

FINDING OF SUITABILITY TO LEASE, REVISION 1

CARVE-OUTS WITHIN SALE PARCEL III AND SCIENCE PARK

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



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September 2011

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1.0 PURPOSE

This Finding of Suitability to Lease (FOSL) summarizes how the requirements and notifications for hazardous substances, petroleum products and other regulated material on the subject 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 Carve-outs Within Sale Parcel III and Science Park (collectively, Subject Property) at Naval Activity Puerto Rico (NAPR), Ceiba, Puerto Rico are environmentally suitable for lease subject to the conditions, notifications and restrictions set forth in this document. This decision is based primarily on my review of information contained in two of the documents listed in Exhibit A (References) – CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico (the CERFA Report; Navy, 2006b) and Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico (the ECP Report; Navy, 2005). Factors leading to this decision and other pertinent information related to property lease requirements are stated below.

The Subject Property is comprised of approximately 345 acres in numerous non-contiguous areas carved out of the Sale III and Science Park parcels located primarily along the ridge overlooking the northeastern side of Ensenada Honda and also on the southern peninsula of Bahía de Puerca. Facilities located on the Subject Property include a marina, a gasoline filling station, hazardous waste and materials storage facilities, maintenance shops, storage buildings, and recreational facilities. The carve-out areas were removed from Sale Parcel III and Science Park because they are Resource Conservation and Recovery Act (RCRA) Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) with work remaining to be completed under the Administrative Order on Consent (Consent Order; EPA Docket No. RCRA-02-2007-7301; EPA, 2007) that sets out the Navy's corrective action obligations under RCRA. Until a Corrective Action Complete determination has been approved by EPA for the SWMUs and AOCs located within the carve-out areas, the Navy will continue to be responsible for completion of any remaining corrective and/or remedial actions required for those SWMUs and AOCs, pursuant to the Consent Order. Furthermore, the SWMUs cannot be included in the transfer of Sale Parcel III and the Science Park because all necessary remedial actions have not been taken prior to transfer as required by Section 120(h)(3)(A)(ii)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

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The Navy and the new owner of Sale Parcel III and the Science Park will execute a lease in furtherance of conveyance for the carve-out areas. Upon successful completion of all necessary remedial actions by the Navy, the leased property will be transferred to the new owner. At the time of the transfer of each carve-out, the Navy will issue a Finding of Suitability to Transfer for the parcel(s) to be conveyed. Any land use controls required after the completion of all necessary remedial actions will be outlined in the FOST for that parcel(s) and included in the transfer deed. Vicinity maps showing Sale Parcel III, the Science Park parcel, and the carve-out (lease) areas within each are included in Exhibit B.

2.0 DESCRIPTION OF PROPERTY

NAPR was formerly known as Naval Station Roosevelt Roads (NSRR) until it ceased operation as an active Naval Station on March 31, 2004, at which point it was designated Naval Activity Puerto Rico. NAPR is located on the east coast of Puerto Rico adjacent to the municipality of Ceiba.

The carve-outs that comprise the Subject Property are as follows:

- **SWMU 3, Base Landfill** – Approximately 110 acres in Sub-parcels 56, 59 and 60. The unlined landfill was used since the early 1960s. The active portion (a lined 35-acre cell within the limits of the old 85-acre landfill) was closed and capped in 2007.
- **SWMU 9, Tank 212-217 Sludge Burial Pits** – Approximately 42 acres in two non-contiguous areas of Sub-parcel 40. Unlined, earthen pits in which petroleum sludges were buried after tank cleanings between 1940 and 1978.
- **SWMUs 11/45, Old Power Plant (Building 38 Interior/Exterior)** – Approximately 15 acres in Sub-parcel 59. SWMU 11 is the interior of Building 38, including a former concrete pad where transformers and transformer fluids containing PCBs were stored. SWMU 45 is the exterior of Building 38 where transformer oils containing PCBs were routinely discarded directly onto the ground, and includes the path of the cooling water intake tunnel from Puerca Bay. There are two closed in place 50,000-gallon underground storage tanks (USTs) associated with SWMUs 11/45.
- **SWMU 31, Waste Oil Collection Area - Buildings 31 and 2022** - Approximately 0.6 combined acres with SWMU 32 in Sub-parcel 52. Located in the Public Works Department storage yard near the Transportation Shop, it consists of a curbed, concrete pad used for temporary outdoor storage of waste oil containers. During a 1993 inspection, oil staining surrounded the storage pad.
- **SWMU 32 - Public Works Department Storage Yard/Battery Collection Area** – Approximately 0.6 combined acres with SWMU 31 in Sub-parcel 52. In 1988, it was an outdoor area where discarded batteries were stored. Approximately 100 55-gallon drums of contaminated jet fuel and soil were observed stored on wooden pallets resting on bare ground during the 1993 follow-up investigation. Along with these drums, an area of

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stained soil was visible, discarded batteries were noted, and a small, partially open, uncurbed storage building (“paint locker”) contained cans.

