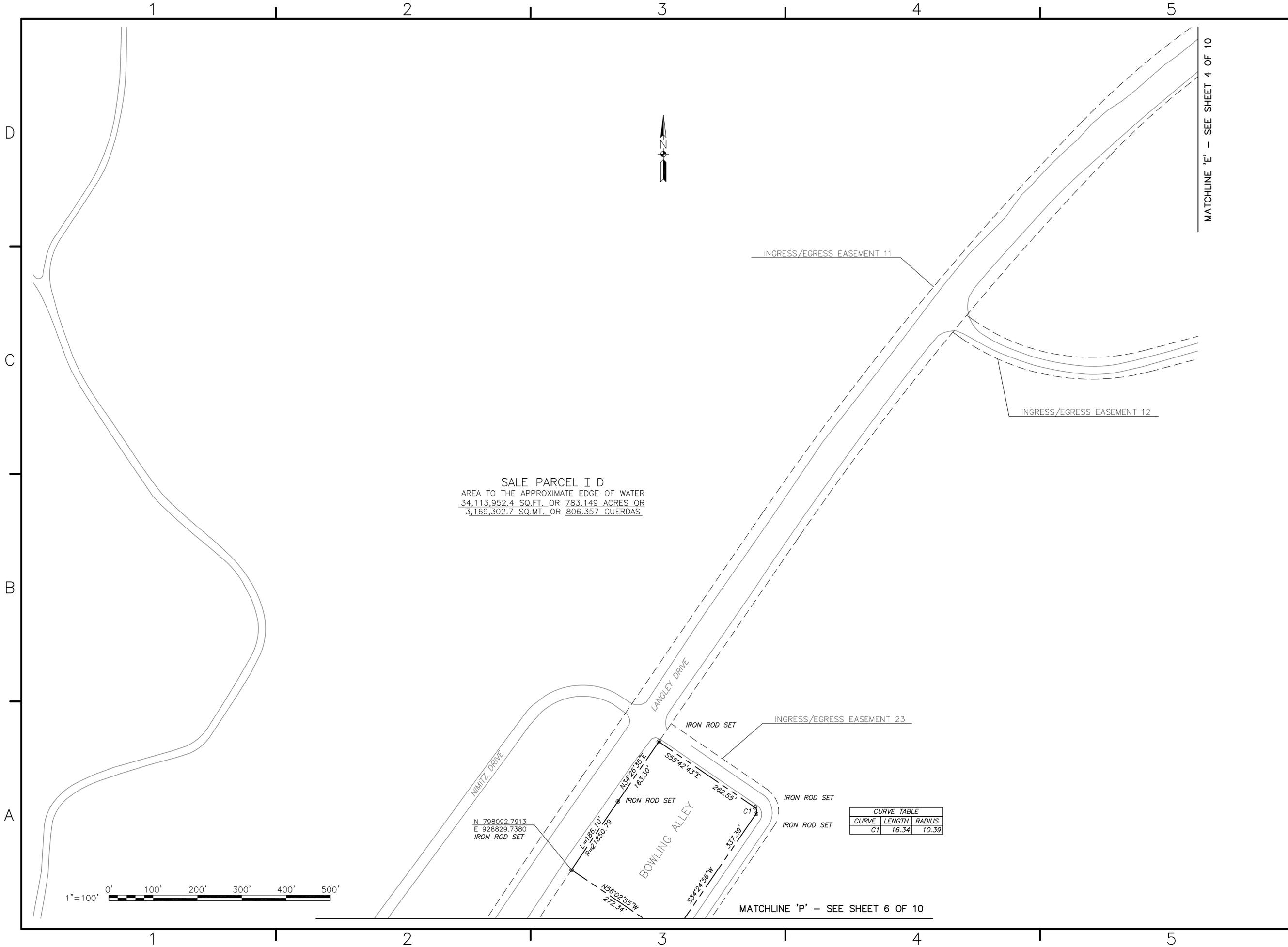
TranSystems
 Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1698
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE APPROVED	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

CODE ID. NO. 80081	SIZE D
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 6 OF 10	





DATE	DESCRIPTION

TranSystems
 Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1698
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

APPROVED _____
 ACTIVITY - SATISFACTORY TO _____
 DATE _____
 APPROVED _____
 FOR EFD FOR COMMANDER NAVFAC _____
 DATE _____

A/E	EFD
DESIGN _____	DESIGN _____
DRAWN _____	DRAWN _____
REVIEW _____	REVIEW _____
QC _____	QC _____
CHEF ARCH/ ENGR _____	CHEF ARCH/ ENGR _____
PROJECT MANAGER _____	PROJECT MANAGER _____
FIRE PROTECTION _____	FIRE PROTECTION _____
BRANCH MANAGER _____	BRANCH MANAGER _____
DESIGN DIRECTOR _____	DESIGN DIRECTOR _____

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

DEPARTMENT OF THE NAVY
 CODE ID. NO. 80091 SIZE D
 SCALE: AS NOTED
 EFD NO. _____
 STA. PROJ. NO. _____
 SPEC. NO. _____
 CONSTR. CONTR. NO.
 N62470-02-D-7619
 NAVFAC DRAWING NO. _____
 SHEET 10 OF 10

LEGAL DESCRIPTION
SALE PARCEL I D

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 SALE PARCEL I D". Thence S79°51'07"W 1568.79' to an iron rod set, the True Point of Beginning, having a northing of 805167.4912 and an easting of 931566.2267:

