

FINDING OF SUITABILITY TO TRANSFER

**PARCEL 29
(UNIVERSITY)**

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



Prepared by:

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October 2008

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 PURPOSE.....	1
2.0 DESCRIPTION OF PROPERTY.....	1
3.0 PAST USE AND PROPOSED REUSE	2
4.0 ENVIRONMENTAL FINDINGS	2
A. Hazardous Substance Contamination	2
B. Petroleum Contamination	2
C. Condition of Property Classification.....	3
D. Other Environmental Aspects	4
5.0 REQUIREMENTS APPLICABLE TO PROPERTY TRANSFER	6
A. NEPA Compliance	6
B. Hazardous Substance Notice	6
C. CERCLA Covenant.....	6
D. CERCLA Access Clause.....	7
E. Land and Groundwater Restrictions	7
F. Environmental Compliance Agreements / Permits / Orders	7
G. Notification to Regulatory Agencies / Public.....	8
6.0 SUITABILITY DETERMINATION.....	8

EXHIBITS

A	References
B	Vicinity Map
C	Parcel Map
D	Survey Map
E	Tables
F	CERFA Concurrence
G	Asbestos-Containing Materials Acknowledgement Form
H	Lead-Based Paint Hazards Advisory Statement

FINDING OF SUITABILITY TO TRANSFER PARCEL 29 (UNIVERSITY) NAVAL ACTIVITY PUERTO RICO

1.0 PURPOSE

This Finding of Suitability to Transfer (FOST) summarizes how the requirements and notifications for hazardous substances, petroleum products, and other regulated material on the property have been satisfied, and documents my determination, as the responsible Department of Defense (DoD) component official, that certain real property and associated improvements known as the University Parcel or Parcel 29 (hereafter 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 NAPR to serve as the caretaker of the real property associated with NSRR and to assist in the transfer of the property. NAPR is located on the east coast of Puerto Rico adjacent to the municipality of Ceiba. The Subject Property consists of 170.153 acres located on the northeast end of the Downtown section of the installation and immediately south of the airfield. It is comprised primarily of Bachelor Enlisted Quarters (BEQs) and ancillary facilities (e.g., Dining Hall and Base Library) to the south, the Brig to the west and several administrative (e.g., Personnel Support/Pass Office and Navy Reserve Training Building) and light industrial support facilities (e.g., Auto Hobby Shop and Radar and Electric Maintenance Shops) to the north. Exhibits B, C, and D provide a vicinity map, a parcel map from the *Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico* (GMI, 2005), and a boundary survey map, respectively. As the aerial photograph in Exhibit C shows, the majority of the Subject Property is undeveloped land.

There are approximately 43 numbered buildings, structures, and facilities on the Subject Property. Table 1 (Exhibit E) provides their facility number, former user, name or description, area, and year of construction.

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

3. 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 Environmental Condition of Property (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 has used the Subject Property only for uses similar to those described in Section 2.

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 future use of the Subject Property as a university campus.

4. 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 is nothing in the records that indicates any hazardous substance has been released or disposed of on the Subject Property. There was once a satellite accumulation area for non-regulated waste associated with Building 201 (Auto Hobby Shop). The accumulation area was no longer in use at the time of the ECP inspection.

B. Petroleum Contamination

According to the ECP Report, there are two aboveground storage tanks (ASTs) on the Subject Property that replaced three former underground storage tanks (USTs). AST 201 at the Auto Hobby Shop (Building 201) is a 600-gallon used oil tank that replaced former USTs 201A and 201B which were removed in 1993. AST 1808 is a 5,000-gallon diesel tank that stored fuel for the boilers at the Enlisted Men's Dining Hall (Building 1808). It replaced former UST 1808 which was removed in 1997. These ASTs and former USTs are listed in Table 2 (Exhibit E).

