

FINDING OF SUITABILITY TO TRANSFER

SALE PARCEL III - FORRESTAL

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



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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 III - Forrestal (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 633 acres located primarily along the ridge overlooking the northeastern side of Ensenada Honda and on the two peninsulas that form Bahía de Puerca. There is also a small parcel of land near the north gate. A large portion of the Subject Property is undeveloped. Facilities located on the Subject Property include multiple warehouse and storage buildings, maintenance shops, recreational facilities, Bachelor Officer Quarters (BOQ) and Bachelor Enlisted Quarters (BEQ).

As shown on the vicinity map in Exhibit B, the Subject Property does not include numerous non-contiguous areas wholly or partially surrounded by Sale Parcel III. These areas total approximately 330 acres and are comprised of Resource Conservation and Recovery Act (RCRA) Area of Concern (AOC) F (two locations – Buildings 1738 and 1995) and Solid Waste Management Units (SWMUs) 3, 9, 11/45, 57, 59, 60, 67, 70, 74, 77 and 78. These areas were carved out of Sale Parcel III because they have work remaining to be completed under the U.S.

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Environmental Protection Agency (EPA) Administrative Order on Consent (Consent Order) that sets out the Navy's corrective action obligations under RCRA. Furthermore, these SWMUs cannot be included in the transfer of Sale Parcel III 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, including SWMU 77 (Small Arms Range) which the Navy originally intended to transfer to the Department of Homeland Security (DHS) for continued use as a small arms range. DHS has decided not to accept the range, so it will now become part of Sale Parcel III. Under the terms of Section VIII (Work to be Performed), Paragraph 25.I (Contingent Investigation and Corrective Action Requirements for SWMU 77), the Navy must now submit to EPA for review and approval a work plan for a Phase I RFI to determine whether releases of hazardous waste or solid waste and/or hazardous constituents are present at SWMU 77. Upon successful completion of all necessary remedial actions by the Navy, the leased property will be transferred to the new owner of Sale Parcel III.

The Subject Property is comprised of all or parts of Sub-Parcels 30, 31, 37, 40, 41, 42, 43, 45, 48, 53, 54, 56, 59 and 64, as shown on parcel maps (Exhibit C) from the *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico* (GMI, 2005). The boundaries and/or cleanup status of some of the SWMUs and AOCs shown on these maps have changed since the draft parcel map report was produced.

Since the draft parcel map report was published, the boundary of Sub-Parcel 31 has been changed to reduce its area considerably, and the boundary of Sub-Parcel 40 has been altered slightly at its eastern end and the fire station has been carved out of the parcel to form what is now Parcel 34. The boundary and survey maps in Exhibit D provide the final boundaries for the Subject Property, including the carve-outs.

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.

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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.

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: University Campus, Industrial, Recreation or Open Space Reserve, Science Park/Conference Center, Water-Oriented Commercial, and Passenger/Cargo Ferry Terminal and Related Uses. 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 13 SWMUs and two AOCs on the Subject Property that require no further action under RCRA as they have been designated either Corrective Action Complete Without Controls (SWMUs 5, 17, 18, 38, 40, 47, 49, 52 and 58, and AOC D) or Corrective Action Complete With Controls (SWMUs 10, 30 and 39) in the Consent Order or subsequent to the signing of the Consent Order (AOC A and SWMU 25) based on meeting the requirements of the order. In addition, one AOC and three SWMUs were designated for Corrective Measures Implementation

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in the Consent Order (AOC C and SWMUs 13, 46, and 53). The corrective measures on these SWMUs and AOC will be completed prior to transfer of the property. Detailed descriptions of these SWMUs and AOCs are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E).

Under the Consent Order, the No Further Action determination is contingent for SWMU 38 (Sanitary and Storm Sewer Systems) based 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 and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems. SWMUs 4, 12 and 14 are located wholly outside of the Sale Parcel III property. For SWMU 13, which is within the Sale Parcel III property, the Navy has recently completed the corrective measures required under the Consent Order, and expects to request a corrective action complete status for that SWMU prior to transfer of the Subject Property. EPA has concurred with the determination that the Navy has satisfied all requirements of the Consent Order applicable to the portions of SWMU 38 within the Subject Property, subject to the Navy's submission of an acceptable final report documenting the completion of all required corrective measures at SWMU 13. EPA's concurrence letter is attached as Exhibit F. Navy will not convey title to the property until the final report for the corrective measures at SWMU 13 is approved by EPA.

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 for AOC F and SWMUs 3, 9, 11/45, 57 (ECP 3), 59 (ECP 5), 60 (ECP 6), 67 (ECP 13), 70 (ECP 16) and 74 (ECP 20). SWMUs 77 (ECP 23) and 78 were also carved out of the Subject Property, but are not shown on the maps in Exhibit C because the parcel map for SWMU 77 did not overlap with other SWMUs (and was therefore not included), and there is no parcel map for SWMU 78, a transformer storage pad discovered subsequent to the ECP Report and the signing of the Consent Order.

B. Petroleum Contamination

According to the ECP Report, there were four underground storage tanks (USTs) that stored diesel fuel on the Subject Property at the time of the ECP inspection in March 2005. A former UST associated with the SWMU 30 incinerator was removed in 1993 along with petroleum-contaminated soil. Table 3 lists the known USTs on the Subject Property along with their location, capacity, material stored and the year installed. The ECP Report and field verification documented four operational aboveground storage tanks (ASTs) and two oil/water separators

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(OWSs) on the Subject Property. These ASTs and OWSs are also listed in Table 3. Other than the SWMU 30 UST, the records do not indicate there have been any spills or releases associated with the USTs, ASTs and OWSs on the Subject Property.

On 19 October 1999, approximately 110,000 gallons of JP-5 fuel were released from a day tank near Hangar 200 (approximately 1,500 feet northwest of Sub-Parcel 31 of the Subject Property) during the transfer of JP-5 fuel from UST 381 to UST 429. The spill was caused by a valve failure resulting in the overfilling of the day tank. The JP-5 fuel entered the storm water drainage system, including open-air ditches and culverts, and flowed southeast through Sub-Parcel 31 to mangrove areas in Sub-Parcel 28 (outside the Subject Property) and finally into Enseñada Honda. The oil spill impacted mangrove areas in Sub-Parcel 28 that were later named Sections A, B and C. The spill response efforts were mainly focused on diversion of the spilled oil to promote flushing, allow drainage from the impacted mangrove Sections A and B into a lower collection point, and placement of containment booms at the mouth of the drainage channel in Section C. The investigation consisted of an evaluation of the nature and extent of the contamination as well as an assessment of the natural resources injuries on the impacted Sections A through C. The findings of the investigation were that the impact was limited to areas outside of the Subject Property consisting of the mangrove sections mentioned above and sea grass beds along the shoreline (1,000 feet) of Enseñada Honda. No major injuries were detected for fish, shellfish, benthic communities, birds, or endangered species. (Navy et al, 2002)

To comply with Oil Pollution Act (OPA) regulations, the Trustees - Department of Navy, Department of Commerce (through National Oceanic and Atmospheric Administration), Department of Interior (through the Fish and Wildlife Service), and the Puerto Rico Department of Natural Resources - determined that a Damage Assessment and Restoration Plan/Environmental Assessment (DARP/EA) was required. The DARP/EA (Navy et al, 2005) was completed in June 2005.

Based on the DARP/EA approved by the Trustees, the preferred alternatives for the restoration were natural recovery for injured Sections A and B, and selective clearing & planting for injured Section C. The compensatory restoration alternative was the restoration and enhancement of mangroves within the Los Machos mangrove area. The clearing of debris and planting of sea grass has been completed, and the restoration plan for the Los Machos mangrove area was completed in September 2007.

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C. Condition of Property Classification

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

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

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

CERFA stipulates that the federal government must identify “uncontaminated property” scheduled for transfer, and defines this as “...real property on which no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of” [(Section 9620(h)(4)(A)]. In accordance with the property condition classification guidelines discussed above, the Navy classified the Subject Property as Category 1 uncontaminated property, with the exception of SWMUs 10, 30, 39 and 40 (Category 2), SWMUs 13, 17, 18, 25, 38, 46 and 53 (Category 3), and AOCs A and C (Category 3) and D (Category 2). Following its review of the CERFA Report, the Puerto Rico Environmental Quality Board (EQB) concurred with this classification and provided a concurrence statement (Exhibit G) in the Final CERFA Report on 11 August 2006.

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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. SWMUs 17 (DRMO Non-Flammable Storage) and 18 (DRMO Ignitable Hazardous Waste Storage) were designated Category 3 at the time of the CERFA Report, but have since been determined to be suitable for transfer because RCRA clean closure was certified for these storage facilities. The required corrective measures for AOC A and SWMUs 13 and 25 have been completed, and those for AOC C and SWMUs 46 and 53 will be completed prior to transfer of the property. 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.

The Corrective Action Complete Without Controls determination for SWMU 38 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 and/or any other SWMU at the NAPR facility where releases may have impacted the sewer systems. SWMUs 4, 12 and 14 are located wholly outside of the Sale Parcel III property. For SWMU 13, which is within the Sale Parcel III property, the Navy expects to request a corrective action complete status for that SWMU prior to transfer of the Subject Property. EPA has concurred (Exhibit F) with the determination that the Navy has satisfied all requirements of the Consent Order applicable to the portions of SWMU 38 within the Subject Property, subject to the Navy's submission of an acceptable final report documenting the completion of all required corrective measures at SWMU 13. Navy will not convey title to the property until the final report for the corrective measures at SWMU 13 is approved by EPA.

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.

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 nine (9) of the facilities inspected on the Subject Property, as summarized in

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Table 3 of Exhibit E. Friable, accessible and damaged (FAD) ACM was not identified in any of the facilities. Detailed information about the materials identified and sampled during the asbestos inspection, including summary tables, location drawings, photographs and laboratory reports, is included in the report.

The possibility remains for the presence of undiscovered ACM associated with underground utilities and miscellaneous building materials at NAPR. While this potential ACM does not pose a hazard to site users, future demolition and/or subsurface work performed by the 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. An ACM acknowledgement form (Exhibit H) will be provided to the transferee for execution at the time of transfer.

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 were included in the survey.

Table 1 (Exhibit E) indicates approximately 52 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 I 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

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

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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, therefore, low indoor radon levels would be expected on the Subject Property.

6. Threatened and Endangered Species

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

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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 1 year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under 40 CFR 373 (Hazardous Substances Reporting Requirements for Selling or Transferring Federal Real Property), and all response actions taken to date to address any such releases or disposals. Hazardous materials use/storage and hazardous waste generation/management at the former NSRR are discussed in Section 5.2 of the ECP Report. The hazardous substances notice and response action summary for the Subject Property is attached to this FOST as Exhibit J.

C. CERCLA Covenant

The deed that conveys the Subject Property will contain the covenants provided for under CERCLA Section 120(h)(3)(A)(ii)(I) that all necessary remedial actions have been taken prior to transfer, and CERCLA Sections 120(h)(3)(A)(ii)(II) and 120(h)(4)(D)(i) 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 Sections 120(h)(3)(A)(iii) and 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,

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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, except for a non-residential use only restriction at SWMUs 10, 13, 39, 46, 53 and AOC C, a soil disturbance/invasive activity restriction at SWMU 25, and a groundwater use restriction at SWMUs 13 and 30. These land use controls (LUCs) will be implemented through the Navy-EPA Consent Order and the subsequent transfer deed. The Navy transfer deed for the Subject Property will refer to LUC requirements contained in the Consent Order which will be attached to the deeds. The Consent Order requires the establishment of LUCs with detailed requirements (implementation, compliance, monitoring, enforcement, modification/termination, etc.) developed in other documents agreed to between the Navy and EPA or the new owner and EPA with concurrence by Puerto Rico EQB.

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 16 SWMUs and three AOCs on the Subject Property require no further action under RCRA as they have been designated either Corrective Action Complete Without Controls or Corrective Action Complete With Controls in the Consent Order or subsequent to the signing of the Consent Order based on meeting the requirements of the order. Detailed descriptions of the SWMUs and AOCs on the Subject Property are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E). It should be noted that, as discussed in Section 2.0, the Subject Property does not include 12 SWMUs, that are either wholly or partially surrounded by Sale Parcel III, where corrective action investigation and/or remediation requirements are not yet completed.

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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 was issued by EQB on September 30, 2006. 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 a spray paint booth for heavy equipment and automobiles at Building 3188 (Alfa Company Maintenance Building). 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.

Six storm water outfalls at NSRR are regulated under EPA's Multi-Sector General Permit program. The former NSRR obtained initial permit coverage in 1995, and re-applied for the permit in 2000, which became effective upon submittal. The six outfalls are regulated due to the Standard Industrial Classification (SIC) code for the type of industrial activity conducted in the area that contributes to the outfall. The one regulated outfall associated with the Subject Property is Outfall 002 (SIC Code 5093 - scrap and waste material processing and recycling). It receives storm water runoff from the Building 1973 DRMO Complex on the Subject Property, and also storm water from other areas, and discharges to Enseñada Honda.

Historically, storm water discharges from industrial areas were not regulated or controlled. RCRA investigations conducted at NSRR, specifically at SWMU 38 and AOC D on the Subject Property, evaluated whether suspected historical release of hazardous substances to storm water ditches, outfalls on the Subject Property, and associated sediments may have resulted in potentially significant impacts to human health and/or the environment. No significant releases of hazardous substances or subsequent human health risks were identified, and no further investigation was required for these SWMUs.

G. Notification to Regulatory Agencies / Public

In accordance with DoD guidance, 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

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and EQB comments are included as Exhibit K. 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, the notices discussed herein, and the restrictions and covenants that will be contained in the deed, the Subject Property is suitable for transfer.

2 FEB 2009
Date

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

Exhibit A

References

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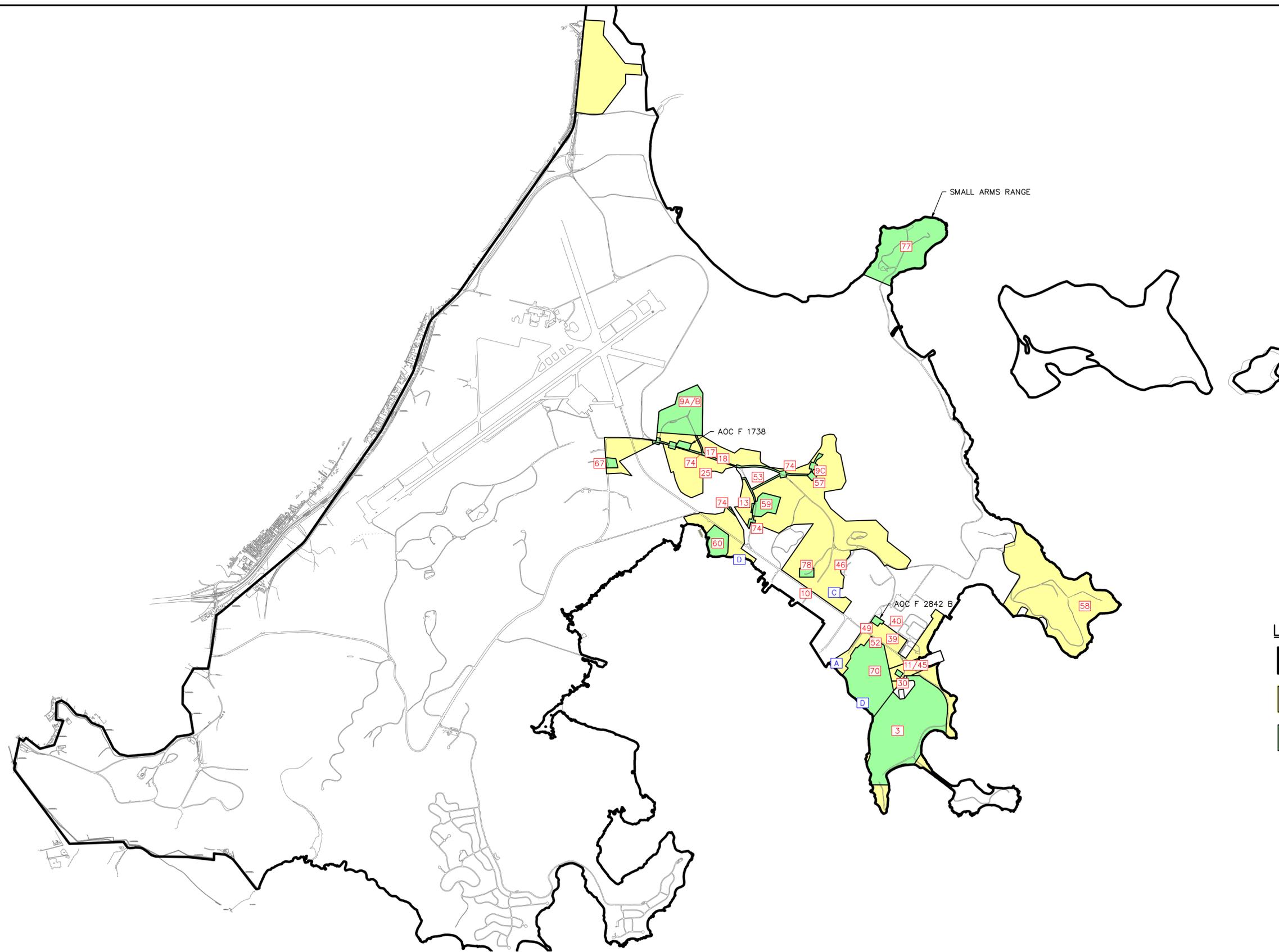
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Exhibit B

Vicinity and Sewer System Maps



- LEGEND**
-  NA PUERTO RICO BOUNDARY
 -  SALE PARCEL III
 -  SALE PARCEL III LEASE AREA
 -  SWMU LABEL
 -  AOC LABEL

0 .3 MILES .6 MILES
SCALE: 1" = .3 MILES



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

MARK	DATE	DESCRIPTION	BY

**SALE PARCEL III
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO**

DATE:	1/21/09
PROJECT NO.:	112G00503
DESIGNED BY:	--
DRAWN BY:	BH
CHECKED BY:	--
SHEET:	1 OF 1

R:\0503\Civil\0503002.dwg PIT BEN.HOPPE 1/21/2009

NAVSTA ROOSEVELT ROADS UTILITIES INFRASTRUCTURE

LEGEND

- WATER
- GRAVITY
- FORCE
- MAIN
- ELECTRICAL

BUILDING POWERED BY SUBSTATION "ALPHA"