Thence S02°46'27"E 590.00' to an iron rod set;
Thence S05°53'40"W 271.67' to an iron rod set;
Thence S29°31'45"W 194.85' to an iron rod set;
Thence S39°30'31"W 232.03' to an iron rod set;
Thence S45°30'46"W 496.11' to an iron rod set;
Thence S07°23'02"W 253.47' to an iron rod set;
Thence S20°25'28"E 446.10' to an iron rod set;
Thence S45°57'09"E 649.51' to an iron rod set;
Thence S27°14'03"E 434.71' to an iron rod set;
Thence S19°58'29"E 96.01' to an iron rod set;
Thence S21°17'11"E 166.07' to an iron rod set;
Thence S16°28'24"E 198.53' to an iron rod set;
Thence S43°11'29"W 174.48' to an iron rod set;
Thence S19°31'06"W 146.30' to an iron rod set;
Thence S79°34'23"E 1457.64' to a point not set, said point referenced by a 2" pipe set at the edge of the mangroves bearing S79°34'23"E 40.93';
Thence Southwest 1481' from said point not set, along the approximate edge of water of Ensenada Honda to a point not set, said point referenced by a 2" pipe with a northing of 800054.0594 and an easting of 932165.0410 set at the edge of mangroves and bearing S44°03'52"E 162.91' from point not set;
Thence from said point not set, N44°03'52"W 581.55' to an iron rod set;
Thence N32°10'38"W 212.43' to an iron rod set;
Thence N59°52'22"W 176.42' to an iron rod set;
Thence S04°17'25"W 234.59' to an iron rod set;
Thence S23°14'43"W 386.08' to an iron rod set;
Thence S39°11'40"W 94.84' to an iron rod set;
Thence S47°10'22"W 239.01' to an iron rod set;
Thence S63°53'18"W 442.91' to an iron rod set;
Thence S43°59'47"W 463.19' to an iron rod set;
Thence S14°44'58"E 199.54' to an iron rod set;
Thence N75°15'02"E 110.43' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 394.07', chord bearing of S88°16'14"E
 Radius=694.61'
 Arc=399.55'
Thence S71°32'28"E 1543.06' to an iron rod set;
Thence N25°50'42"E 45.93' to a 2" pipe set at the approximate edge of water of Ensenada Honda;
Thence Southeast along the approximate edge of water of Ensenada Honda;
Thence Southwest along the approximate edge of water of Ensenada Honda 2250' to a 2" pipe set having a northing of 797111.1030 and an easting of 931373.0768;
Thence N63°38'46"W 1745.64' to an iron rod set;
Thence S48°34'58"W 613.72' to an iron rod set;
Thence S10°14'29"E 293.26' to an iron rod set;
Thence S72°32'16"W 1288.66' to an iron rod set;
Thence N59°48'07"W 125.93' to an iron rod set;
Thence S30°14'21"W 293.69' to an iron rod set;

Thence S75°02'51"E 675.18' to an iron rod set;
Thence S17°59'43"W 176.84' to an iron rod set;
Thence S39°44'38"W 324.94' to an iron rod set;
Thence S45°30'15"W 342.88' to an iron rod set;
Thence S54°39'50"W 500.21' to an iron rod set;
Thence S63°54'50"W 207.12' to an iron rod set;
Thence N25°23'08"W 219.99' to an iron rod set;
Thence N21°18'50"W 259.43' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 358.79', chord bearing of N57°08'01"W

Radius=309.52'

Arc=382.71'

Thence following a curve to an iron rod set with a long chord of 499.41', chord bearing of N11°36'57"W

Radius=1424.52'

Arc=502.01'

Thence N01°31'13"W 874.38' to an iron rod set;

Thence following a curve to an iron rod set with a long chord of 336.85', chord bearing of N16°53'22"W

Radius=635.48'

Arc=340.93'

Thence N32°15'31"W 300.98' to an iron rod set;

Thence following a curve to an iron rod set with a long chord of 333.00', chord bearing of N13°33'58"W

Radius=519.52'

Arc=338.98'

Thence N05°07'35"E 113.24' to an iron rod set;

Thence following a curve to an iron rod set with a long chord of 267.55', chord bearing of N16°02'25"W

Radius=370.48'

Arc=273.73'

Thence N37°12'25"W 184.72' to an iron rod set;

Thence following a curve to an iron rod set with a long chord of 203.46', chord bearing of N45°06'13"W

Radius=740.48'

Arc=204.10'

Thence N49°48'46"E 163.61' to an iron rod set;

Thence N05°12'12"W 899.59' to an iron rod set;

Thence N02°39'18"W 348.58' to an iron rod set;

Thence N01°22'38"E 121.06' to an iron rod set;

Thence N13°42'21"E 58.26' to an iron rod set;

Thence N17°53'28"E 164.95' to an iron rod set;

Thence N25°10'41"E 453.12' to an iron rod set;

Thence N26°27'14"E 208.19' to an iron rod set;

Thence S89°20'10"W 430.55' to an iron rod set;

Thence N00°57'54"W 274.05' to an iron rod set;

Thence N61°07'31"E 496.76' to an iron rod set;

Thence N56°41'56"E 3256.05' to an iron rod set;

Thence N53°25'55"E 1445.50' to an iron rod set;

Thence N51°48'50"E 255.48' to an iron rod set;

Thence N50°58'22"E 234.13' to an iron rod set;

Thence N52°49'35"E 193.85' to an iron rod set;

Thence N53°57'58"E 184.34' to an iron rod set;

Thence N60°39'23"E 483.63' to an iron rod set, the True Point of Beginning.

Said parcel containing 34,113,952.4 square feet or 783.149 acres, which equates to 3,169,302.7 square meters or 806.357 cuerdas.

Said parcel SALE PARCEL I D does not include the following internal parcels:

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 'DELVIS' and having a northing of 796646.7678 and an easting of 927749.8902 noted as the Point of Beginning on the plat labeled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOWLING ALLEY". Thence N36°45'05"E 1804.73' to an iron rod set, the True Point of Beginning, having a northing of 798092.7913 and an easting of 928829.7380:

Thence following a curve to an iron rod set with a long chord of 186.10', chord bearing of N34°11'56"E

Radius=21850.79'

Arc=186.10'

Thence N34°18'35"E 163.30' to an iron rod set;

Thence S55°42'43"E 262.55' to an iron rod set;

Thence following a curve to an iron rod set with a long chord of 14.71', chord bearing of S10°38'54"E

Radius=10.39'

Arc=16.34'

Thence S34°24'56"W 337.39" to an iron rod set;

Thence N56°02'55"W 272.34' to an iron rod set, the True Point of Beginning;

Said parcel containing 95,112.3 square feet or 2.183 acres, which equates to 8,836.2 square meters or 2.248 cuerdas.

