

**FINDING OF SUITABILITY TO TRANSFER**

**PARCEL 52  
(SCIENCE PARK)**

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



**Prepared by:**

**Department of the Navy  
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**October 2010**

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

**TABLE OF CONTENTS**

| <b><u>SECTION</u></b>  | <b><u>PAGE</u></b> |
|--|--------------------|
| <b>1.0 PURPOSE.....</b>  | <b>1</b>           |
| <b>2.0 DESCRIPTION OF PROPERTY.....</b>                            | <b>1</b>           |
| <b>3.0 PAST USE AND PROPOSED REUSE .....</b>                       | <b>2</b>           |
| <b>4.0 ENVIRONMENTAL FINDINGS .....</b>                            | <b>2</b>           |
| A.    Hazardous Substance Contamination .....                      | 3                  |
| B.    Petroleum Contamination .....                                | 4                  |
| C.    Condition of Property Classification .....                   | 5                  |
| D.    Other Environmental Aspects .....                            | 6                  |
| <b>5.0 REQUIREMENTS APPLICABLE TO PROPERTY TRANSFER .....</b>      | <b>8</b>           |
| A.    NEPA Compliance .....  | 8                  |
| B.    Hazardous Substance Notice .....                             | 8                  |
| C.    CERCLA Covenants .....                                       | 9                  |
| D.    CERCLA Access Clause.....                                    | 9                  |
| E.    Land and Groundwater Restrictions .....                      | 9                  |
| F.    Environmental Compliance Agreements / Permits / Orders ..... | 10                 |
| G.    Notification to Regulatory Agencies / Public.....            | 10                 |
| <b>6.0 SUITABILITY DETERMINATION.....</b>                          | <b>10</b>          |

**EXHIBITS**

|   |   |
|---|---|
| A | References  |
| B | Vicinity Map  |
| C | Aerial Photograph and Wastewater Collection System Map                  |
| D | Survey Maps   |
| E | Tables  |
| F | CERFA Concurrence   |
| G | Asbestos-Containing Materials Hazard Disclosure and Acknowledgment Form |
| H | Lead-Based Paint Hazard Disclosure and Acknowledgment Form              |
| I | Threatened and Endangered Species Conservation Measures                 |
| J | CERCLA Hazardous Substance Notice and Response Action Summary           |
| K | Responses to Comments   |

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
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 Science Park Parcel or Parcel 52 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) – the CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico (the CERFA Report; Navy, 2006a) and the 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. As shown on the Vicinity Map in Exhibit B, the Science Park Parcel is comprised of 77.344 acres located in the developed waterfront area north of the Ensenada Honda shoreline and west of the Bahia de Puerca shoreline. There are three environmental sites within the footprint of the parcel that have been “carved out” of the Science Park conveyance due to ongoing Navy cleanup actions. The “carve-outs” will be added to the Sale Parcel III lease area, as documented in the revised Finding of Suitability to Lease, Carve-Outs Within Sale Parcel III – Forrestal (Navy, 2010). The carve-outs occupy approximately 1.758 acres, thus reducing the total acreage covered by this FOST to approximately 75.586 acres (Subject Property). The carve-outs are Resource Conservation and Recovery Act (RCRA) Solid Waste Management Units (SWMUs) 31 (Waste Oil Collection Area - Buildings 31 and 2022) and 32 (Public Works Department Storage Yard/Battery Collection Area), and petroleum site MNA 124, one of eight petroleum sites across NAPR that comprise Area of Concern (AOC) F. The carve-outs are further described in Sections 4.0.A. (Hazardous Substance Contamination) and 4.0.B. (Petroleum Contamination) of this FOST.

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

The Subject Property includes two Bachelor Enlisted Quarters buildings, a dry dock, and over 25 buildings and facilities associated with the Public Works Department (PWD), SeaBees, and Underwater Demolition Team. An aerial photograph of Parcel 52 is provided in Exhibit C, and survey maps of the entire Science Park Parcel and of the environmental sites carved out of the transfer are included in Exhibit D. Table 1 in Exhibit E of this FOST 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.

**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 the installation 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 Subject Property is expected to be transferred via an Economic Development Conveyance to the Commonwealth of Puerto Rico. 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) anticipated future use of the Subject Property as a science park. An April 2010 addendum to the Reuse Plan (CCS, 2010) indicates the Subject Property will be in portions of areas with the following types of uses - mixed use (retail and upper floor residential), hotel and lodging, golf course, and retail/restaurant/entertainment district.

**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 prepared by Naval Facilities Engineering Command (NAVFAC) Atlantic. The following

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

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 five RCRA SWMUs on the Subject Property – SWMUs 19 (Pesticide Waste Storage – Building 121), 38 (Sanitary and Storm Water Sewer Systems), 41 (Pesticide Storage Area Wash Pad - Building 3152), 50 (Drum Storage Area) and 72 (Public Works Department - Building 31). The U.S. Environmental Protection Agency (EPA) Administrative Order on Consent (Consent Order; EPA, 2007) that sets out the Navy's corrective action obligations under RCRA designated these five SWMUs (19, 38, 41, 50 and 72) as Corrective Action Complete without Controls and required no further action.

SWMU 19 was clean closed pursuant to the requirements of the 1994 RCRA Permit for NSRR, thus no RCRA Facility Investigation (RFI) was required. The RCRA Permit also included No Further Action (NFA) determinations for SWMUs 38, 41 and 50, and did not require RFIs at these SWMUs. Under the Consent Order, the NFA 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, 13 and 14 are located well outside of the Subject Property. The ECP Phase I/II investigation of SWMU 72 did include sampling, but there was no indication of a release.

SWMUs 31 and 32 are inside the boundary of the Science Park Parcel, but will not be conveyed with the Subject Property. Instead, they will be included in the Sale Parcel III lease area, as documented in the revised Finding of Suitability to Lease, Carve-Outs Within Sale Parcel III – Forrester (Navy, 2010). SWMUs 31 and 32 will be leased in furtherance of conveyance to the future property owner of the Subject Property. The Lessee will be allowed use of the property subject to land use controls (non-residential use only and restricted access to soil under the parking lots), as shown on the figure (Baker, 2010) in Exhibit D.

Detailed descriptions of all NAPR SWMUs are provided in the ECP Report, while summary descriptions and the current status of the five SWMUs on the Subject Property are provided in Table 2 (Exhibit E). The aerial photograph and wastewater collection system map in Exhibit C show the approximate locations of the Subject Property SWMUs, as well as SWMUs 31 and 32.

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

**B. Petroleum Contamination**

There were two operational underground storage tanks (USTs) containing diesel fuel associated with BEQs 1A and 1B on the Subject Property at the time of the ECP inspection in March 2005. Both of these USTs were installed in 1996, and have been emptied, temporarily closed, and left in place for use by the new owner. If/when the USTs must be closed, closure in accordance with PREQB regulations will be the responsibility of the new owner. The ECP Report listed three known former UST systems on the Subject Property that were removed in 2002. Table 3 in Exhibit E lists the known past and present USTs on the Subject Property along with their location, capacity, material stored, and the year removed (or year installed if still present). The ECP Report documented six operational aboveground storage tanks (ASTs) and two oil/water separators (OWSs) on the Subject Property. These ASTs and OWSs are also listed in Table 3.

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 40 CFR 280 and PREQB UST regulations. There are no other known spills or releases associated with petroleum usage on the Subject Property.

The Navy is conducting a monitored natural attenuation (MNA) study of eight petroleum sites (seven UST sites and one AST site) across NAPR that comprise AOC F. One of these AOC F sites, MNA 124, was carved out of the Science Park Parcel conveyance due to ongoing environmental actions and is now immediately adjacent to the Subject Property as shown on the aerial photograph in Exhibit C. It occupies approximately 1.195 acres which includes a buffer zone around the MNA 124 petroleum-contaminated groundwater plume. This carve-out has been added to the Sale Parcel III lease area, as documented in the revised Finding of Suitability to Lease, Carve-Outs Within Sale Parcel III – Forrestal (Navy, 2010). The MNA 124 property will be leased in furtherance of conveyance to the future owner of the Subject Property. Long-term monitoring data indicate the MNA 124 plume is not expanding and is not expected to migrate onto the Subject Property. The Lessee will be allowed use of the MNA 124 property subject to land use controls (non-residential use only, no groundwater use, and no disturbance of subsurface soil), as shown on the figure (Baker, 2010) in Exhibit D. Another AOC F site, MNA 2842, is immediately adjacent to the Subject Property and the south side of MNA 124, as shown in Exhibits C and D. It is also part of the Sale Parcel III lease area, includes a buffer zone, and is not expected to impact the Subject Property based on long-term groundwater monitoring data. Following execution of the Sale Parcel III lease, the Navy will continue to implement any

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

remaining corrective and/or remedial action required for MNA 124 and MNA 2842, pursuant to the Consent Order.

**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 Subject Property, with the exception of SWMUs 19 and 41 (Category 2) and SWMU 38 (Category 3), was classified as Category 1 uncontaminated property in the CERFA Report. Following its review, the Puerto Rico Environmental Quality Board (EQB) provided a concurrence statement in the Final CERFA Report on 11 August 2006 (Exhibit F).

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

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. SWMU 38 is suitable for transfer because it was designated Corrective Action Completed without Controls in the Consent Order and now meets the definition of Category 2 because the SWMUs with releases that impacted the sanitary and storm sewer systems are not on or associated with the Subject Property.

**D. Other Environmental Aspects**

1. Munitions and Explosives of Concern

According to the ECP Report, there are no small arms ranges, 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 Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico (Baker, 2005), asbestos-containing material (ACM) was identified in 9 of the 28 facilities inspected on the Subject Property, as summarized in Table 4 of Exhibit E. Two feet of friable, accessible and damaged (FAD) ACM was identified in thermal pipe insulation in Building 31. This FAD ACM was removed in July 2009. 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 hazard disclosure and acknowledgement form (Exhibit G) will be provided to the transferee for execution at the time of transfer.

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

3. Lead-Based Paint

The NAPR facilities list (Exhibit E, Table 1) indicates many 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 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 LBP hazard disclosure and acknowledgment form (Exhibit H) will be provided to the transferee for execution at the time of transfer.

