EXECUTION VERSION

AMENDMENT NO. 2
TO THE
ECONOMIC DEVELOPMENT CONVEYANCE
MEMORANDUM OF AGREEMENT
BETWEEN
THE UNITED STATES OF AMERICA
ACTING BY AND THROUGH THE NAVY
AND
THE LOCAL REDEVELOPMENT AUTHORITY FOR
NAVAL STATION ROOSEVELT ROADS

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THIS AMENDMENT NO. 2 ("Amendment No. 2") to the *Economic Development Conveyance Memorandum of Agreement between the United States of America acting by and through the Navy, and the Local Redevelopment Authority for Naval Station Roosevelt Roads* dated December 20, 2011 (as amended, the **"EDC Agreement"**) is entered into on this 1st day of September, 2015 (the **"Effective Date"**) by and between **THE UNITED STATES OF AMERICA,** acting by and through the Department of the Navy (the **"Navy"**), and **THE LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS** (the **"LRA"**), recognized as the local redevelopment authority by the Office of Economic Adjustment on behalf of the Secretary of Defense with regard to the disposition and conveyance of portions of Naval Station Roosevelt Roads, Puerto Rico. The Navy and LRA are sometimes referred to herein collectively as the **"Parties."**

RECITALS

WHEREAS, the Navy closed Naval Station Roosevelt Roads, Puerto Rico (**"NSRR"**) on March 31, 2004 pursuant to Section 8132 of the Department of Defense Appropriations Act for Fiscal Year 2004 (Public Law No. 108-87; the **"Appropriations Act"**) and in accordance with the procedures and authorities contained in the Defense Base Closure and Realignment Act of 1990, as amended (title XXIX of Public Law No. 101-510, 10 U.S.C. § 2687 note; the **"Base Closure Act"**);

WHEREAS, on December 20, 2011, the LRA and the Navy entered into the EDC Agreement to set forth the terms and conditions for the transfer of Parcel 3 to the LRA;

WHEREAS, on December 11, 2012, the LRA and the Navy entered into Amendment No. 1 to the EDC Agreement to set forth the terms and conditions for the transfer of Parcel 1 and Parcel 2 to the LRA;

WHEREAS, the Navy assigned a parcel consisting of approximately 27.942 acres at NSRR hereinafter referred to as the **"Hospital Parcel,"** and further described in Attachment 1, to the United States Department of Health and Human Services (**"HHS"**) for conveyance to the Servicios de Salud Episcoplaes, Inc. (**"SSE"**) for public health purposes via a public benefit conveyance;

WHEREAS, by Quitclaim Deed dated May 4, 2009, ratified and converted to public instrument of Quitclaim Deed, Deed Number 224, in San Juan, Puerto Rico, on April 15, 2011, HHS conveyed the Hospital Parcel to SSE;

WHEREAS, on January 15, 2013, SSE informed HHS that it no longer required the Hospital Parcel for its approved public health program;

WHEREAS, by letter dated October 6, 2014, attached hereto as Attachment 3, the LRA requested to include the Hospital Parcel as part of the EDC, for use as a hospital and/or care-related services, and such letter shall be considered as an amendment to the LRA's EDC Application;

WHEREAS, by Quitclaim Deed dated September 1 2015, SSE re-conveyed the Hospital Parcel to the United States of America;

WHEREAS, the Parties agree that while the LRA is not required to pay the Navy any up-front consideration for the Hospital Parcel, the Hospital Parcel's inclusion within the EDC Property includes additional land for which the LRA may obtain Real Estate Proceeds and, in turn, contribute to the Navy's receipt of Additional Consideration;

WHEREAS, the Parties wish to enter into this Amendment No. 2 in order to amend the EDC Agreement to permit the Hospital Parcel to be transferred to the LRA pursuant to the terms and conditions of the EDC Agreement; and

WHEREAS, pursuant to a Finding of Suitability to Transfer dated July 2007 and the Environmental Condition of Property (ECP) Checklist dated March 18, 2015, attached hereto as Attachment 2, the Navy determined that the Hospital Parcel is suitable for transfer.

NOW, THEREFORE, in consideration of the foregoing premises and the respective representations, agreements, covenants and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows.

AGREEMENTS

Article 1. Property Description.

a. Section 3.1.1 of the EDC Agreement is hereby deleted in its entirety and replaced with the following:

> "3.1.1 The real property consisting of approximately one thousand, three hundred and seventy (1,370) acres of land ("**Parcel 3**"), the real property consisting of approximately one thousand, five hundred and forty-two (1,542) acres of land ("**Parcel 1**"), the real property consisting of approximately four hundred and ninety-seven (497) acres of land ("**Parcel 2**"), and the real property

consisting of approximately twenty-seven and nine-tenths (27.9) acres of land (**"Hospital Parcel"**), located within the bounds of the former NSRR, as more particularly described and delineated on Exhibit B, attached hereto, which shall include, but not be limited to, any right, title or interest the Navy may have in the following (collectively referred to herein as the **"Property"**):"

b. Exhibit B-1 to the EDC Agreement is hereby amended to include the description of the Hospital Parcel attached as Attachment 1 to this Amendment No. 2.

c. Exhibit C to the EDC Agreement is hereby amended to include the FOST attached as Attachment 2 to this Amendment No. 2.

Article 2. Conveyance of Hospital Parcel to LRA

The Navy agrees to deliver the applicable Navy Closing Documents and the LRA agrees to deliver the applicable LRA Closing Documents such that the Parties can complete the transfer of the Hospital Parcel to the LRA within sixty (60) days of execution of this Amendment No. 2.

Article 3. Survival and Benefit

a. Unless defined separately, the terms used in this Amendment No. 2 shall be the same as used and defined in the EDC Agreement.

b. Except as set forth herein, and unless modified specifically by this Amendment No. 2, the terms and conditions contained in the EDC Agreement shall remain binding upon the Parties and their respective successors and assigns as set forth in the EDC Agreement.