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 'DELVIS' and having a northing of 796646.7678 and an easting of 927749.8902 noted as the Point of Beginning on the plat labeled "VETERANS HEALTH CLINIC". Thence N50°37'43"E 1,415.10' to an iron rod set, the True Point of Beginning, having a northing of 797544.4322 and an easting of 928843.8368:

Thence N34°24'56"E 458.65' to an iron rod set;

Thence S54°36'53"E 222.75' to an iron rod set;

Thence S34°51'57"W 455.75" to an iron rod set;

Thence N55°21'36"W 219.14' to an iron rod set, the True Point of Beginning.

Said parcel containing 101,012.8 square feet or 2.319 acres, which equates to 9,384.4 square meters or 2.388 cuerdas.

Said parcel SALE PARCEL I D is subject to multiple easements as shown on plats titled "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS EASEMENT 11" prepared by TranSystems Corporation and sealed by Luis Berrios Montes on XXX 2007, "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS EASEMENT 12" prepared by TranSystems Corporation and sealed by Luis Berrios Montes on October 2, 2007 and "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS EASEMENT 23" prepared by TranSystems Corporation and sealed by Luis Berrios Montes on October 2, 2007.

Exhibit E

Tables

Table 1
Naval Activity Puerto Rico
Sale Parcel I FOST
Facilities List
Page 1 of 4

Facility #	Former User	Name	Area	Unit	Yr Built
86	PWD	WATER STGE TANKS TACAN SITE	-	-	1942
88A	PWD	MISC STORAGE	378	SF	1944
161	PWD	GENR BLDG FOR GMOC UHF-VHF	164	SF	1943
277	CUSTOMS	PIER FAC	650	SY	1943
292	PWD	GENERATOR BUILDING	-	-	-
296	NBS AFCN	TELEVISION STUDIO	6132	SF	1944
298	PWD	CISTERN FOR B-296	-	-	1944
299	PWD	WATER PUMP STA NORTH DELICIA	109	SF	1961
300	WEAPONS	SMALL ARMS/PYROTECH MAGAZINE	4000	SF	1943
301	WEAPONS	MAGAZINE/3HT4/	308	SF	1943
302	WEAPONS	MAGAZINE/1Y3/	4000	SF	1943
303	WEAPONS	MAGAZINE/124/	3111	SF	1943
305	WEAPONS	FUSE-DETONATOR MAGAZINE	140	SF	1943
306	WEAPONS	MAGAZINE	70	SF	1943
309	WEAPONS	FUSE-DETONATOR MAGAZINE	140	SF	1943
310	WEAPONS	MAGAZINE	140	SF	1943
311	WEAPONS	HIGH EXPLOSIVE MAGAZINE	1404	SF	1943
313	WEAPONS	HIGH EXPLOSIVES MAGAZINE	1404	SF	1943
314	WEAPONS	HIGH EXPLOSIVES MAGAZINES	1134	SF	1943
358	WEAPONS	PYROTECHNIC MAGAZINE RI	1000	SF	1943
359	WEAPONS	PYROTECHNIC MAGAZINE RI	1000	SF	1943
360	AIMD	JET BOOSTER	1000	SF	1943
384	WEAPONS	HIGH EXPLOSIVES MAGAZINE	1350	SF	1958
500	SOC SOUTH	US ARMY SOUTH	6569	SF	1959
501	SOC SOUTH	US ARMY SOUTH	1679	SF	1957
502	SOC SOUTH	SECURITY ADMIN OFFICE	3240	SF	1957
519	SOC SOUTH	C-3/7TH SFG ADMIN HDQTRS.	15704	SF	1962
529	MWR	MWR-ROOS RDS RIDERS	18240	SF	1957
532	NEX	ADMIN AND MAINTENANCE SHOP	-	-	-
535	PWD	WATER STGE TANKS AT BUNDY	5292	-	1957
598	MULTI	NAVSOUTH/NCIS/PHOTOLAB/SECURITY	27088	SF	1962
629	MWR	THEATRE	10060	SF	1957
640	MWR	PLAYING COURT - TENNIS	7200	SF	1957
641	MWR	BUNDY BASKETBALL COURTS	7200	SF	1957
643	MWR	PLAYING FIELD AND FAC	108900	SF	1961
646	SECURITY	GATEHOUSE #3	120	SF	1957
724	MULTI	HIDTA/NSGA/DEFENSE COURIER	7779	SF	1959
725	CBQ	BOQ TRAN PTY W3-W-5 & O3/ABV	11996	SF	1960
726	CBQ	BOQ TRAN W3/W5 & O3/ABOVE	21207	SF	1960

Table 1
Naval Activity Puerto Rico
Sale Parcel I FOST
Facilities List
Page 2 of 4