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

According to the ECP Report, any contaminated soils identified during past replacement of tanks were excavated and disposed of off NSRR property, and the replaced tanks were closed in accordance with Title 40 Code of Federal Regulations (CFR) Part 280. The records do not indicate there have been any spills or releases associated with the ASTs or former USTs on the Subject Property, nor any other releases or instances of disposal of petroleum products or their derivatives.

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), the 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. Following its review of the CERFA Report, the Puerto Rico Environmental Quality

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

Board (EQB) concurred with this classification and provided a concurrence statement (Exhibit F) in the Final CERFA Report on 11 August 2006.

D. Other Environmental Aspects

1. Munitions and Explosives of Concern

The records do not indicate ordnance handling, storage, or disposal activities have ever been conducted on the Subject Property.

2. Asbestos-Containing Materials

According to the June 2005 *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico* (Baker, 2005), asbestos-containing material (ACM) was identified in 10 of the 28 facilities inspected on the Subject Property, as summarized in Table 3 of Exhibit E. No friable, accessible and damaged (FAD) ACM was identified on the Subject Property. 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.

It is likely that undiscovered ACM associated with underground utilities and miscellaneous building materials exists at NAPR. While this potential ACM does not currently 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 will be required to use best management practices during any future renovation/demolition activities or underground utility work, and to comply with all applicable laws relating to ACM management in order to ensure future protection of human health and the environment. An ACM acknowledgement form (Exhibit G) will be provided to the transferee for execution at the time of transfer.

3. Lead-Based Paint

The NAPR facilities list (Exhibit E, Table 1) indicates 28 of the buildings, structures and facilities on the Subject Property were constructed prior to 1978, the year in which lead-based paint (LBP) was banned for consumer use. These facilities and any others built before 1978 are presumed to contain LBP. A LBP survey and risk assessment was

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

completed at NAPR in 2005 for military family housing only, thus none of the facilities on the Subject Property were included in the survey. A Lead-Based Paint Hazards Advisory Statement (Exhibit H) will be provided to the transferee for execution at the time of transfer.

4. Polychlorinated Biphenyls

Only one polychlorinated biphenyl (PCB) containing-transformer remains at NAPR. The transformer, located in Building 386, is not on the Subject Property. All other PCB-contaminated transformers and equipment were removed from the former NSRR prior to 1998. Due to the age of the majority of facilities and the size of the station, it is possible that PCB-contaminated fluorescent light ballasts and other minor PCB sources may be present on NAPR. There is nothing in the records to indicate PCBs were ever stored or disposed of on the Subject Property.

5. Radon

According to the U.S. Geological Survey Open-File Report 93-292-K, *Preliminary Geologic Radon Potential Assessment of Puerto Rico* (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 U.S. Environmental Protection Agency (EPA) residential indoor radon screening action level of 4 pCi/L. The majority of the reservations, including NAPR, are situated on coastal plains, so the low indoor radon levels were not unexpected.

6. Threatened and Endangered Species

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

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

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

5.0 REQUIREMENTS APPLICABLE TO PROPERTY TRANSFER

A. NEPA Compliance

In accordance with National Environmental Policy Act (NEPA) requirements, an Environmental Assessment and Finding of No Significant Impact (FONSI) have been prepared and executed in connection with the planned disposal and reuse of NAPR. The FONSI was signed on April 10, 2007.

B. Hazardous Substance Notice

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

C. CERCLA Covenant

In accordance with CERCLA Section 120(h)(4)(D)(i), the deed transferring the Subject Property shall contain a covenant warranting that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United States.