Article 4. Exhibits

Attached hereto and made a part of this Amendment No. 2 are the following attachments:

Attachment 1	Description of Hospital Parcel
Attachment 2	Hospital Parcel FOST and Environmental Condition of Property (ECP) Checklist
Attachment 3	LRA Letter Amending Application for Hospital Parcel

[Signatures on the Following Page]

In Witness Whereof, the Parties, intending to be legally bound, have caused their duly authorized representatives to execute and deliver this Amendment No. 2 as of the date first above written.

UNITED STATES OF AMERICA,
Acting by and through the Department of the Navy

Gregory C. Preston
Real Estate Contracting Officer

LOCAL REDEVELOPMENT AUTHORITY
FOR NAVAL STATION ROOSEVELT ROADS

María L. Blázquez Arsuaga
Executive Director

ATTACHMENT 1

Hospital Parcel Description

LEGAL DESCRIPTION
HOSPITAL

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 'CAMP' and having a northing of 800851.3059 and an easting of 941574.6311 noted as the Point of Beginning on the plat labeled "HOSPITAL". Thence N43°16'00"E 446.99' to an iron rod set, the True Point of Beginning, having a northing of 801176.7941 and an easting of 941880.9992:

Thence S70°17'27"W 96.78' to an iron rod set;
Thence S52°56'18"W 323.30' to an iron rod set;
Thence S80°10'32"W 61.39' to an iron rod set;
Thence N63°13'32"W 173.40' to an iron rod set;
Thence N32°15'20"W 112.34' to an iron rod set;
Thence N24°07'45"W 96.47' to an iron rod set;
Thence N67°22'28"W 215.96' to an iron rod set;
Thence N80°07'27"W 157.32' to an iron rod set;
Thence S43°40'20"W 231.84' to an iron rod set;
Thence S24°42'50"W 321.52' to an iron rod set;
Thence S81°34'36"W 43.70' to an iron rod set;
Thence S19°59'50"W 247.38' to an iron rod set;
Thence S67°18'55"W 77.38' to an iron rod set;
Thence N86°19'30"W 125.21' to an iron rod set;
Thence N06°21'29"E 280.23' to an iron rod set;
Thence S88°46'33"E 75.72' to an iron rod set;
Thence N35°23'44"E 21.14' to an iron rod set;
Thence N03°15'59"E 220.41' to an iron rod set;
Thence N13°37'20"E 116.53' to an iron rod set;
Thence N19°40'05"W 39.09' to an iron rod set;
Thence N50°11'26"W 95.13' to an iron rod set;
Thence N20°57'28"W 80.48' to an iron rod set;
Thence N00°24'17"W 65.64' to an iron rod set;
Thence N19°47'19"E 88.03' to an iron rod set;
Thence N28°31'06"E 100.08' to an iron rod set;
Thence N35°28'58"E 94.93' to an iron rod set;
Thence N41°55'53"E 108.77' to an iron rod set;
Thence N45°59'25"E 66.27' to an iron rod set;
Thence N30°23'00"E 125.64' to an iron rod set;
Thence N13°25'42"W 92.95' to an iron rod set;
Thence following a curve to an iron rod set with a long chord of 302.54', chord bearing of N81°24'19"E

Radius = 4549.61'
Arc = 302.60'

Thence following a curve to an iron rod set with a long chord of 296.05', chord bearing of S81°57'14"E

Radius = 465.39'
Arc = 301.29'

Thence following a curve to an iron rod set with a long chord of 414.95', chord bearing of S50°05'07"E

Radius = 900.39'
Arc = 418.71'

Thence S36°45'47"E 265.23' to an iron rod set;
Thence S31°14'08"E 441.64' to an iron rod set, the True Point of Beginning;

Said parcel containing 1,217,146.3 square feet or 27.942 acres, which equates to 113,077.0 square meters or 28.770 cuerdas.

SURVEY NOTES:

1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN AUGUST 2000. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONFORM BY LUIS BERMUDEZ MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.

