

**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**

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[(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

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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 pCi/L. The majority of the reservations, including NAPR, are situated on coastal plains, so the low indoor radon levels were not unexpected.

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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

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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

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

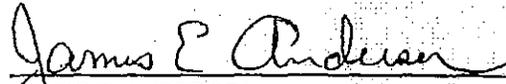
**G. Notification to Regulatory Agencies / Public**

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  
Director  
BRAC Program Management Office Southeast  
North Charleston, South Carolina

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**Exhibit A**  
**Vicinity Map**

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**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 III 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.

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**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.

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**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.

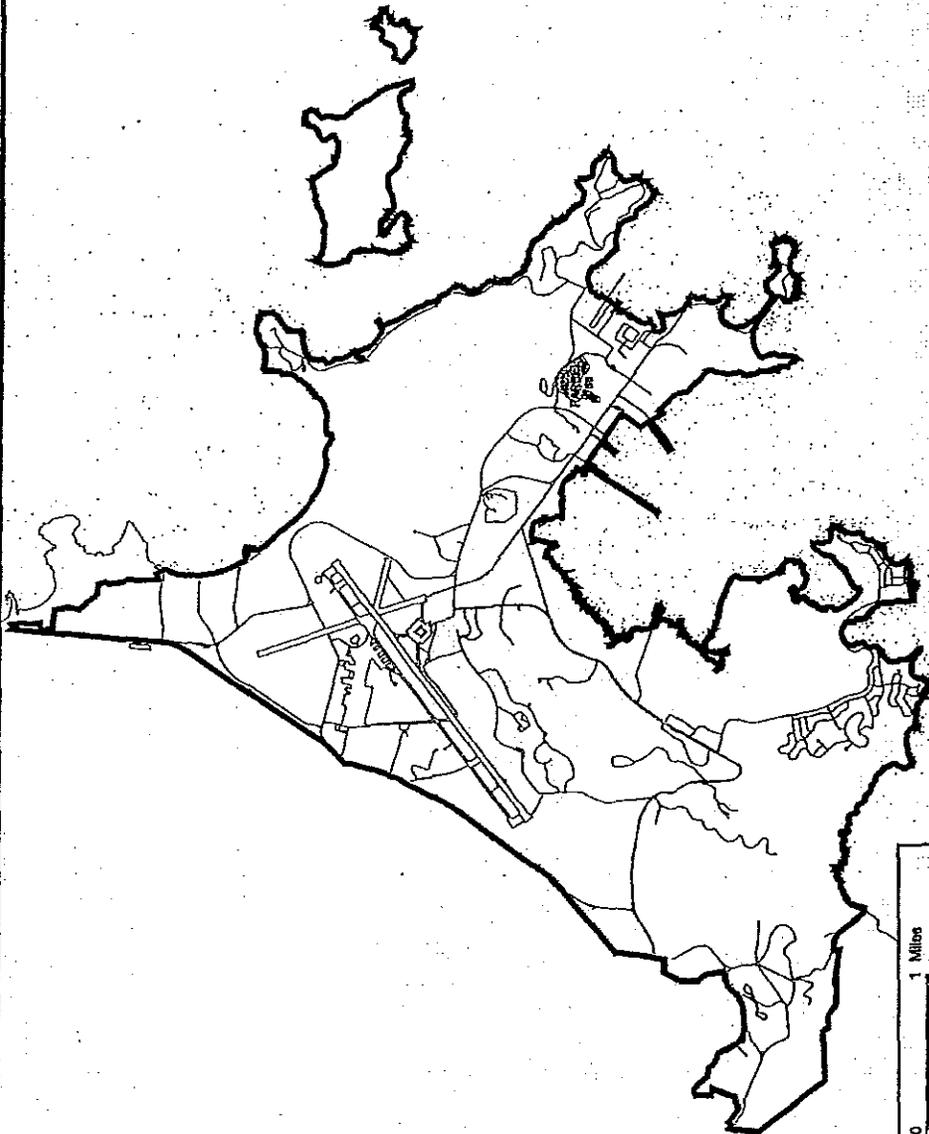
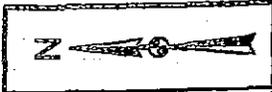
**C. Condition of Property Classification**

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

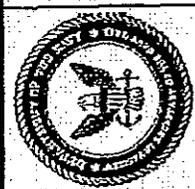
- **Category 1** – Areas where no known or documented releases, or disposal of hazardous substances or petroleum products or their derivatives has occurred, including no migration of these substances from adjacent areas.
- **Category 2** – Areas where the release, disposal, or migration, or some combination 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"



DRAWN BY	DATE
S. STROZ	4007
CHECKED BY	DATE
L. ANDERSON	4007
CORTI/SCALE AREA	



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

CONTRACT NUMBER	0013
APPROVED BY	DATE
APPROVED BY	DATE
DRAWING NO.	REV 0

SCALE  
AS NOTED

FIGURA\_PUERTORICO\POCS\APREARLY\_TRANSFER\_PROPERTY\APRI\PARCEL\_50\_VINCINITY\_LAYOUT\_4007\_85

**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.

<b>Activity</b>	<b>Conservation Measures</b>
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 Map for the Disposal  
of Naval Activity Puerto Rico*