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

D. CERCLA Access Clause

In accordance with CERCLA Section 120(h)(4)(D)(ii), the deed transferring the Subject Property shall contain a clause granting to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the transferred property in any case that remedial or corrective action is found to be necessary after the date of transfer. The right to enter to be set forth shall include the right to conduct annual physical inspections, tests, investigations, long term monitoring, 5-year reviews, and surveys, including, where necessary, drilling, test pitting, boring, and other similar activities. Such right shall also include the right to construct, operate, maintain, or undertake any other response or remedial action as required or necessary, including, but not limited to, monitoring wells, pumping wells, and treatment facilities. The United States retains the authority to enter to conduct investigations on adjacent parcels as well as the parcel subject to the transfer. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

E. Land and Groundwater Restrictions

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

F. Environmental Compliance Agreements / Permits / Orders

On January 29, 2007, the U.S. Department of the Navy and EPA voluntarily entered into a Resource Conservation and Recovery Act (RCRA) Section 7003 Administrative Order on Consent (Consent Order; EPA, 2007). The Consent Order set out the Navy's RCRA corrective action obligations and replaced the 1994 RCRA permit as the document memorializing these obligations concerning NAPR. Although there are no RCRA solid waste management units or areas of concern on the Subject Property, certain RCRA obligations defined in the Consent Order apply to the Subject Property including notification and additional work requirements for newly discovered releases, other notification requirements, and record retention requirements.

The 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 emissions were generated by combustion sources, which are powered

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

by diesel, JP-5, gasoline or propane gas. VOCs and hazardous air pollutants were also generated in painting activities, cleaning operations associated with aircraft and ship maintenance and repair and other day-to-day activities. Significant emission units on the Subject Property consisted of two boilers fired on diesel fuel at Building 1808, the Enlisted Men's Dining Hall. Because of station closure, air emission sources associated with the Subject Property have been discontinued with the exception of the operation of emergency generators. 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.

There are no other environmental compliance agreements, permits, or orders associated with the Subject Property.

G. Notification to Regulatory Agencies / Public

In accordance with DoD guidance, EPA Region 2 and 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. No review comments on this FOST were received from either agency. The ECP Report was made available for public review upon finalization. Copies of all transfer documentation will be made available to EPA and EQB representatives upon request after execution of the same.