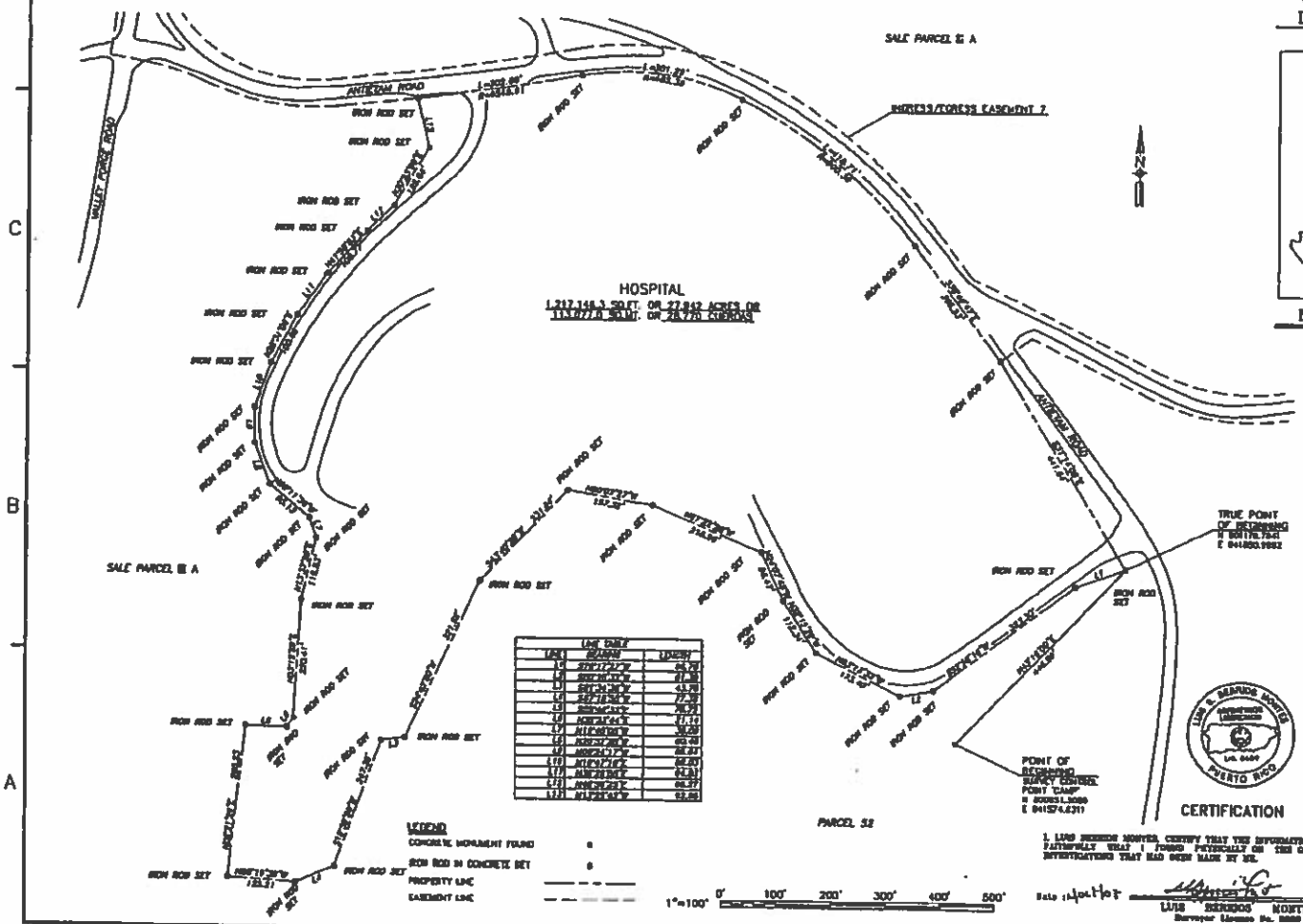
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RESEARCH AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANCIL (PID AB8897), TAMASO (PID AB8834), MUNACHO 2 (PID AB8840) AND MT BRITION (PID AB8835).

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

   A) PLAT TITLED "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERMUDEZ MONTES. NAVFAC DRAWING No. 4632828, DATED FEB 19, 2000.

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

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°17'20"W	66.70'
L2	S00°17'20"W	81.80'
L3	S00°17'20"W	43.70'
L4	S00°17'20"W	77.50'
L5	S00°17'20"W	76.70'
L6	N00°17'20"E	71.10'
L7	N00°17'20"E	30.60'
L8	N00°17'20"E	63.40'
L9	N00°17'20"E	66.30'
L10	N00°17'20"E	66.20'
L11	N00°17'20"E	66.30'
L12	N00°17'20"E	66.37'
L13	N00°17'20"E	63.80'

LEGEND

CONCRETE MONUMENT FOUND

IRON ROD IN CONCRETE SET

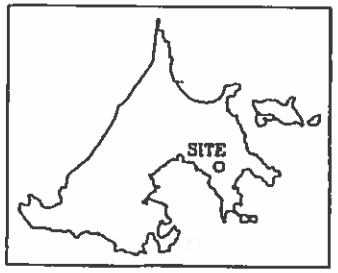
PROPERTY LINE

EASEMENT LINE

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

LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE

LUIS B. BERMUDEZ MONTES
SURVEYOR LICENSE
LIC. 8400
PUERTO RICO

CERTIFICATION

I, LUIS BERMUDEZ MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY THAT I FORMED PERSONALLY OR THE GRANTED AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date 11/04/02

LUIS BERMUDEZ MONTES

Surveyor License No. 8400

LUIS BERMUDEZ MONTES

TRANSYSTEMS CORPORATION

Tower Plaza Center
100 Bermudez Street, Suite 1200
San Juan, Puerto Rico 00901
Phone 787-977-7113 • Fax 787-977-7112
www.transystems.com

ATLANTIC DIVISION

NAVAL ACTIVITY PUERTO RICO

CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS

HOSPITAL

N00017-00-D-7910

ALL NOTES

ATTACHMENT 2

Hospital Parcel FOST and Environmental Condition of Property (ECP) Checklist

FINDING OF SUITABILITY TO TRANSFER

PARCEL 50
(HOSPITAL)

NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

Prepared by:

Department of the Navy
Base Realignment and Closure
Program Management Office Southeast
4130 Farber Place Drive
North Charleston, South Carolina 29406

July 2007

FINDING OF SUITABILITY TO TRANSFER
PARCEL 50 (HOSPITAL)
NAVAL ACTIVITY PUERTO RICO

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FINDING OF SUITABILITY TO TRANSFER
PARCEL 50 (HOSPITAL)
NAVAL ACTIVITY PUERTO RICO

1.0 PURPOSE

This Finding of Suitability to Transfer (FOST) documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property and associated improvements known as Parcel 50 located at Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico, (hereafter Subject Property) are environmentally suitable for deed transfer. This decision is based on my review of information contained in two reports prepared by Naval Facilities Engineering Command (NAVFAC) Atlantic – the 27 April 2006 *CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico* (the CERFA Report) and the 15 July 2005 *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* (the ECP Report). 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 located on a ridge top overlooking the Ensenada Honda waterfront, and is comprised of multiple numbered facilities related to the former NSRR hospital complex.

The major buildings on the approximately 27-acre Subject Property are Facility 1790 – Hospital (3-story, 130,000 square feet, 36 beds), Facility 1791 – BEQ Hospital Corpsman (2-story, 12,422 square feet) and Facility 1810 – Hospital Storage (1-story, 8,944 square feet). Additional facilities include a telephone cable hut, a compressed gas storage area, an electrical sub-station, a bus stop shelter, a helicopter landing pad, an outdoor basketball court and an open-air cabana hut.