4. Polychlorinated Biphenyls (PCBs)

All PCB-containing equipment and PCB-contaminated transformers on the Subject Property were removed 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.

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, so the low indoor radon levels were not unexpected.

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

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6. Threatened and Endangered Species

As shown on the aerial photograph in Exhibit I, breeding habitat for the endangered yellow-shouldered blackbird has been identified on the Subject Property. The Commonwealth of Puerto Rico has committed to zoning 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 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, 2006b), 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 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

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

---

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 Covenants**

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, where required, by 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. These covenants will not apply to any remedial action(s) required on the property to the extent that an act or omission of the transferee results in a new release of hazardous substances.

**D. CERCLA Access Clause**

In accordance with CERCLA Sections 120(h)(3)(A)(iii) and 120(h)(4)(D)(ii), as required, 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.

**FINDING OF SUITABILITY TO TRANSFER  
PARCEL 52  
(SCIENCE PARK)  
NAVAL ACTIVITY PUERTO RICO**

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**F. Environmental Compliance Agreements / Permits / Orders**

On January 29, 2007, the Navy and EPA voluntarily entered into a Consent Order that set out the Navy's corrective action obligations under RCRA and replaced the 1994 RCRA permit as the document memorializing these obligations concerning NAPR. None of the five RCRA SWMUs on the Subject Property have cleanup work remaining to be completed under the terms of the Consent Order. Detailed descriptions of all five SWMUs are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E).

**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. Navy responses to EPA and EQB review comments on the draft version of this FOST are provided in 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 covenants that will be contained in the deed, the Subject Property is suitable for transfer.

10/25/2010  
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  
SCIENCE PARK (PARCEL 52)  
NAVAL ACTIVITY PUERTO RICO**

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**REFERENCES**

Baker (Michael Baker Jr., Inc.), 2005. "Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico". Moon Township, Pennsylvania.

Baker (Michael Baker Jr., Inc.), 2010. "Final Annual Land Use Control Status Report for Naval Activity Puerto Rico, EPA ID No. PR2170027203, Ceiba, Puerto Rico". Moon Township, Pennsylvania.

CBRE et al. (CB Richard Ellis Consulting, Cooper Robertson & Partners, Moffatt & Nichol, Puerto Rico Management & Economic Consultants, Inc.), 2004. "Naval Station Roosevelt Roads Reuse Plan".

CCS (Chicago Consultants Studio, Inc.), 2010. "Roosevelt Roads Redevelopment, Addendum to the 2004 Reuse Plan."

EPA (U.S. Environmental Protection Agency), 2007. "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".

GMI (Geo-Marine, Inc.), 2005. "Draft Report, Parcel Map for the Disposal of Naval Activity Puerto Rico". Hampton, Virginia.

Navy (Naval Facilities Engineering Command Atlantic), 2005. "Phase I/II Environmental Condition of Property Report, Former U.S. Naval Station Roosevelt Roads, Ceiba, Puerto Rico". Norfolk, Virginia.

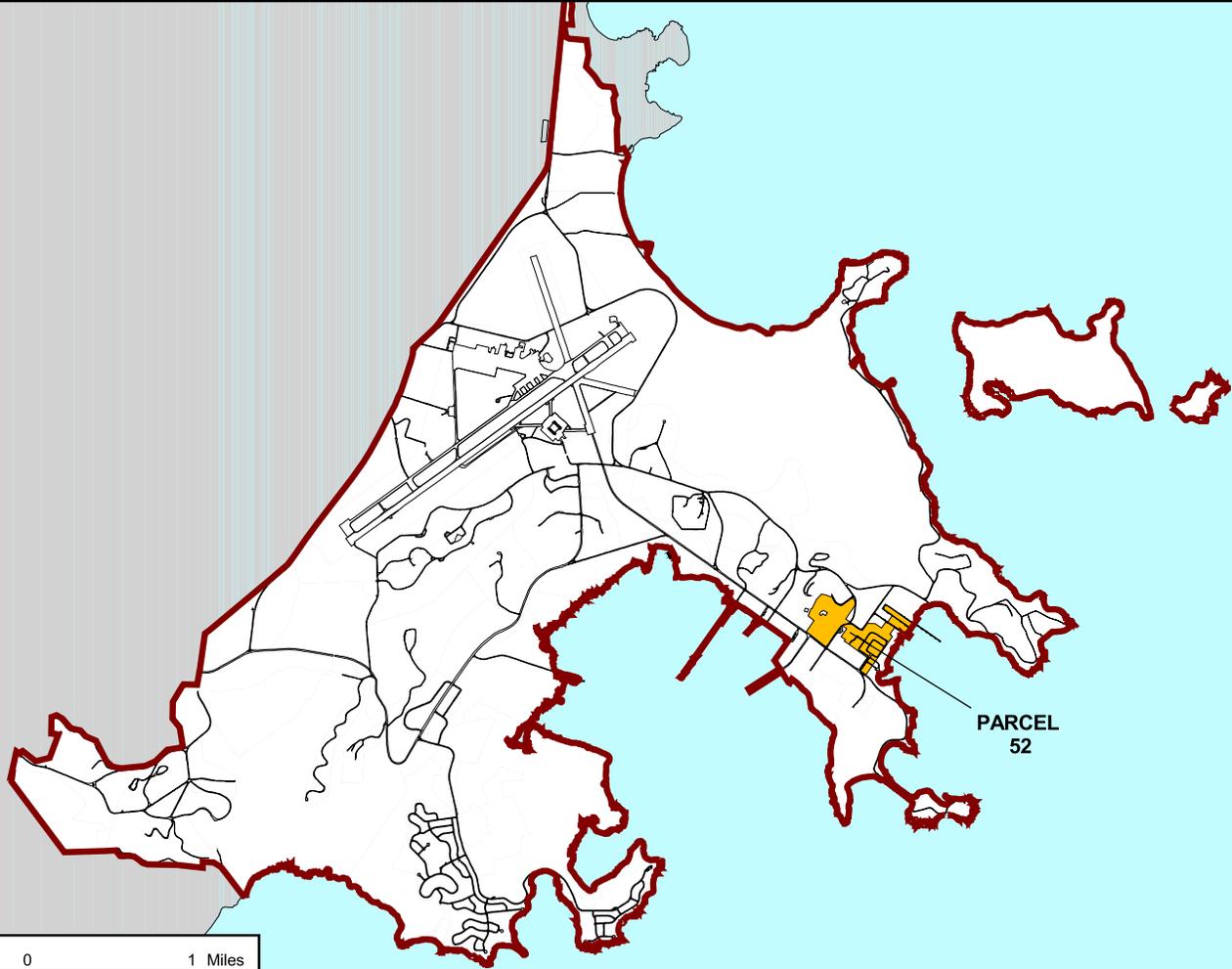
Navy (Department of the Navy [DON], Base Realignment and Closure [BRAC] Program Management Office [PMO] Southeast), 2006a. "CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico". North Charleston, South Carolina.

Navy (Naval Facilities Engineering Command Atlantic), 2006b. "Biological Assessment for the Disposal of Naval Station Roosevelt Roads/Naval Activity Puerto Rico Final Report". Norfolk, Virginia.

Navy (DON BRAC PMO Southeast), 2010. "Finding of Suitability to Lease, Carve-Outs Within Sale Parcel III - Forrestal, Naval Activity Puerto Rico, Ceiba, Puerto Rico". North Charleston, South Carolina.

USGS (U.S. Geological Survey), 1993. Open File Report 93-292-K, "Preliminary Geologic Radon Potential Assessment of Puerto Rico".

**Exhibit B**  
**Vicinity Map**



|             |          |
|-------------|----------|
| DRAWN BY    | DATE     |
| S. STROZ    | 12/28/09 |
| CHECKED BY  | DATE     |
| L. ANDERSON | 08/23/10 |
| REVISED BY  | DATE     |
| T. WHEATON  | 08/23/10 |



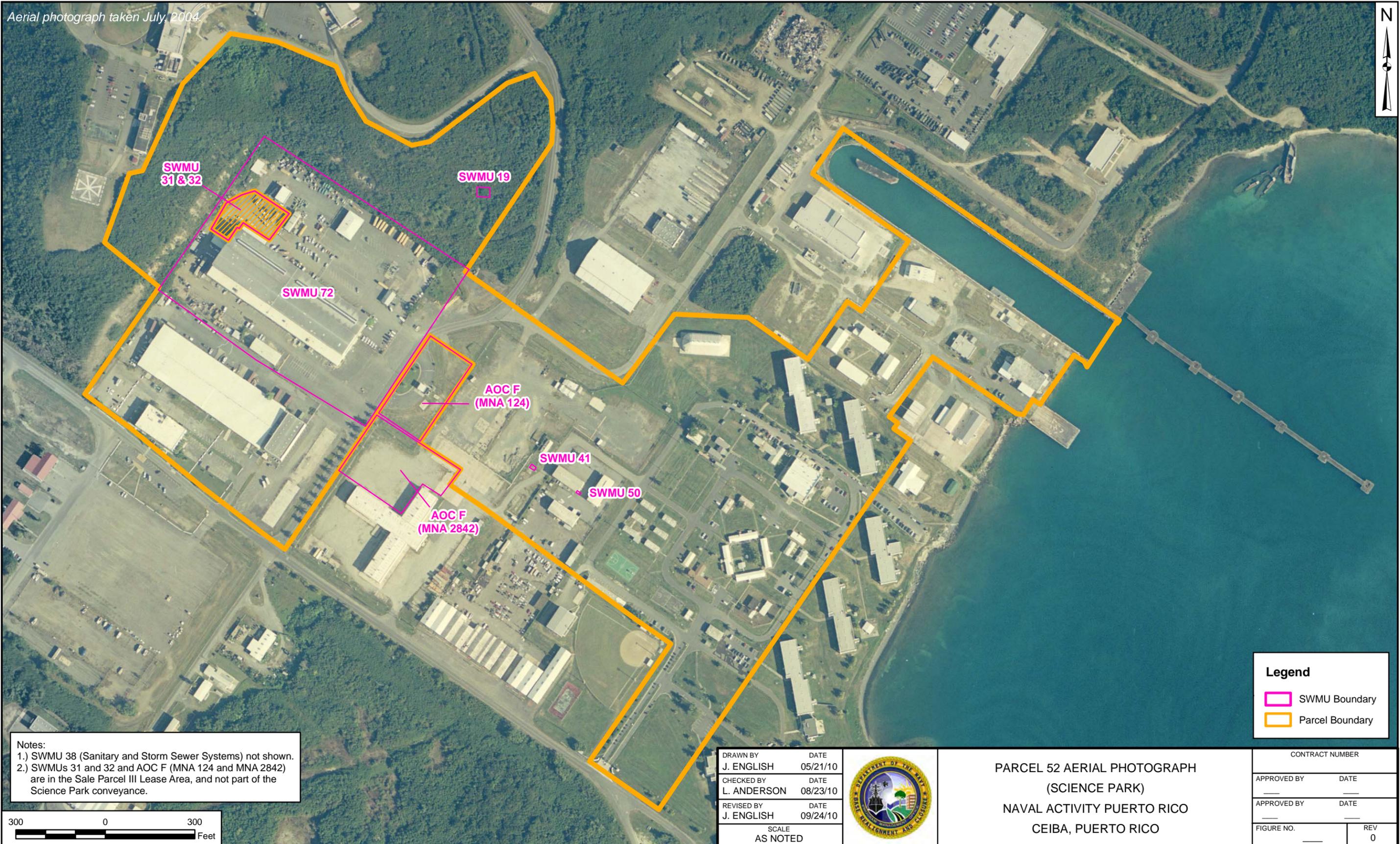
**PARCEL 52**  
**(SCIENCE PARK)**  
**NAVAL ACTIVITY PUERTO RICO**  
**CEIBA, PUERTO RICO**