6.0 SUITABILITY DETERMINATION

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

01 DEC 2008

Date

James E. Anderson

JAMES E. ANDERSON

Director

BRAC Program Management Office Southeast
North Charleston, South Carolina

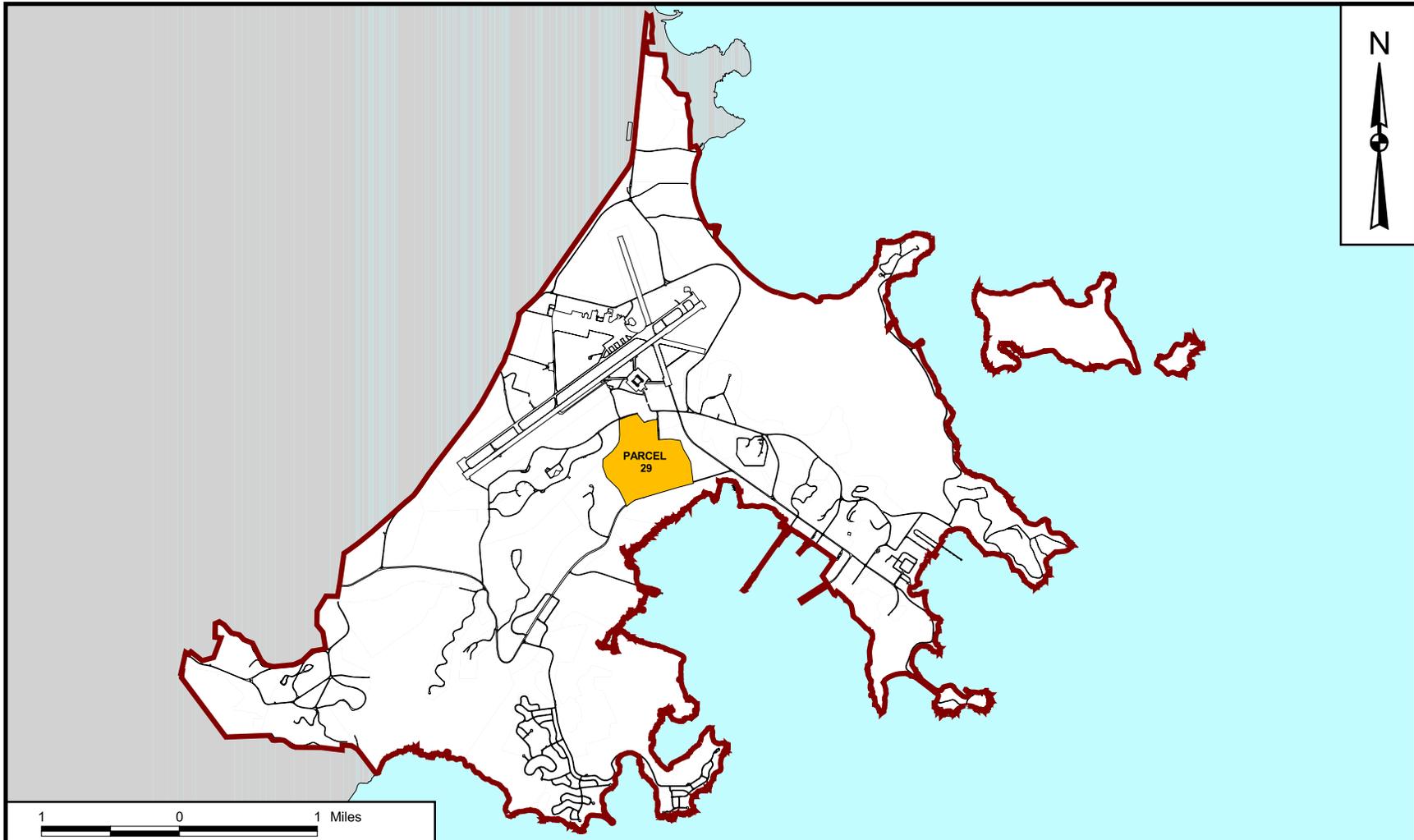
Exhibit A
References

**FINDING OF SUITABILITY TO TRANSFER
PARCEL 29 (UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO**

REFERENCES

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

Exhibit B
Vicinity Map



DRAWN BY	DATE
S. STROZ	9/10/08
CHECKED BY	DATE
L. ANDERSON	9/10/08
COST/SCHEDULE-AREA	
SCALE AS NOTED	



PARCEL 29
(UNIVERSITY)
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO

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

Exhibit C

Parcel Map

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

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 29

Common Name—University

Conveyance—EDC

Neighboring Parcel(s)—25, 27, 28, 30, 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 parcel 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 29

Common Name: University
Conveyance: EDC
Neighboring Parcel(s): 25, 27, 28,
30, 31

Legend

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

August 18, 2005



1 inch equals 650 Feet



Parcel Index 29

Common Name: University
Conveyance: EDC
Neighboring Parcel(s): 25, 27, 28,
30, 31