- **SWMU 57 (ECP 3), POL Drum Storage Area (Facility 278)** – Approximately 2 acres in Sub-parcel 40. Rectangular concrete pad approximately 100 feet by 160 feet in size. Used as Petroleum, Oils and Lubricants (POL) drum storage facility from the 1950s to the 1990s.
- **SWMU 59 (ECP 5), Former Vehicle Maintenance and Refueling Area** – Approximately 10 acres in Sub-parcel 43. Includes Buildings 377, 2344, and 2345. Used from the 1940s to the 1980s, and contained drums, vehicle racks, USTs (unknown quantity and disposition), and fuel islands. The majority of the site is presently covered by paving.
- **SWMU 60 (ECP 6), Former Landfill at the Marina** – Approximately 12 acres in Sub-parcels 42 and 45. Used as a landfill from the 1940s to the 1960s, with piles of solid waste and scrap metal. The marina now covers most of the site, except for a level area described as estuarine intertidal scrub-shrub broad-leafed evergreen.
- **SWMU 67 (ECP 13), Former Gas Station** – Approximately 4.5 acres in Sub-parcels 30 and 31. Located on east side of Langley Drive north of the tennis courts in a level area covered with secondary growth vegetation. A concrete pad and building foundation are present north of the tennis courts in the woods. No UST has been identified. An additional 1.05 acres of SWMU 67 is located on Sub-parcel 29 (University Parcel) which is not within Sale Parcel III or the Science Park.
- **SWMU 70 (ECP 16), Disposal Area Northwest of Landfill** – Approximately 55 acres in Sub-parcels 54, 56, and 59. Located northwest of the current base landfill, it is a construction debris and/or solid waste disposal site with potential disposal of POLs and/or hazardous materials containers.
- **SWMU 74 (ECP 20), Fuel Pipelines and Hydrant Pits** - On the Subject Property, this site consists of four non-contiguous portions of the JP-5 fuel pipeline totaling approximately 13.5 acres.
- **SWMU 77, Active Small Arms Range** – Approximately 69 acres that comprise Sub-parcel 38. A closed small arms range and former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. Originally, it was an active range slated for transfer to the Department of Homeland Security (DHS) for continued use as a range. DHS has decided not to take it. In accordance with Consent Order requirements an RFI is being performed for the three potential OB/OD sites, and the small arms range.
- **SWMU 78, Transformer Storage Pad** – Approximately 3 acres in Sub-parcel 48. Located off of Hollandia Street, near the intersection of Forrestal Drive and Valley Forge Road. The suspected release is associated with a raised concrete-curbed pad that formerly stored approximately 25 (non-PCB) transformers. The concrete pad was not present in aerial photographs of NAPR as late as 1995. The pad has a concrete berm surrounding the perimeter that acts as secondary containment. A valve is installed in the berm to allow the drainage of accumulated rainwater. A small area (approximately 10 feet by 3 feet) of stained soil and stressed vegetation was observed at the discharge of the drainage valve.
- **AOC F, Site of Four Former USTs (USTs 124A-D; Building 124)** – Approximately 1.2 acres in Sub-parcel 52. One of seven former UST sites and one aboveground

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storage tank (AST) site that comprise the AOC F Monitored Natural Attenuation (MNA) sites at various locations on NAPR. MNA 124 was the location of former USTs 124A (2,000-gallon motor gasoline tank), 124B and 124C (5,000-gallon motor gasoline tanks), and 124D (550-gallon waste oil tank) which were removed in 1996 and replaced by two motor gasoline USTs and one diesel UST. After the tank removals and subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

- **AOC F, Site of Four Former USTs (USTs 1738A-D; Building 1738)** – Approximately 2 acres in Sub-parcel 40. One of seven former UST sites and one AST site that comprise the AOC F MNA sites at various locations on NAPR. After the removal of three 10,000-gallon motor gasoline USTs and one 550-gallon waste oil UST at this site in 1995, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation, and a Methyl Tertiary Butyl Ether (MTBE) groundwater remediation pilot study is in the planning stages.
- **AOC F, Site of 1 former UST (UST 2842B; Building 3188)** - Approximately 5.3 acres in Sub-parcel 52. One of seven former UST sites and one current AST site that comprise the AOC F MNA sites at NAPR. After the removal of this 5,000-gallon diesel UST in 1997, and the subsequent investigation, the site was recommended for remedial action by monitored natural attenuation.

The carve-out SWMUs and AOCs are shown on the aerial photographs in Exhibit C. The survey maps in Exhibit D provide the final boundaries for Sale Parcel III, the Science Park parcel, and the carve-outs in Sale Parcel III. The boundaries of the Science Park carve-outs (SWMUs 31/32 and AOC F USTs 124A-C) are shown on the maps in Exhibit C). Table 1 (Exhibit E) provides the facility number, former user, name or description, area and year of construction of each of the numbered buildings, structures, and facilities on the Subject Property.

3.0 PAST USE AND PROPOSED REUSE

The former NSRR, including the Subject Property, has been used as a military installation since its acquisition and development by the Navy in the 1940s. The ECP Report states that most of the arable land on what is now NAPR was previously used for sugar cane cultivation and cattle grazing. No significant industrial facilities or environmental concerns were identified with respect to activities conducted on the former NSRR prior to Navy ownership. The Navy established NAPR to serve as the caretaker of the real property associated with NSRR and to assist in the transfer of the property. Since the establishment of NAPR, all industrial and commercial operations on the former NSRR with a significant potential for environmental contamination have ceased.

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The carve-out areas were undeveloped prior to the uses described in Section 2 that resulted in their being designated RCRA SWMUs and AOCs. The former vehicle maintenance area that is SWMU 59 became the location of a ground electronics maintenance shop and storage facilities; a marina now covers most of the area that is SWMU 60; tennis courts were constructed at the SWMU 67 former gas station location; and, a solid waste recycling facility was constructed on the eastern side of SWMU 70.

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 the following types of land uses for Sale Parcel III and the Science Park parcel: University Campus, Industrial, Recreation or Open Space Reserve, Science Park/Conference Center, Water-Oriented Commercial, and Passenger/Cargo Ferry Terminal and Related Uses. An April 2010 addendum (CSS, 2010) 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 Subject Property will be leased in furtherance of conveyance to the new owner. The Lessee will be allowed use of the property subject to the land and groundwater use restrictions described in Section 5.D. of this FOSL. The lease will contain these land use controls as well as requirements for Navy approval of any alterations to the property or uses of the property that result in a change in land use.

4.0 ENVIRONMENTAL FINDINGS

All available information concerning the past storage, release, or disposal of hazardous substances and/or petroleum products on NAPR, as collected through record searches, aerial photographs, personnel interviews, and on-site visual inspections, is contained in the ECP Report. The following summarizes the findings as they relate to the Subject Property and the corresponding Condition of Property Classification assigned to the real property to be leased and eventually transferred.

A. Hazardous Substance Contamination

The Subject Property includes 14 RCRA SWMUs with work remaining to be completed to address hazardous substance contamination (SWMUs 3, 9, 11, 31, 32, 45, 57, 59, 60, 67, 70, 74,

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77 and 78). Detailed descriptions of these SWMUs are provided in the ECP Report, except for SWMU 78 (Transformer Storage Pad) which was identified in August 2007. Detailed information for SWMU 78 will be provided in the RFI Report which is currently being prepared. Summary descriptions and their current status are provided in Table 2 (Exhibit E).