- 200- Hangar
- 379-AMD
- 1625-VC-8
- 378-AFTWIF
- 368-AFTWIF
- 2333-Air Cargo
- 1819-AFTWIF
- 1987-AFTWIF
- 2245-MK-30
- 790-SOCSOUTH
- 460-Water Tank
- 426-Airops
- 777-Grachude Loft
- 1203-Gate-1
- 825-Crash Crew
- 826-Avionics
- 825-AFTWIF

BUILDING POWERED BY SUBSTATION "BUNDY"

- 725-728-BOQ
- 729-Finnigan's
- 1688-BOQ
- 598-ADMIN
- 1685-FBI
- 1687-Gym
- 500-502-SOCSOUTH
- 5000-5004-SOCSOUTH
- 731-734-BEQ
- 735-ACSS/SOCSOUTH
- 2357- Marines Reserve
- 690-Theater
- 2374-Marines OMS
- 519-SOCSOUTH
- 529-Stables
- 1757-STP
- 646-Gate 3
- 1211-Golf Pro Shop
- 724-HIDTA

BUILDING POWERED BY SUBSTATION "CHARLIE"

- 1707-1709 BEQ
- 1808-GALLEY
- 208-DISCO
- 208-TV STUDIO
- DN 2-3 AEWTF
- 2384-COMMISARY
- 1807-SECURITY
- 898-DRONE SHOP
- 178-WEAPON
- 78-NAVY RESERVE
- 2302-ACC (security)
- 784-TACAN
- 1709-BSO
- 427-LOX PLANT
- 201-AUTO HOBBY
- 202-PSD
- 203-HRO
- 256-AFTWIF
- 1981-AFTWIF
- 2045-ASR

BUILDING POWERED BY SUBSTATION "DELTA"

- 386-AFTWIF
- 644-AFTWIF
- 1970-FURNITURE
- 1971-L/S
- 1796-NEX
- 2298-AFTWIF
- 2336-NFCU
- 2338-DENTAL
- 2337-CHAPEL
- 2035-BOWLING
- 2303-NAVY LODGE
- 2313-MCDONALDS
- 2339-MINI MART
- 2302-FSC
- 2085-ELEMENT SCHOOL
- 2362-CDC

BUILDING POWERED BY SUBSTATION "INDIA"

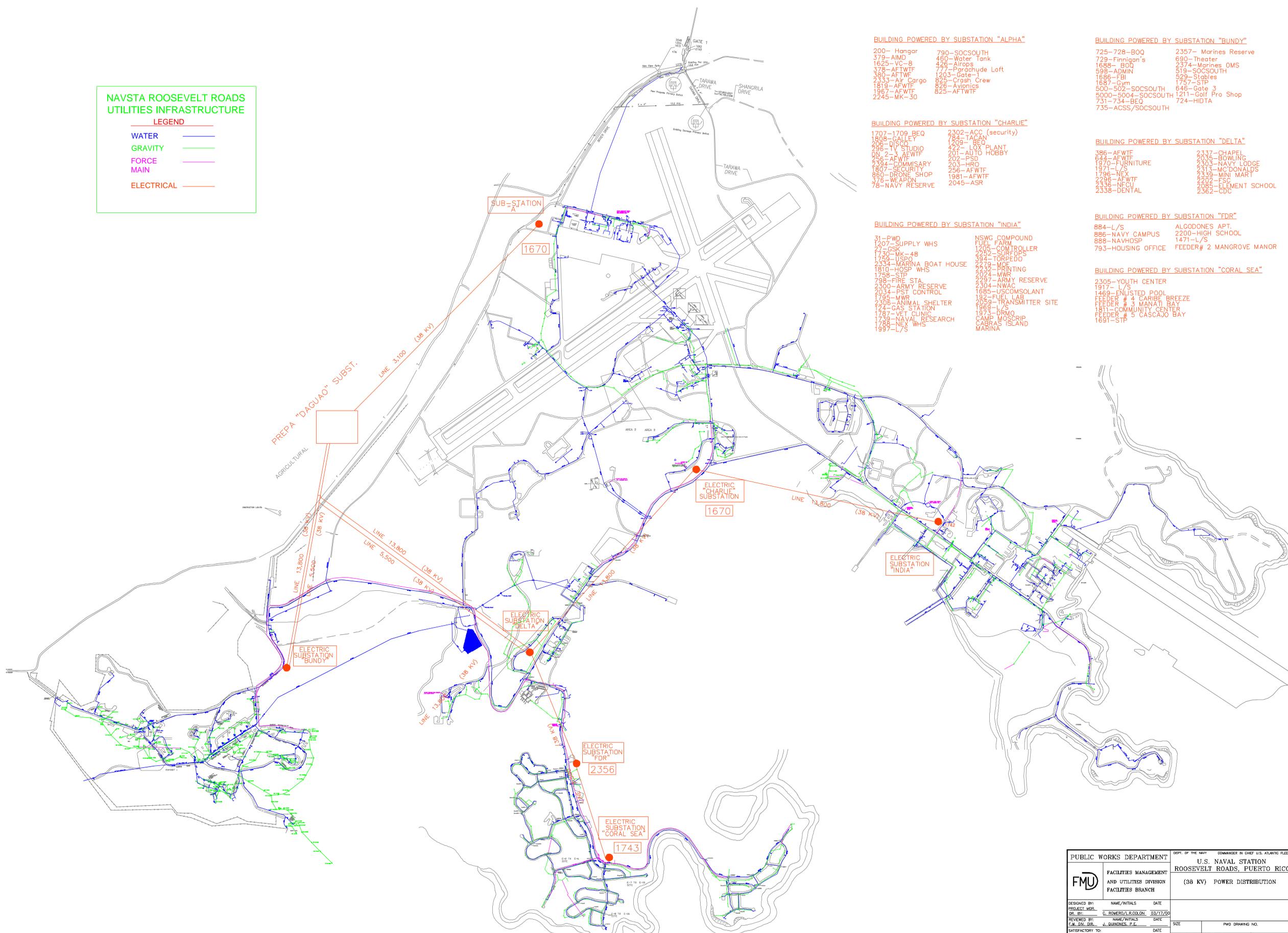
- 31-PWD
- 1207-SUPPLY WHS
- 1730-MK-48
- 1749-USPO
- 2334-VIRGINA BOAT HOUSE
- 1810-HOSP WHS
- 1758-STP
- 798-FIRE STA
- 2300-ARMY RESERVE
- 2034-PST CONTROL
- 1795-MWR
- 2306-ANIMAL SHELTER
- 124-GAS STATION
- 1787-VET CLINIC
- 1739-NAVAL RESEARCH
- 1788-NEX WHS
- 1997-L/S
- NSWG COMPOUND
- FUEL FARM
- 1205-COMTROLLER
- 2303-SURF OPS
- 394-TORPEDO
- 2373-MOF
- 2332-FRINTING
- 2024-MWR
- 2397-ARMY RESERVE
- 2304-NWAC
- 1685-USCOMSOLANT
- 1972-FUEL L/S
- 2059-TRANSMITTER SITE
- 1969-L/S
- 1873-DRM
- CAMP DRMO
- MOSCRIIP
- CARRAS ISLAND MARINA

BUILDING POWERED BY SUBSTATION "FDR"

- 884-L/S
- 886-NAVY CAMPUS
- 888-NAVHOSP
- 793-HOUSING OFFICE
- ALGODONES APT.
- 2200-HIGH SCHOOL
- 1471-L/S
- FEEDER # 2 MANGROVE MANOR

BUILDING POWERED BY SUBSTATION "CORAL SEA"

- 2305-YOUTH CENTER
- 1917-L/S
- 1469-ENLISTED POOL
- FEEDER # 4 CARIBE BREEZE
- FEEDER # 3 MANATI BAY
- 1811-COMMUNITY CENTER
- FEEDER # 5 CASCAJO BAY
- 1691-STP



PUBLIC WORKS DEPARTMENT		DEPT. OF THE NAVY		COMMANDER IN CHIEF U.S. ATLANTIC FLEET	
FACILITIES MANAGEMENT AND UTILITIES DIVISION		U.S. NAVAL STATION ROOSEVELT ROADS, PUERTO RICO			
FACILITIES BRANCH		(38 KV) POWER DISTRIBUTION			
DESIGNED BY:	NAME/INITIALS	DATE			
PROJECT MGR:	G. ROMERO/AL.RODRON	03/17/00			
REVIEWED BY:	NAME/INITIALS	DATE			
F.W. DIV. DIR.:	J. GUINONES, P.E.		SIZE	P.W.D. DRAWING NO.	
SATISFACTORY TO:	DATE	SPEC. ID. NO.	CONTR. NO.		
APPROVED:	PUBLIC WORKS OFFICER	SCALE NOTED	SPEC. NO.:	SHEET X OF Y	

Exhibit C

Sub-Parcel Maps

NOTE: The sub-parcel maps in this exhibit are from the Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico (GMI, 2005). The boundaries of Sub-Parcels 31 and 40 have changed since these maps were published (the final boundaries are shown in Exhibit D).

The boundaries and/or cleanup status of some of the Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) shown on these maps have changed since the draft parcel map report was produced.

The ECP sites shown on these maps correlate to the following SWMUs:

- ECP 3 – SWMU 57
- ECP 5 – SWMU 59
- ECP 6 – SWMU 60
- ECP 13 – SWMU 67
- ECP 16 - SWMU 70
- ECP 20 – SWMU 74

The following should be noted about the AOCs and SWMUs shown on the sub-parcel maps:

- Sub-Parcel 43 – SWMU 59 is incorrectly shown as SWMU 5.
- Sub-Parcel 48 – ECP 20 (SWMU 74) is incorrectly shown as SWMU 20 and should be shown as falling within Parcel 49.
- Sub-Parcel 59 – SWMU 45 is shown incorrectly as SWMU 48.
- SWMU 38 (Sanitary and Storm Water Sewer Systems) is not shown on these maps. A separate utility map is provided in Exhibit B.

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 30

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—28, 29, 31

Yellow-shouldered Blackbird

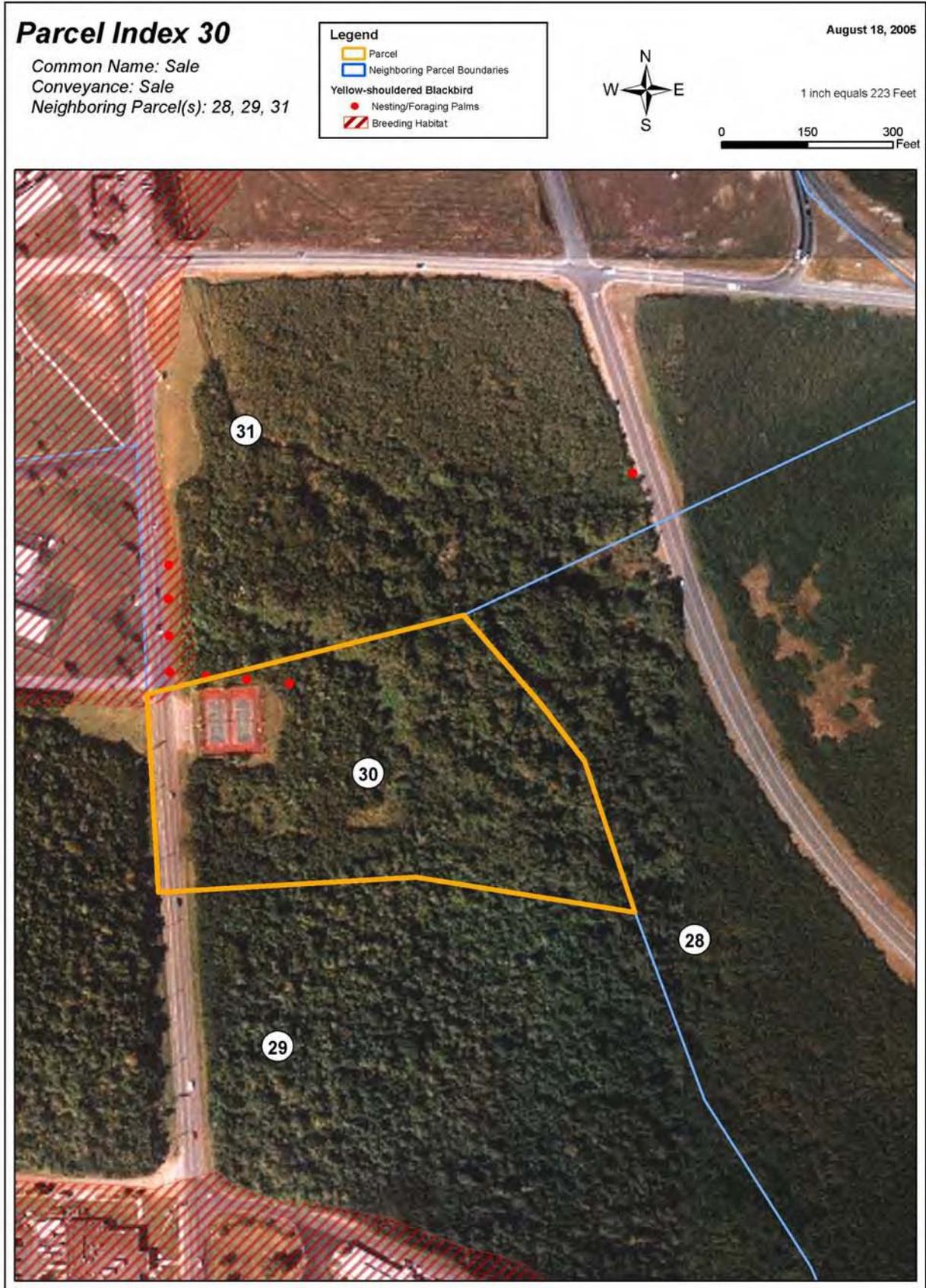
GENERAL REQUIREMENTS

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

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

NOTICE:

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



Parcel Index 30

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

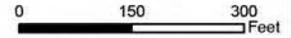
Legend

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



August 18, 2005

1 inch equals 223 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 53

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—49, 51, 52, 54, 59

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

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

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 31

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—27-29, 33, 40

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 31

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

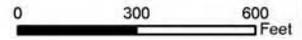
Legend

- Parcel
- Neighboring Parcel Boundaries
- Yellow-shouldered Blackbird
- Nesting/Foraging Palms
- Nesting/Foraging Habitats

August 18, 2005



1 inch equals 422 Feet



Parcel Index 31

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

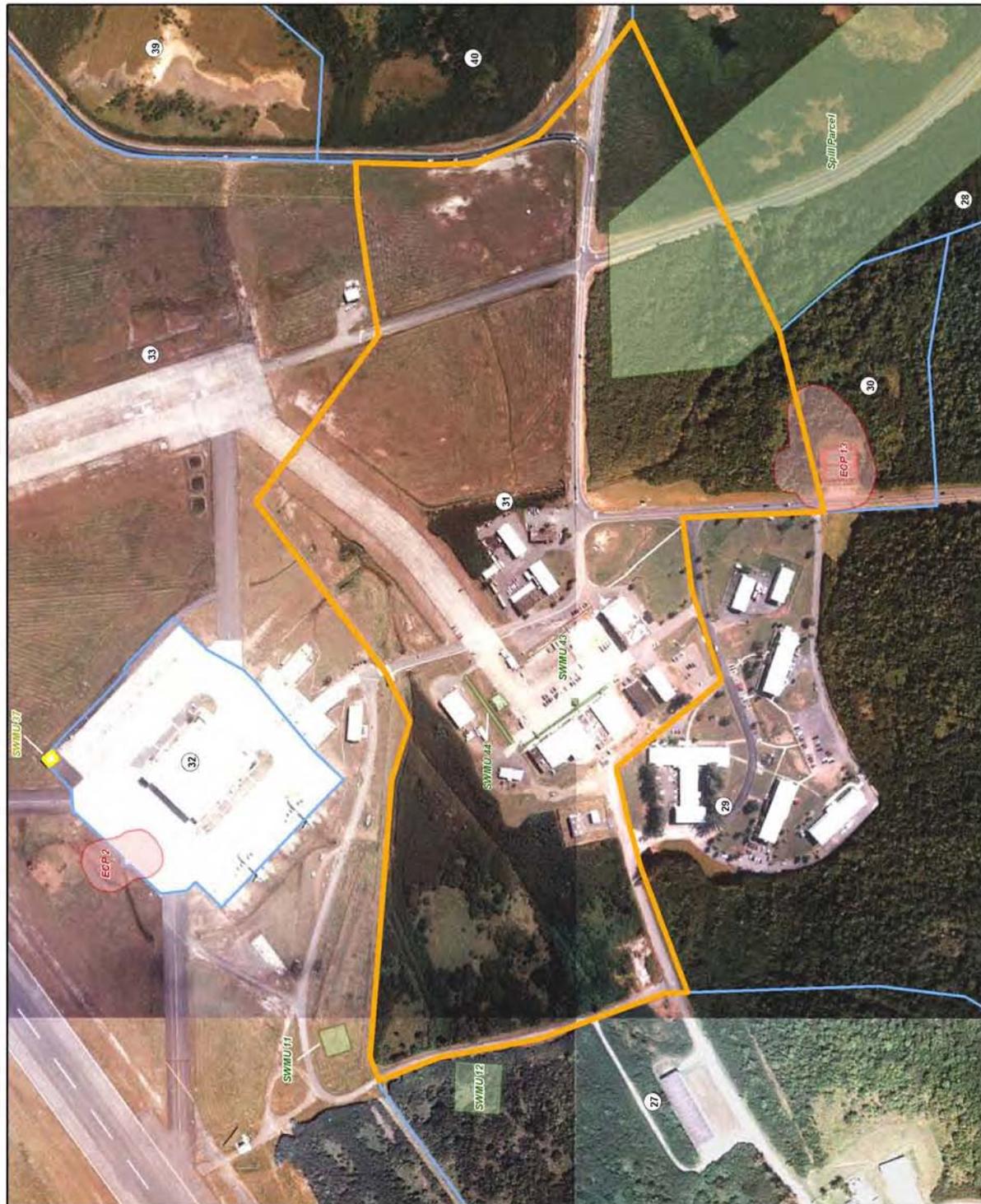
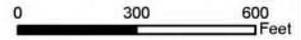
Legend