|                         |           |
|-------------------------|-----------|
| CONTRACT NUMBER<br>0043 |           |
| APPROVED BY<br>—        | DATE<br>— |
| APPROVED BY<br>—        | DATE<br>— |
| DRAWING NO.<br>—        | REV<br>0  |

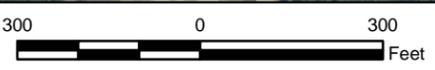
**Exhibit C**

**Aerial Photograph and Wastewater Collection System Map**

Aerial photograph taken July, 2004.



Notes:  
 1.) SWMU 38 (Sanitary and Storm Sewer Systems) not shown.  
 2.) SWMUs 31 and 32 and AOC F (MNA 124 and MNA 2842) are in the Sale Parcel III Lease Area, and not part of the Science Park conveyance.



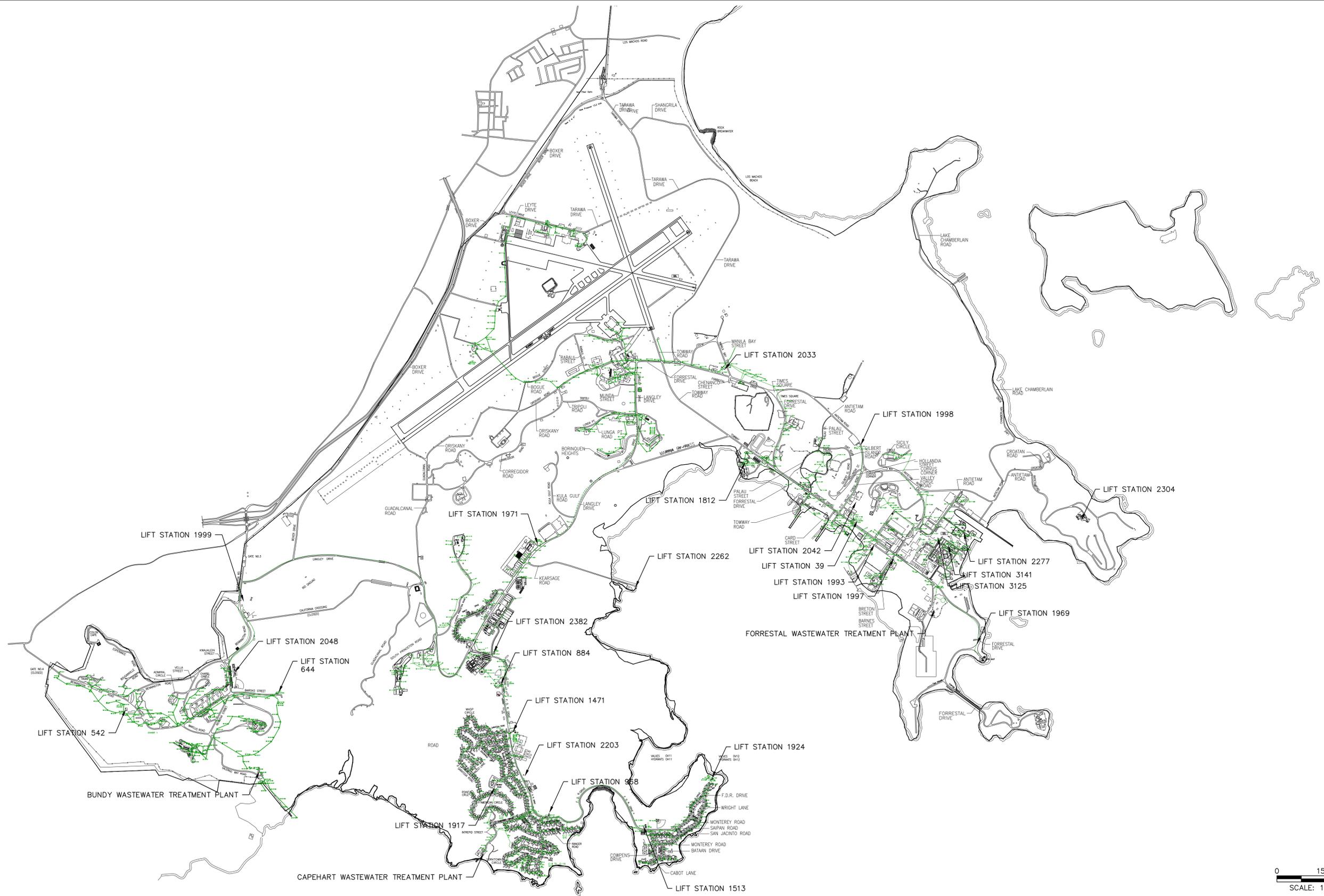
| Legend |                 |
|--------|-----------------|
|        | SWMU Boundary   |
|        | Parcel Boundary |

|                   |          |
|-------------------|----------|
| DRAWN BY          | DATE     |
| J. ENGLISH        | 05/21/10 |
| CHECKED BY        | DATE     |
| L. ANDERSON       | 08/23/10 |
| REVISED BY        | DATE     |
| J. ENGLISH        | 09/24/10 |
| SCALE<br>AS NOTED |          |



PARCEL 52 AERIAL PHOTOGRAPH  
 (SCIENCE PARK)  
 NAVAL ACTIVITY PUERTO RICO  
 CEIBA, PUERTO RICO

|                 |      |
|-----------------|------|
| CONTRACT NUMBER |      |
| APPROVED BY     | DATE |
| APPROVED BY     | DATE |
| FIGURE NO.      | REV  |
|                 | 0    |



0 1500 3000  
SCALE: 1" = 1500'

|            |         |
|------------|---------|
| DRAWN BY   | DATE    |
| BH         | 3/22/10 |
| CHECKED BY | DATE    |
| ---        | ---     |
| REVISED BY | DATE    |
| ---        | ---     |
| SCALE      |         |
| 1" = 1500' |         |



**WASTEWATER COLLECTION SYSTEM  
NAVAL ACTIVITY PUERTO RICO  
CEIBA, PUERTO RICO**

|                            |           |
|----------------------------|-----------|
| CONTRACT NO.<br>0503       |           |
| OWNER NO.<br>---           |           |
| APPROVED BY                | DATE      |
| ---                        | ---       |
| DRAWING NO.<br><b>WW-1</b> | REV.<br>0 |

**Exhibit D**  
**Survey Maps**

**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 AB9B34), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
- THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
  - PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS BOUNDARY REESTABLISHMENT SURVEY" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. NAVFAC DRAWING No. 4522929; DATED FEB 15, 2005.
- 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.

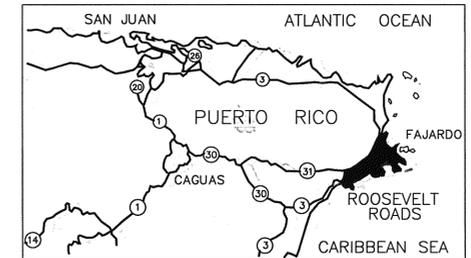
**CERTIFICATION**

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.

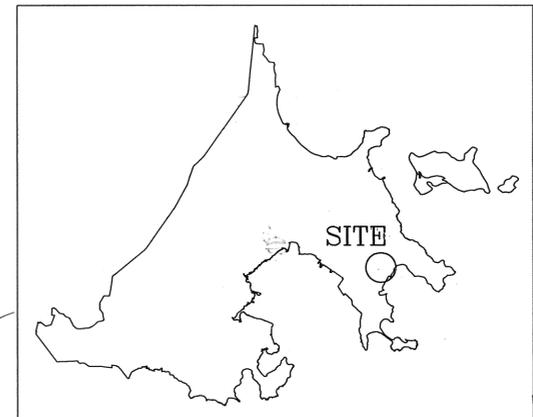
Date: 9/28/08

**LUIS BERRIOS MONTES**  
Surveyor License No. 8689

**LUIS BERRIOS MONTES**  
Agrimensor Lic. Num: 8689  
Tel. Oficina (787) 643-9689 / 855-1038 Fax (787) 807-6382  
Urb. Hacienda La Arboleda 11 Calle Arboleda Vega Baja PR 00993-3500