B. Petroleum Contamination

According to the ECP Report, there were 12 USTs and three aboveground storage tanks (ASTs) that once stored diesel fuel, motor gasoline and waste oil on the Subject Property at the time of the ECP inspection in March 2005. Table 3 lists the known USTs and ASTs on the Subject Property along with their location, capacity, material stored and the year installed. The ECP Report and field verification also documented two oil/water separators (OWSs) on the Subject Property. The OWSs are listed in Table 3. The records do not indicate there have been any spills or releases associated with the USTs, ASTs and OWSs currently known to be present on the Subject Property.

The ECP Report indicated there were nine former USTs associated with AOC F that were removed in 1995, 1996, and 1997 – USTs 1738 A through D, USTs 124 A through D, and UST 2842B, two USTs closed in place at Building 38 (SWMUs 11/45), and possible former USTs of unknown number and disposition at Buildings 377, 2344 and 2345 (SWMU 59). Table 3 lists the known former USTs on the Subject Property along with their location, capacity, material stored and year removed.

The Navy is conducting a monitored natural attenuation (MNA) study of the groundwater contamination associated with the seven UST sites and one AST site that comprise AOC F. These MNA sites include former USTs 124A through 124D, 1738A through 1738D, and 2842B on the Subject Property. During the time NSRR was an active installation, the study was conducted in accordance with monitoring protocols developed by the Underground Storage Tank Management Division of the Puerto Rico Environmental Quality Board (EQB). Given the closure and pending transfer of the former NSRR, the Navy was required to prepare a work plan in accordance with U.S. Environmental Protection Agency (EPA) MNA standards. The Navy submitted the MNA Work Plan to EPA in October 2007, and EPA approved it in April 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. Long-term quarterly groundwater monitoring is ongoing, and the Year 9, Second Quarter sampling event was completed in August 2011. Because MTBE has been found

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in the groundwater at AOC F - Site 1738, a separate remediation plan for the MTBE contamination is currently under development.

C. Condition of Property Classification

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

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

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

CERFA stipulates that the federal government must identify “uncontaminated property” scheduled for transfer, and defines this as “...real property on which no hazardous substances and no petroleum products or their derivatives were known to have been released, or disposed of” [(Section 9620(h)(4)(A)]. In accordance with the property condition classification guidelines discussed above, the Navy classified the Subject Property as Category 3 (except for SWMU 78 which had not been identified at that time). Following its review of the CERFA Report, the Puerto Rico Environmental Quality Board (EQB) concurred with this classification and provided a concurrence statement (Exhibit F) in the Final CERFA Report on 11 August 2006. The 14 SWMUs on the Subject Property may not be transferred until all required remedial actions have been taken to address residual contamination in accordance with the requirements of

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CERCLA Section 120(h)(3)(A)(ii)(I), and the three Category 3 petroleum sites (AOC F) may not be transferred until the work remaining to be completed under the Consent Order is completed.

D. Other Environmental Aspects

1. Munitions and Explosives of Concern

SWMU 77 is a closed small arms range and former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. Range locations have periodically moved throughout the peninsula since its first use. Review of historic records and interviews indicate that the SWMU was used for munitions disposal or detonation and as a small arms range. The Navy had planned to transfer this range to DHS for continued operation as a range without shutting it down. No further action was required under the Consent Order as long as the range stayed operational. DHS recently decided it would not take possession of the range, therefore it is no longer considered active and under the terms of the Consent Order, an RFI is currently being performed for three potential OB/OD sites, several potential munitions burial trenches, and the small arms and rifle ranges.

According to the ECP Report, there are no other heavy (crew-served) weapon ranges, unexploded ordnance/impact areas, explosive ordnance disposal areas or open burning/open detonation activities on the Subject Property.

2. Asbestos-Containing Materials

According to the June 2005 *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico* (Baker, 2005), asbestos-containing material (ACM) was identified in two (2) of the facilities inspected on the Subject Property, as summarized in Table 4 of Exhibit E. Friable, accessible and damaged (FAD) ACM was not identified in any of the facilities. Detailed information about the materials identified and sampled during the asbestos inspection, including summary tables, location drawings, photographs and laboratory reports, is included in the report.

The possibility remains for the presence of undiscovered ACM associated with underground utilities and miscellaneous building materials at NAPR. While this potential ACM does not pose a hazard to site users, future demolition and/or subsurface work performed by the lessee could result in FAD ACM hazards. Thus, the lessee must

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comply with all applicable Commonwealth and Federal laws relating to ACM management in order to ensure future protection of human health and the environment during any future renovation/demolition activities or underground utility work. An ACM acknowledgement form (Exhibit G) will be provided to the lessee for execution at the time of lease.

3. Lead-Based Paint

A lead-based paint (LBP) survey and risk assessment was completed at NAPR in Spring 2008 for military family housing only, thus none of the facilities on the Subject Property were included in the survey.

Table 1 (Exhibit E) indicates approximately 12 buildings, structures and facilities on the Subject Property were constructed prior to 1978, the year in which LBP was banned for consumer use. These facilities and any others built before 1978 are presumed to contain LBP. A Lead-Based Paint Hazards Advisory Statement, Exhibit H to this FOSL, will be provided to the lessee and executed at the time of lease.

4. Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are the key contaminant at SWMUs 11, 45, and 78, as described in Exhibit E, Table 2 and the ECP Report. Remediation of PCB-contamination at SWMUs 45 and 78 is ongoing under the RCRA corrective action program. Although the final disposition of the PCB contamination at SWMU 11 has not yet been determined, interim measures requiring site access restriction are being implemented under the RCRA Consent Order.

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

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5. Radon

According to the U.S. Geological Survey Open-File Report 93-292-K, *Preliminary Geologic Radon Potential Assessment of Puerto Rico* (USGS, 1993), the Commonwealth of Puerto Rico exhibits generally low indoor radon levels, and a survey of radon concentrations of offices, housing units, schools and other buildings was conducted by the DoD between 1989 and 1992 on federal military reservations in Puerto Rico, including the former NSRR. Indoor radon levels ranged from 0.0 to 1.9 picoCuries/Liter (pCi/L), well below the current EPA residential indoor radon screening action level of 4 pCi/L. The majority of the reservations, including NAPR, are situated on coastal plains, so the low indoor radon levels were not unexpected on the Subject Property.