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

August 18, 2005



1 inch equals 422 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 37

Common Name—Los Machos 2

Conveyance—Sale

Neighboring Parcel(s)—35, 36

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

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



Parcel Index 37

Common Name: Los Machos 2
Conveyance: Sale
Neighboring Parcel(s): 35, 36

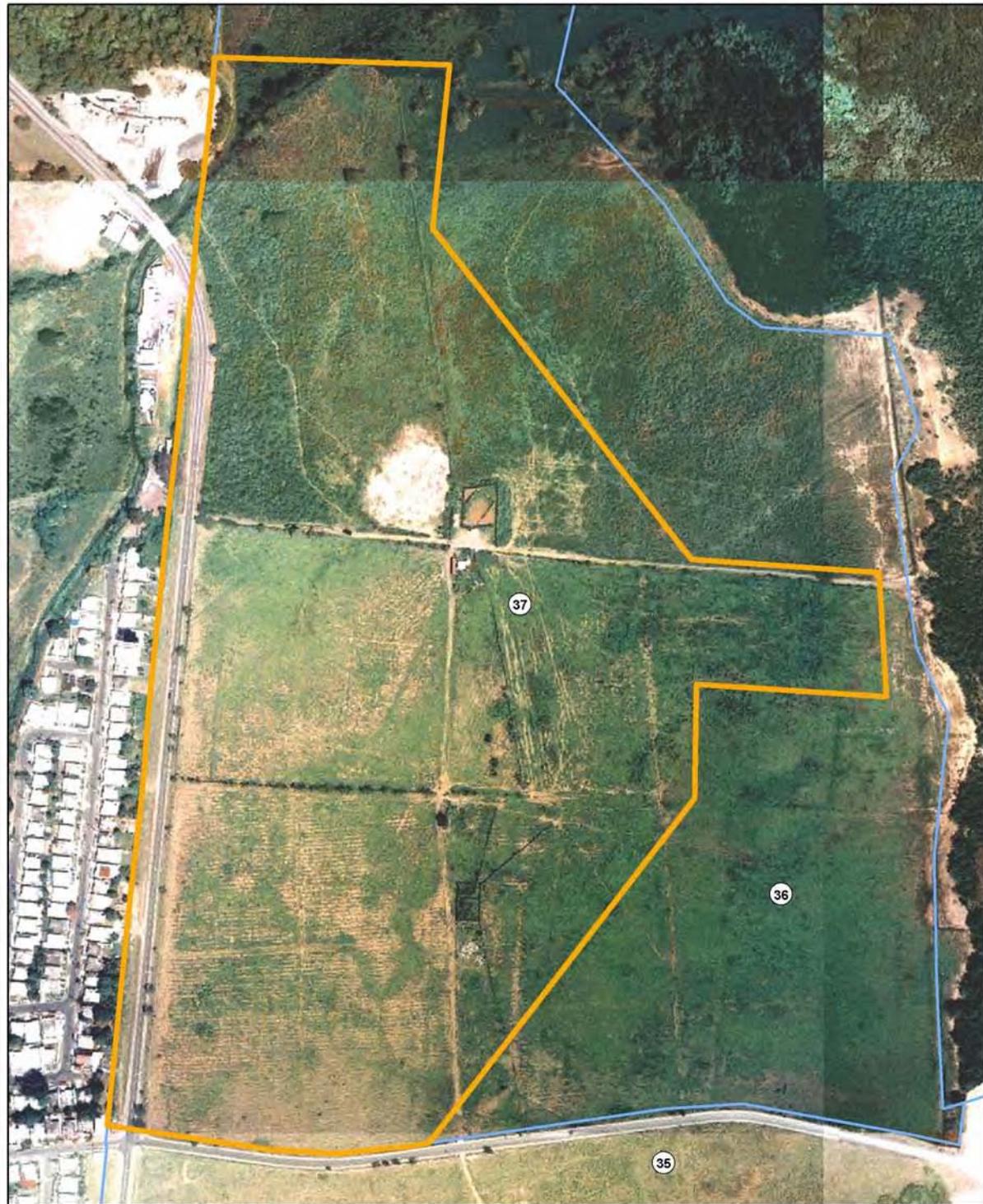
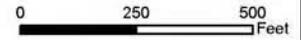
Legend

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

August 18, 2005



1 inch equals 361 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 40

Common Name—Sale

Conveyance—Sale

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

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 40

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

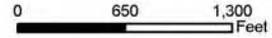
Legend

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



August 18, 2005

1 inch equals 1,013 Feet



Parcel Index 40

Common Name: Sale

Conveyance: Sale

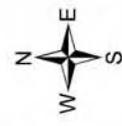
Neighboring Parcel(s): 28, 31, 33,
39, 41, 43, 44, 48, 50, 52, 55

Legend

- Parcel
- Neighboring Parcel Boundaries

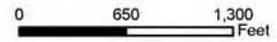
Cleanup Status

- Complete with Land Use Controls
- Complete
- Cleanup Remaining



August 18, 2005

1 inch equals 1,013 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 41

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

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

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

Parcel Index 41

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

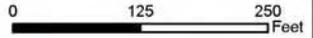
Legend

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

August 18, 2005



1 inch equals 164 Feet



Parcel Index 41

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

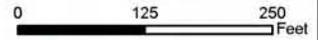
Legend

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

August 18, 2005



1 inch equals 164 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 42

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—28, 44, 45,

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

Sea Turtle

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 42

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

Legend

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

August 18, 2005



1 inch equals 240 Feet



Parcel Index 42

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

Legend

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

August 18, 2005



1 inch equals 240 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 43

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

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 43

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

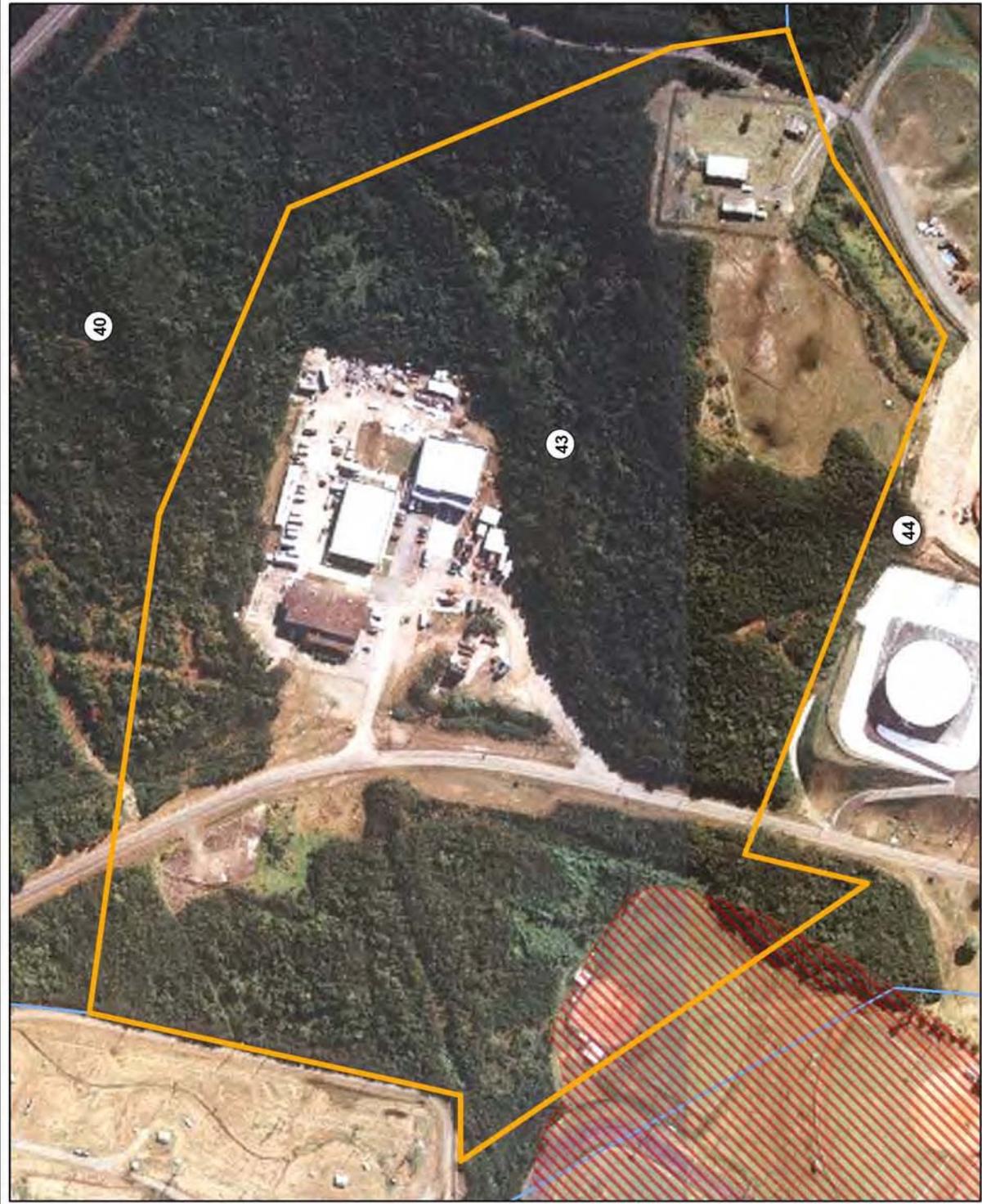
Legend

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

August 18, 2005



1 inch equals 225 Feet



Parcel Index 43

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

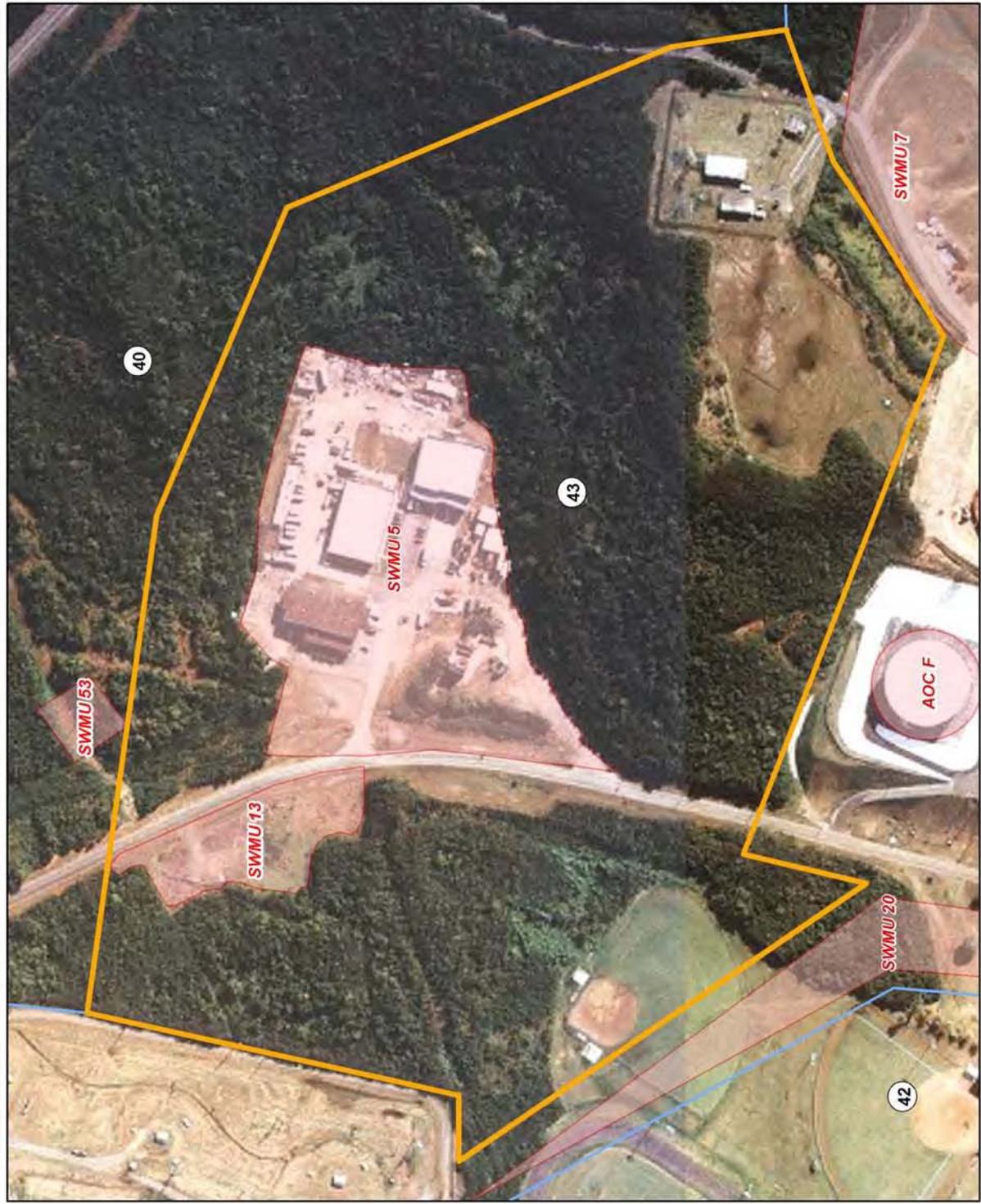
Legend

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

August 18, 2005



1 inch equals 225 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 45

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—42, 44, 46

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

Sea Turtle

GENERAL REQUIREMENTS

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

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

Parcel Index 45

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

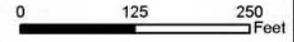
Legend

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

August 18, 2005



1 inch equals 183 Feet



Parcel Index 45

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

Legend

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



August 18, 2005

1 inch equals 183 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 48

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—40, 44, 46, 47, 49, 50, 51

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 48

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

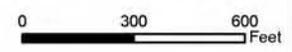
Legend

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



August 18, 2005

1 inch equals 451 Feet



Parcel Index 48

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

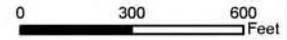
Legend

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

August 18, 2005



1 inch equals 451 Feet



Parcel Index 53

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 49, 51, 52
54, 59

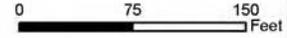
Legend

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

August 18, 2005



1 inch equals 111 Feet



Parcel Index 53

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 49, 51, 52
54, 59

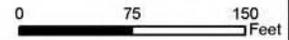
Legend

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

August 18, 2005



1 inch equals 111 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 54

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—49, 51, 53, 56, 59

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

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

Parcel Index 54

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

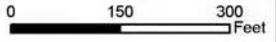
Legend

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



August 18, 2005

1 inch equals 229 Feet



Parcel Index 54

Common Name: Sale

Conveyance: Sale

Neighboring Parcel(s): 49, 51, 53
56, 59

Legend

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

August 18, 2005



1 inch equals 229 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 56

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—49, 54, 59

Sea Turtle

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 56

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

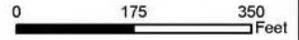
Legend

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

August 18, 2005



1 inch equals 250 Feet



Parcel Index 56

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

Legend

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

August 18, 2005



1 inch equals 250 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 59

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—52-54, 56-58, 60-62

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

Sea Turtle

GENERAL REQUIREMENTS

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

*Parcel Map for the Disposal
of Naval Activity Puerto Rico*

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

NOTICE:

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

Parcel Index 59

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

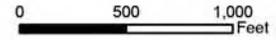
Legend

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

August 18, 2005



1 inch equals 785 Feet



Parcel Index 59

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

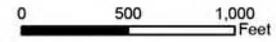
Legend

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

August 18, 2005



1 inch equals 785 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 64

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—39, 65, 66

Sea Turtle

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 64

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 39, 65, 66

Legend

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

August 18, 2005



1 inch equals 540 Feet



Parcel Index 64

Common Name: Sale
Conveyance: Sale
Neighboring Parcel(s): 39, 65, 66

Legend

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

August 18, 2005



1 inch equals 540 Feet

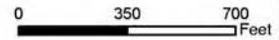
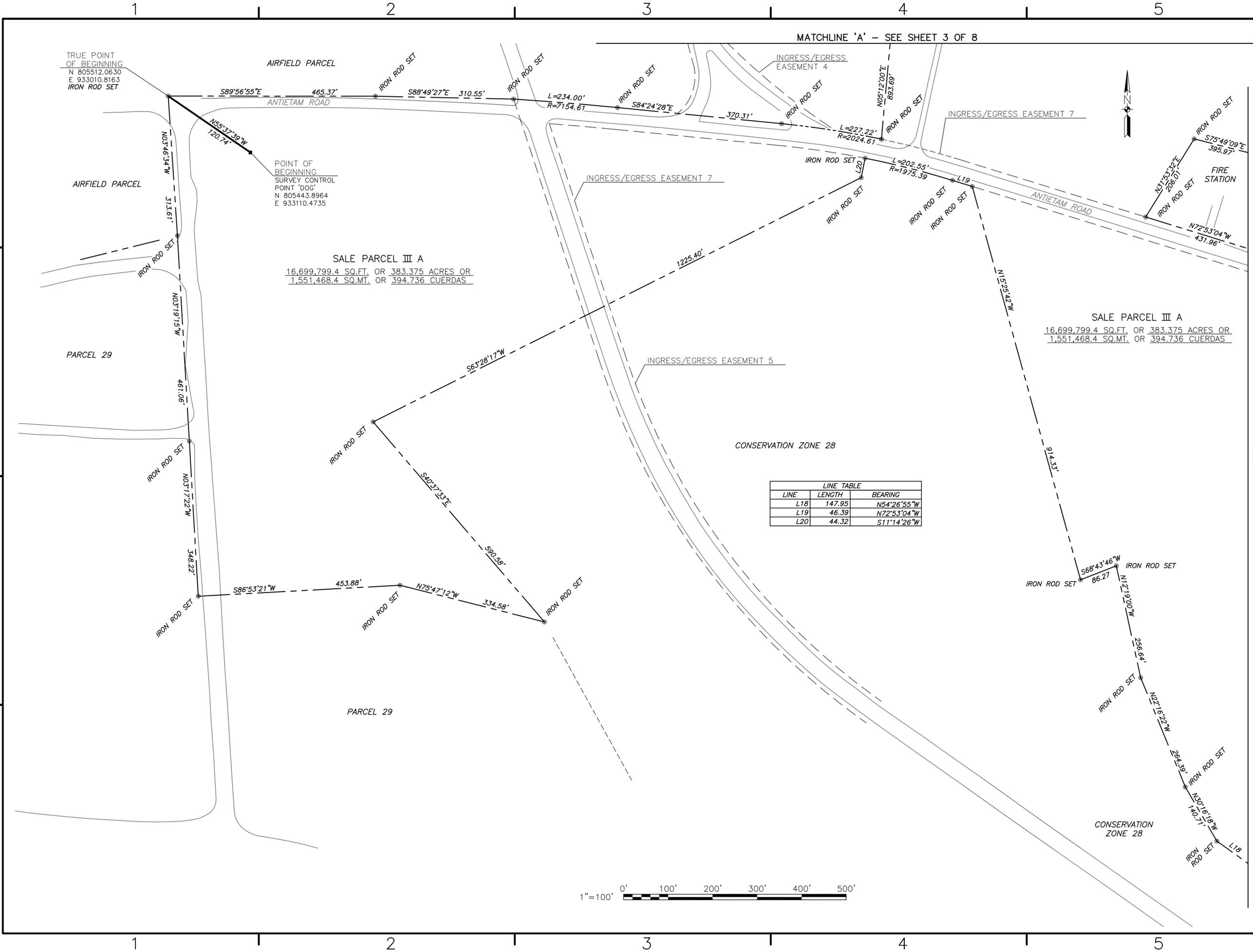


