

Execution Version
5-2-13

**AMENDMENT NO. 2
TO THE
LEASE IN FURTHERANCE
OF CONVEYANCE
BETWEEN
THE UNITED STATES OF AMERICA
AND
THE LOCAL REDEVELOPMENT AUTHORITY FOR
NAVAL STATION ROOSEVELT ROADS**

MB

1
2
3
4
5
6
7
8
9
10

**AMENDMENT NO. 2
TO THE
LEASE IN FURTHERANCE
OF CONVEYANCE
BETWEEN
THE UNITED STATES OF AMERICA
AND
THE LOCAL REDEVELOPMENT AUTHORITY
FOR NAVAL STATION ROOSEVELT ROADS**

11
12
13
14
15
16
17
18
19
20
21

THIS AMENDMENT NO. TWO (2) to the Lease in Furtherance of Conveyance between the United States of America, acting by and through the Navy, and the Local Redevelopment Authority for Naval Station Roosevelt Roads dated January 25, 2012 ("Lease") is entered into as of this 6th day of May, 2013 ("Effective Date") by and between **THE UNITED STATES OF AMERICA**, acting by and through the Department of the Navy ("Government"), and **THE LOCAL REDEVELOPMENT AUTHORITY FOR NAVAL STATION ROOSEVELT ROADS** ("Lessee"), recognized as the local redevelopment authority by the Office of Economic Adjustment on behalf of the Secretary of Defense with regard to the disposition and conveyance of portions of Naval Station Roosevelt Roads, Puerto Rico. The Government and LRA are sometimes referred to herein collectively as the "Parties."

22
23

RECITALS

24
25
26
27
28

WHEREAS, the Parties entered into that certain Economic Development Conveyance Memorandum of Agreement dated December 20, 2011 (the "EDC Agreement") pursuant to Section 2905(b)(4) of the Defense Base Closure and Realignment Act of 1990, as amended, and the implementing regulations of the Department of Defense (32 CFR Part 174);

29
30
31
32
33

WHEREAS, the EDC Agreement contained the terms and conditions for the transfer to the LRA of approximately 1,370.2 acres at NSRR referred to as "Parcel 3." On January 25-26, 2012, the Government and the LRA executed various quitclaim deeds and the Lease to transfer Parcel 3 to the LRA;

34
35
36
37
38
39

WHEREAS, the Parties entered into that certain Amendment No. 1 to the EDC Agreement dated December 11, 2012 to provide for the conveyance from the Navy to the LRA of a parcel consisting of approximately one thousand, five hundred and forty-two (1,542) acres at NSRR referred to as "Parcel 1" and a parcel consisting of approximately four hundred and ninety-seven (497) acres at NSRR referred to as "Parcel 2" by quitclaim deed;

40
41
42
43


WHEREAS, certain portions of Parcel 1, as described in Attachment 1 hereto, for which the Navy has not yet issued a Finding of Suitability to Transfer are not yet eligible to be conveyed to the LRA by quitclaim deed;

44
45
46

WHEREAS, the Lessee has requested, and the Government has agreed, to lease those portions of Parcel 1 to the Lessee; and


1 **In Witness Whereof**, the Parties, intending to be legally bound, have caused their duly
2 authorized representatives to execute and deliver this Amendment No. 2 as of the Effective Date
3 set forth above.

4
5 **UNITED STATES OF AMERICA,**
6 **Acting by and through the Department of the Navy**

7
8
9 
10 _____
11 Gregory C. Preston
12 Real Estate Contracting Officer
13 Department of the Navy



14
15
16
17
18 **LOCAL REDEVELOPMENT AUTHORITY**
19 **FOR NAVAL STATION ROOSEVELT ROADS**

20
21 
22 _____
23 María L. Blázquez Arsuaga
24 Executive Director

ATTACHMENT 1

**Exhibit "A-2" to the Lease
Description of Leased Portions of Parcel 1**

-----**SWMU 54**-----

---"RURAL: Parcel of land identified as SWMU 54, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of seven thousand fifty two square meters and one hundred fifty-four thousandths of a square meter (7,052.154 m²); equivalent to one cuerda and seven hundred and ninety four thousandths of a cuerda (1.794 cuerdas); bounded on the NORTH, SOUTH, EAST and WEST by lands of the principal estate from which it is segregated, property of the United States of America."-----