**LOCATION MAP**  
NOT TO SCALE



**NAVAL ACTIVITY PUERTO RICO**  
NOT TO SCALE

| LINE TABLE |             |        |      |             |        |
|------------|-------------|--------|------|-------------|--------|
| LINE       | BEARING     | LENGTH | LINE | BEARING     | LENGTH |
| L1         | S33°41'22"E | 100.86 | L11  | S54°41'59"E | 69.96  |
| L2         | S04°51'30"E | 82.54  | L12  | N56°29'16"W | 135.91 |
| L3         | S03°25'17"W | 66.55  | L13  | N37°06'48"E | 63.83  |
| L4         | S55°38'44"E | 56.34  | L14  | N55°15'34"W | 69.09  |
| L5         | S55°22'29"E | 60.31  | L15  | N81°34'36"E | 43.70  |
| L6         | N54°52'15"W | 29.82  | L16  | S24°07'45"E | 96.47  |
| L7         | S32°22'53"W | 61.88  | L17  | S32°15'20"E | 112.34 |
| L8         | N80°25'11"W | 22.72  | L18  | S63°13'32"E | 173.40 |
| L9         | S54°33'15"E | 35.36  | L19  | N80°10'32"E | 61.39  |
| L10        | S35°33'49"W | 24.35  | L20  | N70°17'27"E | 96.78  |



**LEGEND**

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

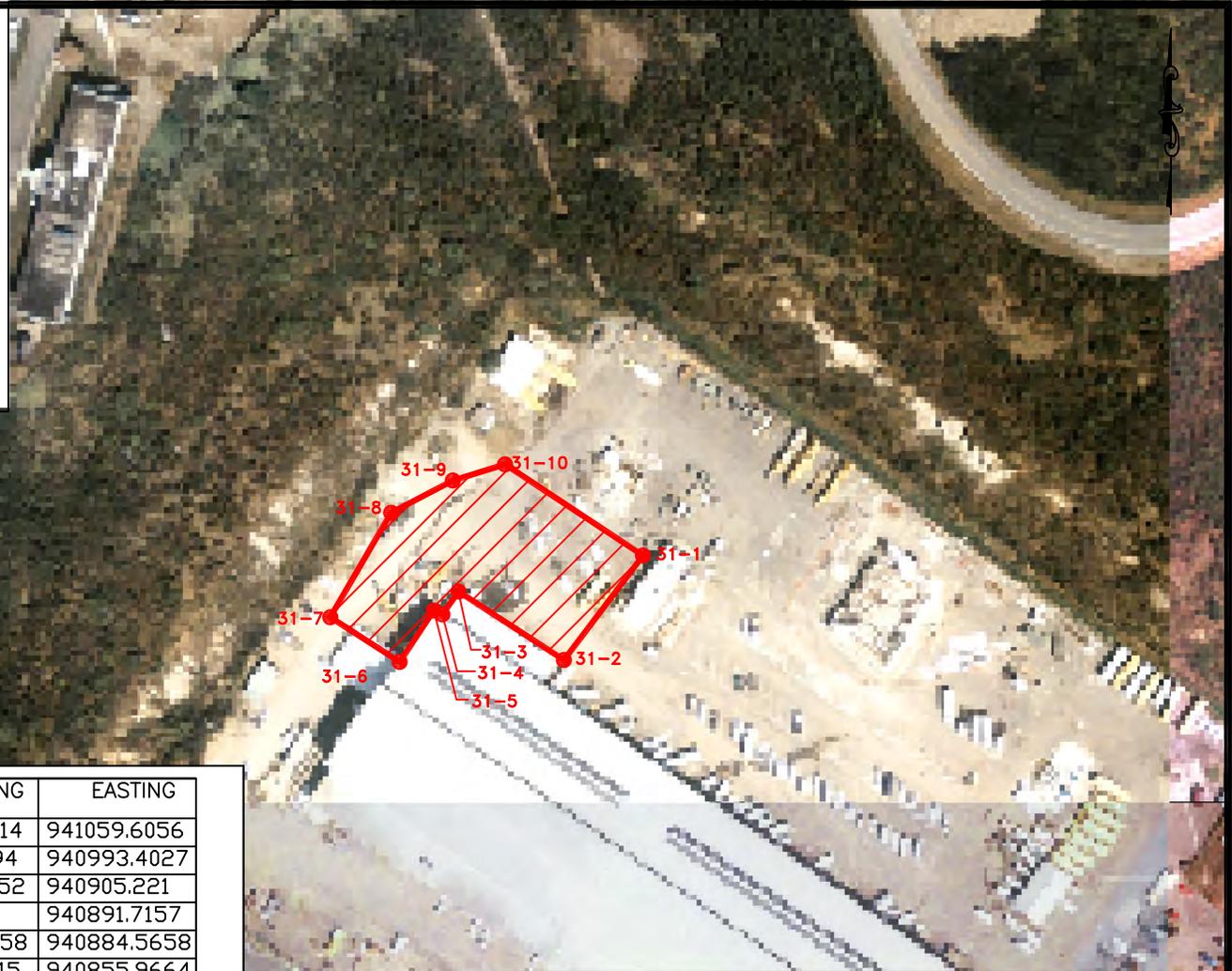
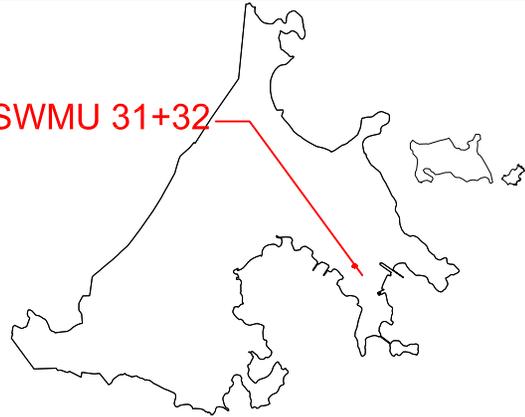
**TRANSYSTEMS CORPORATION**  
Town Point Center  
150 Boush Street, Suite 1000  
Norfolk, Virginia ~ USA, 23510-6688  
Phone 757-627-1112 Fax 757-627-1113  
www.transystems.com

|                   |                              |
|-------------------|------------------------------|
| APPROVED          | ACTIVITY - SATISFACTORY TO   |
| DATE              | FOR EPD FOR COMMANDER NAVFAC |
| DATE              | DATE                         |
| A/E               | EPD                          |
| DESIGN            |                              |
| DRAWN             |                              |
| REVIEW            |                              |
| CC                |                              |
| CHIEF ARCH./ENGR. |                              |
| PROJECT MANAGER   |                              |
| FIRE PROTECTION   |                              |
| BRANCH MANAGER    |                              |
| DESIGN DIRECTOR   |                              |

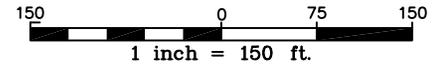
DEPARTMENT OF THE NAVY  
NAVAL STATION  
NAVAL FACILITIES ENGINEERING COMMAND  
ATLANTIC DIVISION  
NORFOLK, VIRGINIA  
CEIBA, PUERTO RICO  
NAVAL ACTIVITY PUERTO RICO  
UNITED STATES GOVERNMENT PROPERTY  
FORMER NAVAL STATION ROOSEVELT ROADS  
**PARCEL 52**

CODE ID. NO. 80091 SIZE D  
SCALE: AS NOTED  
EPD NO.  
STA. PROJ. NO.  
SPEC. NO.  
CONSTR. CONTR. NO.  
NAFAC DRAWING NO. N62470-02-D-7619  
SHEET 1 OF 1

SWMU 31+32



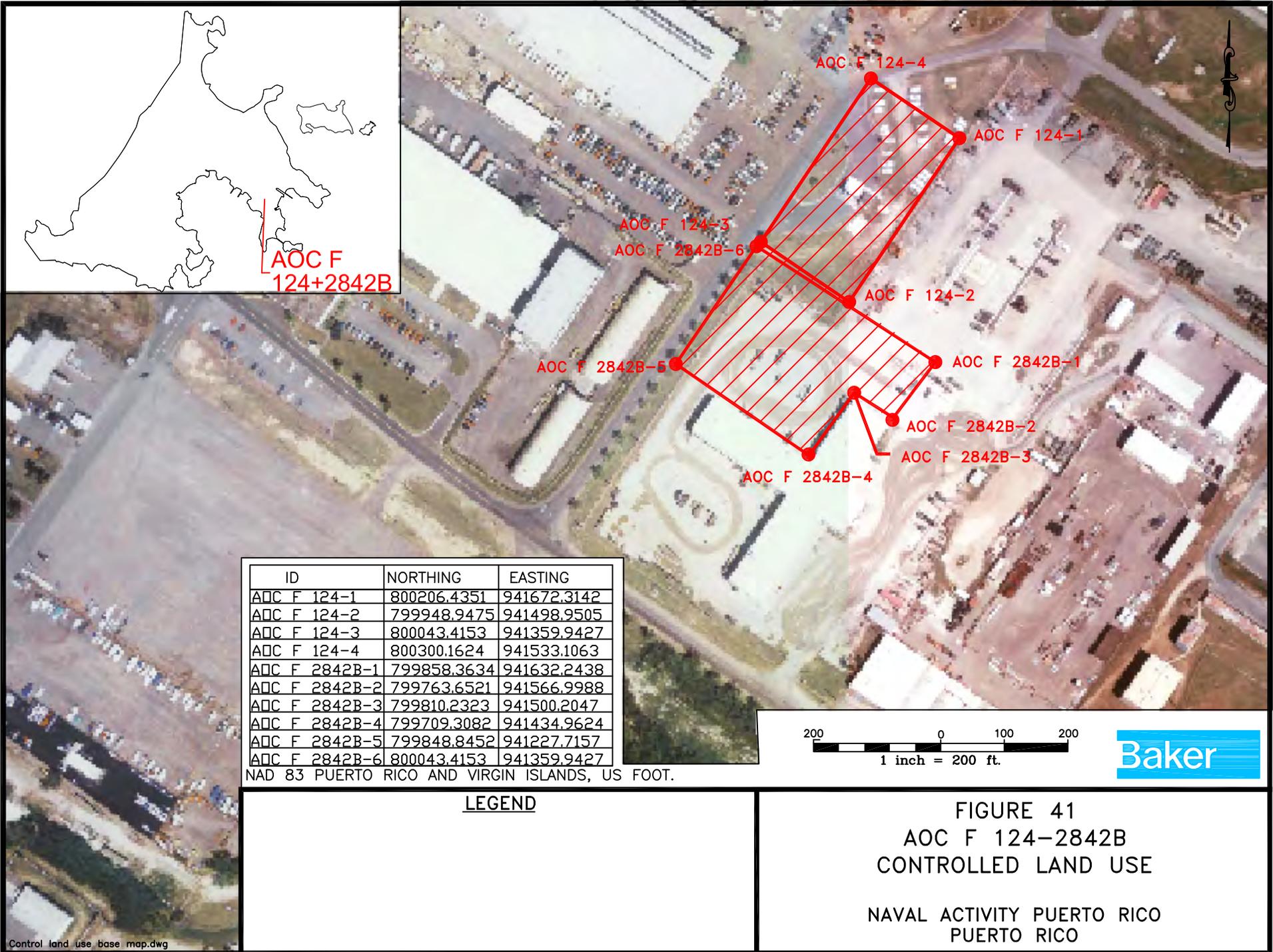
| ID    | NORTHING    | EASTING     |
|-------|-------------|-------------|
| 31-1  | 800708.3914 | 941059.6056 |
| 31-2  | 800621.0194 | 940993.4027 |
| 31-3  | 800678.1852 | 940905.221  |
| 31-4  | 800659.13   | 940891.7157 |
| 31-5  | 800662.3058 | 940884.5658 |
| 31-6  | 800619.4315 | 940855.9664 |
| 31-7  | 800656.7481 | 940797.973  |
| 31-8  | 800744.0847 | 940848.8166 |
| 31-9  | 800771.0796 | 940900.4545 |
| 31-10 | 800784.5771 | 940944.1482 |