Exhibit D

Boundary and Carve Out Survey Maps



MATCHLINE 'A' - SEE SHEET 3 OF 8

TRUE POINT OF BEGINNING
N 805512.0630
E 933010.8163
IRON ROD SET

AIRFIELD PARCEL

POINT OF BEGINNING
SURVEY CONTROL
POINT 'DOG'
N 805443.8964
E 933110.4735

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

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

CONSERVATION ZONE 28

LINE TABLE		
LINE	LENGTH	BEARING
L18	147.95	N54°26'55"W
L19	46.39	N72°53'04"W
L20	44.32	S11°14'26"W



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Town Point Center
150 Boush Street ~ Suite 1000
Norfolk ~ Virginia ~ USA, 23510-1638
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 _____
CHIEF 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 III A

CODE ID. NO. 80091 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 8

MATCHLINE '1' - SEE SHEET 4 OF 8

1

2

3

4

5

D

C

B

A

D

C

B

A

MATCHLINE 'E' - SEE THIS SHEET

MATCHLINE 'D' - SEE SHEET 5 OF 8

MATCHLINE 'F' - SEE SHEET 7 OF 8



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.22	S09°05'34"E
L2	71.16	S53°14'13"W

CONSERVATION ZONE 39

CONSERVATION ZONE 39

PARCEL 63

CONSERVATION ZONE 39

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

SICILY CIRCLE

ANTIETAM ROAD

ANTIETAM ROAD

INGRESS/EGRESS EASEMENT 7

INGRESS/EGRESS EASEMENT 7

INGRESS/EGRESS EASEMENT 8



MATCHLINE 'E' - SEE THIS SHEET



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ACTIVITY - SATISFACTORY TO

DATE

APPROVED

FOR EFD FOR COMMANDER NAVFAC

DATE

A/E

DESIGN

DRAWN

REVIEW

QC

CHEF ARCH/ ENGR

PROJECT MANAGER

FIRE PROTECTION

BRANCH MANAGER

DESIGN DIRECTOR

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 III A

CODE ID. NO. 80091

SCALE: AS NOTED

EFD NO. 4522930

STA. PROJ. NO.

SPEC. NO.

CONSTR. CONTR. NO.

N62470-02-D-7619

NAVFAC DRAWING NO.

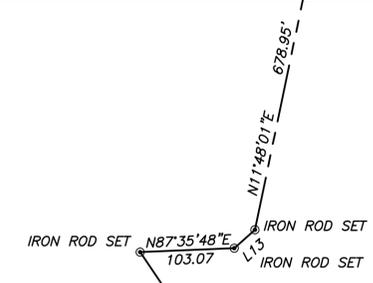
SHEET 6 OF 8

DRAWFORM REVISION MAY 2000

1 2 3 4 5

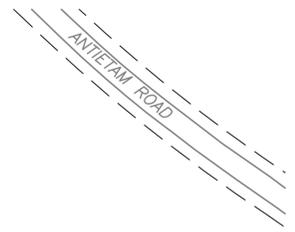
D
C
B
A

MATCHLINE 'H' - SEE SHEET 4 OF 8



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

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



PORT PBC II

IRON ROD SET

FORRESTAL DRIVE

TOW WAY

PORT PBC II

MATCHLINE 'G' - SEE SHEET 7 OF 8



NO.	DATE	DESCRIPTION

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 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1638
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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 ACTIVITY PUERTO RICO
 ATLANTIC DIVISION
 NORFOLK, VIRGINIA
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

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 8 OF 8	

1

2

3

4

5

MATCHLINE 'A' - SEE SHEET 1 OF 2



APPROXIMATE
EDGE OF WATER

APPROXIMATE
EDGE OF WATER

INGRESS/EGRESS EASEMENT 16

TOW WAY

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

ENSENADA HONDA

PUERCA BAY

APPROXIMATE
EDGE OF WATER

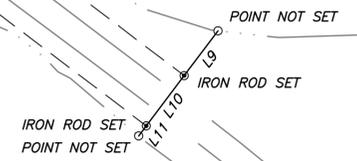
TOW WAY

ENSENADA HONDA

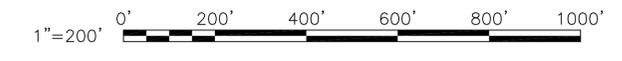
N 794803.5782
E 943746.6743

SEE DETAIL

CABRAS ISLAND



LINE TABLE		
LINE	LENGTH	BEARING
L9	43.95	S37°06'03"W
L10	49.22	S37°06'03"W
L11	9.90	S37°06'03"W



D

C

B

A

D

C

B

A



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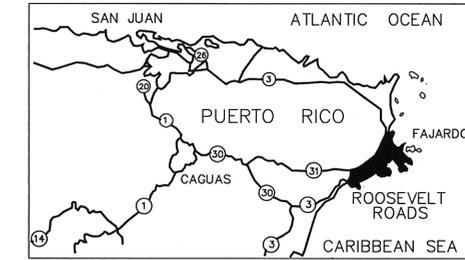
APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	APPROVED
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

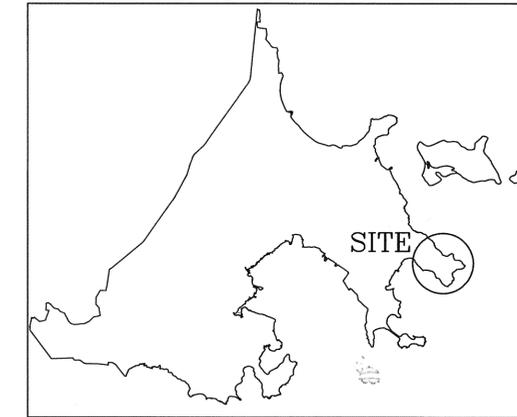
CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 2 OF 2	

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN FEBRUARY 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
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- PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
- DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTRIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTRIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.

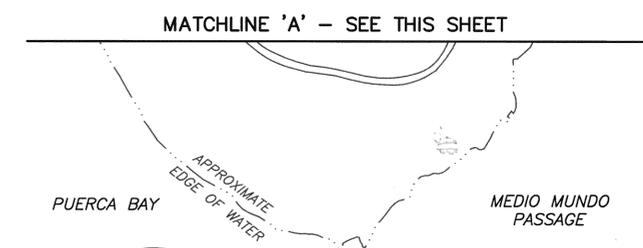
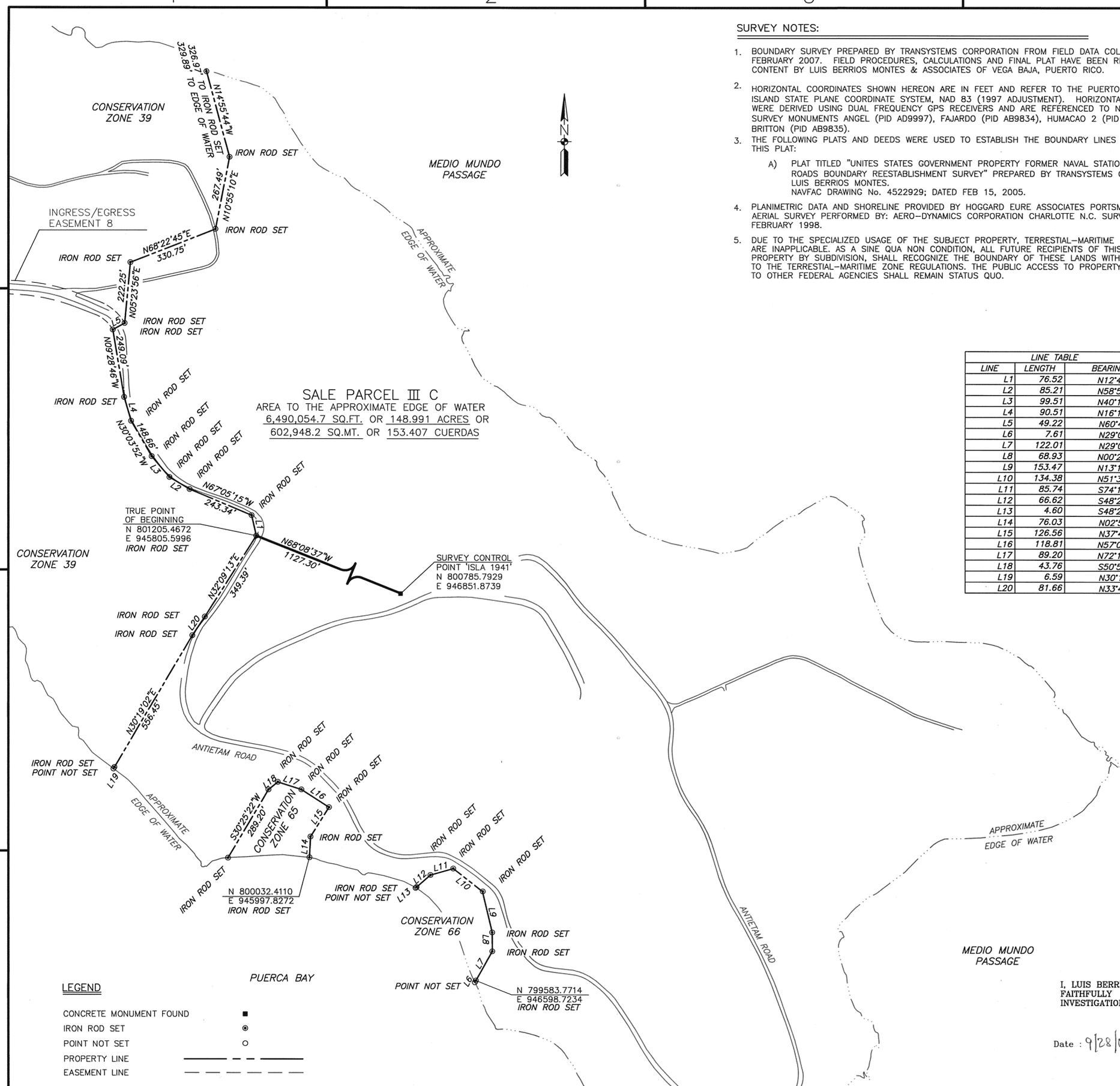


LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.52	N12°40'50"W
L2	85.21	N58°52'02"W
L3	99.51	N40°13'54"W
L4	90.51	N16°17'06"W
L5	49.22	N60°44'45"E
L6	7.61	N29°06'51"E
L7	122.01	N29°06'51"E
L8	68.93	N00°23'16"W
L9	153.47	N13°15'51"W
L10	134.38	N51°39'21"W
L11	85.74	S74°10'42"W
L12	66.62	S48°21'26"W
L13	4.60	S48°21'26"W
L14	76.03	N02°54'26"E
L15	126.56	N37°47'44"E
L16	118.81	N57°02'16"W
L17	89.20	N72°16'53"W
L18	43.76	S50°50'57"W
L19	6.59	N30°19'02"E
L20	81.66	N33°46'54"E

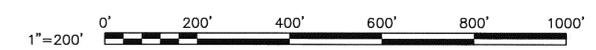


CERTIFICATION

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

Date: 9/28/08
Luis Berrios Montes
LUIS BERRIOS MONTES
Surveyor License No. 8689

LUIS BERRIOS MONTES
Agrimensor Lic. Num. 8689
Beeper Num. 759-1255 Unidad 216-9995
Tel. Oficina (787) 785-9342
P. O. Box 4497 Vega Baja, P. R.

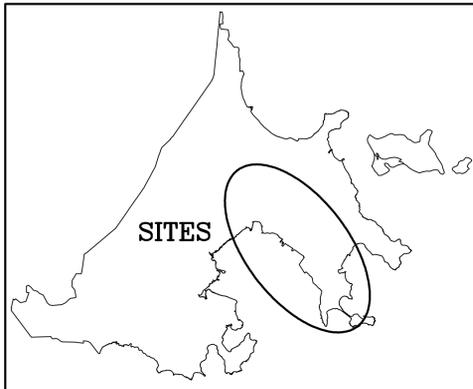


- LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON ROD SET
 - POINT NOT SET
 - PROPERTY LINE
 - EASEMENT LINE

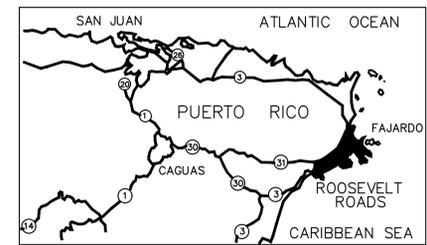
<p>TranSystems Town Point Center 150 Boush Street ~ Suite 1000 Norfolk ~ Virginia ~ USA, 23510-1638 Phone 757-627-1112 Fax 757-627-1113 www.transystems.com</p>	<p>APPROVED _____</p> <p>ACTIVITY - SATISFACTORY TO _____</p> <p>DATE _____</p> <p>APPROVED _____</p> <p>FOR EFD FOR COMMANDER NAVFAC _____</p> <p>DATE _____</p> <p>A/E _____ EFD _____</p> <p>DESIGN _____</p> <p>DRAWN _____</p> <p>REVIEW _____</p> <p>QC _____</p> <p>CHEF ARCH/ ENGR _____</p> <p>PROJECT MANAGER _____</p> <p>FIRE PROTECTION _____</p> <p>BRANCH MANAGER _____</p> <p>DESIGN DIRECTOR _____</p>
<p>NAVAL FACILITIES ENGINEERING COMMAND ATLANTIC DIVISION NAVAL STATION CEIBA, PUERTO RICO</p>	<p>NAVAL ACTIVITY PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE PARCEL III C</p>
<p>DEPARTMENT OF THE NAVY</p> <p>CODE ID. NO. 80091 SIZE D</p> <p>SCALE: AS NOTED</p> <p>EFD NO. _____</p> <p>STA. PROJ. NO. _____</p> <p>SPEC. NO. _____</p> <p>CONSTR. CONTR. NO. _____</p> <p>NAVFAC DRAWING NO. N62470-02-D-7619</p> <p>SHEET 1 OF 1</p> <p style="text-align: right; font-size: small;">DRAWN/REVISION MAY 2000</p>	

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN 2006 AND 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
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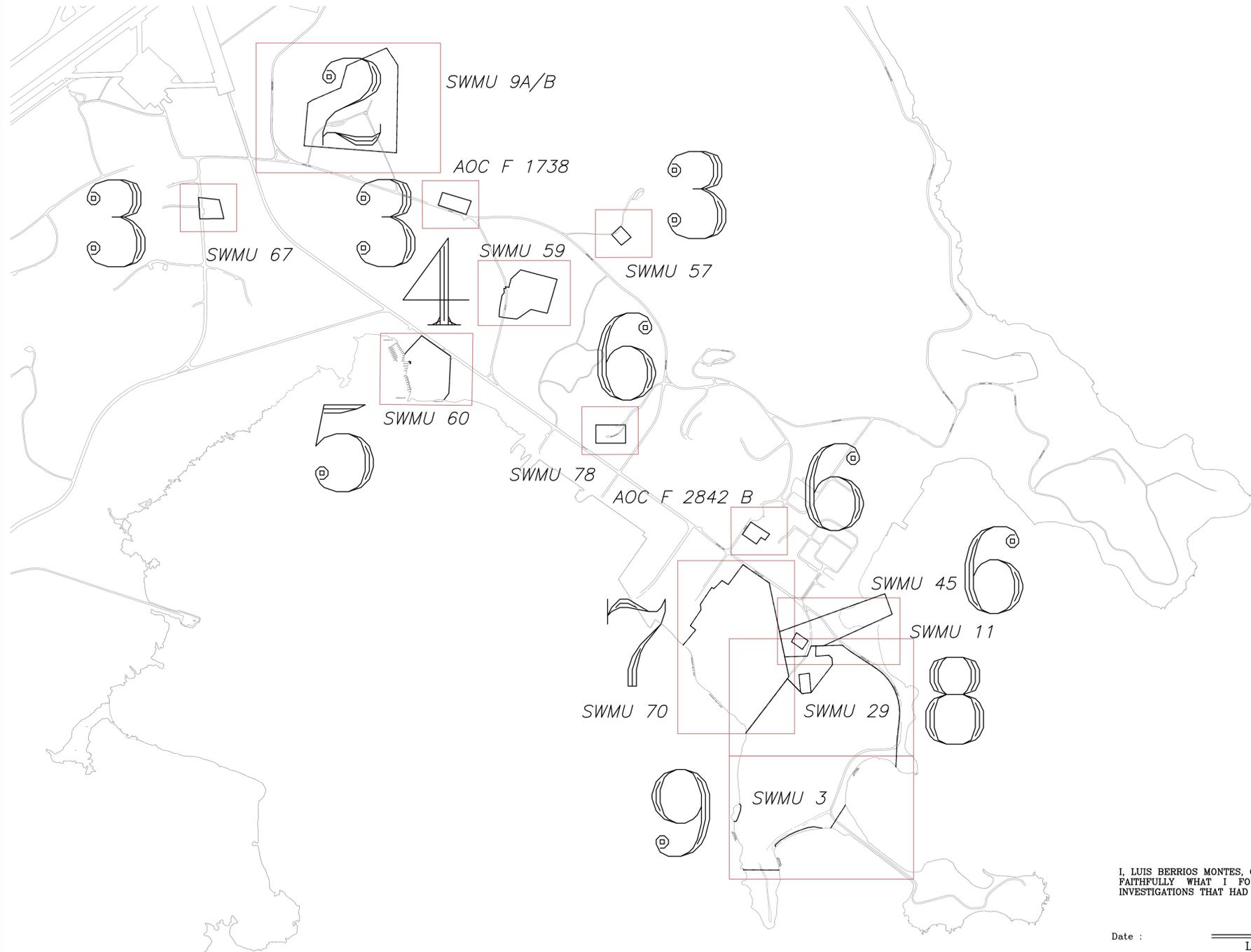
NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGEND

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



CERTIFICATION

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Date : _____
LUIS BERRIOS MONTES
 Surveyor License No. 8689

LUIS BERRIOS MONTES
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 Bepyer Num. 759-1255 Utilidad 218-9995
 Tel. Oficina (787) 785-9342
 P. O. Box 4497 Vega Baja, P. R.