Legend

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

August 18, 2005



1 inch equals 650 Feet

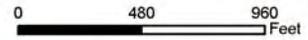
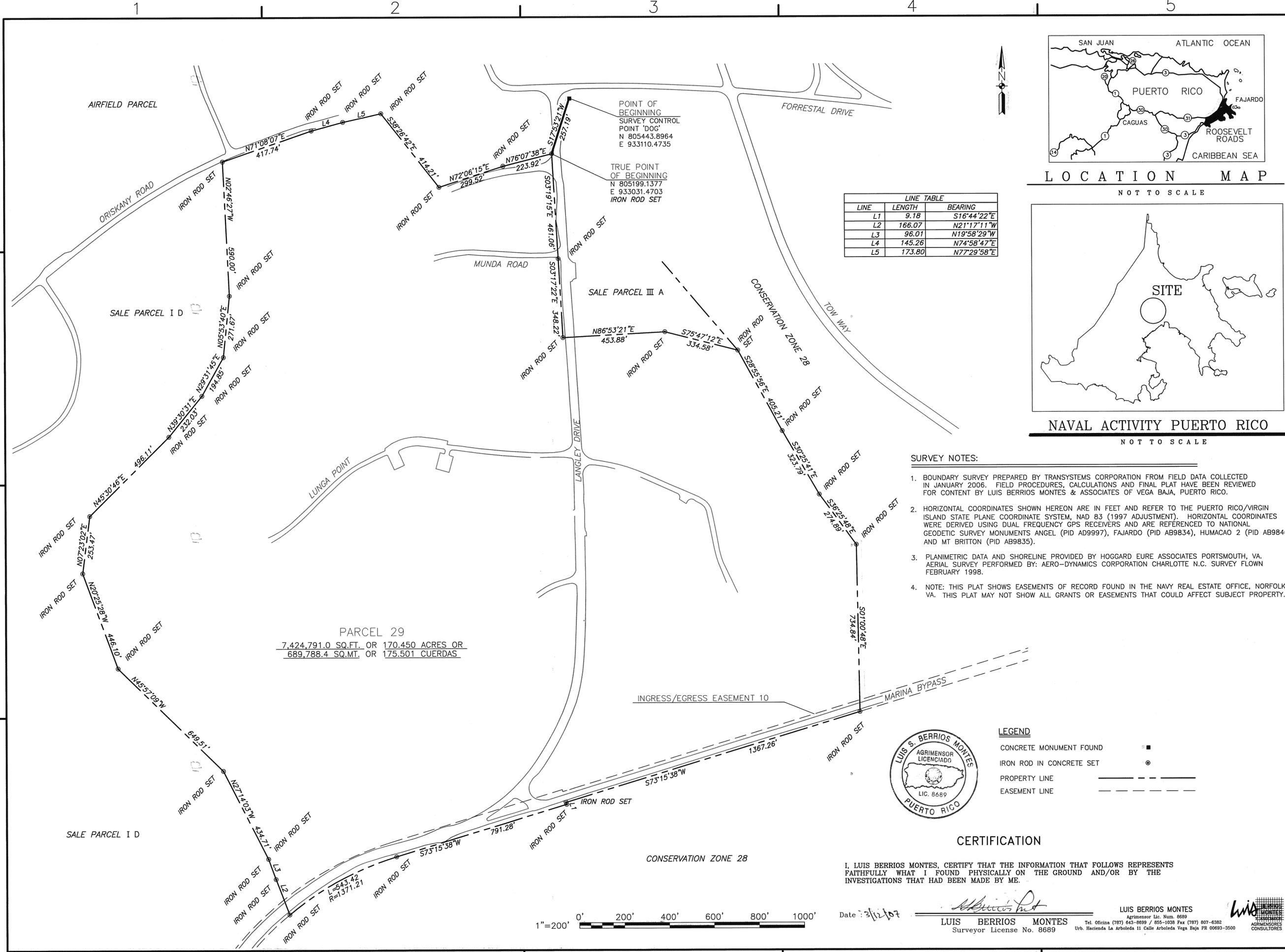
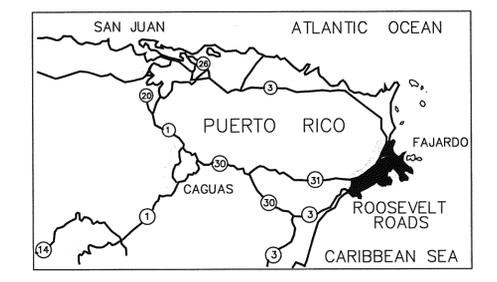