Exhibit A is a vicinity map showing the location of the Subject Property on the former naval station, and Exhibit B is an individual parcel map for the Subject Property from the September 2005 *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico*. A legal description and survey map of Parcel 50 are provided in Exhibit C.

3.0 PAST USE AND PROPOSED REUSE

The Subject Property has been used as a hospital since its development in 1973. The proposed reuse is continued use as a hospital serving regional and community needs. The Subject Property will be transferred via a Public Benefit Conveyance to Servicios de Salud Episcopales, Inc. Hospital.

4.0 ENVIRONMENTAL FINDINGS

All available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on the NAPR, as collected through record searches, aerial photographs, personnel interviews, and on-site visual inspections, is contained in the ECP Report prepared by NAVFAC Atlantic. 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

A medical waste incinerator (Former Facility 1928) was located north of Facility 1810 and east of the hospital, and included in the Navy Installation Restoration Program as Solid Waste Management Unit (SWMU) 15. The incinerator was taken out of operation in October 1998 and removed in the fall of 1999. There was no visual evidence of releases to the soil, surface water or groundwater, and the Navy has no knowledge or evidence of systematic routine releases of hazardous wastes or constituents from this unit. Therefore, a Resource Conservation and Recovery Act (RCRA) Facility Investigation was not required for this SWMU. The area is now grass covered and there was no visual evidence of any releases observed during the 2003 ECP inspection.

According to the ECP Report, there was once a satellite accumulation area associated with Facility 1790 (Hospital) where non-regulated waste was stored. The storage area was no longer in use at the time of the ECP inspection.

There is no evidence of any hazardous substance being released or disposed of on the Subject Property.

B. Petroleum Contamination

According to the ECP Report, there were two active 6,000-gallon underground storage tanks (USTs) associated with Facility 1790 at the time of the ECP inspection. These tanks (1790A/1790B) replaced two 6,000-gallon diesel USTs in 1996 and were used to store JP-5 fuel. They are located in the open area north of the north parking lot.

There are no known releases or instances of disposal of petroleum products or their derivatives 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 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 CERCLA, 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 Subject Property is suitable for deed transfer and is classified as Category 1 (uncontaminated). The identification of uncontaminated property is not complete until concurrence in the results is obtained, in the case of real property that is not part of a facility on the National Priorities List, from the "appropriate state official" [Section 9620(h)(4)(B)]. Following its review of the CERFA Report, the Puerto Rico Environmental Quality Board (EQB) provided this concurrence statement in the Final CERFA Report on 11 August 2006 (Exhibit D).

D. Other Environmental Aspects

1. Ordnance

There is no evidence of ordnance handling, storage, or disposal activities having been conducted on the Subject Property.

2. Asbestos-Containing Materials

According to the June 2005 *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico*, asbestos-containing material (ACM) was identified in Facilities 1790 (Hospital) and 1791 (BEQ Hospital Corpsman) . No damaged, friable and accessible ACM was identified in either building. Suspect materials identified in Facilities 1810 (Hospital Storage) and 2225 (Cabana Hut) were sampled, but none were found to be ACM. No suspect materials were identified in Facilities 1731 (Compressed Gas Storage) and 2422 (Bus Stop Shelter). Detailed information about the materials identified and sampled during the asbestos inspection, including summary tables, location drawings, photographs and laboratory reports, is included in the report.

The transferee will be required to use best management practices during any future renovation or demolition activities, and to comply with all applicable laws relating to ACM management in order to ensure future protection of human health and the environment.

3. Lead-Based Paint

Historic aerial photographs and the NAPR facility inventory list dated July 20, 2001 indicate all of the facilities on the Subject Property, except the Cabana Hut (2225) and Bus Stop Shelter (2422) were constructed prior to 1978, the year in which lead-based

paint (LBP) was banned for consumer use. These buildings, and any other structures built before 1978 are presumed to contain LBP. A LBP survey and risk assessment was completed at NAPR in 2005 for military family housing only, thus Building 1791 (BEQ Hospital Corpsman), a residential facility for single enlisted personnel, was not included. All other buildings on the Subject Property are non-residential structures, and thus are not subject to Federal law governing LBP and LBP hazards in "target housing" (housing constructed prior to 1978, with limited exceptions for housing for the elderly or persons with disabilities or any 0-bedroom dwelling, such as the BEQ and other military barracks). A Lead-Based Paint Hazards Advisory Statement, Exhibit E to this FOST, will be provided to the transferee for execution 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 is no evidence that PCBs were ever stored 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*, 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 piC/L. The majority of the reservations, including NAPR, are situated on coastal plains, so the low indoor radon levels were not unexpected.

6. Threatened and Endangered Species

As shown on the individual parcel map in Exhibit B, breeding habitat for the endangered yellow-shouldered blackbird has been identified throughout 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* dated January 2006, 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 the Comprehensive Environmental Response, Compensation, and Liability Act (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 1 year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under 40 CFR 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.

C. CERCLA Covenant

In accordance with CERCLA Section 120(h)(4)(D)(i), the deed transferring the Subject Property shall contain a covenant warranting 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 U.S. Department of the Navy and the U.S. Environmental Protection Agency (EPA) voluntarily entered into an Administrative Order on Consent (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. SWMU 15, the only RCRA SWMU or area of concern on the Subject Property, has been designated Corrective Action Complete Without Controls under the Consent Order, and thus has no further

requirements under RCRA at this time. There are no other environmental compliance agreements, permits, or orders associated with the Subject Property.

