

**KUTAK ROCK LLP**  
SUITE 1000  
1101 CONNECTICUT AVENUE, N.W.  
WASHINGTON, D.C. 20036-4374  
202-828-2400  
FACSIMILE 202-828-2488  
www.kutakrock.com

ATLANTA  
CHICAGO  
DENVER  
DES MOINES  
FAYETTEVILLE  
IRVINE  
KANSAS CITY  
LITTLE ROCK  
LOS ANGELES  
OKLAHOMA CITY  
OMAHA  
PHILADELPHIA  
RICHMOND  
SCOTTSDALE  
WICHITA

**ECONOMIC DEVELOPMENT CONVEYANCE  
NAVAL STATION ROOSEVELT ROADS  
PUERTO RICO**

*Compiled by George R. Schlossberg, Esq.; Hilary A. Jackler, Esq.; and Eli W. Persky*

EDC Initial Closing Date: January 25–26, 2012

**VOLUME I**

**A. Background Documents**

Closure of Naval Station Roosevelt Roads, Puerto Rico, Department of Defense Appropriations Act, 2004, Pub. L. No. 108-87, Sec. 8132, enacted September 30, 2003 .....Tab 1

Certified Translation of Public Law 508, a Law to create the Roosevelt Roads Naval Base Lands and Facilities Redevelopment Authority Act; to establish its powers and duties, to establish responsibilities, and to provide the manner in which its operations will be financed and other matters, effective September 29, 2004 .....Tab 2

Naval Station Roosevelt Roads Reuse Plan, dated December, 2004 .....Tab 3

Commonwealth of Puerto Rico, Department of Economic Development and Commerce request for the Office of Economic Adjustment to recognize the “Portal del Futuro Authority” as the Local Redevelopment Authority for purposes of implementing the local redevelopment plan at Naval Station Roosevelt Roads, dated June 30, 2006 .....Tab 4

Office of Economic Adjustment recognition of the “Portal del Futuro Authority” as the Local Redevelopment Authority for purposes of implementing the local redevelopment plan at Naval Station Roosevelt Roads, dated August 30, 2006 .....Tab 5

Roosevelt Roads Redevelopment, Addendum to the 2004 Reuse Plan, dated April 30, 2010 .....Tab 6

**ECONOMIC DEVELOPMENT CONVEYANCE, NAVAL STATION ROOSEVELT  
ROADS, PUERTO RICO**

Certified Translation of Public Law 118, a Law to create the “Municipal Economic Development and Tourism Incentives Act,” in order to promote economic development in municipalities, effective August 1, 2010.....Tab 7

***B. Previous Transfers at Naval Station Roosevelt Roads***

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed (Airport), dated April 19, 2011, together with Quitclaim Deed, dated February 8, 2008 and the Puerto Rico Ports Authority’s Application for Public Benefit Conveyance, dated October 11, 2007 .....Tab 8

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed (Hospital Parcel), dated April 15, 2011, together with exhibit.....Tab 9

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed (Conservations Zones), dated August 2, 2011, together with Quitclaim Deed dated January 9, 2008 and exhibits, and the Department of Natural and Environmental Resources of the Commonwealth of Puerto Rico’s Application for Public Benefit Conveyance, dated December 29, 2009 .....Tab 10

**VOLUME II**

***C. Economic Development Conveyance***

Memorandum of Agreement Regarding the Disposal of Naval Station Roosevelt Roads by and between the United States of America, Acting by and through the Navy, and the Local Redevelopment Authority for the Naval Station Roosevelt Roads, effective August 11, 2010, together with exhibits ..... Tab 11

Roosevelt Roads Redevelopment Authority Economic Development Conveyance Application & Business Plan, dated December 17, 2010 .....Tab 12

Navy and Department of Defense Approval of Economic Development Conveyance Application & Business Plan (Navy Approval, September 16, 2011; OEA Approval, September 26, 2011; Deputy Under Secretary of Defense Dorothy Robyn Approval, October 3, 2011).....Tab 13

Summary of Acquisition Terms and Conditions for Naval Station Roosevelt Roads by and between the United States of America, Acting by and through the Navy and the Local Redevelopment Authority for Naval Station Roosevelt Roads, approved October 26, 2011, together with exhibits.....Tab 14

**ECONOMIC DEVELOPMENT CONVEYANCE, NAVAL STATION ROOSEVELT  
ROADS, PUERTO RICO**

**VOLUME III**

Economic Development Conveyance Memorandum of Agreement between the United States of America Acting by and through the Navy and the Local Redevelopment Authority for Naval Station Roosevelt Roads, effective December 20, 2011, together with exhibits .....Tab 15

Memorandum of Record Certifying the Navy Real Estate Contracting Officer’s Authority to Execute the EDC Agreement and Related Implementing Documents, dated December 20, 2011, together with exhibit.....Tab 16

Local Redevelopment Authority Resolution Approving the Economic Development Conveyance Memorandum of Agreement between the United States of America Acting by and through the Navy and the Local Redevelopment Authority for Naval Station Roosevelt Roads, dated December 20, 2011, and affirmed January 20, 2012 .....Tab 17