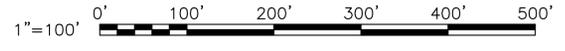
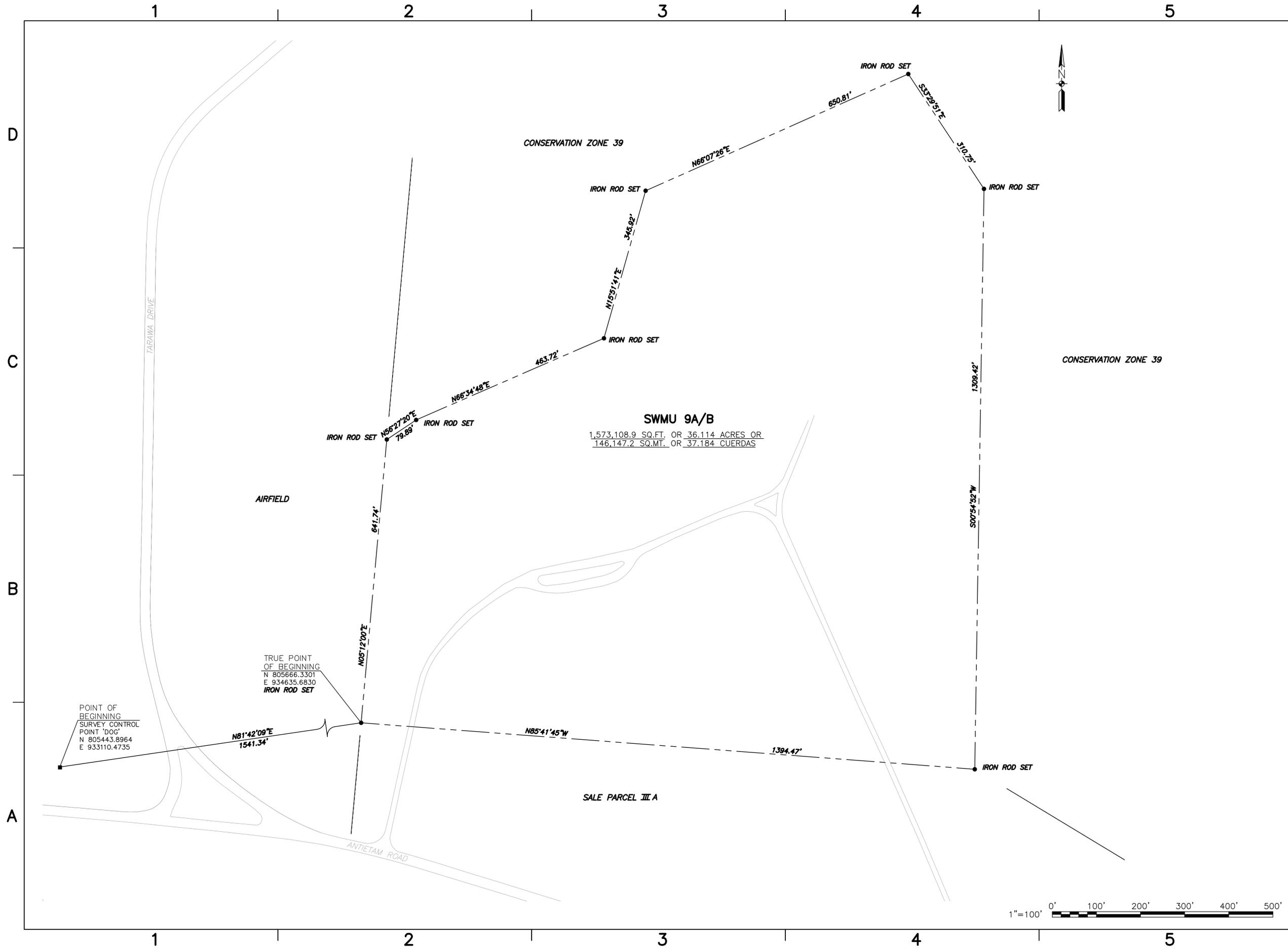
DATE	
DESCRIPTION	
REV.	

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 Phone for local calls 757-627-1113
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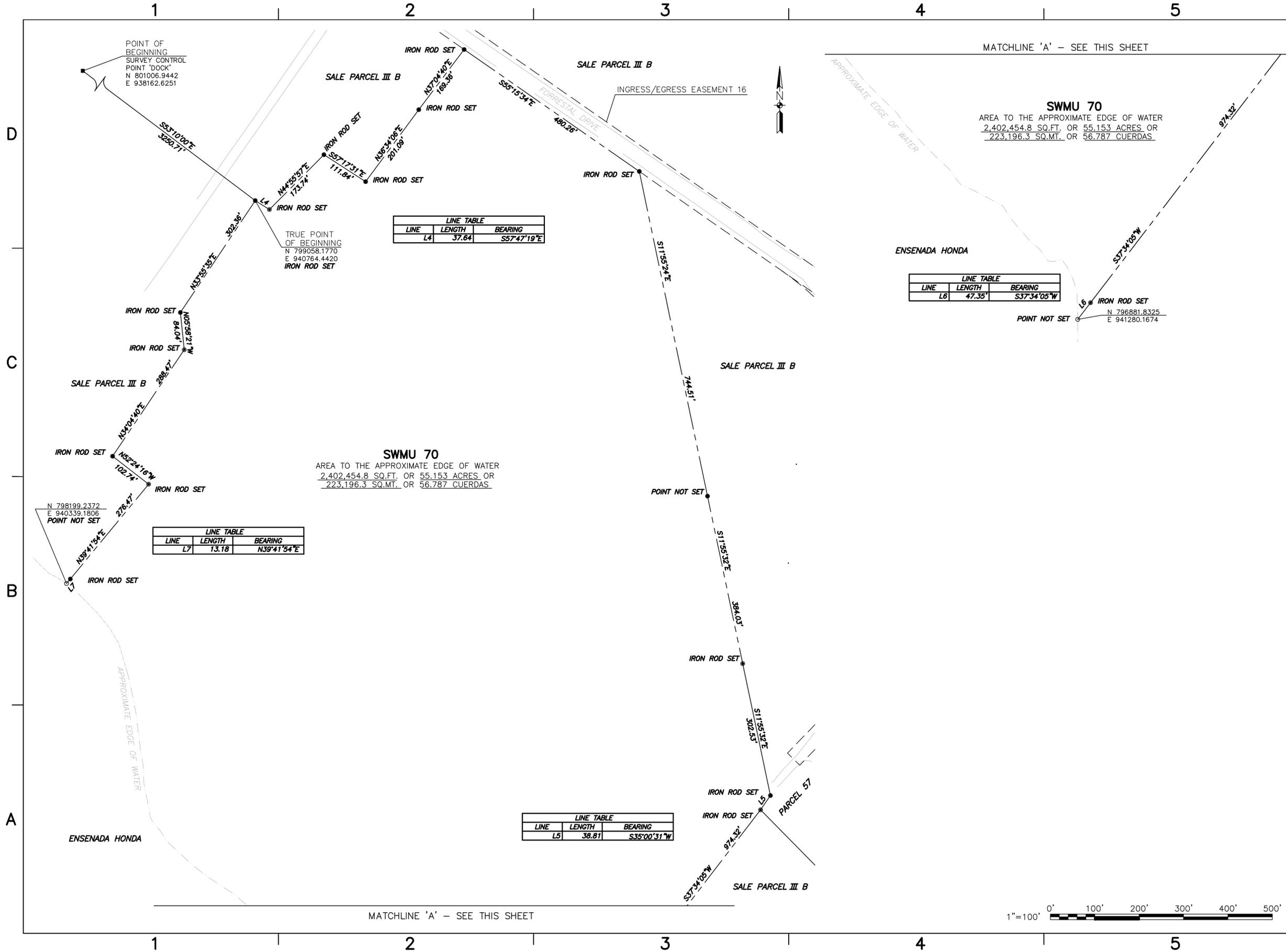
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ACTIVITY - SATISFACTORY TO	
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APPROVED	
FOR EPD FOR COMMANDER NAVFAC	
DATE	
A/E	EPD
DESIGN	
DRAWN	
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OC	
CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

DEPARTMENT OF THE NAVY
 NAVAL STATION
 ATLANTIC DIVISION
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
 IND AREA SWMU/AOC SITES

CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EPD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
NS2470-02-D-7819	
NAVFAC DRAWING NO.	
SHEET 1 OF 9	



DATE	BY	CHKD	APPD
Town Point Center 150 Boush Street ~ Suite 1000 Norfolk ~ Virginia ~ USA, 23510-1688 Phone 757-627-1112 Fax 757-627-1113 www.transystems.com			
APPROVED			
ACTIVITY - SATISFACTORY TO			
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FOR EFD FOR COMMANDER NAVFAC			
DATE	A/E	EPD	
DESIGN			
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QC			
CHEF	ARCH/ ENGR.		
PROJECT MANAGER			
FIRE PROTECTION			
BRANCH MANAGER			
DESIGN DIRECTOR			
DEPARTMENT OF THE NAVY	NAVAL FACILITIES ENGINEERING COMMAND	NORFOLK, VIRGINIA	
NAVAL STATION	ATLANTIC DIVISION	CEIBA, PUERTO RICO	
NAVAL ACTIVITY PUERTO RICO		UNITED STATES GOVERNMENT PROPERTY	
FORMER NAVAL STATION ROOSEVELT ROADS		SWMU 9A/B	
CODE NO. 80091	SIZE	D	
SCALE: AS NOTED			
EPD NO.			
STA. PROJ. NO.			
SPEC. NO.			
CONSTR. CONTR. NO.			
N62470-02-D-7619			
NAVFAC DRAWING NO.			
SHEET 2 OF 9			
DRAWING REVISION MAY 2000			



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

TRUE POINT OF BEGINNING
N 799058.1770
E 940784.4420
IRON ROD SET

N 798199.2372
E 940339.1806
POINT NOT SET

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

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

LINE TABLE		
LINE	LENGTH	BEARING
L5	38.81	S35°00'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L6	47.35'	S37°34'05"W

SWMU 70
AREA TO THE APPROXIMATE EDGE OF WATER
2,402,454.8 SQ.FT. OR 55.153 ACRES OR
223,196.3 SQ.MT. OR 56.787 CUERDAS

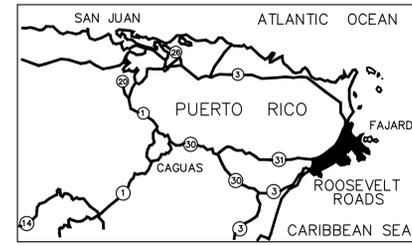
SWMU 70
AREA TO THE APPROXIMATE EDGE OF WATER
2,402,454.8 SQ.FT. OR 55.153 ACRES OR
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DATE	APP'D
DESCRIPTION	DATE
DATE	APP'D
DESCRIPTION	DATE
Town Point Center 150 Boush Street - Suite 1000 Norfolk, Virginia - USA, 23510-1688 Phone 757-637-1113 www.transystems.com	
APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	APPROVED
FOR EPD FOR COMMANDER NAVFAC	
DATE	
A/E	EPD
DESIGN	
DRAWN	
REVIEW	
CC	
CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA ATLANTIC DIVISION NAVAL ACTIVITY PUERTO RICO CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 70	
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SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7819	
NAVFAC DRAWING NO.	
SHEET 7 OF 9	

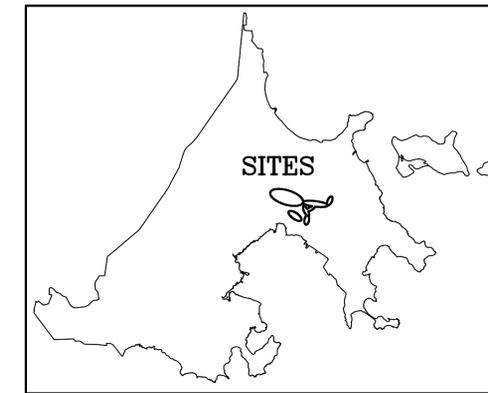


SURVEY NOTES:

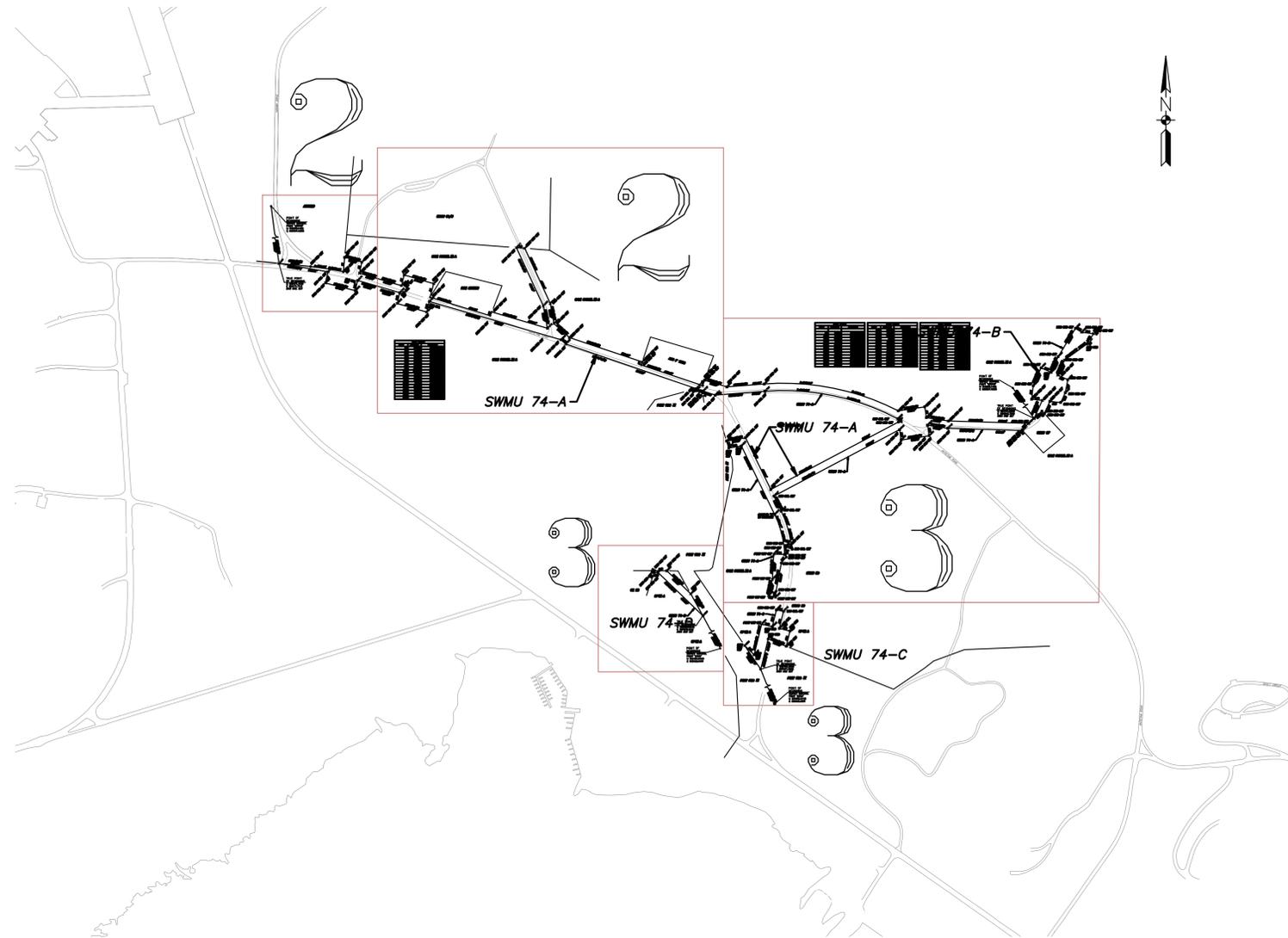
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LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LEGEND