G. Notification to Regulatory Agencies / Public

In accordance with DoD guidance, the U.S. Environmental Protection Agency (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 and Draft FOST were provided to those agencies for review and comment. EPA and EQB review comments have been considered and incorporated as deemed appropriate. Any unresolved comments and the Navy's responses thereto have been provided in Exhibit F. 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

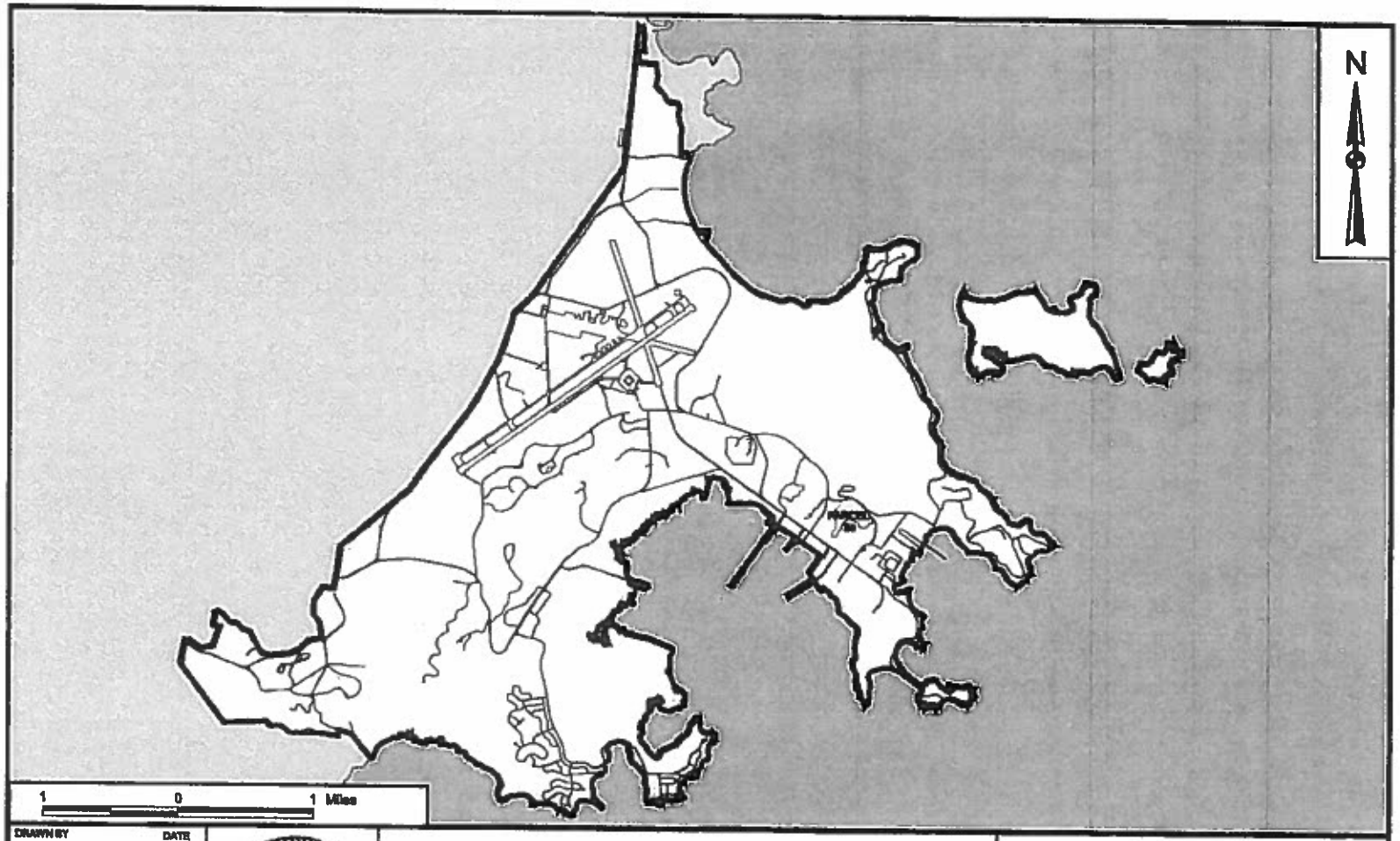
NOW THEREFORE, based on my review of the information contained in this FOST and in the ECP and CERFA Reports, I have determined that the Subject Property is presently suitable for deed transfer for unrestricted reuse.

7/13/07
Date

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

Exhibit A

Vicinity Map



DRAWN BY S. STROZ	DATE 4/03/07
CHECKED BY L. ANDERSON	DATE 4/03/07
COST/SCHEDULE AREA	
SCALE AS NOTED	

PARCEL 50
(HOSPITAL)
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

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

P:\GRINA_PUERTORICO\MAP\DOCS\APR\EARLY_TRANSFER_PROPERTY.APR PARCEL 50 VINCINITY LAYOUT 4/3/07 56

Exhibit B

Parcel Map

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 50

Common Name—Hospital
Conveyance—PBC
Neighboring Parcel(s)—40, 48, 52

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 50
Common Name: Hospital
Conveyance: PBC
Neighboring Parcel(s): 40, 48, 52
Legend
Parcel
Neighboring Parcel Boundaries
Yellow-shouldered Blackbird
Nesting/Foraging Palms
Breeding Habitat
August 18, 2005
N
W
E
S
1 inch equals 250 Feet
0
175
350
Feet

Parcel Index 50
Common Name: Hospital
Conveyance: PBC
Neighboring Parcel(s): 40, 48, 52
Legend
Parcel
Neighboring Parcel Boundaries
Cleanup Status
Complete with Land Use Controls
Complete
Cleanup Remaining
August 18, 2008
N
W
E
S
1 inch equals 256 Feet
0
175
350
Feet
SWMU 18
SWMU 32
SWMU 31
Waterfront Parcel