**VOLUME IV**

***D. Economic Development Conveyance Initial Closing***

Naval Station Roosevelt Roads Deed of Consolidation, dated January 25, 2012 .....Tab 18

Naval Station Roosevelt Roads Deed of Segregations and Descriptions of Remnant, dated January 25, 2012.....Tab 19

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed Clean Parcel 1 (Sale Parcel 3c – Punta Puerca), dated January 26, 2012, together with exhibits .....Tab 20

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed Clean Parcel 2 (Los Machos 2), dated January 26, 2012, together with exhibits.....Tab 21

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed Clean Parcel 3 (Sale Parcel 3a, 3b, 3d, EDC Science Park, EDC Port I, EDC Port II, EDC University, and Fire Station), dated January 26, 2012, together with exhibits.....Tab 22

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed Clean Parcel 4 (Bowling Alley), dated January 26, 2012, together with exhibits.....Tab 23

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed Clean Parcel 5 (Water Plant), dated January 26, 2012, together with exhibits .....Tab 24

**ECONOMIC DEVELOPMENT CONVEYANCE, NAVAL STATION ROOSEVELT  
ROADS, PUERTO RICO**

**VOLUME V**

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 1 (SWMU 10), dated January 26, 2012, together with exhibits .....Tab 25

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 2 Deed (SWMU 13), dated January 26, 2012, together with  
exhibits.....Tab 26

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 3 Deed (SWMU 17), dated January 26, 2012, together with  
exhibits.....Tab 27

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 4 Deed (SWMU 18), dated January 26, 2012, together with  
exhibits.....Tab 28

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 5 Deed (SWMU 25), dated January 26, 2012, together with  
exhibits.....Tab 29

**VOLUME VI**

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 6 Deed (SWMU 30), dated January 26, 2012, together with  
exhibits.....Tab 30

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 7 Deed (SWMU 39), dated January 26, 2012, together with  
exhibits.....Tab 31

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 8 Deed (SWMU 46), dated January 26, 2012, together with  
exhibits.....Tab 32

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 9 Deed (AOC C), dated January 26, 2012, together with exhibits .....Tab 33

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 10 Deed (AOC A), dated January 26, 2012 and Deed of  
Clarification, dated April 24, 2012, together with exhibits .....Tab 34

**ECONOMIC DEVELOPMENT CONVEYANCE, NAVAL STATION ROOSEVELT  
ROADS, PUERTO RICO**

**VOLUME VII**

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 11 Deed (SWMU 23), dated January 26, 2012, together with  
exhibits.....Tab 35

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
LUC Parcel 12 Deed (SWMU 42), dated January 26, 2012 and Deed of  
Clarification, dated April 24, 2012, together with exhibits .....Tab 36

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
Covenant Deferral Request Parcel 1 Deed (SWMU 7/8), dated January 26,  
2012, together with exhibits .....Tab 37

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
Covenant Deferral Request Parcel 2 Deed (SWMU 55), dated January 26, 2012,  
together with exhibits .....Tab 38

**VOLUME VIII**

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
Covenant Deferral Request Parcel 3 Deed (SWMU 74), dated January 26, 2012,  
together with exhibits .....Tab 39

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
Covenant Deferral Request Parcel 4 Deed (SWMU 75), dated January 26, 2012,  
together with exhibits .....Tab 40

Deed of Ratification and Conversion to Public Instrument of Quitclaim Deed  
Covenant Deferral Request Parcel 5 Deed (AOC F 1995), dated January 26,  
2012, together with exhibits .....Tab 41

**VOLUME IX**

Lease in Furtherance of Conveyance between the United States of America and  
Local Redevelopment Authority for Naval Station Roosevelt Roads at the  
Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico, dated January 25,  
2012, together with exhibits .....Tab 42

Deed of Easement for Utilities, dated January 26, 2012, together with exhibits .....Tab 43

Bill of Sale for Personal Property at Naval Station Roosevelt Roads, effective  
January 25, 2012, together with exhibits .....Tab 44

**ECONOMIC DEVELOPMENT CONVEYANCE, NAVAL STATION ROOSEVELT  
ROADS, PUERTO RICO**

Bill of Sale for Electric Utility Distribution System and Components Located on Property at the Former Naval Station Roosevelt Roads, Ceiba, PR, dated January 25, 2012, together with exhibits .....Tab 45

Bill of Sale for Water Utility Distribution System and Components Located on Property at the Former Naval Station Roosevelt Roads, Ceiba, PR, dated January 25, 2012, together with exhibits .....Tab 46

Guaranty by Puerto Rico Land Administration in favor of the United States of America, Acting by and through the Department of the Navy, dated January 25, 2012 .....Tab 47

Local Redevelopment Authority Representations, dated January 25, 2012 .....Tab 48

Navy Representations, dated January 25, 2012 .....Tab 49

Navy Affidavit of Title, dated January 25, 2012, together with exhibits .....Tab 50

Building 31 Agreement by and between the Local Redevelopment Authority for the Naval Station Roosevelt Roads and the United States of America, acting by and through the Department of the Navy, effective January 25, 2012, together with exhibits.....Tab 51