6. Threatened and Endangered Species

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

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

5.0 REQUIREMENTS APPLICABLE TO PROPERTY LEASE

A. National Environmental Policy Act Compliance

In accordance with National Environmental Policy Act requirements, an Environmental Assessment (EA) 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

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April 10, 2007. A Supplemental EA (SEA) was prepared to address changes in proposed reuse in the 2010 Reuse Plan Addendum. The FONSI for the SEA was signed September 26, 2011.

B. Hazardous Substance Notice

Past activities within the Subject Property included the use and storage of hazardous substances and petroleum products. The ECP Report provides details on hazardous materials use/storage, hazardous waste generation/management, and the nature and extent of hazardous substance and petroleum product releases to the environment. In accordance with Section 120(h)(1) of CERCLA, the lease shall provide notice as to those hazardous substances which it is known, based on a complete search of agency files, were stored for 1 year or more, released or disposed on the Subject Property in excess of those reportable quantities specified under Title 40 of the Code of Federal Regulations (CFR) Part 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. The hazardous substances notice and response action summary for the Subject Property is attached to this FOSL as Exhibit J.

C. Access Clause

The lease for the Subject Property shall contain a clause reserving to the United States, its officers, agents, employees, contractors, and subcontractors the right to enter upon the leased property to complete its RCRA corrective action obligations, including any remedial or corrective action found to be necessary after the date of lease. 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 lease. These access rights are in addition to those granted to Federal, state, and local authorities under applicable environmental laws and regulations.

D. Land and Groundwater Restrictions

To prevent unacceptable risks to human health and the environment during the lease period, the Navy will ensure the lease includes the following land use controls on the Subject Property:

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- A restriction on land use to non-residential uses only. (AOC F [124, 1738, and 2842B] and SWMUs 3, 9, 11, 31, 32, 45, 57, 59, 60, 67, 70, 74, 77 and 78).
- A restriction on certain invasive activities in areas where surface soil, subsurface soil and or sediments are contaminated. (AOC F [124, 1738, and 2842B] and SWMUs 3, 9, 31, 32, 45, 57, 59, 60, 67, 70, 74, 77 and 78).
- A restriction on use of groundwater and installation of new wells in or near areas of known groundwater contamination. (AOC F [124, 1738, and 2842B] and SWMUs 3, 9, 45, 57, 59, 60, 67, 70, 74, 77 and 78).
- A restriction on disturbance of the SWMU 3 landfill cover.
- A restriction on disturbance of adjacent wetlands (SWMUs 9, 60, and 70).
- A restriction on access to the interior of Building 38 (SWMU 11).
- A requirement to protect the integrity of any existing and all future groundwater monitoring or extraction wells, remedial action equipment and associated utilities.
- A requirement that all ongoing and future environmental investigations and remedial activities at or adjacent to the Subject Property not be disrupted.

The Navy will remain in the area for several years completing environmental cleanup work, and will work with future property owners to provide levels of protection against land use control violations including inspections, education, and coordination with property owners and regulators. Furthermore, the Navy will review each individual site to determine what protections (e.g., fences and signage) are necessary for implementation of land use controls based on contaminant concentrations and proximity to receptors.

Upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carve-out areas, if a Corrective Action Complete With Controls determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOCs are located will be responsible for maintaining all land use controls and/or other controls upon which that Corrective Action Complete With Controls determination was based. Any land use controls required after the completion of all necessary remedial actions will be outlined in the FOSTs and transfer deeds for the carve-out areas. EPA and EQB will be afforded the opportunity to review these documents prior to execution.

E. Environmental Compliance Agreements / Permits / Orders

On January 29, 2007, the Navy and EPA voluntarily entered into a Consent Order that sets out the Navy's corrective action obligations under RCRA and replaces the 1994 RCRA permit as the document memorializing these obligations concerning NAPR. The SWMUs and AOCs that

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comprise the Subject Property have investigation and/or cleanup work remaining to be completed under the terms of the Consent Order. Detailed descriptions of the AOCs and SWMUs that comprise the Subject Property are provided in the ECP Report, while summary descriptions and their current status are provided in Table 2 (Exhibit E).

F. Notification to Regulatory Agencies

In accordance with DoD guidance, the U.S. EPA Region 2 and the Puerto Rico EQB have been advised of the proposed lease of the Subject Property, and copies of the ECP Report, CERFA Report, and Draft FOSL were provided to those agencies for review and comment. Navy responses to regulatory agency review comments on the draft version of this FOSL are provided in Exhibit K. In accordance with CERCLA Section 120(h)(3)(B), Navy consulted with EPA Region 2 on the FOSL and EPA provided its concurrence letter on 05 March 2009 (Exhibit K). This Revision 1 to the FOSL has been prepared to add three carve-outs from the Science Park and was provided to EPA and EQB for review. The ECP Report was made available for public review upon finalization. Copies of all lease 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 FOSL and the notices and restrictions discussed herein that will be contained in the lease, the Subject Property is suitable for lease.

10/5/2011
Date

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

Exhibit A
References

**FINDING OF SUITABILITY TO LEASE, REVISION 1
CARVE-OUTS WITHIN SALE PARCEL III AND SCIENCE PARK
NAVAL ACTIVITY PUERTO RICO**