- LEGEND**
- SWMU BOUNDARY
  - LAND USE CONTROL AREA
- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
  - SOIL DISTURBANCE RESTRICTED

**FIGURE 17**  
**SWMU 31 AND 32**  
**CONTROLLED LAND USE**

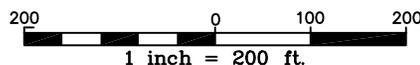
NAVAL ACTIVITY PUERTO RICO  
 PUERTO RICO



AOC F  
124+2842B

| ID            | NORTHING    | EASTING     |
|---------------|-------------|-------------|
| AOC F 124-1   | 800206.4351 | 941672.3142 |
| AOC F 124-2   | 799948.9475 | 941498.9505 |
| AOC F 124-3   | 800043.4153 | 941359.9427 |
| AOC F 124-4   | 800300.1624 | 941533.1063 |
| AOC F 2842B-1 | 799858.3634 | 941632.2438 |
| AOC F 2842B-2 | 799763.6521 | 941566.9988 |
| AOC F 2842B-3 | 799810.2323 | 941500.2047 |
| AOC F 2842B-4 | 799709.3082 | 941434.9624 |
| AOC F 2842B-5 | 799848.8452 | 941227.7157 |
| AOC F 2842B-6 | 800043.4153 | 941359.9427 |

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



LEGEND

FIGURE 41  
AOC F 124-2842B  
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO  
PUERTO RICO

**Exhibit E**

**Tables**

**Table 1  
Naval Activity Puerto Rico  
Parcel 52 (Science Park) FOST  
Facilities List**

| <b>Facility #</b> | <b>Former User</b> | <b>Name</b>                   | <b>Area</b> | <b>Unit</b> | <b>Yr Built</b> |
|-------------------|--------------------|-------------------------------|-------------|-------------|-----------------|
| 29                | NSWU-4             | SEAL TEAM BUILDING            | 3116        | SF          | 1943            |
| 30                | EOD                | EOD OPNS BLDG                 | 13086       | SF          | 1943            |
| 31                | PWD                | PUBLIC WORKS DEPARTMENT       | 120640      | SF          | 1943            |
| 111               | SUPPLY             | DOPE-THINNER WAREHOUSE        | 455         | SF          | 1954            |
| 281               | NSWU-4             | NSWU-4 PIER/HELO PAD          | -           | -           | 1943            |
| 367               | PWD                | LAWNMOWER HEAVY EQUIP SHOP    | 648         | SF          | 1956            |
| 844               | NSWU-4             | BOLLES WETSLIP/SM CRFT BERTH  | 12366       | -           | 1943            |
| 1026              | PWD                | AUTOMOTIVE MAINTENANCE SHOP   | 158         | SF          | 1960            |
| 1205              | MULTI              | NAVSTARR QTRDECK/SUPP/ADP     | 24864       | SF          | 1968            |
| 1207              | SUPPLY             | SUPPLY DEPT WHRSE & ADDITION  | 80170       | SF          | 1968            |
| 1683              | PWD                | PW MAINT STORAGE              | 4000        | SF          | 1970            |
| 1784              | PWD                | LAWN MOWER SHOP BY B#31       | 960         | SF          | 1971            |
| 1963              | PWD                | PW VEH WASH RACK              | 1104        | SF          | 1970            |
| 1977              | PWD                | POTABLE WATER PUMP HOUSE      | 208         | SF          | 1978            |
| 2022              | PWD                | VEHICLE PAINT BOOTH           | 1380        | SF          | 1958            |
| 2169              | PWD                | PAINT STORAGE ADJ: B#1683     | 240         | SF          | 1981            |
| 2234              | DIVERS             | HYPERBARIC/WTRFRNT SVCE BLDG  | 3358        | SF          | 1986            |
| 2275              | NSWU-4             | UDT BOATSHOP                  | 4000        | SF          | 1988            |
| 2276              | NSWU-4             | UDT ADMIN/ARMORY BLDG         | 4960        | SF          | 1988            |
| 2277              | NSWU-4             | WEIGHT ROOM/LOUNGE UDT        | 3000        | SF          | 1988            |
| 2281              | NSWU-4             | UDT ISOLATION/MEDICAL BLDG    | 4000        | SF          | 1988            |
| 2282              | NSWU-4             | CLASSRM/SUPP/OPRTN'L          | 3000        | SF          | 1988            |
| 2308              | PWD                | BUS SHELTER BY B#1205         | 190         | SF          | 1990            |
| 3006              | CB                 | POLICE STATION                | 1248        | SF          | 1969            |
| 3014              | CB                 | ARMORY PAVILION               | 900         | SF          | -               |
| 3015              | CB                 | DISPENSARY/DENTAL             | 2400        | SF          | 1969            |
| 3016              | CB                 | OPERATIONS/ENGINEERING OFFICE | 1920        | SF          | 1969            |
| 3017              | CB                 | CONF ROOM/MAS CHIEF/QC & P&E  | 1920        | SF          | 1969            |
| 3018              | CB                 | ADMIN OFFICE                  | 1920        | SF          | 1969            |
| 3019              | CB                 | ADMIN/PHOTO OFFICE            | 1920        | SF          | 1969            |
| 3020              | CB                 | POST OFFICE/BARBER SHOP       | 920         | SF          | 1969            |
| 3021              | CB                 | COMM STA/ELEC MAINT           | 920         | SF          | 1969            |
| 3022              | CB                 | CHARLIE COMPANY OFFICE        | 920         | SF          | 1969            |
| 3023              | CB                 | CHAPEL                        | 920         | SF          | 1969            |
| 3046              | CB                 | E.M. DINING FACILITY          | 9600        | SF          | 1969            |
| 3047              | CB                 | LAUNDRY/BOILER ROOM           | 2768        | SF          | 1969            |
| 3070              | CB                 | 1ST CLASS LOUNGE              | 960         | SF          | 1969            |
| 3071              | CB                 | NEX STORE                     | 2220        | SF          | 1969            |
| 3079              | CB                 | CLASSROOM                     | 960         | SF          | 1969            |
| 3080              | CB                 | RECREATION CENTER             | 960         | SF          | 1969            |
| 3081              | CB                 | E.M. BERTHING                 | 960         | SF          | 1969            |
| 3082              | CB                 | E.M. BERTHING                 | 960         | SF          | 1969            |
| 3083              | CB                 | CPO GALLEY                    | 960         | SF          | 1969            |
| 3084              | CB                 | CPO LOUNGE                    | 960         | SF          | 1969            |
| 3119              | CB                 | WEATHER SHELTER               | 112         | SF          | 1982            |

**Table 1**  
**Naval Activity Puerto Rico**  
**Parcel 52 (Science Park) FOST**  
**Facilities List**

| <b>Facility #</b> | <b>Former User</b> | <b>Name</b>                 | <b>Area</b> | <b>Unit</b> | <b>Yr Built</b> |
|-------------------|--------------------|-----------------------------|-------------|-------------|-----------------|
| 3128              | CB                 | BUS STOP SHELTER            | 280         | SF          | 1969            |
| 3144              | CB                 | SOILS LABORATORY            | 1000        | SF          | 1978            |
| 3148              | CB                 | MLO LUMBER STORAGE          | 4375        | SF          | 1982            |
| 3152              | CB                 | PEST CONTROL BUILDING       | 324         | SF          | 1983            |
| 3160              | CB                 | PHONE PAVILION              | 243         | SF          | 1984            |
| 3166              | CB                 | BRAVO CARPENTER SHOP        | 5706        | SF          | 1985            |
| 3168              | CB                 | CBLANT DET OFFICE           | 1056        | SF          | 1986            |
| 3180              | CB                 | BEQ 1B                      | 38002       | SF          | 1989            |
| 3181              | CB                 | BEQ 1A                      | 38002       | SF          | 1989            |
| 3190              | CB                 | UT SHOP BRAVO CO            | 5706        | SF          | 1985            |
| 3192              | CB                 | SEA BEES SUPPLIES WAREHOUSE | 11200       | SF          | -               |
| 3195              | CB                 | WEAPONS CLEANING SHELTER    | 960         | SF          | -               |

List based on 2003 NAPR base map (Base map - PREnew 11-2003.pdf), July 2001 Building Utilization List, List

- Information not available or unknown

BEQ Bachelor Enlisted Quarters  
CB Construction Battalion  
EOD Explosive Ordnance Disposal  
MLO CB Storage Warehouse  
MULTI Multiple Users  
NSWU Naval Special Warfare Unit  
PWD Public Works Department  
SUPPLY Supply Department  
UDT Underwater Demolition Team