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

CERTIFICATION

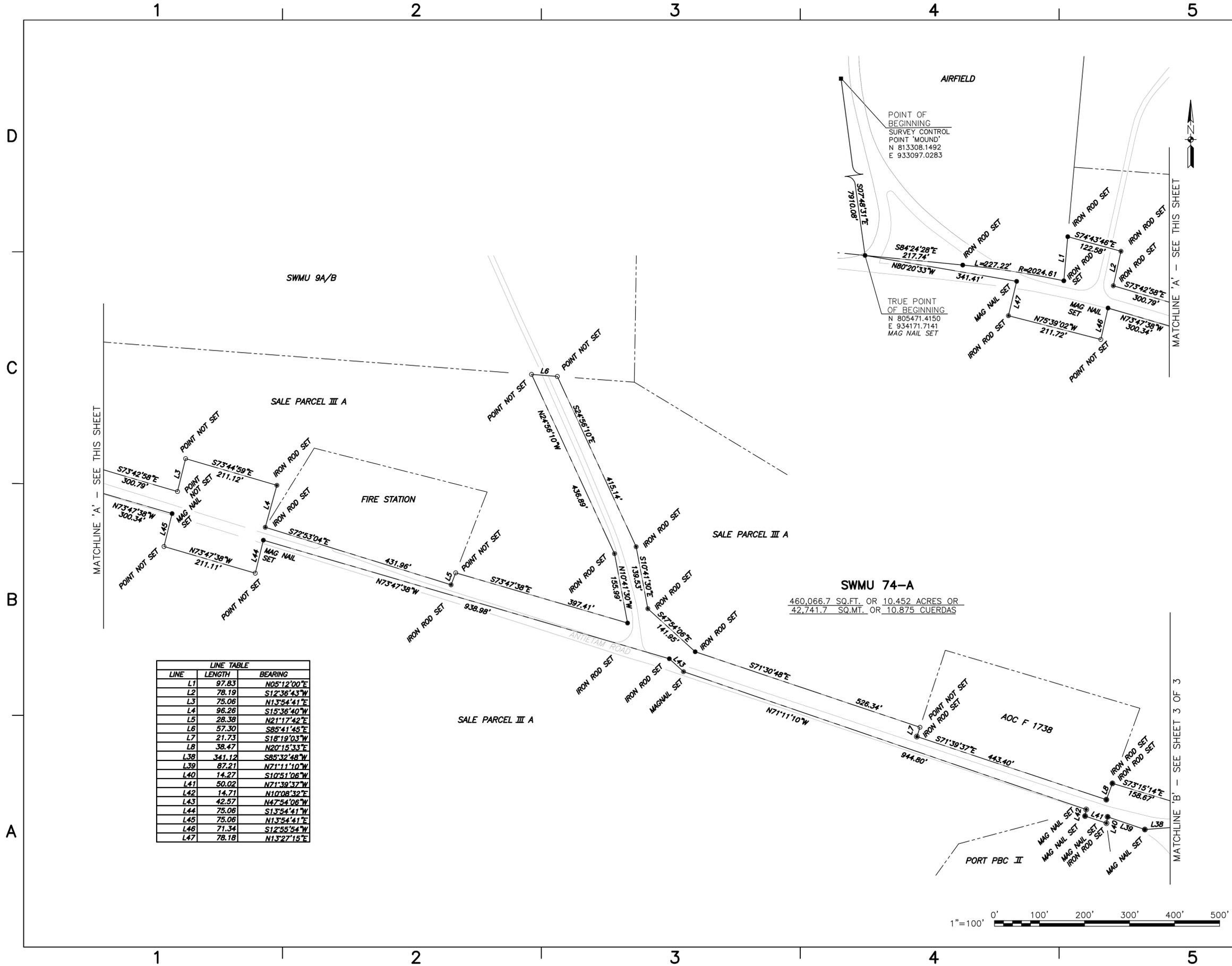
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APPROVED	DATE
ACTIVITY - SATISFACTORY TO	DATE
FOR EFD FOR COMMANDER NAVFAC	DATE
DESIGN	DATE
DRAWN	DATE
REVIEW	DATE
CHECK	DATE
CHEF ARCH/ ENGR.	DATE
PROJECT MANAGER	DATE
FIRE PROTECTION	DATE
BRANCH MANAGER	DATE
DESIGN DIRECTOR	DATE
DEPARTMENT OF THE NAVY NAVAL STATION ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA NAVAL ACTIVITY PUERTO RICO CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 74	
CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
M82470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 1	OF 3



DATE	APP'D
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DATE	APP'D
DESCRIPTION	
REV.	

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ACTIVITY - SATISFACTORY TO

DATE APPROVED

FOR EFD FOR COMMANDER NAVFAC

DATE

A/E	DESIGN	EFD
	DRAWN	
	REVIEW	
	QC	
	CHEF ARCH/ENGR.	

PROJECT MANAGER

FIRE PROTECTION

BRANCH MANAGER

DESIGN DIRECTOR

NAVY FACILITIES ENGINEERING COMMAND
 NORFOLK, VIRGINIA

ATLANTIC DIVISION

NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS

SAWMU 74

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-7819

NAVFAC DRAWING NO.

SHEET 2 OF 3

DRAWING REVISION MAY 2000

Exhibit E

Tables

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

Facility #	Former User	Name	Area	Unit	Yr Built
27	SUPPLY	GENERAL SUPPLIES WAREHOUSE	32256	SF	1957
39	PWD	SEWAGE PUMPING STATION	1054	SF	1944
90	PWD	SWITCHGEAR SUBSTA 2/BLDG 90	1364	-	1943
96	PWD	POTABLE WATER STORAGE TANK	1.8 MM	-	-
111	SUPPLY	DOPE-THINNER WAREHOUSE	455	SF	1954
232	PWD	TELEPHONE CABLE HUT	35	SF	-
233	PWD	TELEPHONE CABLE HUT	35	SF	1948
375	MWR	TOILET BY BEACH	1785	SF	-
394	AFWTF	TORPEDO SHOP/UNDERGROUND DEP	16160	SF	1958
396	AFWTF	GUARD SHELTER	36	SF	1958
421	PWD	WATER STOR TANK-PT PUERCA	319	-	1943
445	MWR	BEACH PAVILION	2718	SF	1938
446-449	MWR	BEACH PAVILIONS	-	-	-
467	MWR	HOBBY SHOP(WOOD)	3321	SF	1960
480	SUPPLY	FLAMMABLE LOCKER	900	SF	-
483	PWD	BUS SHLTR EAST ON LANGLEY	140	SF	1959
484	MWR	TENNIS COURT	-	-	1960
496	PWD	BUS SHLTR FORESTAL (SUROPS)	190	SF	1961
774	NSWC	GENR AT TELEMETRY W/DF TNK	575	SF	1966
775	PWD	SEPTIC TANK AT TELEMETRY	36	-	1966
787	NSWU-4	NAVSPECWARUNIT4 MAINTSHOP	4000	SF	1966
792	NSWU-4	NSWU-4 VEH/BOATSHOP MAINT	4000	SF	1966
832	AFWTF	MISC STORAGE	750	SF	1962
870	AFWTF	ASROC FACILITY	2499	SF	1964
1684	MWR	SEA BREEZE CLUB	12240	SF	1969
1685	CUSTOMS	CUSTOMS	9094	SF	1969
1690	PWD	SEPTIC TANK	132	-	1969
1713	MWR	BASEBALL FIELD	2417	-	1972
1714	MWR	BASKETBALL COURT BY MARINA	1044	-	1972
1715	MWR	FLEET REC PARK	1280	SF	1972
1725	PWD	BUS STOP SHELTER BY MARINA	140	SF	1972
1730	AFWTF	MK-48 TORPEDO SHOP	4000	SF	1969
1742	PWD	SUBSTA I/INDUS.AREA BY B#90	5000	SF	1970
1768	AFWTF	ANTENNA POLE SUPPTD/N DELI	-	-	1969
1787	HOSP	ZOONOSIS CONTROL	1302	SF	1974
1788	PWD	PW SEA BEES SHOP/STGE	4800	SF	1970
1803	MWR	CONCRETE BOAT RAMP	-	-	1974
1812	PWD	SEWAGE LIFT STATION/MARINA	64	SF	1970
1915	-	NAVGTN'L AID TWR PT. PUERCA	4983	-	1975
1973	DRMO	DRMO GEN WHSE	12500	SF	1976
1989	-	MARINA BOATHOUSE	-	-	-
1997	PWD	100 GPM DUPLEX PUMP LIFT STA	100	SF	1979
2007	AFWTF	ASSP MAINT SHOP	1000	SF	1981
2009	DRMO	DRMO FLAMMABLE STORAGE	400	SF	1981
2010	DRMO	DRMO GENERAL WAREHOUSE	4000	SF	1981
2015	AFWTF	TORPEDO PAINT SHOP	100	SF	1971
2026-2032	MWR	BEACH PAVILIONS	100	SF	1972
2034	PWD	PEST CONTROL BUILDING	2501	SF	1983
2042	ACSS	ACSS WAREHOUSE	-5000	SF	-
2140	-	TRANSFORMER STA BY B#53	-	-	1974
2205	MWR	BAND STAND BLDG @ E.M.BEACH	2418	SF	1985
2231	-	GENR BY LIFT STA B39	-	-	1944
2265	CUSTOMS	FINGER PIER BTW PIER 1&2	-	-	1987
2267	MWR	MARINA PIERS	-	-	1975
2279	AFWTF	MOE BLDG	4000	SF	1988

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

Facility #	Former User	Name	Area	Unit	Yr Built
2283	NSWU-4	FUEL GAS STGE AT UDT	196	SF	1988
2288	AFWTF	OPER HAZ/FLAMMABLE STORAGE	222	SF	1989
2304	NWAC	TELEMETRY BLDG	9222	SF	1989
2308	PWD	BUS SHELTER BY B#1205	190	SF	1990
2312	PWD	HAZ WASTE STGE BY B#2042	100	SY	1989
2326	ACSS	ACSS HAZ FLAMM STGE BY B-2042	-	-	-
2329	CUSTOMS	FLAGPOLE BY B#1685	-	-	1990
2332	PRINTING	PRINTING PLANT	6240	SF	1993
2335	SUPPLY	HAZ/FLAMM STGE	5427	SF	1993
2342	AFWTF	MOE OPN'L STGE BY B-394	4000	SF	1993
2347	MWR	STGE BLDG BY B#1685	168	SF	1992
2349	AFWTF	MOE FLAMM STGE BLDG B#2015	484	SF	1993
3034	CB	EM CLUB	6275	SF	1969
3090	CB	OFFICERS LIVING ROOM	3462	SF	1969
3091	CB	EMBARK WAREHOUSE	4000	SF	1969
3092	CB	EMBARK WAREHOUSE	4000	SF	1969
3093	CB	CBLANT WAREHOUSE	6000	SF	1969
3094	CB	CBLANT WAREHOUSE	6000	SF	1969
3095	CB	CENTRAL SUPPLY ROOM	4000	SF	1969
3096	CB	CENTRAL SUPPLY ROOM	4000	SF	1969
3097	CB	CENTRAL TOOL ROOM	4000	SF	1969
3098	CB	CENTRAL TOOL ROOM	4000	SF	1969
3109	CB	PUBLIC WORKS STORAGE WAREHOUSE	4000	SF	1976
3118	CB	SPECIAL SERVICE BLDG/LIBRARY	2720	SF	1978
3137	CB	VEHICLE WASH RACK	2520	SF	1969
3151	CB	BERTHING HUT	1008	SF	1982
3164	CB	PHYSICAL FITNESS CENTER	6600	SF	1985
3175	CB	BOQ	14640	SF	1989
3176	CB	BEQ 3B (CPO)	27335	SF	1988
3178	CB	BEQ 3A	27280	SF	1988
3179	CB	BEQ 2	27280	SF	1988
3188	CB	ALFA CO MAINT BLDG	33900	SF	1989

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.

- Information not available or unknown

AFWTF Atlantic Fleet Weapons Training Facility
ASROC Air Surface Range Operating Center
BEQ Bachelor Enlisted Quarters
BOQ Bachelor Officer Quarters
CB Construction Battalion
CBLANT Construction Battalion Atlantic
CPO Chief Petty Officers
DRMO Defense Reutilization Marketing Office
EM Enlisted Men's
HOSP Hospital
MOE Marine Ocean Engineering
MWR Morale, Welfare and Recreation
NSWC Naval Surface Warfare Center
NSWU-4 Naval Special Warfare Unit-4
PWD Public Works Department

Table 2
Naval Activity Puerto Rico
Sale Parcel III FOST
Solid Waste Management Units and Areas of Concern Summary and Status
Page 1 of 4

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
Basewide	5	Dumpsters SWMU 5 is a "catch-all" for 114 metal dumpsters scattered throughout the station. By practice, these dumpsters were to receive only non-hazardous wastes.	1	CAC w/out Controls	No Further Action determination from 1994 Part B Permit. No knowledge or evidence of systematic and routine releases of hazardous wastes or constituents from these units; RFI was not required.	NA	None	NA	None
3	10	Transformer Maintenance Area Substation 2 (Bldg. 90) Electrical transformers were repaired in the past and polychlorinated biphenyl (PCB)-containing transformer oils were poured on the ground.	2	CAC w Controls	A removal action was conducted to excavate and dispose of PCB-contaminated soil. Samples from temporary monitoring wells indicated PCBs were not present in groundwater. The Consent Order designated this SWMU Corrective Action Complete with Controls. Land Use Control plan submitted to EPA. A restriction to prohibit residential use will be included in transfer deed.	Soil - PCBs < industrial standard	1	NA	Maintain land use controls (LUCs)
3	13	Old Pest Control Shop (Bldg. 258) The Pest Control Shop operated at Building 258 (now demolished) from the late 1950s through 1983. Past practices and known spills indicate the release of pesticides into the soil and the adjacent drainage ditch, which discharges into the nearby bay (Ensenada Honda). In 1976, a 55-gallon drum of malathion, stored outside the building, ruptured. The spilled contents eventually washed into the drainage ditch located near the building. This ditch also regularly received rinse waters from the cleaning of pesticide application equipment over a storm drain that discharged to the ditch. Reportedly, excess pesticides also were poured into this ditch.	3	CMI	The RFI concluded the site had been impacted by past pesticide management, and that unacceptable environmental and human health risks exist due to levels of contaminants within the drainage ditches. A CMS was developed and completed with the primary goal to identify the appropriate technical approach needed to address releases to the drainage ditches at this site. A Corrective Measures Implementation (CMI) Work Plan Design Package was developed which proposed the excavation of the contaminated drainage ditch from the site. The CMI is underway. Remediation initiated Spring 2006.	Soil - Pesticides	1,4	Completion of CMI	Maintain LUCs
3	17	DRMO Non-Flammable Storage (Bldg. 1973) Fully enclosed, concrete and steel building that served as the main non-flammable hazardous waste container storage facility for the station. Good release controls were in place, and there was no evidence of releases of hazardous constituents.	3	CAC w/out Controls	No RFI was required because RCRA clean closure was certified.	NA (see SWMU 25)	None	NA	None
3	18	DRMO Ignitable Hazardous Waste Storage (Bldg. 2009) Fully enclosed metal building that served as the container storage building for ignitable hazardous wastes. There was no evidence of releases of hazardous constituents.	3	CAC w/out Controls	No RFI was required because RCRA clean closure was certified.	NA (see SWMU 25)	None	NA	None
3	25	DRMO Storage Yard Open area within the storage yard used to store ignitable hazardous wastes. During the 1988 VSI, oil staining was observed; during the 1993 follow-up inspection no staining was seen.	3	CAC with Controls	RFI sampling indicated several constituents exceeded their residential RBCs in soil, but not their industrial RBCs. A Land Use Control plan/deed restrictions are needed to maintain the integrity of the existing concrete in the LUC area to prevent exposure to underlying soils.	Soil - TPH	2	NA	LUC Plan
3	30	Former Incinerator Area (near SWMU 3) Inactive incinerator, formerly used to burn contaminated fuels, waste oils, and sludges. An incinerator on this site was reportedly dismantled and removed in 1983, and the present incinerator was built at that time. The 1993 follow-up inspection found that a 500-gallon UST associated with this unit was being removed. The Navy collected subsurface soil samples which indicated the presence of total recoverable petroleum hydrocarbon.	2	CAC with Controls	RFI sampling indicated soil poses no significant human health risks. Subsurface soils were removed to the Puerto Rico Environmental Quality Board clean up level of 100 ppm during UST removal. Residual, low level groundwater contamination is present. The Consent Order designated the site as Corrective Action Complete with Controls. A Land Use Control plan/deed restrictions are needed to specify a prohibition on use of groundwater for potable water supply.	GW - restriction based on antimony and zinc	4	NA	LUC Plan

Table 2
Naval Activity Puerto Rico
Sale Parcel III FOST
Solid Waste Management Units and Areas of Concern Summary and Status
Page 2 of 4