Exhibit C

Legal Description and Survey Map

LEGAL DESCRIPTION
WATERFRONT PARCEL 1 – HOSPITAL

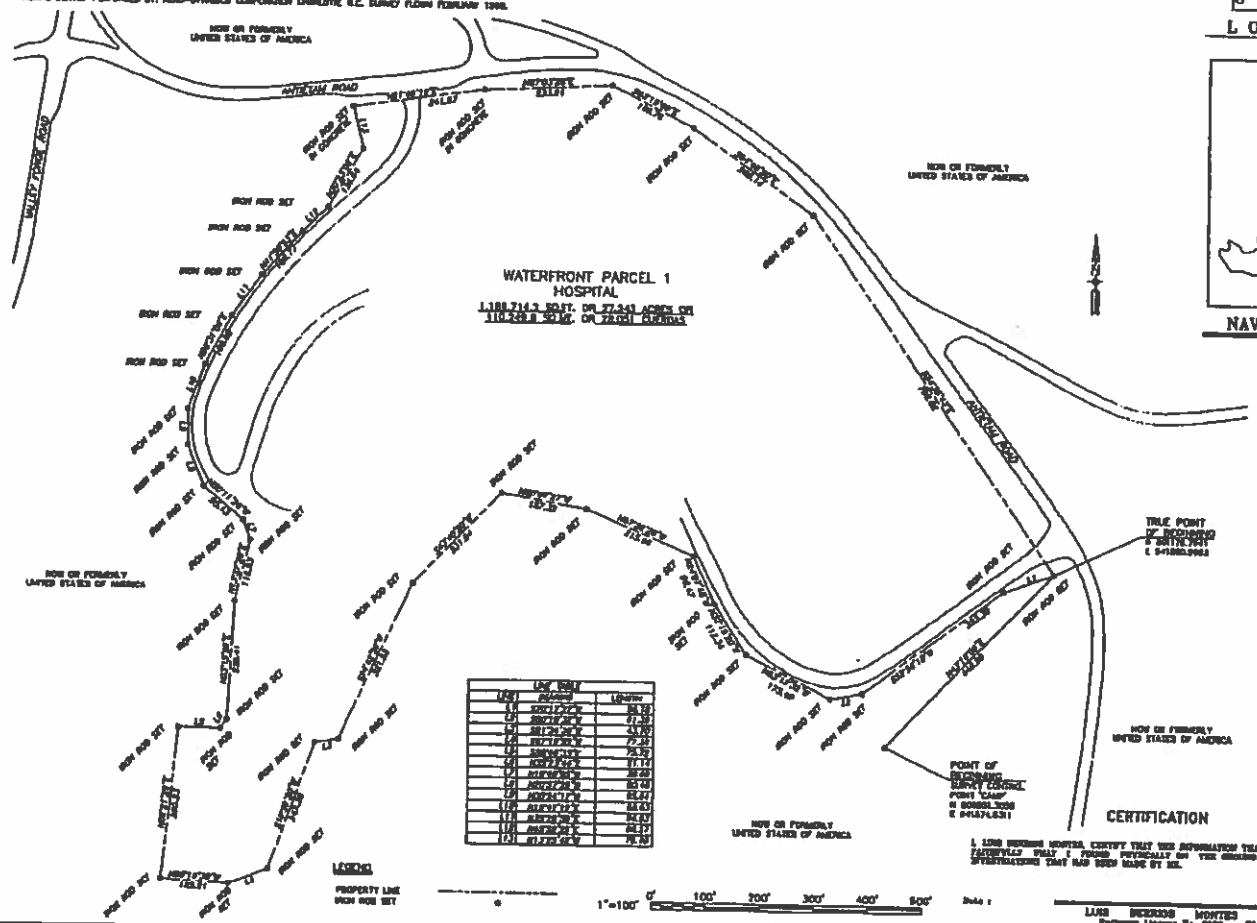
Beginning at a survey control point in the Ward of Guayacan, said point being a brass disk set in concrete. Said point also known as 'CAMP' and having a northing of 800851.3059 and an easting of 941574.6311 noted as the Point of Beginning on the plat labeled "WATERFRONT PARCEL 1 – HOSPITAL" NAVFAC No. 4522974. Thence N43°16'00"E 446.99' to an iron rod set, the True Point of Beginning, having a northing of 801176.7941 and an easting of 941880.9992:

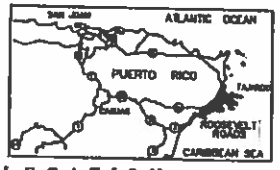
Thence S70°17'27"W 96.78' to an iron rod set;
Thence S52°56'18"W 323.30' to an iron rod set;
Thence S80°10'32"W 61.39' to an iron rod set;
Thence N63°13'32"W 173.40' to an iron rod set;
Thence N32°15'20"W 112.34' to an iron rod set;
Thence N24°07'45"W 96.47' to an iron rod set;
Thence N67°22'28"W 215.96' to an iron rod set;
Thence N80°07'27"W 157.32' to an iron rod set;
Thence S43°40'20"W 231.84' to an iron rod set;
Thence S24°42'50"W 321.52' to an iron rod set;
Thence S81°34'36"W 43.70' to an iron rod set;
Thence S19°59'50"W 247.38' to an iron rod set;
Thence S67°18'55"W 77.38' to an iron rod set;
Thence N86°19'30"W 125.21' to an iron rod set;
Thence N06°21'29"E 280.23' to an iron rod set;
Thence S88°46'33"E 75.72' to an iron rod set;
Thence N35°23'44"E 21.14' to an iron rod set;
Thence N03°15'59"E 220.41' to an iron rod set;
Thence N13°37'20"E 116.53' to an iron rod set;
Thence N19°40'05"W 39.09' to an iron rod set;
Thence N50°11'26"W 95.13' to an iron rod set;
Thence N20°57'28"W 80.48' to an iron rod set;
Thence N00°24'17"W 65.64' to an iron rod set;
Thence N19°47'19"E 88.03' to an iron rod set;
Thence N28°31'06"E 100.08' to an iron rod set;
Thence N35°28'58"E 94.93' to an iron rod set;
Thence N41°55'53"E 108.77' to an iron rod set;
Thence N45°59'25"E 66.27' to an iron rod set;
Thence N30°23'00"E 125.64' to an iron rod set;
Thence N13°25'42"W 79.10' to an iron rod set in concrete;
Thence N81°49'10"E 241.97' to an iron rod set in concrete;
Thence N87°03'28"E 233.91' to an iron rod set;
Thence S63°19'00"E 168.76' to an iron rod set;
Thence S54°45'20"E 269.14' to an iron rod set;
Thence S34°35'43"E 795.02' to an iron rod set, the True Point of Beginning;

Said parcel containing 1,186,714.2 square feet or 27.243 acres, which equates to 110,249.8 square meters or 28.051 cuerdas.