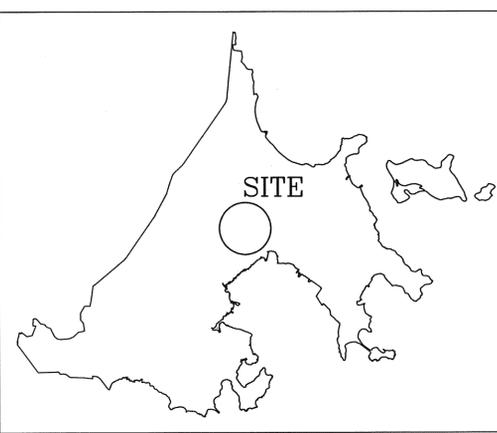
Exhibit D
Survey Map



LINE TABLE		
LINE	LENGTH	BEARING
L1	9.18	S16°44'22"E
L2	166.07	N21°17'11"W
L3	96.01	N19°58'29"W
L4	145.26	N74°58'47"E
L5	173.80	N77°29'58"E



LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN JANUARY 2006. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
- HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
- 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.
- NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE, NORFOLK, VA. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.

PARCEL 29
7,424,791.0 SQ.FT. OR 170.450 ACRES OR
689,788.4 SQ.MT. OR 175.501 CUERDAS



LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD IN CONCRETE SET
- PROPERTY LINE
- EASEMENT LINE

CERTIFICATION

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

Date: 3/12/07
Luis Berrios Montes
LUIS BERRIOS MONTES
Surveyor License No. 8689

LUIS BERRIOS MONTES
Agrimensor Lic. Num. 8689
Tel. Oficina (787) 443-8699 / 865-1038 Fax (787) 807-6382
Urb. Hacienda La Arboleda 11 Calle Arboleda Vega Baja PR 00693-3500



APPROVED	DATE	APPR
ACTIVITY - SATISFACTORY TO	DATE	SYL
FOR EFD FOR COMMANDER NAVFAC	DATE	
A/E	EFD	
DESIGN		
DRAWN		
REVIEW		
QC		
CHIEF ARCH/ENGR.		
PROJECT MANAGER		
FIRE PROTECTION		
BRANCH MANAGER		
DESIGN DIRECTOR		
NAVY FACILITIES ENGINEERING COMMAND	NORFOLK, VIRGINIA	
ATLANTIC DIVISION	CEIBA, PUERTO RICO	
NAVAL ACTIVITY PUERTO RICO	FORMER NAVAL STATION ROOSEVELT ROADS	
NAVAL STATION	PARCEL 29	
DEPARTMENT OF THE NAVY		
CODE ID. NO. 80091	SIZE D	
SCALE: AS NOTED		
EFD NO.		
STA. PROJ. NO.		
SPEC. NO.		
CONSTR. CONTR. NO.		
N62470-02-D-7619		
NAVFAC DRAWING NO.		
SHEET 1 OF 1		

TranSystems
Town Point Center, 1000
Suburban Street, Suite 100
150 Booth Street, Suite 100-1638
North York, NY 10018
Phone 787-627-1112 Fax 787-627-1113
www.transystems.com

NAVY FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA
ATLANTIC DIVISION
CEIBA, PUERTO RICO
FORMER NAVAL STATION ROOSEVELT ROADS
PARCEL 29

LUIS BERRIOS MONTES
AGRIMENSORES CONSULTORES

Exhibit E

Tables

Table 1
Naval Activity Puerto Rico
Parcel 29 (University) FOST
Facilities List
Page 1 of 2