**Table 2**  
**Naval Activity Puerto Rico**  
**Parcel 52 (Science Park) FOST**  
**Solid Waste Management Units Summary and Status**  
**Page 1 of 2**

| Parcel   | SWMU No. | Description   | CERFA <sup>a</sup> | RCRA Status                     | Investigation and Remedial Action Summary and Status   | Media Affected / Key Contaminants | Site Specific Land Use Controls | Current RCRA Phase | Remaining Work Required |
|--|----------|---|--------------------|---------------------------------|--|-----------------------------------|---------------------------------|--------------------|-------------------------|
| Science Park   | 19       | <b>Pesticide Waste Storage (Bldg. 121)</b> A concrete, bunker-like building used to hold surplus and discarded pesticides for indefinite, long-term storage. The building was demolished in 1998.   | 2                  | CAC w/out Controls <sup>#</sup> | Clean closed pursuant to requirements of 1994 RCRA Permit. Closure report was submitted in 1994 and approved by EPA.   | NA                                | None                            | NA                 | None                    |
| Basewide   | 38       | <b>Sanitary and Storm Water Sewer Systems</b> Below ground sanitary and storm sewer systems.  | 3                  | CAC w/out Controls <sup>#</sup> | 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 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                    |
| Science Park   | 41       | <b>Pesticide Storage Area Wash Pad (Bldg. 3152)</b> Former open-air, curbed concrete pad used as wash pad to rinse off pesticide control equipment. Discharge point for the wash waters was not determined in RCRA Facility Assessment. Discharge was later demonstrated to pass through a permitted outfall.   | 2                  | CAC w/out Controls <sup>#</sup> | No Further Action determination from 1994 Part B Permit. No RFI was required. Visual site re-inspection of unit was conducted during ECP field work; no evidence of release was observed.  | NA                                | None                            | NA                 | None                    |
| Science Park   | 50       | <b>Drum Storage Area (Bldg. 3166)</b> Open air, fenced area at the southwest corner of Building 3166, where several 55-gallon drums and other assorted materials were stored, either directly on the ground, or on pallets. This unit was first identified during the 1993 follow-up inspection. Materials stored here were product, and there is no indication of systematic and routine spills of hazardous constituents. Currently, the fenced area is no longer present.          | 1                  | CAC w/out Controls <sup>#</sup> | 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 site was conducted during ECP field work; no evidence of release was observed.   | NA                                | None                            | NA                 | None                    |
| Science Park   | 72       | <b>Public Works Department (Bldg. 31)</b> SWMU 72 immediately surrounds Building 31, the Public Works Department. The majority of the area is covered by pavement and the outer reaches covered by gravel/dirt. The area surrounding the building is best described as a level parking/storage lot. Records review identified historic small spills, stains, and stressed vegetation associated with activities including facility, vehicle, and equipment maintenance and refueling. | 1                  | CAC w/out Controls <sup>#</sup> | The ECP Phase I/II did not find any indication of a release. Note that SWMU 31/32 is co-located with this area, and a CMI is planned for SWMU 31/32. The Consent Order designated this SWMU as Corrective Action Complete without Controls.  | NA                                | None                            | NA                 | None                    |
| <sup>a</sup> CERFA categories:   |          |   |                    |                                 |  |                                   |                                 |                    |                         |
| 1 - <b>CERFA Clean</b> - areas where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred, |          |   |                    |                                 |  |                                   |                                 |                    |                         |
| 2 - <b>All Actions Complete</b> - areas where the release, disposal, or migration, or some combination thereof, of hazardous substances, or  |          |   |                    |                                 |  |                                   |                                 |                    |                         |
| 3 - <b>Additional Action Required</b> - Areas where a confirmed or suspected release, disposal, migration, or some combination thereof, of   |          |   |                    |                                 |  |                                   |                                 |                    |                         |
| <sup>#</sup> Corrective Action Complete (CAC) w/out Controls indicates no land use controls are required and unrestricted use is allowed.    |          |   |                    |                                 |  |                                   |                                 |                    |                         |



**Table 3**  
**Naval Activity Puerto Rico**  
**Parcel 52 (Science Park) FOST**  
**OWS, AST, and UST List**

| Number        | Type             | Location or User                       | Capacity | Material Stored | Year Installed | Year Removed |
|---------------|------------------|--|----------|-----------------|----------------|--------------|
| 31            | OWS              | Public Works Department Transportation | -        | -               | -              | -            |
| 3152          | OWS              | SeaBees Camp - Bravo Company           | -        | -               | -              | -            |
| 31-1          | AST              | Public Works Department                | 2,000    | Used Oil        | -              | -            |
| 31-2          | AST              | Public Works Department                | 2,000    | Used Oil        | -              | -            |
| 1205          | AST<br>(Vaulted) | Public Works Department                | 1,000    | Diesel          | -              | -            |
| 1207          | AST<br>(Dike)    | Public Works Department                | 1,000    | Diesel          | -              | -            |
| 3047          | AST<br>(Vaulted) | Camp Moscrip                           | 1,000    | Diesel          | -              | -            |
| 3138          | AST<br>(Vaulted) | Camp Moscrip                           | 1,000    | Diesel          | -              | -            |
| 31A<br>(Esso) | Former<br>UST    | Bldg 31                                | 8,000    | Mogas           | -              | 2002         |
| 31B<br>(Esso) | Former<br>UST    | Bldg 31                                | 10,000   | Mogas           | -              | 2002         |
| 31C<br>(Esso) | Former<br>UST    | Bldg 31                                | 6,000    | Diesel          | -              | 2002         |
| 3180          | UST              | BEQ 1B                                 | 1,000    | Diesel          | 1996           | NA           |
| 3181          | UST              | BEQ 1A                                 | 1,000    | Diesel          | 1996           | NA           |

- Information not available or unknown

AST Aboveground Storage Tank  
 BEQ Bachelor Enlisted Quarters  
 NA Not Applicable  
 OWS Oil-Water Separator  
 UST Underground Storage Tank

**Table 4**  
**Naval Activity Puerto Rico**  
**Parcel 52 (Science Park) FOST**  
**Asbestos-Containing Material Inspection Results**

| Facility # | Name                          | ACM Identified | Comments   |
|------------|-------------------------------|----------------|--|
| 29         | SEAL TEAM BUILDING            | N              |  |
| 30         | EOD OPNS BLDG                 | Y              |  |
| 31         | PUBLIC WORKS DEPARTMENT       | Y - Hazard     | 2 linear ft of FAD thermal pipe insulation - removed July 2009 |
| 111        | DOPE-THINNER WAREHOUSE        | N              |  |
| 281        | NSWU-4 PIER/HELO PAD          | NI             |  |
| 367        | LAWNMOWER HEAVY EQUIP SHOP    | N              |  |
| 844        | BOLLES WETSLIP/SM CRFT BERTH  | NI             |  |
| 1026       | AUTOMOTIVE MAINTENANCE SHOP   | N              |  |
| 1205       | NAVSTARR QTRDECK/SUPP/ADP     | Y              |  |
| 1207       | SUPPLY DEPT WHRSE & ADDITION  | Y              |  |
| 1683       | PW MAINT STORAGE              | Y              |  |
| 1784       | LAWN MOWER SHOP BY B#31       | N              |  |
| 1963       | PW VEH WASH RACK              | NI             |  |
| 1977       | POTABLE WATER PUMP HOUSE      | N              |  |
| 2022       | VEHICLE PAINT BOOTH           | N              |  |
| 2169       | PAINT STORAGE ADJ: B#1683     | NI             |  |
| 2234       | HYPERBARIC/WTRFRNT SVCE BLDG  | N              |  |
| 2275       | UDT BOATSHOP                  | N              |  |
| 2276       | UDT ADMIN/ARMORY BLDG         | N              |  |
| 2277       | WEIGHT ROOM/LOUNGE UDT        | Y              |  |
| 2281       | UDT ISOLATION/MEDICAL BLDG    | N              |  |
| 2282       | CLASSRM/SUPP/OPRTN'L          | Y              |  |
| 2308       | BUS SHELTER BY B#1205         | N              |  |
| 3006       | POLICE STATION                | NI             | Could not be accessed.   |
| 3014       | ARMORY PAVILION               | NI             |  |
| 3015       | DISPENSARY/DENTAL             | Y              |  |
| 3016       | OPERATIONS/ENGINEERING OFFICE | Y              |  |
| 3017       | CONF ROOM/MAS CHIEF/QC & P&E  | Y              |  |
| 3018       | ADMIN OFFICE                  | N              |  |
| 3019       | ADMIN/PHOTO OFFICE            | Y              |  |
| 3020       | POST OFFICE/BARBER SHOP       | Y              |  |
| 3021       | COMM STA/ELEC MAINT           | N              |  |
| 3022       | CHARLIE COMPANY OFFICE        | N              |  |
| 3023       | CHAPEL                        | N              |  |
| 3046       | E.M. DINING FACILITY          | N              |  |
| 3047       | LAUNDRY/BOILER ROOM           | Y              |  |
| 3070       | 1ST CLASS LOUNGE              | Y              |  |
| 3071       | NEX STORE                     | Y              |  |
| 3079       | CLASSROOM                     | Y              |  |
| 3080       | RECREATION CENTER             | Y              |  |
| 3081       | E.M. BERTHING                 | Y              |  |
| 3082       | E.M. BERTHING                 | Y              |  |
| 3083       | CPO GALLEY                    | Y              |  |
| 3084       | CPO LOUNGE                    | Y              |  |
| 3119       | WEATHER SHELTER               | Y              |  |
| 3128       | BUS STOP SHELTER              | N              |  |
| 3144       | SOILS LABORATORY              | N              |  |
| 3148       | MLO LUMBER STORAGE            | N              |  |
| 3152       | PEST CONTROL BUILDING         | Y              |  |
| 3160       | PHONE PAVILION                | N              |  |
| 3166       | BRAVO CARPENTER SHOP          | Y              |  |
| 3168       | CBLANT DET OFFICE             | N              |  |
| 3180       | BEQ 1B                        | N              |  |
| 3181       | BEQ 1A                        | N              |  |
| 3190       | UT SHOP BRAVO CO              | N              |  |
| 3192       | SEA BEES SUPPLIES WAREHOUSE   | N              |  |
| 3195       | WEAPONS CLEANING SHELTER      | N              |  |

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

**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.

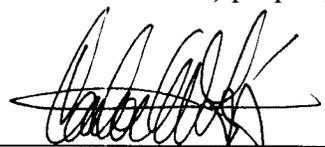
**Submitted**

  
\_\_\_\_\_  
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 Hazard Disclosure  
and Acknowledgment Form**

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

**ASBESTOS WARNING STATEMENT**

YOU ARE ADVISED THAT CERTAIN BUILDINGS WITHIN THE SCIENCE PARK 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).