SURVEY NOTES

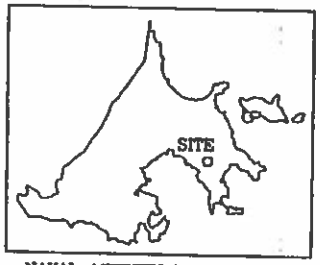
1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN JANUARY 2005. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONFORM BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING GPS, FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD0397), TAJROD (PID AD0434), HLAMANO 2 (PID AD0344) AND MT SINTECH (PID AD0435).
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
   A) PLAT TITLED "UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL SEARCH ROOSEVELT ROADS LAND JURISDICTION BOUNDARY SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4422040 DATED FEB 13, 2006.
4. PLANIMETRIC DATA AND SHORELINE PROVIDED BY RICHARD CLARK ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY AERO-OVERHEAD CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
5. NOTE: ALL IRON RODS SET ARE CAPPED WITH A YELLOW PLASTIC MARKER AND ARE SET IN CONCRETE AS SHOWN UPON THIS PLAT.
6. NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE, NORFOLK, VA. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.
7. DUE TO THE SPECIALIZED NATURE OF THE SUBJECT PROPERTY, TERRESTRIAL-MARINE REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RESIDENTS OF THIS SUBJECT PROPERTY BY SUBMISSION, SHALL RECOGNIZE THE SUPERIORITY OF THESE LAWS WITH REGARDS TO THE TERRESTRIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO SINCE FEDERAL AGENCIES SHALL REMAIN SEAMLESS.





LOCATION MAP

NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE

CERTIFICATION

I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FACTUALLY THAT I FOUND PHYSically ON THE GROUND AND/OR BY SOME DETERMINATIONS THAT HAS BEEN MADE BY ME.

LUIS BERRIOS MONTES

Portugal Licensed No. 8000

LUIS BERRIOS MONTES

Licensed No. Gen. 8000

Licensed to practice in the Commonwealth of Puerto Rico

TRANSYSTEMS CORPORATION

San Juan Office

Tel. 787-977-1100

Fax 787-977-1101

www.transystems.com

ATLANTIC DIVISION

NAVAL FACILITIES ENGINEERING COMMAND

NAVAL ACTIVITY PUERTO RICO

CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY

FORMER NAVAL STATION ROOSEVELT ROADS

WATERFRONT PARCEL 1 -- HOSPITAL

N4944170-00-0-7010

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°17'20"E	30.10'
L2	S00°17'20"E	77.30'
L3	S01°24'20"E	43.00'
L4	S01°24'20"E	77.30'
L5	S00°17'20"E	78.70'
L6	S00°17'20"E	11.11'
L7	N00°17'20"W	30.00'
L8	N00°17'20"W	30.00'
L9	N00°17'20"W	30.00'
L10	N00°17'20"W	30.00'
L11	N00°17'20"W	30.00'
L12	N00°17'20"W	30.00'
L13	N00°17'20"W	78.70'

Exhibit D

CERFA Concurrence

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

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

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

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

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

Submitted

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

8/22/06
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 E

Lead-Based Paint Hazard Advisory

LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGEMENT FORM
(NON-RESIDENTIAL STRUCTURES)

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 the *Finding of Suitability to Transfer, Parcel 50 (Hospital), Naval Activity Puerto Rico, Ceiba, Puerto Rico* representing the best information available to the Government as to the presence of Lead-Based Paint and Lead-Based Paint hazards for the buildings covered by this 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 F

Responses to Unresolved Comments

(No comments were received from U.S. EPA or Puerto Rico EQB)

ENVIRONMENTAL CONDITION OF PROPERTY (ECP) CHECKLIST

Installation: Naval Station Roosevelt Roads, Puerto Rico

Parcel/Site Location and Description: Hospital Parcel (Buildings 1790-Hospital, 1791-BEQ Hospital Corpsman and 1810-Storage)

Proposed Real Estate Action Description: Quitclaim Deed conveying approximately 27.9 acres of land and improvements to the Local Redevelopment Authority under Economic Development Conveyance for hospital and/or care related use.

SITE SUMMARY INFORMATION

1. Information regarding site uses and any hazardous materials, contamination, or conditions. All available and pertinent files, records, reports and aerial photographs were reviewed and, where necessary, a site inspection and/or personal interviews were conducted to document the environmental conditions of the property to support the proposed real estate action. A summary of the conditions, sources of information (including location), and any required use restrictions are provided for each environmental condition.

A. Parcel/Site Uses:

Prior Uses: Only prior uses are those as listed in the Navy's Finding of Suitability to Transfer Parcel 50 Hospital Parcel of July 13, 2007. As indicated by Grantee Exit Report for Return Property of May 8, 2013 prepared by Servicios De Salud Episcopales, Inc. requested by Department of Health & Human Services (HHS), no hazardous materials, no PCBs, no improvements have occurred on the property since the assisgnment of the property to HHS and transfer from HHS to Servicios De Salud Episcopales, Inc.

Current Uses: None

Future Uses: Hospital/Care related use

B. Contaminants: ☐ Yes ☒ No ☐ Unknown

If yes, identify contaminant and media:

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

C. Hazardous Materials Use: ☐ Yes ☒ No ☐ Unknown

Hazardous Materials Storage: ☐ Yes ☒ No ☐ Unknown

Type of HM:

Type of Use and/or Storage:

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

D. Treatment, Storage, Disposal of Hazardous Waste: ☐ Yes ☒ No ☐ Unknown

Source of information:

Restrictions or Land Use Controls: ☐ Yes ☒ No

If yes, please identify and explain in detail in Section 2 below.