Facility #	Former User	Name	Area	Unit	Yr Built
78	NSWU-4	NAVY RESERVE TRNG BLDG	16492	SF	1957
153	AIOPS	ROTATING BEACON-AIRCRAFT	-	-	1949
201	MWR	AUTO/CRAFT HOBBY SHOP	18864	SF	1957
202	PSD	PERS SUPPT OFF/PASS OFFICE	16492	SF	1957
203	MULTI	HRO/NAVOSH/NAVRES ADMIN OFF/CCC	16492	SF	1957
206	MWR	EM CLUB/DISCO	7059	SF	1957
407	PWD	TRANSFORMER BY STRUCT #499	-	-	1970
422	AIMD	LOX/LIN FAC	6755	SF	1958
482	-	BUS SHLTER W. ON LANGLEY BK A	140	SF	1959
1209	CBQ	BEQ (TRANSIENTS)	14224	SF	1967
1670	PWD	SUBSTA "C" - BORIN BEQ	-	-	1966
1707	CBQ	BEQ	32583	SF	1972
1708	CBQ	BEQ	32583	SF	1972
1709	CBQ	BEQ	32583	SF	1972
1710	PWD	ELEC SUBSTA BRKS A (B #1707)	-	-	1973
1711	PWD	SUBSTA BRKS B (B# 1708)	-	-	1973
1712	PWD	SUBSTA BRKS C (B# 1709)	-	-	1973
1764	PWD	BUS SHEL LANGLEY/BOR HTS NOR	140	SF	1972
1765	PWD	BUS STOP SHELTS/SOUTH BEQ/	140	SF	1972
1781	PWD	BUS SHLTR NEAR NEW GALLEY	190	SF	1968
1801	-	TRAINING BLDG	1920	SF	1974
1807	SECURITY	BRIG	4950	SF	1975
1808	SUPPLY	ENLISTED MEN'S DINING HALL	14430	SF	1976
1813	CBQ	BEQ	15807	SF	1977
1814	CBQ	BEQ	29258	SF	1977
1815	CBQ	BEQ	26405	SF	1977
1818	-	FLAG POLE/CORRECTIONAL CENTER	-	-	1975
1929	MWR	PLAYING COURTS (MARINE BRKS)	-	-	1969
1978	PWD	STANDBY GENR-B #1808 GALLEY	286	SF	1978
1981	AFWTF	ELECTRIC MAINT SHOP (AFWTF)	4000	SF	1978
1994	CBQ	UEPH LAUNDROMAT	833	SF	1978
2114	-	SUB-STA BY BEQ B #1815	-	-	1982
2115	-	TRANSFMR BY DISCO B206	-	-	1985
2116	-	SUB-STA BY GALLEY BLDG 1808	-	-	1979
2118	-	TRANSFORMER STA BY B #2023	-	-	1979
2178	MWR	CABANA/BBQ GRILL 1708-09	117	SF	1982
2222	CBQ	PAINT LOCKER AT BKS 1209	100	SF	1985
2254	PWD	BUS SHLTR ACROSS GALLEY	190	SF	1987

Table 1
Naval Activity Puerto Rico
Parcel 29 (University) FOST
Facilities List
Page 2 of 2

Facility #	Former User	Name	Area	Unit	Yr Built
2263	CBQ	LAUNDROMAT AT UEPH BY B #1710	1369	SF	1987
2359	AFWTF	RADAR MAINT SHOP BY B78	4000	SF	1994
2367	MWR	BASKETBALL CT BTWN 1708 & 1709	-	-	1995
2368	CBQ	FLAMM STGE BTWN 1708 & 1709	200	SF	1995
2450	HOSP	WELLNESS CENTER	2832	SF	2000

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
AIMD Aircraft Intermediate Maintenance Department
AIROPS Air Operations
CBQ Combined Bachelors Quarters
HOSP Hospital
PWD Public Works Department
MULTI Multiple Users
MWR Morale, Welfare and Recreation
NSWU Naval Surface Warfare Unit
PSD Personnel Support Detachment

Table 2
Naval Activity Puerto Rico
Parcel 29 (University) FOST
AST and UST List

Number	Type	Location or User	Capacity	Material Stored	Year Installed	Year Removed
201	AST	MWR	600	Used Oil	-	Active
1808	AST (Vaulted)	PWD	5000	Diesel	-	Active
201A	Former UST	Bldg 201	2000	Unknown	-	1993
201B	Former UST	Bldg 201	2000	Unknown	-	1993
1808	Former UST	Bldg 1808	5000	Diesel	-	1997