Facility #	Former User	Name	Area	Unit	Yr Built
727	CBQ	BOQ TRAN W3/W5 & O3/ABOVE	11996	SF	1960
728	CBQ	BOQ TRANS W3/W5 & O3/ABOVE	11901	SF	1960
729	MWR	FINNIGANS OFFICERS CLUB	13374	SF	1960
730	NEX	NEX CENTRAL WHSE	25051	SF	1960
731	CBQ	BEQ	31200	SF	1960
732	CBQ	UEPH	31200	SF	1960
733	CBQ	BEQ	31807	SF	1960
734	CBQ	BEQ	32899	SF	1960
735	MULTI	SOC SOUTH/ACSS/LIBRARY	29178	SF	1960
737	NAVCOMTELSTA	NAVCOMMSTA BUILDING	2650	SF	1959
748	PWD	BUS SHLTR SOFTBALL FIELD BUNDY	140	SF	1964
760	MWR	MISC STGE BY B#760	220	SF	1962
761	MWR	TOILET AT SOFTBALL FIELD	160	SF	1962
763	WEAPONS	MAGAZINE	-	-	-
764	WEAPONS	MAGAZINE - 7NC5	1200	SF	1962
765	WEAPONS	MAGAZINE - 7NC6	1200	SF	1962
766	WEAPONS	MAGAZINE - 7NC7	1200	SF	1962
773	PWD	BUS SHLTR LNGLEY/BNGTN S.	60	SF	-
784	PWD	TACAN UNIT/GEN BUILDING	484	SF	1966
789	MWR	GOLF COURSE	-	-	1966
894	SURFOPS	RANGE LIGHT TARGET PAD 2	-	-	1966
1665	WEAPONS	READY ISSUE MAG	48	SF	1967
1666	WEAPONS	READY ISSUE MAG	48	SF	1967
1667	WEAPONS	READY ISSUE MAG	48	SF	1967
1668	WEAPONS	READY ISSUE MAG	48	SF	1967
1674	AIMD	GND SUPPORT EQUIPT STORAGE	4000	SF	1969
1686	FBI	F. B. I. OFFICE	15890	SF	1970
1687	MWR	GYMNASIUM/FITNESS CENTER	18500	SF	1969
1688	CBQ	BOQ TRANS W1/W2 AND O1/O2	49685	SF	1969
1703	NBS AFCN	AM RADIO TRANSMITTER	130	-	1970
1705	PWD	SUBSTA BY OLD HOSP B598	-	-	1960
1761	MWR	PEDESTRIAN CROSSING BRIDGE	-	-	-
1762	PWD	BUS SHLTR N.W. TEL EXCH	140	SF	1972
1763	PWD	BUS SHLTR S.W. TEL EXCH	140	SF	1972
1766	NBS AFCN	TV STUDIO COMM ANTENNA	-	-	1972
1767	AFWTF	ANTENNA POLE SUPPTD/N DELI	-	-	1969
1768	AFWTF	ANTENNA POLE SUPPTD/N DELI	-	-	1969
1769	AFWTF	ANTENNA POLE SUPPTD/N DELI	-	-	1969
1770	AFWTF	ANTNA POLE SUPOTD/NDELI	-	-	1969

Table 1
Naval Activity Puerto Rico
Sale Parcel I FOST
Facilities List
Page 3 of 4

Facility #	Former User	Name	Area	Unit	Yr Built
1771	AFWTF	ANTNA POLE SUPPTD/N DELI	-	-	1969
1796	NEX	NAVY EXCHANGE COMPLEX	82606	SF	1973
1927	WEAPONS	BOMB BUILD UP AREA	315	SF	1971
1962	MWR	SEC. STAGE BEHIND B504	396	SF	1977
1964	MWR	GOLF DRIVING RANGE	-	-	1970
1970	NEX	COMMISSARY & COMM WHSE BLDG	43688	SF	1979
1971	PWD	SWGE PUMP HSE BY B#1970	100	SF	1979
1991	PWD	STANDBY GENR BY SEC B#504	396	SF	1977
1999	PWD	SEWAGE PUMP STA AT GOLF CSE	-	-	1979
2006	PWD	GENERATOR BUILDING BY GATE 3	-	-	-
2016	PWD	GENR CEN ALARM LS 542	320	SF	1982
2017	PWD	GENER HOUSE BY LS 644/CENT	304	SF	1982
2023	WEAPONS	BOMB BUILD UP AREA	1000	SF	1974
2045	AIROPS (GED)	RADAR TWR/TURNTABLE TACAN	-	-	1985
2048	PWD	LIFT STA AT BUNDY TENNIS CTS	-	-	1983
2050	PWD	SEPTIC TANK/FIELD BY GATE 3	-	-	1983
2082	MWR	KENNEL	960	SF	1985
2085	ACSS	ELEMENTARY SCHOOL GYM	10400	SF	1986
2143	PWD	TRANSFORMER STA BY B#1688	-	-	1974
2145	PWD	TRANSFORMER STA BY B#724	300	SF	1962
2153	PWD	SUB-STA "D" BY LANGLEY DRIVE	-	-	1976
2177	PWD	ELECTRICAL EQUIPMENT SHELTER	169	SF	-
2202	FSC	FAMILY SERVICES CENTER	9660	SF	1986
2206	PWD	BUS SHLTR N. DELICIAS	140	SF	1987
2224	MWR	LIGHTED COVERED PATIO	64	SF	1985
2228	AFWTF	STANDBY GENR BY AFCN B#296	416	-	1960
2232	PWD	LIFT STATION	-	-	-
2253	PWD	RECREATION PAVILLION	471	SF	-
2256	NBS	MEDIA CTR ANNEX TO B-296	1092	SF	1986
2262	U.S. CUSTOMS	U.S. CUSTOMS BLDG	6000	SF	~2000
2303	NEX	NAVY LODGE (120 UNITS)	70911	SF	1991
2313	NEX	McDONALD'S RESTAURANT	4500	SF	1985
2317	NEX	PLAYGROUND AREA (NAVY LODGE)	~200	SY	1991
2318	PWD	SUB-STA	-	-	1991
2336	NFCU	NAVY FEDERAL CREDIT UNION	2880	SF	1993
2337	CHAPEL	CHAPEL	11856	SF	1993
2339	NEX	SERVICE STA/MINI-MART	15927	SF	1993
2357	USMC	MARCOR RSVE TRAINING BLDG	19200	SF	1994
2358	USMC	MARCOR RSVE VEH MAINT BLDG	3500	SF	1994

Table 1
Naval Activity Puerto Rico
Sale Parcel I FOST
Facilities List
Page 4 of 4

Facility #	Former User	Name	Area	Unit	Yr Built
2371	MWR	GOLF CART STORAGE	4600	SF	-
2373	USMC	MARCOR RSVE VEH MAINT BLDG	-	-	1994
2374	USMC	MARCOR RSVE VEH MAINT BLDG	-	-	1994
2379	MWR	BASKETBALL/VOLLEY CT B2305	-	-	1994
2382	PWD	SWGE PUMP STATION	450	SF	1995
2385	PWD	NEW GENR BLDG BY B884	143	SF	1994
2407	NAVCONSTA	COMMUNICATION BUILDING	~500	SF	-
2409	U.S. CUSTOMS	ADMIN BUILDING	~2000	SF	~2000
RSL4	WEAPONS	READY ISSUE MAGAZINE	63	SF	1967
RSL5	WEAPONS	READY ISSUE MAGAZINE	63	SF	1967
RSL6	WEAPONS	READY ISSUE MAGAZINE	63	SF	1967

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 verification by NAPR personnel.