E. Underground Storage Tanks: ☒ Yes ☐ No ☐ Unknown
UST No. 1790A/1790B Gals. 6,000each
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

F. Above-Ground Storage Tanks: ☐ Yes ☒ No
AST No._____ Gals. _____
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

G. Presence of Polychlorinated Biphenyl's (PCB's): ☐ Yes ☒ No ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

H. Asbestos: ☒ Yes ☐ No ☐ Unknown
If yes: ☐ Friable ☒ Non-friable ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

I. Lead Paint: ☐ Yes ☐ No ☒ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

J. Radon: ☐ Yes ☒ No ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

K. Radiological Materials: ☐ Yes ☐ No ☒ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

L. Solid/Bio-Hazardous Waste: ☐ Yes ☒ No ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

M. Munitions and Explosives of Concern: ☐ Yes ☒ No ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

N. Threatened or Endangered Species: ☒ Yes ☐ No ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

O. Natural or Cultural Resources: ☒ Yes ☐ No ☐ Unknown
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

P. Use of Adjacent Property:
Current Use: Aviation and Industrial
Past Use: Aviation and Industrial relative to Naval Station operations.
Source of information: Navy Finding of Suitability to Transfer of July 13, 2007 and other base wide documents associated with the transfer of other parcels of property at the former Naval Station Roosevelt Roads.

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

Q. Has the site had any Notices of Violation? ☐ Yes ☒ No.
If yes, please explain:

Source of information: Navy Finding of Suitability to Transfer of July 13, 2007

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

R. Additional information or comments regarding questions shown above (*attach sheet(s) if additional room is needed*):
Joint walk through of the three buildings was performed by Local Redevelopment Authority Executive Director Malu Blazquez Arsuaga, Base Closure Manager Thuane B. Fielding, Remedial Project Manager Stacin Martin, Navy Environmental Field Office Pedro Ruiz and EPA Region 2 Doug Pocze on November 5, 2014 where pictures were taken of the facilities and retained for Navy files.
Source of information: Pictures taken on November 5, 2014 during joint walk through.

Restrictions or Land Use Controls: ☐ Yes ☒ No
If yes, please identify and explain in detail in Section 2 below.

2. List of Land Use Controls required for Real Estate Action:
None

3. Signature:

Based on records reviews, site inspections, and interviews, the environmental professional(s) certify that the environmental conditions of the property are as stated in this document and this property is suitable for disposal.

Environmental Professional:

Signature	Remedial Project Manager Title
Stacin Martin Print Name	18 March 2015 Date

The real estate professional(s) acknowledge these restrictions and/or LUCs identified above and will ensure they are made a part of the outgrant document.

Real Estate Professional:

Signature	Realty Specialist Title
Elaine Preston Print Name	18 March 2015 Date

Property Owner (Activity or Region) acknowledges and accepts the foregoing statement of environmental conditions and the land use controls (if any) that will be required for this real estate outgrant:

Signature	Base Closure Manager Title
ThuaneFielding Print Name	18 March 2015 Date

ATTACHMENT 3

LRA Application for Hospital Parcel

COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF
ECONOMIC DEVELOPMENT
& COMMERCE

ROOSEVELT
ROADS

October 6, 2014

VIA FIRST-CLASS MAIL

Mr. Gregory Preston
Director
BRAC Program Management Office East
4911 South Broad Street
Building 679
Philadelphia, PA 19112

Re: Hospital Parcel at Naval Station Roosevelt Roads

Dear Mr. Preston:

Following the closure of the former Naval Station Roosevelt Roads ("NSRR"), an area of approximately 27.9 acres (the "Hospital Parcel") was expected to be retransferred to a new entity pursuant to a public benefit conveyance ("PBC") for use as a hospital. After speaking with Ms. Thuane Fielding and Ms. Theresa Ritta, we understand that, after two rounds of applications not resulting in the transfer of the Hospital Parcel via PBC, the United States Department of Health and Human Services ("HHS") plans to return the Hospital Parcel to the Navy.

The Local Redevelopment Authority for Naval Station Roosevelt Roads ("LRA") hereby expresses its interest in acquiring the Hospital Parcel pursuant to an Amendment No. 2 to the existing Economic Development Conveyance Memorandum of Agreement (as amended, the "EDC Agreement").

The LRA proposes that such conveyance of the Hospital Parcel be at no additional up-front cost to the LRA, as the LRA intends to use the Hospital Parcel for a hospital and/or care-related services (and not an alternate revenue-generating purpose) and does not currently have funds available to pay the Navy. We note that by including the Hospital Parcel within the EDC Agreement, there is additional land for which "Real Estate Proceeds" (as defined in the EDC Agreement) can be obtained, thereby increasing the opportunity for the Navy to be paid Additional Consideration in accordance with Section 4.3 of the EDC Agreement. Despite the inclusion of this additional acreage and consistent with the LRA's plan for use of the Hospital Parcel, we do not propose raising the threshold for triggering Additional Consideration payments to the Navy, as we did when we executed Amendment No. 1 to the EDC Agreement.

If this proposal is acceptable to the Navy, we would like to schedule a meeting or conference call to discuss how best to proceed. We are poised to move forward on an expedited basis in an effort to help minimize the Navy's carrying costs associated with the Hospital Parcel.

Please contact me at 787-758-4747, extension 4520, or malu.blazquez@lra.pr.gov with any questions or to schedule a time to further discuss this proposal.

Sincerely,

Malu Blázquez
Executive Director
Local Redevelopment Authority for Roosevelt Roads

cc: Ms. Thuane Fielding, Navy Base Closure Manager
George Schlossberg, Esq., Kutak Rock LLP