- Information not available or unknown

Table 3
Naval Activity Puerto Rico
Parcel 29 (University) FOST
Asbestos-Containing Material Inspection Results

Facility #	Name	ACM Identified	Comments
78	NAVY RESERVE TRNG BLDG	N	
153	ROTATING BEACON-AIRCRAFT	NI	
201	AUTO/CRAFT HOBBY SHOP	Y	No FAD ACM
202	PERS SUPPT OFF/PASS OFFICE	N	
203	HRO/NAVOSH/NAVRES ADMIN OFF/CCC	N	
206	BASE LIBRARY	Y	No FAD ACM
407	TRANSFORMER BY STRUCT #499	NI	
422	LOX/LIN FAC	N	
482	BUS SHLTER W. ON LANGLEY BK A	N	
1209	BEQ (TRANSIENTS)	N	
1670	SUBSTA "C" - BORIN BEQ	NI	
1707	BEQ	N	
1708	BEQ	Y	No FAD ACM
1709	BEQ	N	
1710	ELEC SUBSTA BRKS A (B #1707)	NI	
1711	SUBSTA BRKS B (B# 1708)	NI	
1712	SUBSTA BRKS C (B# 1709)	NI	
1764	BUS SHEL LANGLEY/BOR HTS NOR	N	
1765	BUS STOP SHELTS/SOUTH BEQ/	N	
1781	BUS SHLTR NEAR NEW GALLEY	N	
1801	TRAINING BLDG	Y	No FAD ACM
1807	BRIG	Y	No FAD ACM
1808	ENLISTED MEN'S DINING HALL	Y	No FAD ACM
1813	BEQ	Y	No FAD ACM
1814	BEQ	Y	No FAD ACM
1815	BEQ	N	
1818	FLAG POLE/CORRECTIONAL CENTER	NI	
1929	PLAYING COURTS (MARINE BRKS)	NI	
1978	STANDBY GENR-B #1808 GALLEY	NI	
1981	ELECTRIC MAINT SHOP (AFWTF)	Y	No FAD ACM
1994	UEPH LAUNDROMAT	N	
2114	SUB-STA BY BEQ B #1815	NI	
2115	TRANSFMR BY LIBRARY B206	NI	
2116	SUB-STA BY GALLEY BLDG 1808	NI	
2118	TRANSFORMER STA BY B #2023	NI	
2178	CABANA/BBQ GRILL 1708-09	N	
2222	PAINT LOCKER AT BKS 1209	NI	On list, but could not be located, so not inspected.
2254	BUS SHLTR ACROSS GALLEY	N	
2263	LAUNDROMAT AT UEPH BY B #1710	N	
2359	RADAR MAINT SHOP BY B78	N	
2367	BASKETBALL CT BTWN 1708 & 1709	NI	
2368	FLAMM STGE BTWN 1708 & 1709	Y	No FAD ACM
2450	WELLNESS CENTER	N	

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 (Baker, June 2005)

Exhibit F
CERFA Concurrence

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

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

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

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

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

Submitted

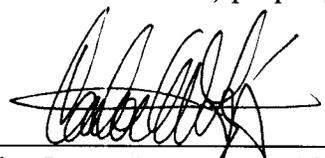


R. DAVID CRISWELL, P. E.
BRAC Environmental Coordinator

4/27/06
Date

Concurrence

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



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

8/11/06
Date

Exhibit G

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 UNIVERSITY PARCEL 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 Parcel 29 (University), 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 H

Lead-Based Paint Hazard Advisory

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

LEAD WARNING STATEMENT

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

ACKNOWLEDGEMENT

I acknowledge that:

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

(2) I have received from the Federal Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico* and the *Finding of Suitability to Transfer, Parcel 29 (University), 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