List does not include the 88 Rainbow Hill family housing units constructed in 1975 and renovated 1998-2001, nor the 11 new BEQ buildings constructed in 2004.

- Information not available or unknown

AFWTF Atlantic Fleet Weapons Training Facility
 AIROPS Air Operations
 PWD Public Works Department
 MWR Morale, Welfare and Recreation
 SOCSOUTH Special Operations Command South

**Table 2
Naval Activity Puerto Rico
Sale Parcel I FOST
Solid Waste Management Units 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	Proposed Navy Stopping Point	Navy Stopping Point	Estimated Navy Stopping Time	Remaining Work Required
1	16	Waste Explosives Storage (Bldg. 1666) Less than 90 days accumulation point for waste explosives. Originally a No Further Action site because it was a restricted access area when the naval station was an active facility.	3	CAC w/out Controls	Inspected during a follow-up VSI conducted in June, 1993. No evidence of releases from this building was observed. Building has not been used since operational closure in March 2004, and was "explosives clean closed" and "explosives certified clean" by the Naval Ordnance Safety and Security Activity in March 2005. November 2007 Phase I RFI recommended the site be designated as Corrective Action Complete without Controls. No surface or subsurface soil contamination has resulted from waste explosives storage, and groundwater is not present to a significant extent beneath the site. EPA approved the recommendation in December 2007.	NA	None	Phase 1 RFI	Completion of RFI	NA	None
1	26	Abandoned Engine Oil Drums (Bldg. 544 Area) Open area where approximately 25 badly rusted, 55-gallon drums of waste oil, or other substance, were observed to be lying (mostly on their sides) on bare soil during the 1988 VSI. The containers were in very poor condition, and partially overgrown with vegetation. A tar-like substance was observed to be leaking onto the ground.	2	CAC w/out Controls	No Further Action required based on RFI sampling.	NA	None	NFA	NA	NA	None
Basewide	38	Sanitary and Storm Water Sewer Systems Below ground sanitary and storm sewer systems.	3	CAC w/out Controls	No Further Action determination from 1994 Part B Permit carried over to Consent Order. No knowledge or evidence of systematic and routine releases of hazardous wastes. An RFI was not required. The "CAC w/out Controls" shown for SWMU 38 is contingent, under the 2007 RCRA Consent Order between the Navy and EPA, on the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer water sewer systems (i.e., SWMU 38) as a release(s) from either SWMUs 4, 12, 13 and 14, and/or from any other SWMU at the NAPR facility, where releases have impacted the sanitary and/or storm water sewer systems.	NA	None	NFA	NA	NA	None
1	63	Former Pistol Range at BEQ A cleared rectangular area that appeared to be unused, with ground scarring consistent with a small arms range was observed on a 1958 aerial photograph. The records review (historic maps) identified this area as a former pistol range. Interviews did not confirm or repudiate use of the area as a pistol range. The ECP physical site inspection could not detect evidence of a former pistol range because the area has been disturbed/ covered by the new Bachelor Enlisted Quarters (BEQ).	1	CAC w/out Controls	Eleven new BEQ housing structures have been constructed at the location of the former pistol range. The recent construction of this area involved earthwork throughout the entire construction site. Due to the amount of soil that had been excavated, samples were collected from the surface soil that remained to determine if lead potentially present in the surface soil could cause a risk to human health receptors living in these quarters. No COPCs were identified. While two of eight surface soil samples had lead concentrations greater than base background, all samples had lead concentrations less than the soil screening criteria.	NA	None	NFA	NA	NA	None

^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

BEQ	Bachelor Enlisted Quarters	RCRA	Resource Conservation and Recovery Act
CAC	Corrective Action Complete determination	SWOB	Ship Waste Offloading Barge
CERFA	Community Environmental Response Facilitation Act	SVOC	Semi-Volatile Organic Compound
COPC	Chemical of Potential Concern	TWFF	Tow Way Fuel Farm
ECP	Environmental Condition of Property	VSI	Visual Site Inspection
NA	Not Applicable		
NAPR	Naval Activity Puerto Rico		
NFA	No Further Action		

Table 3
Naval Activity Puerto Rico
Sale Parcel I FOST
OWS, AST, UST List

Number	Type	Location or User	Capacity	Material Stored	Year Installed	Year Removed
2339-1	OWS	SERVICE STATION/MINI MART	-	NA	-	NA
2339-2	OWS	SERVICE STATION/MINI MART	-	NA	-	NA
2341	OWS	NEX	-	NA	-	NA
2373	OWS	PWD	-	NA	1994	NA
2374	OWS	PWD	-	NA	1994	NA
161	AST	PWD	500	Diesel	-	NA
296	AST	PWD	500	Diesel	-	NA
500	AST	PWD	1000	Diesel	-	NA
519	AST	PWD	250	Diesel	-	NA
542	AST	PWD	550	Diesel	-	NA
729	AST	PWD	1000	Diesel	-	NA
731	AST	PWD	1000	Diesel	-	NA
732	AST	PWD	1000	Diesel	-	NA
733	AST	PWD	1000	Diesel	-	NA
734	AST	PWD	1000	Diesel	-	NA
737	AST	PWD	250	Diesel	-	NA
1211A	AST	MWR	1000/1000	Diesel/Mogas	-	NA
1211B	AST	MWR	6000	Diesel	-	NA
1796	AST	NEX	250	Diesel	-	NA
2017	AST	PWD	200	Diesel	-	NA
2228	AST	AFWTF	500	Diesel	-	NA
2303-1	AST	PWD	1000	Diesel	-	NA
2303-2	AST	PWD	500	Diesel	-	NA
2339D	AST	NEX	550	Diesel	-	NA
2357	AST	PWD	500	Diesel	-	NA
2361	AST	PWD	500	Diesel	-	NA
2407	AST	PWD	1000	Diesel	-	NA
1686	UST	Bundy Laundry Building	10000	JP-5/Empty	1996	NA
2339A	UST	NEX Autoport	10000	Mogas/Empty	1994	NA
2339B	UST	NEX Autoport	10000	Mogas/Empty	1994	NA
2339C	UST	NEX Autoport	10000	Mogas/Empty	1994	NA
2339E	UST	NEX Autoport	500	Waste Oil/Empty	1994	NA
298	Former UST	CISTERN FOR B-296	300	Diesel	-	1999
724	Former UST	HIDTA/NSGA/DEFENSE COURIER	5000	Diesel	-	1996
729	Former UST	FINNIGANS OFFICERS CLUB	1000	Diesel	-	1996
730	Former UST	Building 730	10000	Diesel	-	1995
732	Former UST	Building 732	1000	Diesel	-	1996
733	Former UST	Building 733	1000	Diesel	-	1996
760	Former UST	MISC STORAGE BY B-760	280	Unknown	-	1993
1686	Former UST	FBI OFFICE	10000	Diesel	-	1996
1796	Former UST	NEX COMPLEX	280	Diesel	-	1997
1970	Former UST	COMMISSARY & COMM WHSE BLDG	1000	Diesel	-	1997