REFERENCES

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

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

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

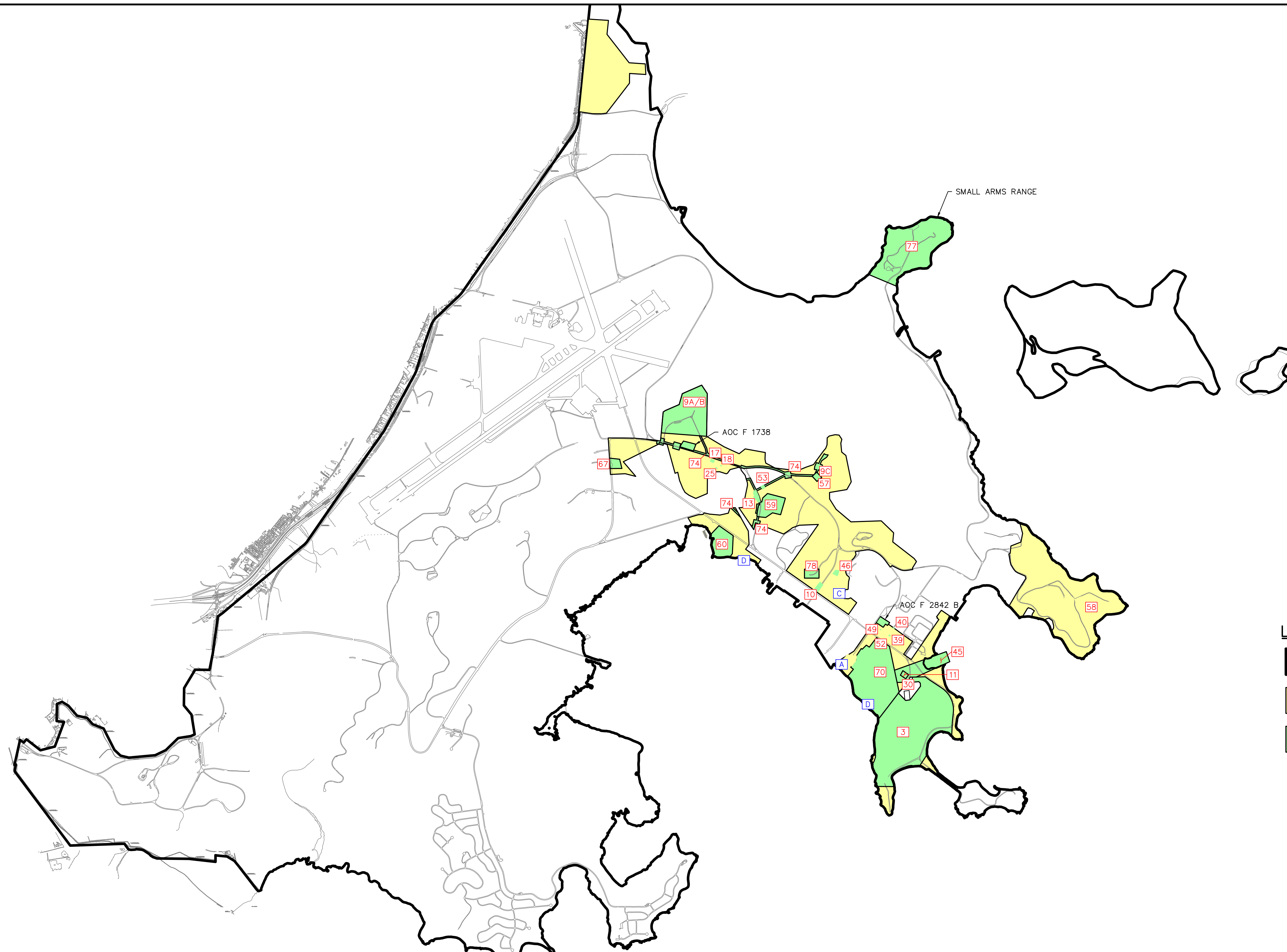
Navy, 2005. (Naval Facilities Engineering Command Atlantic) *Phase I/II Environmental Condition of Property Report, Former U.S. Naval Station Roosevelt Roads, Ceiba, Puerto Rico*. Norfolk, Virginia. July 15, 2005.






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

Navy, 2006b. (Department of the Navy, Base Realignment and Closure Program Management Office Southeast) *CERFA Identification of Uncontaminated Property, Former Naval Station Roosevelt Roads, Puerto Rico*. North Charleston, South Carolina, April 27, 2006.

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

Exhibit B
Vicinity Maps



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

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



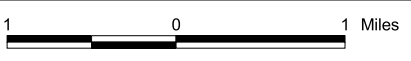
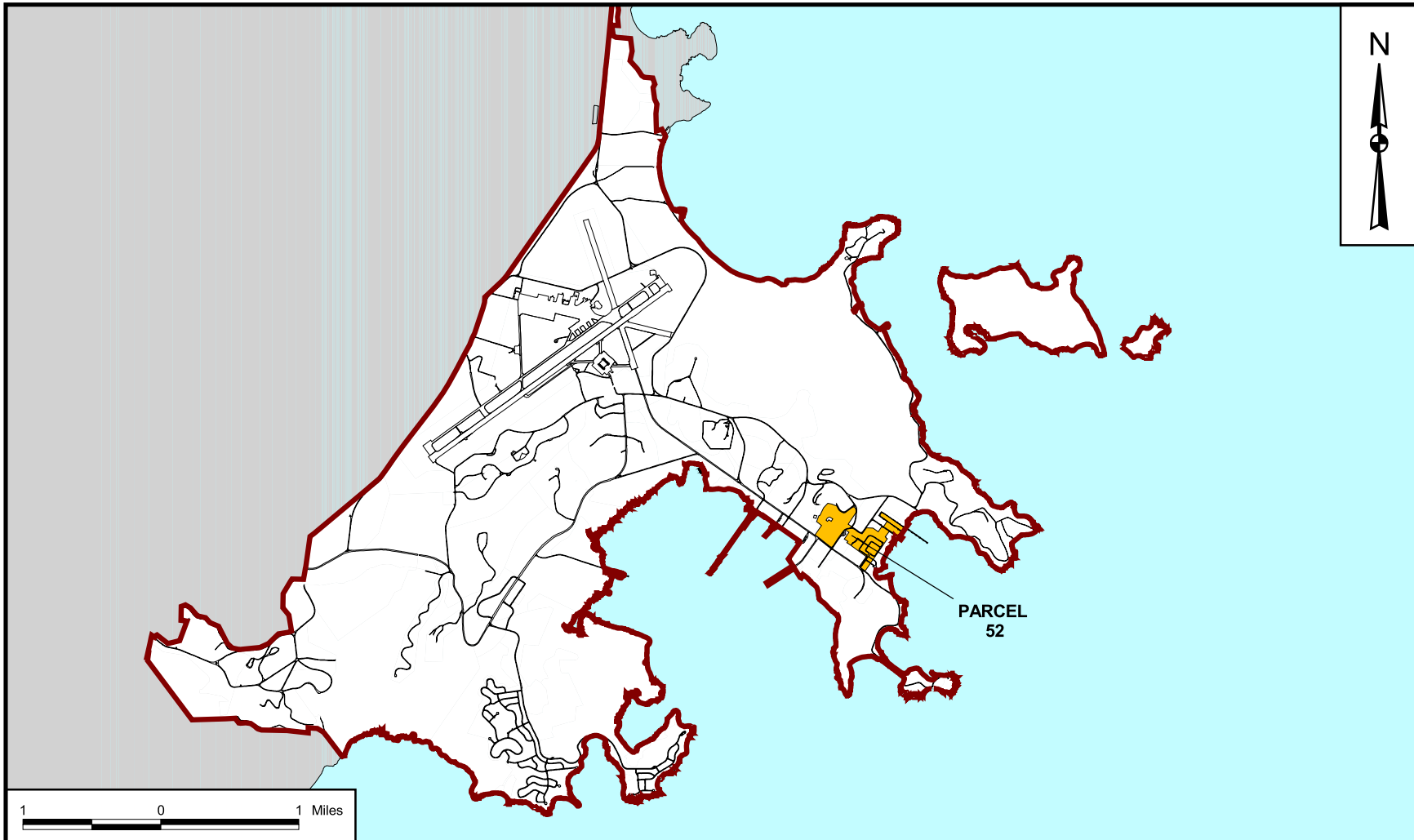
www.tetrattech.com
661 ANDERSON DRIVE - FOSTER PLAZA 7
PITTSBURGH, PA 15220
T: (412) 921-7090 | F: (412) 921-4040