**ACKNOWLEDGMENT**

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 52 (Science Park), 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 Disclosure  
and Acknowledgment Form**

**LEAD-BASED PAINT HAZARD  
DISCLOSURE AND ACKNOWLEDGMENT 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

**ACKNOWLEDGMENT**

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 52 (Science Park), 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 I**

**Threatened and Endangered Species Conservation Measures**

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**THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 52**

**Common Name—Science Park**

**Conveyance—EPC**

**Neighboring Parcel(s)—40, 48, 50, 51, 53, 55, 59, 63**

**Yellow-shouldered Blackbird**

**GENERAL REQUIREMENTS**

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

| <b>Activity</b>              | <b>Conservation Measures</b>  |
|------------------------------|---|
| <b>Development Planning</b>  | Save as many existing on site palms and trees as possible in new development plans.   |
| <b>Demolition/Remodeling</b> | 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. |
| <b>Grounds Maintenance</b>   | 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).   |
| <b>Building Maintenance</b>  | 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.   |
| <b>General Operations</b>    | 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.   |
| <b>Property Sale/Lease</b>   | 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 52

Common Name: Science Park  
Conveyance: EDC  
Neighboring Parcel(s): 40, 48, 50  
51, 53, 55, 59, 63

**Legend**

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

August 18, 2005



1 inch equals 410 Feet



## Parcel Index 52

Common Name: Science Park  
Conveyance: EDC  
Neighboring Parcel(s): 40, 48, 50  
51, 53, 55, 59, 63

**Legend**

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

August 18, 2005



1 inch equals 410 Feet



**Exhibit J**

**CERCLA Hazardous Substance Notice and Response Action Summary**

**Naval Activity Puerto Rico  
Science Park Parcel 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 Hazardous Waste No.  | Quantity Stored | Date of Storage | Quantity Released | Date of Release | Response Actions Taken |
|----------------------------|--|--|---------------------|----------------------------------|---------------------------|-----------------|-----------------|-------------------|-----------------|------------------------|
| 31                         | Public Works Department  | Solvents, cleaning solutions, degreasers, POLs   | ---                 | ---                              | Various - not fully known | Unknown         | 1940s-2004      | Unknown           | Unknown         | ---                    |
|                            |  | Methyl Ethyl Ketone  | 78933               | 2-Butanone; MEK                  | U159                      | Unknown         | 1940s-2004      | Unknown           | Unknown         | ---                    |
|                            |  | Hazardous Waste Accumulation Area (HWAA) - see SWMUs 17 & 18   | ---                 | ---                              | Various - not fully known | ---             | ---             | ---               | ---             | ---                    |
| SWMU 17                    | DRMO HW Storage Facility (non-flammable wastes) - not on Subject Property, but received wastes from Public Works Department. | Lead   | 7439921             | ---                              | D008                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Potassium Hydroxide  | 1310583             | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Sodium Hydroxide   | 1310732             | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Beryllium Dust   | 7440417             | ---                              | P015                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Lithium/Sulfur Dioxide Batteries   | ---                 | ---                              | D003                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Nickel/Cadmium Batteries   | ---                 | ---                              | D003, D006                | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Mercury Batteries  | ---                 | ---                              | D009                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Mercury Batteries in Acetic Acid   | ---                 | ---                              | D002, D009                | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Aid to Navigation (AtoN)   | ---                 | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Alkaline Batteries   | ---                 | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Lead/Acid Batteries  | ---                 | ---                              | D002, D008                | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Lead/Acid Batteries (Drained)  | ---                 | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Battery Electrolyte  | ---                 | ---                              | D002, D008                | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Acetic Acid  | 64197               | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Chromic Acid (Alodine)   | 7738945             | ---                              | D002, D007                | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Hydrochloric Acid  | 7647010             | Hydrogen Chloride                | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Sulfuric Acid  | 7664939             | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Ammonium Hydroxide   | 1336216             | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Cleaning Compound (TURCO)  | ---                 | ---                              | D002                      | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                            |  | Mercury  | 7439976             | ---                              | U151, D009                | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
| Blasting Booth Dust        | ---  | ---  | D007, D008          | Unknown                          | 1980-2004                 | Unknown         | Unknown         | ---               |                 |                        |
| Decontaminating Agent, STB | ---  | ---  | D003                | Unknown                          | 1980-2004                 | Unknown         | Unknown         | ---               |                 |                        |
| Chlordane                  | 57749  | Chlordane, alpha & gamma isomers<br>Chlordane (Technical Mixture and Metabolites)<br>4,7-Methano-1H-indene,<br>1,2,4,5,6,7,8,8-octachloro-<br>2,3,3a,4,7,7a-hexahydro- | U036                | Unknown                          | 1980-2004                 | Unknown         | Unknown         | ---               |                 |                        |

**Naval Activity Puerto Rico  
Science Park Parcel FOST  
CERCLA Hazardous Substance Notice/Response Action Summary  
Page 2 of 4**

| Bldg or Facility ID | Description | Substance Name   | CAS Registry Number | 40 CFR 302.4 Regulatory Synonyms                                | RCRA Hazardous Waste No. | Quantity Stored       | Date of Storage | Quantity Released | Date of Release | Response Actions Taken |
|---------------------|-------------|--|---------------------|---|--------------------------|-----------------------|-----------------|-------------------|-----------------|------------------------|
|                     |             | Photographic Developer                                       | ---                 | ---   | D002, D011               | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Photographic Fixer   | ---                 | ---   | D002, D011               | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Photographic Hardener  | ---                 | ---   | D011                     | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Photographic Stabilizer                                      | ---                 | ---   | D011                     | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Photographic Starter   | ---                 | ---   | D011                     | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Photographic Replenisher                                     | ---                 | ---   | D002, D011               | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Photo Auto Reversal Chemical                                 | ---                 | ---   | D011                     | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Hypo-Solution: Ammonium                                      | 7783188             | ---   | D011                     | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Hypo-Solution: Sodium Thiosulfate                            | 7772987             | ---   | D011                     | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Methylene Chloride   | 75092               | Dichloromethane   | F001, F002, U080         | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Perchloroethylene  | 127184              | Ethene, tetrachloro<br>Tetrachloroethene<br>Tetrachloroethylene | F001, F002, U210         | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | 1,1,1-Trichloroethane  | 71556               | Ethane, 1,1,1-trichloro<br>Methyl Chloroform                    | F001, F002, U226         | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Trichloroethylene  | 79016               | Trichloroethene<br>Ethene, trichloro                            | F001, F002, U228         | Unknown               | 1980-2004       | Unknown           | Unknown         | ---                    |
|                     |             | Trichlorofluoromethane                                       | 75694               | Trichloromonfluoro-<br>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                                   | ---                 | ---   | 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         | ---                    |
|                     |             | Various ignitable hazardous wastes                           | ---                 | ---   | Various                  | Capacity = 2,600 gals | 1980-2004       | Unknown           | Unknown         | ---                    |

**Naval Activity Puerto Rico  
Science Park Parcel FOST  
CERCLA Hazardous Substance Notice/Response Action Summary  
Page 3 of 4**

| Bldg or Facility ID           | Description  | Substance Name                      | CAS Registry Number          | 40 CFR 302.4 Regulatory Synonyms                              | RCRA Hazardous Waste No.                 | Quantity Stored | Date of Storage | Quantity Released | Date of Release | Response Actions Taken |     |
|-------------------------------|--|-------------------------------------|------------------------------|---|--|-----------------|-----------------|-------------------|-----------------|------------------------|-----|
| SWMU 18                       | DRMO Ignitable Storage Facility - not on Subject Property, but received wastes from Public Works Department. | 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         | Unknown                | --- |
|                               |  | Kerosene (contaminated)             | 8008206                      | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Adhesives                           | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Calibration Fluid                   | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Cleaning Compound (Mineral Spirits) | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Isopropyl Alcohol                   | 67630                        | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Sealing Compound                    | ---                          | ---   | D001, F003                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Icing Inhibitor                     | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Inspection Penetrant                | ---                          | ---   | D001, F003                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Denatured Alcohol                   | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Duplicating Fluid                   | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Waste Paints                        | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Painting Wastes                     | ---                          | ---   | D001, D002, D007, D008, F002, F003, F005 | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Malathion (with carrier solvent)    | 121755                       | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Photographic Toners                 | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Corrosion Inhibitor                 | ---                          | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Naphtha                             | 8030306                      | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Acetone                             | 67641                        | 2-Propanone   | F003, U002                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Ethyl Ether                         | 60297                        | Ethane, 1,1'-oxybis-  | F003, U117                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Isobutanol                          | 78831                        | 1-Propanol, 2-methyl-   | F005, U140                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Methanol                            | 67561                        | Methyl Alcohol  | F003, U154                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Methyl Ethyl Ketone                 | 78933                        | 2-Butanone, MEK   | U159                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Toluene                             | 108883                       | Benzene, methyl   | F005, U220                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Xylene                              | 1330207                      | Benzene, dimethyl Xylene (mixed) Xylene (isomers and mixture) | F003, U239                               | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | MEK and Paint                       | ---                          | ---   | F005, D007, D008                         | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Dye Penetrant                       | ---                          | ---   | D001, F001, F002                         | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Dry Cleaning Solvent (PD-680-I)     | 64742887                     | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
|                               |  | Stoddard Solvent                    | 8052413                      | ---   | D001                                     | Unknown         | 1980-2004       | Unknown           | Unknown         | Unknown                | --- |
| Inspection Penetrant          | ---  | ---                                 | D001, F002                   | Unknown   | 1980-2004                                | Unknown         | Unknown         | Unknown           | ---             |                        |     |
| Petroleum Lubricant           | ---  | ---                                 | D001                         | Unknown   | 1980-2004                                | Unknown         | Unknown         | Unknown           | ---             |                        |     |
| Aerosol Cans (partially full) | ---  | ---                                 | D001, F001, F002, F003, F005 | Unknown   | 1980-2004                                | Unknown         | Unknown         | Unknown           | ---             |                        |     |