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
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	NA	None
3	39	Former Battery Drain Area (Bldg. 3158) Small building with an attached, open-sided, roofed pad where, according to the 1988 VSI, discarded batteries were opened and their fluids drained into a tank. The tank had a curbed, concrete pad under it, which was cracked and stained. The 1993 follow up inspection found that this building was no longer used for draining and storing discarded batteries, but now contained assorted small cans of miscellaneous hydraulic fluids. In addition, the roofed pad was gone. No evidence of releases was observed during the 1993 follow up inspection. However, the open-air, battery drain tank's curb was cracked and stained.	2	CAC with Controls	RFI sampling did not indicate any significant releases; however, arsenic in soil exceeded residential cleanup standard. The Consent Order designated this site Corrective Action Complete with Controls. A Land Use Control plan has been submitted to EPA to prohibit residential land use.	Soil - arsenic	1	NA	None
3	40	Seabee Alpha Company Mobile Oil Tank A mobile 300-gallon tank in the Alpha Company Maintenance Yard which was used as a temporary collection and storage point for waste oils. Minor staining of the ground was observed during the 1988 VSI. The unit was no longer present and no soil staining was present in 1992.	2	CAC w/out Controls	No Further Action determination from 1994 Part B Permit. No knowledge or evidence of systematic and routine releases of hazardous wastes or constituents from this unit. RFI was not required. Visual re-inspection of unit was conducted during ECP field work; no visual evidence of release was observed.	NA	None	NA	None
3	46	Pole Storage Yard Covered Pad Large, roofed, open-sided, uncurbed, concrete pad used by the Public Works Department as a storage area for transformers, miscellaneous electrical equipment, and drums of PCB-contaminated material. Reportedly, similar materials may have been stored directly on the ground in adjoining areas. Evidence of past spills has been reported. The unit served as the main storage area for hazardous wastes generated by the Base Operating Support contractor during normal maintenance and stored for less than 90 days. Two similar pads used for the same purpose are located at the site. On the southern portion of the site is an area which was labeled on some old drawings as "contaminated soil pile." No other information was available. There is no evidence of a soil pile at the site now.	3	CAC with Controls	The RFI identified PCB contamination in the soils. The CMS recommended the performance of a CMI to remove contaminated soils from the site. Remediation was initiated Spring 2006 and soil removal completed. Site restoration to be completed January 2009.	Soil - PCBs	1	CMI	CAC with controls
Basewide	47	Local Satellite Disposal Areas Undefined "satellite disposal areas". Based on a March 1992 meeting between EPA and Navy representatives, these undefined satellite disposal areas are now classified as an Area of Concern (AOC).	1	CAC w/out Controls	No Further Action determination from 1994 Part B Permit. No knowledge of routine or systematic releases of hazardous wastes or constituents from these units. RFI was not required.	NA	None	NA	None

Table 2
Naval Activity Puerto Rico
Sale Parcel III FOST
Solid Waste Management Units and Areas of Concern Summary and Status
Page 3 of 4

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	49	500 Gallon Waste Oil Tank (Bldg. 3188) Identified during the 1993 follow-up inspection, this tank was located west of Building 3188 and surrounded by a concrete dike. No visual evidence of releases was observed. The tank is no longer present; however, the concrete bermed pad is still present.	1	CAC w/out Controls	No Further Action determination from 1994 Part B Permit. No knowledge or evidence of routine or systematic releases of hazardous wastes or constituents from this unit. RFI was not required. Visual re-inspection of the site during ECP field work showed tank has been removed, although surrounding concrete dike remains; no evidence of release was observed.	NA	None	NA	None
3	52	Storage Pad (near Bldg. 3158) Open air, uncurbed, concrete storage pad first identified during the 1993 follow-up inspection. The storage pad contained approximately 120 55 gallon drums of various oil products and other materials. The materials stored were product, and there was no indication of systematic and routine spills of hazardous constituents.	1	CAC w/out Controls	No Further Action determination from 1994 Part B Permit. RFI was not required. Visual re-inspection of site was conducted during ECP field work; no evidence of release was observed.	NA	None	NA	None
3	53	Malaria Control Building (Bldg. 64) Built in 1942, it was used to store pesticides such as malathion, aldrin, and dichlorodiphenyltrichloroethane (DDT). It is not know how long pesticides were stored in the building. It is assumed that pesticides were also mixed in the building and prepared for applications.	3	CAC with Controls	RFI sampling identified a release of pesticides to the soils. The CMS recommended demolition of Building 64 and removal of contaminated soil. Remediation was initiated Spring 2006 and soil removal completed. Now awaiting site restoration.	Soil - pesticides	1	CMI	CAC with Controls
3	58	Rifle Range at Punta Puerca Historic records reviews and interviews confirmed use of the area as a rifle range in the 1940's. Exact usage dates and frequency of use are unknown. The site includes a concrete bermed structure with galvanized piping protruding from the top of the concrete berm. There appeared to be no signs of strains or stressed vegetation.	1	CAC w/out Controls	ECP Phase I/II did not find any indication of a release. No contaminants of potential concern were identified in the ECP Phase II sampling program. Lead was detected in surface soil samples but all samples had lead concentrations less than base background and soil screening criteria.	NA	None	NA	None
3	AOC A	Torpedo Shop Inspected during the 1993 VSI. Based upon statements and historic reports, this SWMU managed Otto Fuel used in target drones. There is no indication that this site systematically or routinely released hazardous waste or constituents.	3	CAC with Controls (interior) CAC w/out controls (exterior)	Previously identified as No Further Action in 1994 Permit. The Consent Order required a Phase I RFI. Concrete and wipe samples detected contamination in epoxy-coated, concrete floor samples. Releases to the environment outside the building are not suspected. The Phase I RFI Report has been approved by the EPA.	No releases to the environment have been identified.		NA	Thorough cleaning of the Building interior prior to re-use.
3	AOC C	Transformer Storage Pads (Bldg. 2042) Located near Building 2042, it consists of three uncovered, concrete pads used primarily for outdoor storage of discarded transformers. Other discarded electrical materials, including batteries were observed. During the 1993 inspection, three transformers were observed well outside of the concrete pads and sitting directly on bare soil. During the 1988 VSI and the 1993 follow-up inspections, oil staining inside the concrete pads and evidence of releases to soil were observed.	3	CMI	Investigated as part of the SWMU 46 RFI which identified PCB contamination in the soils. The CMS recommended the performance of a CMI to remove contaminated soils from the site. Remediation was initiated Spring 2006 and soil removal completed. Site restoration to be completed January 2009.	Soil - PCBs	1	CMI	CAC with Controls

Table 2
Naval Activity Puerto Rico
Sale Parcel III FOST
Solid Waste Management Units and Areas of Concern Summary and Status
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Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
Basewide	AOC D	Naval Station Outfalls - Sediments Consists of the marine sediments in the ocean adjacent to the station which may have been affected by the Station's storm water outfalls, one operating and two closed littoral landfills, recurring major oil spills, the possible submarine discharge of contaminated groundwater from the Tow Way Fuel Farm area, and past waste disposal practices, which included routine disposal of hazardous wastes and/or constituents into storm water drains. Three NPDES-permitted wastewater outfalls, and an undetermined number of storm water outfalls are present at NAPR.	2	CAC w/out Controls	Sediment investigations are being conducted with associated SWMUs; therefore, the Consent Order designated this AOC Corrective Action Complete without Controls.	NA	None	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

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

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

Number	Type	Location or User	Capacity	Material Stored	Year Installed	Year Removed
792	OWS	Boat Maintenance Shop	-	-	-	-
3137	OWS	SeaBees Camp - Alpha Company	-	-	-	-
1090 A	AST	Fuels Division; near marina	3,000	Diesel	2001	-
1090 B	AST	MWR, near marina	2,000	Mogas	2001	-
1729	AST	AFWTF	2,000	Diesel	1997	-
2020	AST	PWD	200	Diesel	1982	-
2304	UST	Telemetry Site, Punta Puerca	4,000	Diesel	1989	NA
3176	UST	BEQ 3B (CPO)	1,000	Diesel	1996	NA
3178	UST	BEQ 3A	1,000	Diesel	1996	NA
3179	UST	BEQ 2	1,000	Diesel	1996	NA
-	Former UST	Former Incinerator (SWMU 30)	500	-	-	1993

- Information not available or unknown

AFWTF Atlantic Fleet Weapons Training Facility
 AST Aboveground Storage Tank
 BEQ Bachelor Enlisted Quarters
 CPO Chief Petty Officer
 NA Not Applicable
 OWS Oil-Water Separator
 PWD Public Works Department
 SWMU Solid Waste Management Unit
 UST Underground Storage Tank

Table 4
Naval Activity Puerto Rico
Sale Parcel III FOST
Asbestos-Containing Material Inspection Results
Page 1 of 2

Facility #	Name	ACM Identified	Comments
27	GSK WAREHOUSE	Unknown	Scheduled, but data not in report
39	SEWAGE PUMPING STATION	N	
90	SWITCHGEAR SUBSTA 2/BLDG 90	NI	
96	POTABLE WATER STORAGE TANK	NI	
111	DOPE-THINNER WAREHOUSE	N	
232	TELEPHONE CABLE HUT	NI	
233	TELEPHONE CABLE HUT	N	
375	TOILET BY BEACH	NI	
394	TORPEDO SHOP/UNDERGROUND DEP	N	
396	GUARD SHELTER	N	
421	WATER STOR TANK-PT PUERCA	NI	
445	BEACH PAVILION	NI	
446-449	BEACH PAVILIONS	NI	
467	HOBBY SHOP(WOOD)	N	
480	FLAMMABLE LOCKER	NI	
483	BUS SHLTR EAST ON LANGLEY	N	
484	TENNIS COURT	NI	
496	BUS SHLTR FORESTAL (SUOPS)	N	
774	GENR AT TELEMETRY W/DF TNK	Y	No access to west half of bldg where previous report indicated ACM present.
775	SEPTIC TANK AT TELEMETRY	NI	
787	NAVSPECWARUNIT4 MAANTSHOP	N	
792	NSWU-4 VEH/BOATSHOP MAINT	N	
832	MISC STORAGE	N	
870	ASROC FACILITY	Y	
1684	SEA BREEZE CLUB	Y	
1685	CUSTOMS	Y	
1690	SEPTIC TANK	NI	
1713	BASEBALL FIELD	NI	
1714	BASKETBALL COURT BY MARINA	NI	
1715	FLEET REC PARK	N	
1725	BUS STOP SHELTER BY MARINA	N	
1730	MK-48 TORPEDO SHOP	N	
1742	SUBSTA I/INDUS.AREA BY B#90	NI	
1768	ANTENNA POLE SUPPTD/N DELI	NI	
1787	ZOONOSIS CONTROL	Y	
1788	PW SEA BEES SHOP/STGE	N	
1803	CONCRETE BOAT RAMP	NI	
1812	SEWAGE LIFT STATION/MARINA	N	
1915	NAVGTN'L AID TWR PT. PUERCA	NI	
1973	DRMO GEN WHSE	N	
1989	MARINA BOATHOUSE	NI	
1997	100 GPM DUPLEX PUMP LIFT STA	NI	
2007	ASSP MAINT SHOP(ATWTF)	Y	
2009	DRMO FLAMMABLE STORAGE	N	
2010	DRMO GENERAL WAREHOUSE	N	
2015	TORPEDO PAINT SHOP	N	

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

Facility #	Name	ACM Identified	Comments
2026-2032	BEACH PAVILIONS	NI	
2034	PEST CONTROL BUILDING	N	
2042	ACSS WAREHOUSE	NI	
2140	TRANSFORMER STA BY B#53	NI	
2205	BAND STAND BLDG @ E.M.BEACH	NI	
2231	GENR BY LIFT STA B39	NI	
2265	FINGER PIER BTW PIER 1&2	NI	
2267	MARINA PIERS	NI	
2279	MOE BLDG	Y	
2283	FUEL GAS STGE AT UDT	N	
2288	OPER HAZ/FLAMMABLE STORAGE	N	
2304	TELEMETRY BLDG	N	
2308	BUS SHELTER BY B#1205	N	
2312	HAZ WASTE STGE BY B#2042	NI	
2326	ACSS HAZ FLAMM STGE BY B-2042	NI	
2329	FLAGPOLE BY B#1685	NI	
2332	PRINTING PLANT	Unknown	Scheduled, but data not in report
2335	HAZ/FLAMM STGE	N	
2342	MOE OPN'L STGE BY B-394	Y	
2347	STGE BLDG BY B#1685	N	
2349	MOE FLAMM STGE BLDG B#2015	N	
3034	EM CLUB	N	
3090	OFFICERS LIVING ROOM	N	
3091	EMBARK WAREHOUSE	N	
3092	EMBARK WAREHOUSE	N	
3093	CBLANT WAREHOUSE	N	
3094	CBLANT WAREHOUSE	N	
3095	CENTRAL SUPPLY ROOM	N	
3096	CENTRAL SUPPLY ROOM	N	
3097	CENTRAL TOOL ROOM	N	
3098	CENTRAL TOOL ROOM	N	
3109	MLO STORAGE WAREHOUSE	N	
3118	SPECIAL SERVICE BLDG/LIBRARY	N	
3137	VEHICLE WASH RACK	NI	
3151	BERTHING HUT	N	
3164	PHYSICAL FITNESS CENTER	N	
3175	BOQ	N	
3176	BEQ 3B (CPO)	N	
3178	BEQ 3A	N	
3179	BEQ 2	N	
3188	ALFA CO MAINT BLDG	Y	

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

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

Exhibit F

SWMU 38 Concurrence Letter

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

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

Dear Mr. Criswell:

The United States Environmental Protection Agency (EPA) Region 2 has received your letter of January 21, 2009 requesting EPA's concurrence that the Navy has satisfied all requirements in Section V, Paragraph 7 .C.5 of the 2007 RCRA Consent Order applicable to the portions of SWMU 38 (sanitary and storm water sewer system) within Sale Parcel III property.

As you are aware, pursuant to Section V, Paragraph 7.C.5 of the 2007 RCRA Consent Order, a corrective action complete determination, without controls, was made for SWMU 38, contingent on the Navy fully addressing any releases from SWMUs 4, 12, 13 and 14 that have impacted the sanitary and storm water sewer systems. Your letter of January 21, 2009 states that SWMUs 4, 12 and 14 are located wholly outside of the Sale Parcel III property, and that at SWMU 13, which is within the Sale Parcel III property, the Navy has recently completed the corrective measures required under the 2007 RCRA Consent Order, and expects to request a corrective action complete status for that SWMU.

Therefore, EPA will concur with the determination that the Navy has satisfied all requirements in Section V, Paragraph 7.C.5 of the 2007 RCRA Consent Order applicable to the portions of SWMU 38 (sanitary and storm water sewer system) within Sale Parcel III

property, subject to the Navy's submission of an acceptable final report documenting the completion of all required corrective measures at SWMU 13.

In addition, that determination is subject to the conditions of Section XXI (Reservation of Rights) of the 2007 RCRA Consent Order between EPA and the Navy.

If you have any questions on this, please telephone Mr. Tim Gordon of my staff at (212) 637-4167.

Sincerely yours,

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

cc: Ms. Wilmarie Rivera, P.R. Environmental Quality Board
Mr. Julio I. Rodriguez Colon, P.R. Environmental Quality Board
Mr. Mark Kimes, Baker Environmental
Mr. Felix Rodriguez, US Fish & Wildlife Service

bcc: Carl Soderberg, EPA-Caribbean Environmental Protection Division
Dale Carpenter, 2DEPP-RPB
Timothy Gordon, 2DEPP-RPB
RCRA File Room, 2DEPP-RPB

Exhibit G
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

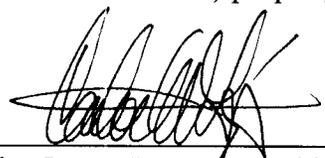


R. DAVID CRISWELL, P. E.
BRAC Environmental Coordinator

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 H

Asbestos-Containing Materials Acknowledgement Form

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

ASBESTOS WARNING STATEMENT

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

ACKNOWLEDGEMENT

I acknowledge that:

- (1) I have read and understand the above-stated Asbestos Warning Statement.
- (2) I have received from the Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico*, the *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico*, and the *Finding of Suitability to Transfer, Sale Parcel III - Forrestal, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* representing the best information available to the Government as to the presence of and condition of asbestos-containing-materials hazards in the building covered by this transfer (deed).
- (3) I understand that my failure to inspect or to become fully informed of the condition of all or any portion of the property offered will not constitute grounds for any claim or demand for adjustment or withdrawal of any bid or offer made after its opening or tender.
- (4) I understand that, upon execution of this transfer (deed), I shall assume full responsibility for preventing future asbestos exposure by properly managing and maintaining or, as required by applicable federal, State, or local laws or regulations, for abating any asbestos hazard that may pose a risk to human health.