NA Not Applicable
- Information not available or unknown

Table 4
Naval Activity Puerto Rico
Sale Parcel I FOST
Asbestos-Containing Material Inspection Results
Page 1 of 3

Facility #	Name	ACM Identified	Comments
86	WATER STGE TANKS TACAN SITE	NI	
88A	MISC STORAGE	NI	
161	GENR BLDG FOR GMOC UHF-VHF	N	
277	PIER FAC	NI	
292	GENERATOR BUILDING	NI	
296	TELEVISION STUDIO	Hazard	20 LF Pipe Insulation
298	CISTERN FOR B-296	NI	
299	WATER PUMP STA NORTH DELICIA	NI	
300	SMALL ARMS/PYROTECH MAGAZINE	NI	
301	MAGAZINE/3HT4/	NI	
302	MAGAZINE/1Y3/	NI	
303	MAGAZINE/124/	NI	
305	FUSE-DETONATOR MAGAZINE	NI	
306	MAGAZINE	NI	
309	FUSE-DETONATOR MAGAZINE	NI	
310	MAGAZINE	NI	
311	HIGH EXPLOSIVE MAGAZINE	NI	
313	HIGH EXPLOSIVES MAGAZINE	NI	
314	HIGH EXPLOSIVES MAGAZINES	NI	
358	PYROTECHNIC MAGAZINE RI	NI	
359	PYROTECHNIC MAGAZINE RI	NI	
360	JET BOOSTER	NI	
384	HIGH EXPLOSIVES MAGAZINE	NI	
500	US ARMY SOUTH	Y	
501	US ARMY SOUTH	Y	
502	SECURITY ADMIN OFFICE	Y	
519	C-3/7TH SFG ADMIN HDQTRS.	N	
529	MWR-ROOS RDS RIDERS	Y	
532	ADMIN AND MAINTENANCE SHOP	NI	
535	WATER STGE TANKS AT BUNDY	NI	
598	NAVSOUTH/NCIS/PHOTOLAB/SECURITY	Hazard	6 LF Pipe Insulation
629	THEATRE	NI	
640	PLAYING COURT - TENNIS	NI	
641	BUNDY BASKETBALL COURTS	NI	
643	PLAYING FIELD AND FAC	NI	
646	GATEHOUSE #3	N	
724	HIDTA/NSGA/DEFENSE COURIER	Y	
725	BOQ TRAN PTY W3-W-5 & O3/ABV	N	
726	BOQ TRAN W3/W5 & O3/ABOVE	N	
727	BOQ TRAN W3/W5 & O3/ABOVE	N	
728	BOQ TRANS W3/W5 & O3/ABOVE	N	
729	FINNIGANS OFFICERS CLUB	N	
730	NEX CENTRAL WHSE	NI	
731	BEQ	NI	
732	UEPH	NI	
733	BEQ	NI	
734	BEQ	NI	

Table 4
Naval Activity Puerto Rico
Sale Parcel I FOST
Asbestos-Containing Material Inspection Results
Page 2 of 3

Facility #	Name	ACM Identified	Comments
735	SOCSOUTH/ACSS/LIBRARY	NI	
737	NAVCOMMSTA BUILDING	Y	
748	BUS SHLTR SOFTBALL FIELD BUNDY	NI	
760	MISC STGE BY B#760	N	
761	TOILET AT SOFTBALL FIELD	NI	
763	MAGAZINE	NI	
764	MAGAZINE - 7NC5	NI	
765	MAGAZINE - 7NC6	NI	
766	MAGAZINE - 7NC7	NI	
773	BUS SHLTR LNGLEY/BNGTN S.	N	
784	TACAN UNIT/GEN BUILDING	Y	
789	GOLF COURSE	NI	
894	RANGE LIGHT TARGET PAD 2	NI	
1665	READY ISSUE MAG	NI	
1666	READY ISSUE MAG	NI	
1667	READY ISSUE MAG	NI	
1668	READY ISSUE MAG	NI	
1674	GND SUPPORT EQUIPT STORAGE	N	
1686	F. B. I. OFFICE	Hazard	1 LF Pipe and Fitting Insulation
1687	GYMNASIUM/FITNESS CENTER	Y	
1688	BOQ TRANS W1/W2 AND O1/O2	Y	
1703	AM RADIO TRANSMITTER	NI	
1705	SUBSTA BY OLD HOSP B598	NI	
1761	PEDESTRIAN CROSSING BRIDGE	NI	
1762	BUS SHLTR N.W. TEL EXCH	N	
1763	BUS SHLTR S.W. TEL EXCH	N	
1766	TV STUDIO COMM ANTENNA	NI	
1767	ANTENNA POLE SUPPTD/N DELI	NI	
1768	ANTENNA POLE SUPPTD/N DELI	NI	
1769	ANTENNA POLE SUPPTD/N DELI	NI	
1770	ANTNA POLE SUPOTD/NDELI	NI	
1771	ANTNA POLE SUPPTD/N DELI	NI	
1796	NAVY EXCHANGE COMPLEX	N	
1927	BOMB BUILD UP AREA	N	
1962	SEC. STAGE BEHIND B504	Y	
1964	GOLF DRIVING RANGE	NI	
1970	COMMISSARY & COMM WHSE BLDG	Y	
1971	SWGE PUMP HSE BY B#1970	N	
1991	STANDBY GENR BY SEC B#504	N	
1999	SEWAGE PUMP STA AT GOLF CSE	NI	
2006	GENERATOR BUILDING BY GATE 3	N	
2016	GENR CEN ALARM LS 542	Y	
2017	GENER HOUSE BY LS 644/CENT	NI	
2023	BOMB BUILD UP AREA	N	
2045	RADAR TWR/TURNTABLE TACAN	NI	
2048	LIFT STA AT BUNDY TENNIS CTS	NI	
2050	SEPTIC TANK/FIELD BY GATE 3	NI	