-----**SWMU 61**-----

---"RURAL: Parcel of land identified as SWMU 61, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of twenty one thousand four hundred and sixty eight square meters and five hundred fifty seven thousandths of a square meter (21,468.557 m²); equivalent to five cuerdas and four hundred and sixty-two thousandths of a cuerda (5.462 cuerdas); bounded on the North, South and East by lands of the principal estate from which it is segregated, property of the United States of America and bounded on the West by lands of Conservation Zone 1, property of the Commonwealth of Puerto Rico, Department of Natural Resources."-----

-----**SWMU 62**-----

---"RURAL: Parcel of land identified as SWMU 62, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of fifty nine thousand forty-five square meters and six hundred ninety-nine thousandths of a square meter (59,045.699 m²); equivalent to fifteen cuerdas and twenty-three thousandths of a cuerda (15.023 cuerdas); bounded on the North, South and East by lands of the principal estate from which it is segregated, property of the United States of America and bounded on the West by lands of Conservation Zone 1, property of the Commonwealth of Puerto Rico, Department of Natural Resources."-----

-----**AOC 520**-----

---"RURAL: Parcel of land identified as AOC 520, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of thirteen thousand eight hundred and sixty-four square meters and seventy-seven thousandths of a square meter (13,864.077 m²); equivalent to three cuerdas and five hundred and twenty seven thousandths of a cuerda (3.527 cuerdas); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America."-----

-----**AOC 731**-----

---"RURAL: Parcel of land identified as AOC 731, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of one thousand two hundred and eleven square meters and three hundred forty-six thousandths of a square meter (1,211.346 m²); equivalent to three hundred and eight thousandths of a

cuerda (0.308 cuerda); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America.”-----

-----**AOC 734**-----

---“RURAL: Parcel of land identified as AOC 731, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of one thousand sixty eight square meters and five hundred and eighty-five thousandths of a square meter (1,068.585 m²); equivalent to two hundred and seventy two thousandths of a cuerda (0.272 of a cuerda); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America.”-----

-----**AOC 735**-----

---“RURAL: Parcel of land identified as AOC 735, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of four thousand four hundred and sixty-five square meters and nine hundred and ninety-seven thousandths of a square meter (4,465.997 m²); equivalent to one cuerda and one hundred and thirty six thousandths of a cuerda (1.136 cuerdas); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America.”-----

-----**SMWU 1**-----

---“RURAL: Parcel of land identified as SMWU 1, situated in the Wards of Guayacan, Municipality of Ceiba, Puerto Rico, containing an area of four hundred and three thousand four hundred and eight square meters and fifty-four thousandths of square meter (403,408.054 m²) equivalent to one hundred and two cuerdas and six hundred and thirty-eight thousandths of a cuerda (102.638 cuerdas); bounded on the North, East and West by lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America and on the South by Conservation Zone 13, property of the Commonwealth of Puerto Rico, Department of Natural Resources and lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America.”-----

-----**SMWU 2**-----

---“RURAL: Parcel of land identified as SMWU 2, situated in the Ward of Quebrada Seca, Municipality of Ceiba, Puerto Rico, containing an area of eighty three thousand and thirty-three square meters and four hundred and seventy-seven thousandths of a square meter (83,033.477 m²) equivalent to twenty one cuerdas and one hundred and twenty-six thousandths of a cuerda (21.126 cuerdas); bounded on the North and West by lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America, on the East by Ensenada Honda and on the South by Conservation Zone 26, property of the Commonwealth of Puerto Rico, Department of Natural Resources.”-----

-----**SMWU 71**-----

---“RURAL: Parcel of land identified as SMWU 71, situated in the Ward of Quebrada Seca, Municipality of Ceiba, Puerto Rico, containing an area of ninety

two thousand five hundred and sixty-six square meters and two hundred and forty three thousandths of a square meter (92,566.243 m²) equivalent to twenty three cuerdas and five hundred and fifty one thousandths of a cuerda (23.551 cuerdas); bounded on the North, East and West by lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America and on the South by Conservation Zone 26 property of the Commonwealth of Puerto Rico, Department of Natural Resources.”-----