Transferee (or duly authorized agent)

Date

Exhibit I

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 III - Forrestal, 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 J

CERCLA Hazardous Substance Notice and Response Action Summary

**Naval Activity Puerto Rico
Sale Parcel III FOST
CERCLA Hazardous Substance Notice/Response Action Summary
Page 1 of 4**

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

Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA HW No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken
90	Substation 2	See SWMU 10	---	---	---	---	---	---	---	---
832	Torpedo Shop	See AOC A	---	---	---	---	---	---	---	---
		HWAA - see SWMUs 17 & 18	---	---	---	---	---	---	---	---
1973	DRMO Non-Flammable HW Storage	See SWMU 17	---	---	---	---	---	---	---	---
2009	DRMO Ignitable HW Storage	See SWMU 18	---	---	---	---	---	---	---	---
2009A-D	DRMO Portable HW Storage Buildings	See SWMUs 17 & 18	---	---	---	---	---	---	---	---
2279	Marine Ocean Engineering	HWAA - see SWMUs 17 & 18	---	---	---	---	---	---	---	---
2335	Supply/CHRIMP	HWAA - see SWMUs 17 & 18	---	---	---	---	---	---	---	---
AOC A	Torpedo Shop	Acetone	67641	2-Propanone	F003, U002	Unknown	1966-2004	Unknown	Unknown	---
		Denatured Ethyl Alcohol	64175	---	D001	Unknown	1966-2004	Unknown	Unknown	---
		Sodium Sulfide	1313844	---	D002	Unknown	1966-2004	Unknown	Unknown	---
		Agentine (petroleum-based solvent)	---	---	D001	Unknown	1966-2004	Unknown	Unknown	---
AOC B	Former Public Works Department Storage Area	Misc. Hazardous Materials and Hazardous Wastes (see SWMUs 17 & 18)	---	---	---	Unknown	1940s-1990s	Unknown	Unknown	---
AOC C	Transformer Storage Area	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	---	Unknown	?-1990s	Unknown	Unknown	---
		Lead	7439921	---	D008	Unknown	?-1990s	Unknown	Unknown	---
		Sulfuric Acid	7664939	---	D002	Unknown	?-1990s	Unknown	Unknown	---
SWMU 10	Transformer Maintenance Area	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	---	Unknown	1964-Present	< 3,000 gallons	1964-1979	Interim Measure - excavated 235 CY of soil in 1995.
SWMU 13	Old Pest Control Shop	Pesticides	---	---	---	Unknown	1950s-1983	Unknown	1950s-1983	---
		DDT	50293	Benzene, 1,1'-(2,2,2-trichloroethylidene)bis[4-chloro-	U061	Unknown	Unknown	Unknown	Unknown	---
		DDD	72548	Benzene, 1,1'-(2,2-dichloroethylidene)bis[4-chloro- TDE 4,4'-DDD	---	Unknown	Unknown	Unknown	Unknown	---
		DDE	72559	4,4'-DDE	---	Unknown	Unknown	Unknown	Unknown	---
		Dieldrin	60571	see 40 CFR 302.4	---	Unknown	Unknown	Unknown	Unknown	---
		Cupric Acetoarsenite	12002038	---	---	Unknown	Unknown	Unknown	Unknown	---
		para-dichlorobenzene	106467	Benzene, 1,4-dichloro 1,4-Dichlorobenzene	U072	Unknown	Unknown	Unknown	Unknown	---
		Chlordane	57749	Chlordane, alpha & gamma isomers Chlordane (Technical Mixture and Metabolites) 4,7-Methano-1H-indene, 1,2,4,5,6,7,8,8-octachloro- 2,3,3a,4,7,7a-hexahydro-	U036	Unknown	Unknown	Unknown	Unknown	---
		Pentachlorophenol	87865	Phenol, pentachloro-	U242	Unknown	Unknown	Unknown	Unknown	---

Naval Activity Puerto Rico
Sale Parcel III FOST
CERCLA Hazardous Substance Notice/Response Action Summary
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Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA HW No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken	
		Malathion	121755	---	---	Unknown	Unknown	55 gallons	1976	---	
SWMU 17	DRMO HW Storage Facility (non-flammable wastes) - not on Subject Property, but received wastes from various port and/or fuel farm operations.	Various non-flammable hazardous wastes	---	---	---	Capacity = 17,400 gals	1980-2004	Unknown	Unknown	---	
		Lead	7439921	---	D008	Unknown	1980-2004	Unknown	Unknown	---	
		Potassium Hydroxide	1310583	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Sodium Hydroxide	1310732	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Beryllium Dust	7440417	---	P015	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Lithium/Sulfur Dioxide Batteries	---	---	D003	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Nickel/Cadmium Batteries	---	---	D003, D006	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Mercury Batteries	---	---	D009	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Mercury Batteries in Acetic Acid	---	---	D002, D009	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Aid to Navigation (AtoN) Batteries	---	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Alkaline Batteries	---	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Lead/Acid Batteries	---	---	D002, D008	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Lead/Acid Batteries (Drained)	---	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Battery Electrolyte	---	---	D002, D008	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Acetic Acid	64197	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Chromic Acid (Alodine)	7738945	---	D002, D007	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Hydrochloric Acid	7647010	Hydrogen Chloride	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Sulfuric Acid	7664939	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Ammonium Hydroxide	1336216	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Cleaning Compound (TURCO)	---	---	D002	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Mercury	7439976	---	U151, D009	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Blasting Booth Dust	---	---	D007, D008	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Decontaminating Agent, STB (Super Tropical Bleach)	---	---	D003	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Chlordane	57749	Chlordane, alpha & gamma isomers Chlordane (Technical Mixture and Metabolites) 4,7-Methano-1H-indene, 1,2,4,5,6,7,8,8-octachloro- 2,3,3a,4,7,7a-hexahydro-	U036	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Photographic Developer	---	---	D002, D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Photographic Fixer	---	---	D002, D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---
		Photographic Hardener	---	---	D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---
Photographic Stabilizer	---	---	D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---		
Photographic Starter	---	---	D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---		
Photographic Replenisher	---	---	D002, D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---		
Photo Auto Reversal Chemical	---	---	D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---		
Hypo-Solution: Ammonium Thiosulfate	7783188	---	D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---		
Hypo-Solution: Sodium Thiosulfate	7772987	---	D011	Unknown	1980-2004	Unknown	Unknown	Unknown	---		
Methylene Chloride	75092	Dichloromethane	F001, F002, U080	Unknown	1980-2004	Unknown	Unknown	Unknown	---		

**Naval Activity Puerto Rico
Sale Parcel III FOST
CERCLA Hazardous Substance Notice/Response Action Summary
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Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA HW No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken
		Perchloroethylene	127184	Ethene, tetrachloro Tetrachloroethene Tetrachloroethylene	F001, F002, U210	Unknown	1980-2004	Unknown	Unknown	---
		1,1,1-Trichloroethane	71556	Ethane, 1,1,1-trichloro Methyl Chloroform	F001, F002, U226	Unknown	1980-2004	Unknown	Unknown	---
		Trichloroethylene	79016	Trichloroethene Ethene, trichloro	F001, F002, U228	Unknown	1980-2004	Unknown	Unknown	---
		Trichlorofluoromethane	75694	Trichloromonfluoro- methane	F002, U121	Unknown	1980-2004	Unknown	Unknown	---
		Trichlorotrifluoroethane	76131	---	F002	Unknown	1980-2004	Unknown	Unknown	---
		Chlorinated Fluorocarbons	---	---	F001	Unknown	1980-2004	Unknown	Unknown	---
		1,1,2-Trichloroethane	79005	Ethane, 1,1,2-trichloro	F002, U227	Unknown	1980-2004	Unknown	Unknown	---
		Paint Removers	---	---	D002, F002	Unknown	1980-2004	Unknown	Unknown	---
		Carbon Remover	---	---	F002	Unknown	1980-2004	Unknown	Unknown	---
		Miscellaneous Waste Acids	---	---	D002	Unknown	1980-2004	Unknown	Unknown	---
		Miscellaneous Waste Caustics	---	---	D002	Unknown	1980-2004	Unknown	Unknown	---
		Miscellaneous Waste Reactives	---	---	D003	Unknown	1980-2004	Unknown	Unknown	---
		Misc. Halogenated Solvents (mixed waste w/ > 10% before use)	---	---	F001, F002	Unknown	1980-2004	Unknown	Unknown	---
		Misc. Halogenated Solvents (mixed waste w/ < 10% before use)	---	---	F001, F002	Unknown	1980-2004	Unknown	Unknown	---
		Magnesium Batteries	---	---	D003	Unknown	1980-2004	Unknown	Unknown	---
		Freon-Contaminated Hydraulic Fluid	---	---	F002	Unknown	1980-2004	Unknown	Unknown	---
SWMU 18	DRMO Ignitable Storage Facility - not on Subject Property, but received wastes from various port or fuel farm operations.	Various ignitable hazardous wastes	---	---	---	Capacity = 2,600 gals	1980-2004	Unknown	Unknown	---
		Gasoline (unleaded)	8006619	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Petroleum Fuels (leaded)	8006619	---	D001, D008	Unknown	1980-2004	Unknown	Unknown	---
		Jet Fuel (JP-4 or JP-5)	8008206	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Kerosene (contaminated)	8008206	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Adhesives	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Calibration Fluid	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Cleaning Compound (Mineral Spirits)	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Isopropyl Alcohol	67630	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Sealing Compound	---	---	D001, F003	Unknown	1980-2004	Unknown	Unknown	---
		Icing Inhibitor	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Inspection Penetrant	---	---	D001, F003	Unknown	1980-2004	Unknown	Unknown	---
		Denatured Alcohol	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Duplicating Fluid	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Waste Paints	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Painting Wastes	---	---	D001, D002, D007, D008, F002, F003, F005	Unknown	1980-2004	Unknown	Unknown	---
		Malathion (with carrier solvent)	121755	---	D001	Unknown	1980-2004	Unknown	Unknown	---

**Naval Activity Puerto Rico
Sale Parcel III FOST
CERCLA Hazardous Substance Notice/Response Action Summary
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Bldg or Facility ID	Description	Substance Name	CAS Registry Number	40 CFR 302.4 Regulatory Synonyms	RCRA HW No.	Quantity Stored	Date of Storage	Quantity Released	Date of Release	Response Actions Taken
		Photographic Toners	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Corrosion Inhibitor	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Naphtha	8030306	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Acetone	67641	2-Propanone	F003, U002	Unknown	1980-2004	Unknown	Unknown	---
		Ethyl Ether	60297	Ethane, 1,1'-oxybis-	F003, U117	Unknown	1980-2004	Unknown	Unknown	---
		Isobutanol	78831	1-Propanol, 2-methyl-	F005, U140	Unknown	1980-2004	Unknown	Unknown	---
		Methanol	67561	Methyl Alcohol	F003, U154	Unknown	1980-2004	Unknown	Unknown	---
		Methyl Ethyl Ketone	78933	2-Butanone, MEK	U159	Unknown	1980-2004	Unknown	Unknown	---
		Toluene	108883	Benzene, methyl	F005, U220	Unknown	1980-2004	Unknown	Unknown	---
		Xylene	1330207	Benzene, dimethyl Xylene (mixed) Xylene (isomers and mixture)	F003, U239	Unknown	1980-2004	Unknown	Unknown	---
		MEK and Paint	---	---	F005, D007, D008	Unknown	1980-2004	Unknown	Unknown	---
		Dye Penetrant	---	---	D001, F001, F002	Unknown	1980-2004	Unknown	Unknown	---
		Dry Cleaning Solvent (PD-680-I)	64742887		D001	Unknown	1980-2004	Unknown	Unknown	---
		Stoddard Solvent	8052413		D001	Unknown	1980-2004	Unknown	Unknown	---
		Inspection Penetrant	---	---	D001, F002	Unknown	1980-2004	Unknown	Unknown	---
		Petroleum Lubricant	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Aerosol Cans (partially full)	---	---	D001, F001, F002, F003, F005	Unknown	1980-2004	Unknown	Unknown	---
		Miscellaneous Waste Ignitables	---	---	D001	Unknown	1980-2004	Unknown	Unknown	---
		Misc. Non-Halogenated Solvents	---	---	F003, F005	Unknown	1980-2004	Unknown	Unknown	---
		Misc. Petroleum, Oils & Lubricants (POLs) potentially contaminated with ignitable wastes or F-list solvents	---	---	D001, F001, F002, F003, F005	Unknown	1980-2004	Unknown	Unknown	---
		Grease contaminated with Oils	---	---	D001, D007, D008	Unknown	1980-2004	Unknown	Unknown	---
SWMU 25	Past DRMO HW Storage	See SWMUs 17 & 18				Unknown	Pre-1980	Unknown	Unknown	---
SWMU 30	Former Incinerator Area	Waste solvents	---	---	---	Unknown	1973-1983	Unknown	Unknown	---
SWMU 39	Spent Battery Storage Bldg	Lead	7439921	---	D008	Unknown	Unknown	Unknown	Unknown	---
		Sulfuric Acid	7664939	---	D002	Unknown	Unknown	Unknown	Unknown	---
SWMU 46	Pole Storage Yard	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	---	Unknown	Unknown	Unknown	Unknown	---
		HWAA - see SWMUs 17 & 18	---	---	---	Unknown	1990s	Unknown	Unknown	---
SWMU 53	Malaria Control Building	Malathion	121755	---	---	Unknown	1942-1980	Unknown	Unknown	---
		Aldrin	309002	1,4,5,8-Dimethanonaphthalene 1,2,3,4,10,10,10-hexachloro-1,4,4a,5,8,8a-hexahydro-, (1alpha,4alpha,4abeta,5alpha,8alpha,8abeta)-	P004	Unknown	1942-1980	Unknown	Unknown	---
		DDT	50293	Benzene, 1,1'-(2,2,2-trichloroethylidene)bis[4-chloro-	U061	Unknown	Unknown	Unknown	Unknown	---

Exhibit K
Response to Comments



COMMONWEALTH OF PUERTO RICO
Office of the Governor
Environmental Quality Board

Environmental Emergencies Response Area

January 8, 2009

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

**Re: Draft Finding of Suitability to Transfer (FOST) Sale Parcel III – Forrestal,
Naval Activity Puerto Rico, Ceiba, Puerto Rico**

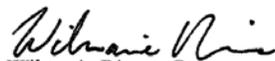
Dear Mr. Criswell:

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Transfer (FOST) Sale Parcel III – Forrestal, Naval Activity Puerto Rico, dated December 2008. PREQB has the following comment on the Draft FOST:

- Please include PREQB in the last sentence of **Section 5.0-E: Land and Groundwater Restriction** (page 10).

If you have any questions or comments about our review, please contact me at (787) 767-8181, extension 6141.

Cordially,


Wilmarie Rivera Otero
Federal Facilities Coordinator

cc: Timothy Gordon, EPA

Cruz A. Matos Environmental Agencies Bldg., San José Industrial Park Urbanization
1375 Ponce de León Ave., San Juan, PR 00926-2604
PO Box 11488, San Juan, PR 00910
Tel. 787-767-8181 • Fax 787-766-0150

Navy Response: "...with concurrence by Puerto Rico EQB" has been added to the end of the sentence.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

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

Draft Finding of Suitability to Transfer (FOST) Sale Parcel III – Forrestal

Dear Mr. Criswell:

The United States Environmental Protection Agency (EPA) has completed its review of the December 2008 Draft Finding of Suitability to Transfer (FOST) Sale Parcel III – Forrestal, transmitted by Mr. Rob Simcik's (of your contractor TetraTech) letter of December 22, 2008. EPA has the following comments on the Draft FOST:

1. The vicinity map in Exhibit B of the Draft FOST shows SWMU 77, the Small Arms Range, as part of Sale Parcel III Lease Areas. That is not consistent with EPA's understanding of the expected future usage of the SWMU 77 site. Under the January 2007 RCRA Consent Order, as described in Section VIII (Work to be Performed) Paragraph 25.I) of that Order, it was envisioned that the area comprising SWMU 77 was to be transferred to the Federal Department of Homeland Security (DHS) for continued usage as a small arms training range. Based on DHS' continued usage of the SWMU 77 area as a small arms training range, the Consent Order delayed submission of an RFI work plan until 90 days following DHS' cessation of usage of the area of SWMU 77 as a small arms training range. If it is now anticipated that DHS will not acquire the SWMU 77 site, the FOST must clearly state that. In addition, the provisions of the Consent Order allowing delayed submission of the RFI work plan until 90 days following DHS' cessation of usage of the area as a small arms training range should no longer be applicable, and the draft Phase I RFI work plan should be submitted within 90 calendar days of your receipt of this letter.

Navy Response: DHS has decided not to accept the Small Arms Range. The FOST has been edited to clearly state this as described in the response to Comment 2 below. The Navy acknowledges its obligation to submit a work plan for a Phase I RFI within 90 days of the receipt of the comments letter.

2. The last two sentences of paragraph 3 of Section 2.0 of the Draft FOST (on page 2 of the FOST) must be modified to either be consistent with Section VIII (Work to be Performed) Paragraph 25.I) of the 2007 Consent Order, or be modified to clearly reflect the change in planned usage of the SWMU 77 site, as discussed in comment 1 above.

Navy Response: The end of Paragraph 3 has been changed to read as follows -

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, including SWMU 77 (Small Arms Range) which the Navy originally intended to transfer to the Department of Homeland Security (DHS) for continued use as a small arms range. DHS has decided not to accept the range, so it will now become part of Sale Parcel III. Under the terms of Section VIII (Work to be Performed), Paragraph 25.I (Contingent Investigation and Corrective Action Requirements for SWMU 77), the Navy must now submit to EPA for review and approval a work plan for a Phase I RFI to determine whether releases of hazardous waste or solid waste and/or hazardous constituents are present at SWMU 77. Upon successful completion of all necessary remedial actions by the Navy, the leased property will be transferred to the new owner of Sale Parcel III.

3. To be consistent with Section 2.0 Description of Property (on page 1 of the Draft FOST), please modify the second sentence of the last paragraph of Section 4.0 A Hazardous Substance Contamination (on page 4 of the draft FOST) to also list SWMUs 77 and 78, or otherwise modify these two Sections to be consistent with one another.

Navy Response: The intent of this paragraph was to note which SWMUs shown on the Exhibit C sub-parcel maps were carved out of the Subject Property. The text regarding SWMUs 77 and 78 (which are not on the maps) has been clarified as follows.

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 for AOC F and SWMUs 3, 9, 11/45, 57 (ECP 3), 59 (ECP 5), 60 (ECP 6), 67 (ECP 13), 70 (ECP 16) and 74 (ECP 20). SWMUs 77 (ECP 23) and 78 were also carved out of the Subject Property, but are not shown on the maps in Exhibit C because the parcel map for SWMU 77 did not overlap with other SWMUs (and was therefore not included), and there is no parcel map for SWMU 78, a transformer storage pad discovered subsequent to the ECP Report and the signing of the Consent Order.

4. Please add a statement to the first paragraph of Section F, Environmental Compliance Agreements/Permits/Orders (on page 11 of the Draft FOST) indicating that “It should be noted that, as discussed in Section 2.0, the Subject Property does not include 12 SWMUs, that are either wholly or partially surrounded by Sale Parcel III, where corrective action investigation and/or remediation requirements are not yet completed.”

Navy Response: The requested statement has been added to the end of the paragraph.

5. Please modify the next to the last sentence of the last paragraph of Section F, Environmental Compliance Agreements/Permits/Orders (on page 12 of the Draft FOST) to read “RCRA investigations conducted at NSRR, specifically at SWMU 38 and AOC D, evaluated **whether** suspected historical releases of hazardous substances to storm water ditches, outfalls **on the Subject Property**, and associated sediments **may have resulted in potentially significant impacts to human health and/or the environment.**” (note - changes shown in bold)

Navy Response: The requested edits have been made to the sentence.

Please modify the Draft FOST for Sale Parcel III to address the above comments. If you have any questions, please telephone me at (212) 637- 4167.

Sincerely yours,

Timothy R. Gordon
Remedial Project Manager,
Resource Conservation and Special Projects Section
RCRA Programs Branch

cc: Ms. Wilmarie Rivera, P.R. Environmental Quality Board.
Mr. Mark Kimes, Baker Environmental
Mr. Felix Lopez, USF&WS

bcc: Carl Soderberg, Caribbean Environmental Protection Division
Carl Howard, 2ORC
Dale Carpenter, 2DEPP-RPB
Timothy Gordon, 2DEPP-RPB
RCRA File Room, 2DEPP-RPB