MARK	DATE	DESCRIPTION	BY

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

DATE:	12/17/08
PROJECT NO.:	112G00503
DESIGNED BY:	--
DRAWN BY:	BH
CHECKED BY:	--
SHEET:	1 OF 1

R:\0503 - NA Puerto Rico\Civil\0503001.dwg PIT_BEN.HOPPE 12/18/2008



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



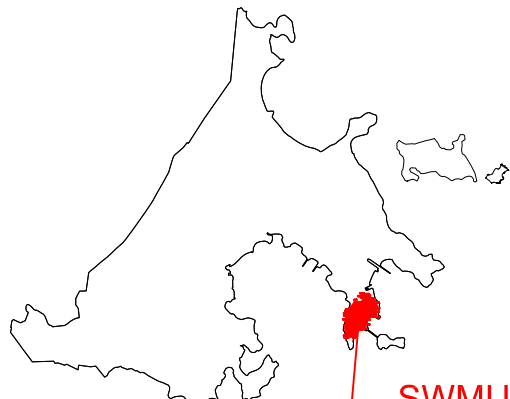
SCALE
AS NOTED

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

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

Exhibit C

SWMU and AOC Carve-Out Maps



SWMU 3

ID	NORTHING	EASTING
3_1	798182.35	942330.54
3_2	798185.65	942450.22
3_3	798193.22	942725.57
3_4	798100.07	942849.38
3_5	797851.65	943228.44
3_6	797524.76	943513.10
3_7	797097.40	943585.59
3_8	796791.97	943553.04
3_9	796385.28	943535.29
3_10	796486.20	943376.70
3_11	796512.65	943183.85
3_12	796411.62	942991.27
3_13	796172.87	942820.30
3_14	795801.72	942776.61
3_15	795458.39	942554.30
3_16	795476.52	942296.47
3_17	795463.81	942204.66
3_18	795357.52	941936.12
3_19	795205.03	941720.00
3_20	795103.04	941701.03
3_21	794982.51	941742.97
3_22	794845.81	941776.12
3_23	794828.18	941779.49
3_24	794832.39	941258.24
3_25	794849.09	941199.54
3_26	794955.75	941193.71
3_27	795171.16	941228.21
3_28	795358.35	941125.77
3_29	795554.96	941099.68
3_30	795793.60	941204.77
3_31	795820.14	941184.28
3_32	796203.61	941157.32
3_33	796365.63	941163.91
3_34	796532.79	941196.47

ID	NORTHING	EASTING
3_35	796615.21	941217.60
3_36	796677.11	941221.24
3_37	796749.34	941259.98
3_38	796881.83	941280.17
3_39	796919.37	941309.04
3_40	797691.64	941903.09
3_41	797468.09	942123.68
3_42	797484.91	942258.96
3_43	797902.57	942581.25
3_44	798000.22	942573.23
3_45	798043.95	942526.20
3_46	798027.16	942329.79

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

-  - SWMU BOUNDARY
 -  - LAND USE CONTROL AREA
- LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED

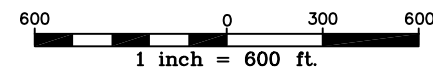
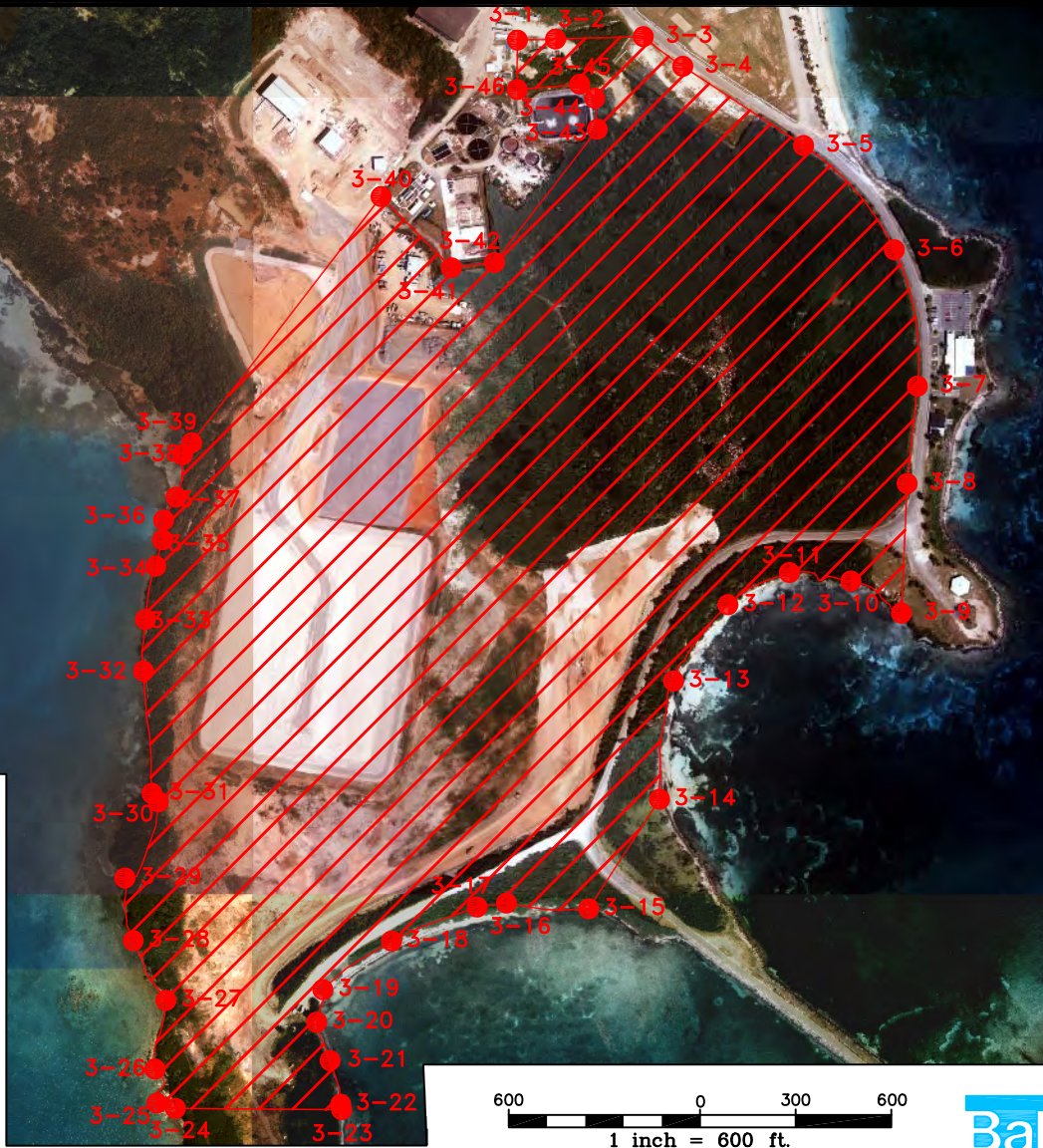
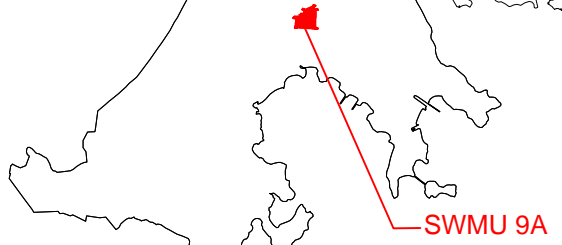
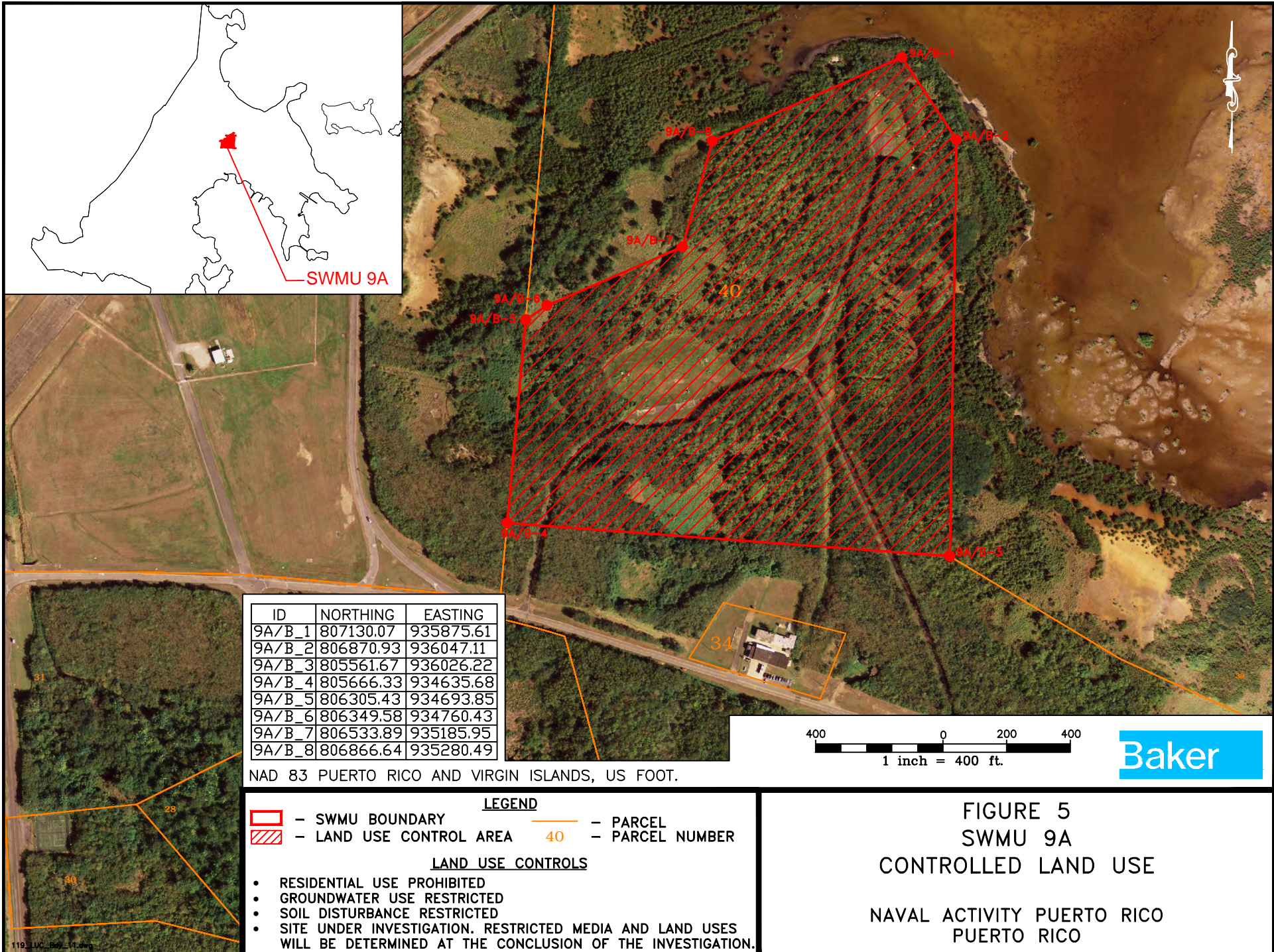