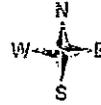
**Parcel Index 50**

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

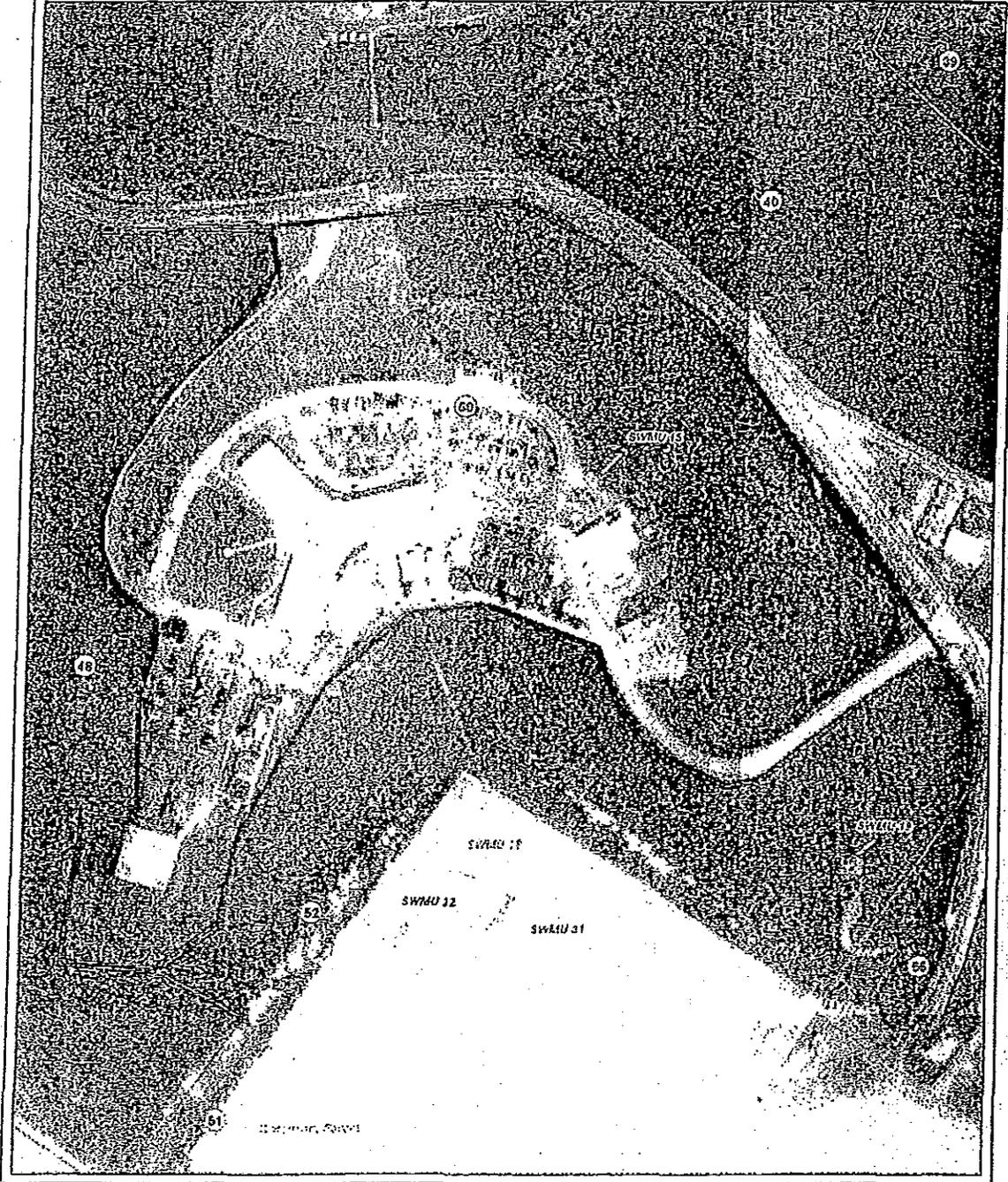
**Legend**

- Parcel
- Proprietary Parcel Boundaries
- County Status
- County of San Juan
- Complex
- Closing Parcel

August 10, 2005



0 176 353 Feet



**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.



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**Exhibit D**  
**CERFA Concurrence**

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

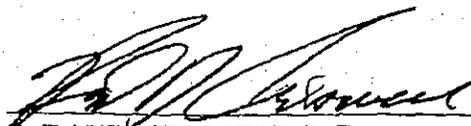
Accordingly, this CERFA Uncontaminated Property Report reflects final site categorizations that may differ from those presented in the Final ECP report.

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.

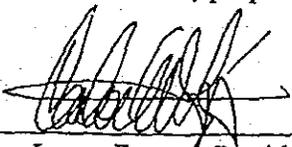
**Submitted**

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

8/27/06  
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

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**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