**Naval Activity Puerto Rico**  
**Science Park Parcel FOST**  
**CERCLA Hazardous Substance Notice/Response Action Summary**  
**Page 4 of 4**

| Bldg or Facility ID  | Description                            | Substance Name  | CAS Registry Number | 40 CFR 302.4 Regulatory Synonyms | RCRA Hazardous Waste No.     | Quantity Stored | Date of Storage | Quantity Released | Date of Release | Response Actions Taken |
|----------------------|--|---|---------------------|----------------------------------|------------------------------|-----------------|-----------------|-------------------|-----------------|------------------------|
|                      |  | Miscellaneous Waste Ignitables                        | ---                 | ---                              | D001                         | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                      |  | Misc. Non-Halogenated Solvents                        | ---                 | ---                              | F003, F005                   | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                      |  | Misc. Petroleum, Oils & Grease contaminated with Oils | ---                 | ---                              | D001, F001, D001, D007, D008 | Unknown         | 1980-2004       | Unknown           | Unknown         | ---                    |
|                      |  | Outdated pesticides                                   | ---                 | ---                              | Unknown                      | Unknown         | 1980-1996       | Unknown           | Unknown         | ---                    |
| Bldg 121<br>SWMU 19  | Pesticide Waste Storage                | Waste solvents  | ---                 | ---                              | Various - not fully known    | Unknown         | 1982 - ?        | Unknown           | Unknown         | ---                    |
| Bldg 3152<br>SWMU 41 | SeaBee Pesticide Storage Area Wash Pad | Solvents  | ---                 | ---                              | Various - not fully known    | Unknown         | 1970s - ?       | Unknown           | Unknown         | ---                    |

**Exhibit K**  
**Responses to Comments**

**Navy Responses to U.S. Environmental Protection Agency (EPA)  
Review Comments on the  
Draft Finding of Suitability to Transfer  
Parcel 52 (Science Park)  
Naval Activity Puerto Rico**

EPA has completed its review of the Draft Finding of Suitability to Transfer (FOST) Parcel 52 (Science Park), transmitted to EPA and the Puerto Rico Environmental Quality Board (EQB) on behalf of the Navy, by Robert F. Simcik's (of Tetra Tech NUS Inc.) letter of August 30, 2010.

EPA has the following comments on the Draft FOST:

- 1) Section 4.0 A (Hazardous Substance Contamination) beginning on page 5 states that the 2007 Consent Order designated all five SWMUs (19, 38, 41, 50, and 72) on the Subject Property as Corrective Action Complete without Controls and required no further action. It is EPA's understanding that these Corrective Action Complete without Controls determinations were based on an industrial usage scenario. Since it is indicated in Section 3.0 (Past Use and Proposed Reuse) that "An April 2010 addendum to the Reuse Plan indicates the Subject Property will be in portions of areas with the following types of uses – mixed use (retail and upper floor residential), hotel, and lodging, golf course, and retail/restaurant/entertainment district", the Corrective Action Complete without Controls determinations made for the above five SWMUs must now be reevaluated based on the April 2010 proposed future usage scenarios. Therefore, please revise Section 4.0 A to clearly indicate whether the cited Corrective Action Complete without Controls determinations are based on industrial or unrestricted site usages.

Also, within 35 days of your receipt of this letter, please submit either documentation that those determinations are based on unrestricted site usage, or a schedule for completing revised risk assessment evaluations to determine if Corrective Action Complete without Controls determinations are appropriate for the above five SWMUs based on the April 2010 proposed future usage scenarios. Please note that under current EPA policy human health risk evaluations must include an evaluation of the potential risk posed by the vapor intrusion pathway.

Navy Response:

As discussed during the September 16, 2010 conference call between personnel from the Navy BRAC Program Management Office (PMO) Southeast, USEPA Region 2, and Michael Baker, Jr. Inc., and as documented in a letter dated September 21, 2010 from BRAC PMO Southeast to USEPA Region 2, the Navy believes these SWMUs are suitable for unrestricted use because they are designated as Corrective Action Complete "without Controls" in the Consent Order. Thus, no changes to the FOST related to this comment will be necessary.

- 2) Section 4.0 B (Petroleum Contamination) must be revised to clearly indicate that those portions of AOC F that are located on the Subject Property are subject to clean-up

**Navy Responses to U.S. Environmental Protection Agency (EPA)  
Review Comments on the  
Draft Finding of Suitability to Transfer  
Parcel 52 (Science Park)  
Naval Activity Puerto Rico**

requirements under the 2007 Consent Order.

Navy Response:

The FOST text has been clarified to make it clearer that the AOC F site (MNA 124) formerly in the Science Park parcel has been carved out of and is no longer part of the Subject Property, that this carve-out will become part of the Sale Parcel III lease area, that the AOC F carve-out remains subject to cleanup requirements under the Consent Order, and that long-term monitoring data indicate that groundwater contamination associated with both the AOC F carve-out and the other AOC F site (MNA 2842) that adjoins the Subject Property is not expected to migrate onto the Subject Property.

- 3) Section 5.0 F (Environmental Compliance Agreements/Permits/Orders) must be revised to clearly indicate that AOC F sites on the Subject Property are subject to clean-up requirements under the 2007 Consent Order, and also indicate that revised risk assessment evaluations will need to be implemented for the five SWMUs on the Subject Property based on the April 2010 proposed future usage scenarios.

Navy Response:

See Navy responses to Comments 1 and 2.

- 4) Table 2 (Solid Waste Management Units and Areas of Concern Summary and Status) must be revised as follows:
  - a) to list those portions of AOC F (MNA Sites) located on the Subject Property; and

Navy Response:

See Navy response to Comment 2.

- b) to include a footnote or annotation define the term CAC w/out controls.

**Navy Responses to U.S. Environmental Protection Agency (EPA)  
Review Comments on the  
Draft Finding of Suitability to Transfer  
Parcel 52 (Science Park)  
Naval Activity Puerto Rico**

Navy Response:

A footnote has been added to Table 2 stating “Corrective Action Complete (CAC) w/out Controls indicates no land use controls are required and unrestricted use is allowed.”

5) Exhibit J (CERCLA Hazardous Substance Notice....) needs to be revised as follows:

- a) the term AOC B (under Substance Name) needs to be defined, and Exhibit J must contain a note or annotation indicating where AOC B is described/discussed.

Navy Response:

AOC B is not located within the Subject Property and has been removed from the CERCLA Hazardous Substance Notice (Exhibit J) for the Subject Property.

- b) The term RCRA HW No. needs to be defined, and the information given under the column “RCRA HW No.” must be revised to state either “Unknown” or “not fully known”, where currently only a dashed line is shown.

Navy Response:

The requested edits have been made and the table has been revised to include SWMUs 17 (DRMO HW Storage Facility - non-flammable wastes) and 18 (DRMO Ignitable Storage Facility), as they are referenced in the Building 31 (Public Works Department) listing. The table notes that these SWMUs are not on the Subject Property but received wastes from the Public Works Department.

**Navy Responses to Puerto Rico Environmental Quality Board  
Review Comments on the  
Draft Finding of Suitability to Transfer  
Parcel 52 (Science Park)  
Naval Activity Puerto Rico**

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Transfer (FOST) Parcel 52 (Science Park), Naval Activity Puerto Rico, dated August 2010. PREQB has the following comments on the Draft FOST:

- Section 2.0, Description of Property, Page 1, First Paragraph: The text should be amended to clearly identify and describe the three environmental sites that will be "carved out" of the FOST and added to the Sale Parcel III lease area.

Navy Response:

The Section 2.0 text has been revised to identify the three carve-out sites as SWMU 31, SWMU 32 and AOC F (MNA 124).

- Section 4.0, Environmental Findings, Page 2: Please clarify the purpose of including detailed information on sites excluded from this FOST (i.e., SWMUs 31 and 32 and MNA 124) in this document. Please clarify if it is the intent to use this FOST as the method for documenting the path forward for these sites. If not, then please identify the document that will be prepared to memorialize the decisions being made about these on-going environmental sites and consider removing the detailed information concerning sites not included in the FOST from this document to make this FOST more clear.

Navy Response:

It is not the intent of this FOST to document the path forward for the carve-out sites. This will be done in a revision to the *Finding of Suitability to Lease, Carve-Outs Within Sale Parcel III - Forrestal*. The FOST text has been revised to make this clear and some of the detailed information about the Science Park parcel carve-out sites has been removed from the FOST as suggested.

- Section 4.0, Environmental Findings, Part B, Petroleum Contamination, Page 4, First Paragraph: The underground storage tanks need to be closed in accordance with PREQB's Underground Storage Tank Regulations. Therefore, please clarify who will be responsible for closing the USTs identified as BEQs 1A and 1B. In addition, please clarify if UST removals complied with PREQB's UST regulations.

Navy Response:

The text has been revised to state the USTs for BEQs 1A and 1B have been emptied, temporarily closed, and left in place for use by the new owner, and if/when the USTs must be closed, closure in accordance with PREQB regulations will be the responsibility of the new owner.

**Navy Responses to Puerto Rico Environmental Quality Board  
Review Comments on the  
Draft Finding of Suitability to Transfer  
Parcel 52 (Science Park)  
Naval Activity Puerto Rico**

- Section 4.0, Environmental Findings, Part B, Petroleum Contamination, Page 4, Second Paragraph: Please clarify in the text whether the MNA 124 groundwater plume is expanding, shrinking or steady-state. If the plume is not stable, please clarify in the text that the FOST does not apply to groundwater impacted by the MNA 124 plume, and clarify what LUCs will be employed should contaminated groundwater migrate to adjacent parcels included in this FOST.

Navy Response:

The text has been revised to state the AOC F carve-out includes a buffer zone and long-term monitoring data indicate the plume is not expanding and is not expected to migrate onto the Subject Property.

- Section 4.0, Environmental Findings, Part B, Petroleum Contamination, Page 5: Please clarify if the USTs were closed in accordance with PREQB UST Regulations.

Navy Response:

The text has been revised to state the USTs were closed in accordance with 40 CFR 280 and PREQB UST regulations.

- The column, "Investigation and Remedial Action Summary and Status" in Table 2 for SWMU 38 should be revised to eliminate the extra "sewer after water system" in the sixth line.

Navy Response:

The requested edit has been made.

- Please provide PREQB with copies of all executed transfer documents.

Navy Response:

Copies of all executed transfer documents will be provided to PREQB.