Table 4
Naval Activity Puerto Rico
Sale Parcel I FOST
Asbestos-Containing Material Inspection Results
Page 3 of 3

Facility #	Name	ACM Identified	Comments
2082	KENNEL	Y	
2085	ELEMENTARY SCHOOL GYM	NI	
2143	TRANSFORMER STA BY B#1688	NI	
2145	TRANSFORMER STA BY B#724	NI	
2153	SUB-STA "D" BY LANGLEY DRIVE	NI	
2177	ELECTRICAL EQUIPMENT SHELTER	N	
2202	FAMILY SERVICES CENTER	N	
2206	BUS SHLTR N. DELICIAS	N	
2224	LIGHTED COVERED PATIO	N	
2228	STANDBY GENR BY AFCN B#296	NI	
2232	LIFT STATION	NI	
2253	RECREATION PAVILLION	N	
2256	MEDIA CTR ANNEX TO B-296	Y	
2262	U.S. CUSTOMS BLDG	N	
2303	NAVY LODGE (120 UNITS)	N	
2313	McDONALD'S RESTAURANT	N	
2317	PLAYGROUND AREA (NAVY LODGE)	NI	
2318	SUB-STA	N	
2336	NAVY FEDERAL CREDIT UNION	N	
2337	CHAPEL	N	
2339	SERVICE STA/MINI-MART	N	
2357	MARCOR RSVE TRAINING BLDG	NI	
2358	MARCORRSVE NEH MAINT BLDG	NI	
2371	GOLF CART STORAGE	N	
2373	MARCORRSVE NEH MAINT BLDG OWS	NI	
2374	MARCORRSVE NEH MAINT BLDG OWS	NI	
2379	BASKETBALL/VOLLEY CT B2305	NI	
2382	SWGE PUMP STATION	N	
2385	NEW GENR BLDG BY B884	N	
2407	COMMUNICATION BUILDING	NI	
2409	ADMIN BUILDING	NI	
RSL4	READY ISSUE MAGAZINE	NI	
RSL5	READY ISSUE MAGAZINE	NI	
RSL6	READY ISSUE MAGAZINE	NI	
Mutiple	BEQ (11 UNITS)	NI	
Multiple	RAINBOW HILL FAMILY HOUSING	N	24 of 88 units inspected

Notes: Y = Yes
N = No
NI = Not Inspected
Hazard = friable, accessible and damaged asbestos

Sources: Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico (Baker, June 2005)

Final Asbestos Inspection Report for Military Family Housing, Naval Activity Puerto Rico, Ceiba, Puerto Rico (Baker, June 2005)

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

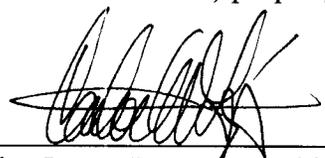


R. DAVID CRISWELL, P. E.
BRAC Environmental Coordinator

4/27/06
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

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 Transfer, Sale Parcel I - Bundy, 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 non-family housing buildings covered by this Transfer. I have also received the *Final Lead-Based Paint Inspection/Risk Assessment Report for Military Family Housing, 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 family housing buildings covered by this Transfer;
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 Transfer, 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.

Transferee (or duly authorized agent)

Date

Exhibit H

Responses to Comments

(Note: Review comments were received from EPA only.)

Navy Responses to U.S. Environmental Protection Agency (EPA) Comments
Draft Finding of Suitability to Transfer
Sale Parcel I - Bundy

1. Section 2.0 (Description of Property): The term Subject Property needs to be clearly defined. The text in this section needs to be revised to make clear that the Subject Property does not include SWMUs 1, 2, 54, 61, 62 and 71, even though those SWMUs are wholly or partially surrounded by Sale Parcel I. Likewise, the text in this section needs to make clear that the Subject Property does not include the three AOC F areas shown on the parcel Index Map 33- to be included within Parcel 3 (refer to Exhibit C of the FOST). Also, the text should specifically say that all SWMUs and AOCs shown on the Parcel Maps in Exhibit C of the FOST as having “cleanup remaining”, are not included in the Subject Property. In addition, please confirm that the area of approximately 1368 acres cited in Section 2.0 accurately reflects the Subject Property boundaries under the Draft FOST, and what is depicted in Exhibit B (see also comment 5.b below).

Navy response:

The following text was added to Section 2 to clarify which SWMUs are not included in the sale parcel –

As shown on the vicinity map in Exhibit B, the Subject Property does not include ten non-contiguous areas wholly or partially surrounded by Sale Parcel I. These areas total approximately 155 acres and are comprised of Area of Concern (AOC) F (four locations) and Solid Waste Management Units (SWMUs) 1, 2, 54, 61, 62 and 71. These areas were carved out of Sale Parcel I because they are Resource Conservation and Recovery Act (RCRA) SWMUs and AOCs with work remaining to be completed under the Administrative Order on Consent (Consent Order) that sets out the Navy’s corrective action obligations under RCRA. Furthermore, the SWMUs cannot be included in the transfer of Sale Parcel I 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 winning bidder in the public auction of Sale Parcel I 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 of Sale Parcel I.

The following text was added to Section 2 to clarify that all SWMUs and AOCs shown on the Parcel Maps in Exhibit C as having “cleanup remaining” are not included in the Subject Property. –

The areas shown on these maps as having “Cleanup Remaining” correlate to AOC F and SWMUs 1, 2, 54, 61 (shown as ECP 7), 62 (shown as ECP 8) and 71 (shown as ECP 17), and are not included in the Subject Property.

The Subject Property area of approximately 1368 acres cited in Section 2.0 has been revised to approximately 1351 acres based on subtracting the applicable

SWMU and AOC acreages (approximately 170 acres) from the total Sale Parcel I acreage of 1521 acres.

2. In Sections 4.0 A. (Hazardous Substance Contamination)

- a. The text should be revised to specifically say that those SWMUs and AOCs shown on the Parcel Maps in Exhibit C as having “cleanup remaining” (i.e., SWMUs 1, 2, 54, 61, 62 and 71, and AOC F), are not included as part of the Subject Property.

Navy response:

The following sentence has been added to this section –

The Subject Property does not include the areas shown on the parcel maps in Exhibit C as having “Cleanup Remaining” (i.e., SWMUs 1, 2, 54, 61/ECP 7, 62/ECP 8 and 71/ECP 17).

- b. The text needs to indicate that although no RFI was required for SWMU 38 (Sanitary and Storm Sewer System) and a Corrective Action Complete determination was made for that SWMU, under the 2007 RCRA Consent Order these determinations are contingent on the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer systems as part of the corrective action(s) for releases from SWMUs 4, 12, 13 and 14 and/or any other SWMU at the facility where releases have impacted the sanitary and/or storm water sewer system.

Navy response:

The text now reads as follows –

An RFI was not required at SWMU 38 (Sanitary and Storm Sewer Systems) based on research, interviews and visual inspections. Under the Consent Order, this determination is contingent upon the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer systems as part of the corrective action(s) for releases from SWMUs 4, 12, 13 and 14, which are not in the vicinity of the Subject Property, and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems.

3. In Section 4.0 C (Condition of Property Classification), the text in the last paragraph needs to be modified to indicate the transfer of the CERFA Category 3 areas of the Subject Property (i.e., portions of SWMU 38, the Sanitary and Storm Sewer System) is appropriate at this time, since under the 2007 RCRA Consent Order between the Navy and EPA, the Corrective Action Complete determination for SWMU 38 is contingent on the Navy fully addressing any releases that may have impacted the sanitary and/or storm water sewer system (i.e., SWMU 38) as a release(s) from either SWMUs 4, 12, 13 and 14, and/or from any other SWMU at the NAPR facility where releases have impacted the sanitary and/or storm water sewer system.

Navy response:

The text has been modified to read as follows –

The portion of SWMU 38 (Sanitary and Storm Sewer System) on the Subject Property is transferable because it was designated Corrective Action Complete Without Controls by EPA in the Administrative Order on Consent (Consent Order) signed on 29 January 2007. This determination is contingent upon the Navy fully addressing any releases that may have impacted the sanitary and/or storm sewer systems as part of the corrective action(s) for releases from SWMUs 4, 12, 13 and 14, which are not in the vicinity of the Subject Property, and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems.

4. Exhibit B (Vicinity Map) – the legend on the map needs to be modified to include a color key or symbol which clearly identifies those areas within the boundaries of Sale Parcel I that are not part of the “Subject Property” under the FOST. Also, the figure should be modified to show the approximate locations of SWMUs 26 and 63, which are wholly within the Subject Property, and those portions of SWMU 38 that transect the Subject Property.

Navy response:

The suggested edits to the Vicinity Map have been made. Because the scale of the map is not conducive to display SWMU 38 clearly along with the other SWMUs, a separate map has been inserted that shows the extent of sewer lines in the NAPR sale parcels.

5. Exhibit C (Parcel Maps):
 - a. The legends on the Parcel Index maps should be modified to make clear that all areas labeled as having “cleanup remaining”, are not part of the Subject Property under the FOST.

Navy response:

Modification of the Parcel Index maps is not possible. These maps are from a previous report for which the electronic files are not readily available. We have added the following explanatory text to the Exhibit C cover sheet –

NOTE: The parcel maps in this exhibit are from the Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico (GMI, 2005).

The areas shown on these maps as having “Cleanup Remaining” correlate to Area of Concern (AOC) F and Solid Waste Management Units (SWMUs) 1, 2, 54, 61 (shown as ECP 7), 62 (shown as ECP 8) and 71 (shown as ECP 17), and are not included in the Subject Property.

ECP 9 in Parcel 25 is now known as SWMU 63. The boundaries of the ECP, SWMU and AOC areas shown on these maps are approximate and have changed since the draft parcel map report was produced, thus they do not match

the boundaries shown on the vicinity map (Exhibit B), which are also approximate. Furthermore, since the draft parcel map report was published, the northern boundary of Sub-Parcel 27 has been shifted approximately 700 feet to the south.

The survey maps in Exhibit D provide the final boundaries for the Subject Property.

- b. The outline of the parcels shown on certain of the Parcel Index maps in Exhibit C, for example the map of Parcel 25 (labeled "Parcel Index 25-3"), differ substantially from the depiction of the Sale Parcel I boundaries shown on the map given in Exhibit B (Vicinity Map). Please revise the Parcel Index maps in Exhibit C and/or the map in Exhibit B, so that the outlines of the individual sub-parcels shown in Exhibit C accurately reflect what is the intended Subject Property under this Draft FOST.

Navy response:

See response to Comment 5. a.

6. Please add footnotes to Table 2 (Solid Waste Management Units Summary and Status) of Exhibit E to indicate that:
 - a. CAC means Corrective Action Complete determination; and

Navy response:

The word "determination" has been added to the definition for CAC in the footnotes of Table 2.

- b. The "CAC w/out controls" shown for SWMU 38 (Sanitary and Storm Sewer System) is contingent, under the 2007 RCRA Consent Order between the Navy and EPA, on the Navy fully addressing any releases that may have impacted the sanitary and/or storm water sewer system (i.e., SWMU 38) as a release(s) from either SWMUs 4, 12, 13 and 14, and/or from any other SWMU at the NAPR facility, where releases have impacted the sanitary and/or storm water sewer system.

Navy response:

This text has been added to the SWMU 38 description under the *Investigation and Remedial Action Summary and Status* column of Table 2.

7. References – January 2007 Administrative Order on Consent should be listed in the reference section.

Navy response:

The Consent Order has been added to the reference section.