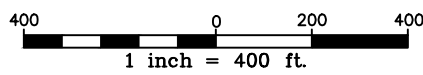
FIGURE 3
SWMU 3
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
9A/B_1	807130.07	935875.61
9A/B_2	806870.93	936047.11
9A/B_3	805561.67	936026.22
9A/B_4	805666.33	934635.68
9A/B_5	806305.43	934693.85
9A/B_6	806349.58	934760.43
9A/B_7	806533.89	935185.95
9A/B_8	806866.64	935280.49

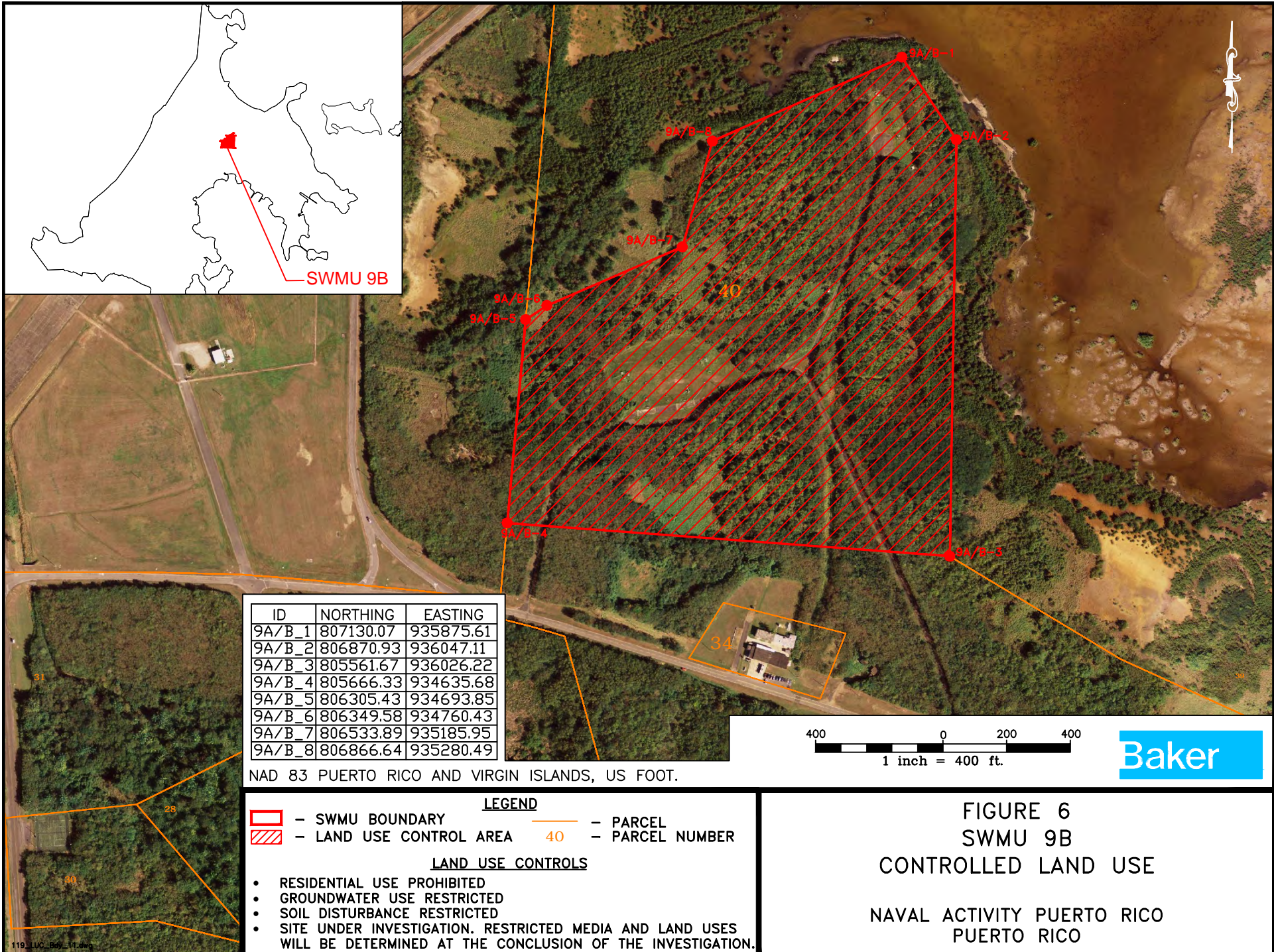
NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



- LEGEND**
- SWMU BOUNDARY
 - PARCEL
 - LAND USE CONTROL AREA
 - 40 - PARCEL NUMBER
- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
 - GROUNDWATER USE RESTRICTED
 - SOIL DISTURBANCE RESTRICTED
 - SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

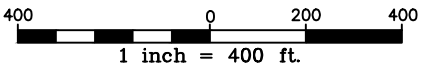
FIGURE 5
SWMU 9A
CONTROLLED LAND USE

 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



ID	NORTHING	EASTING
9A/B_1	807130.07	935875.61
9A/B_2	806870.93	936047.11
9A/B_3	805561.67	936026.22
9A/B_4	805666.33	934635.68
9A/B_5	806305.43	934693.85
9A/B_6	806349.58	934760.43
9A/B_7	806533.89	935185.95
9A/B_8	806866.64	935280.49

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



LEGEND

- SWMU BOUNDARY
 - PARCEL

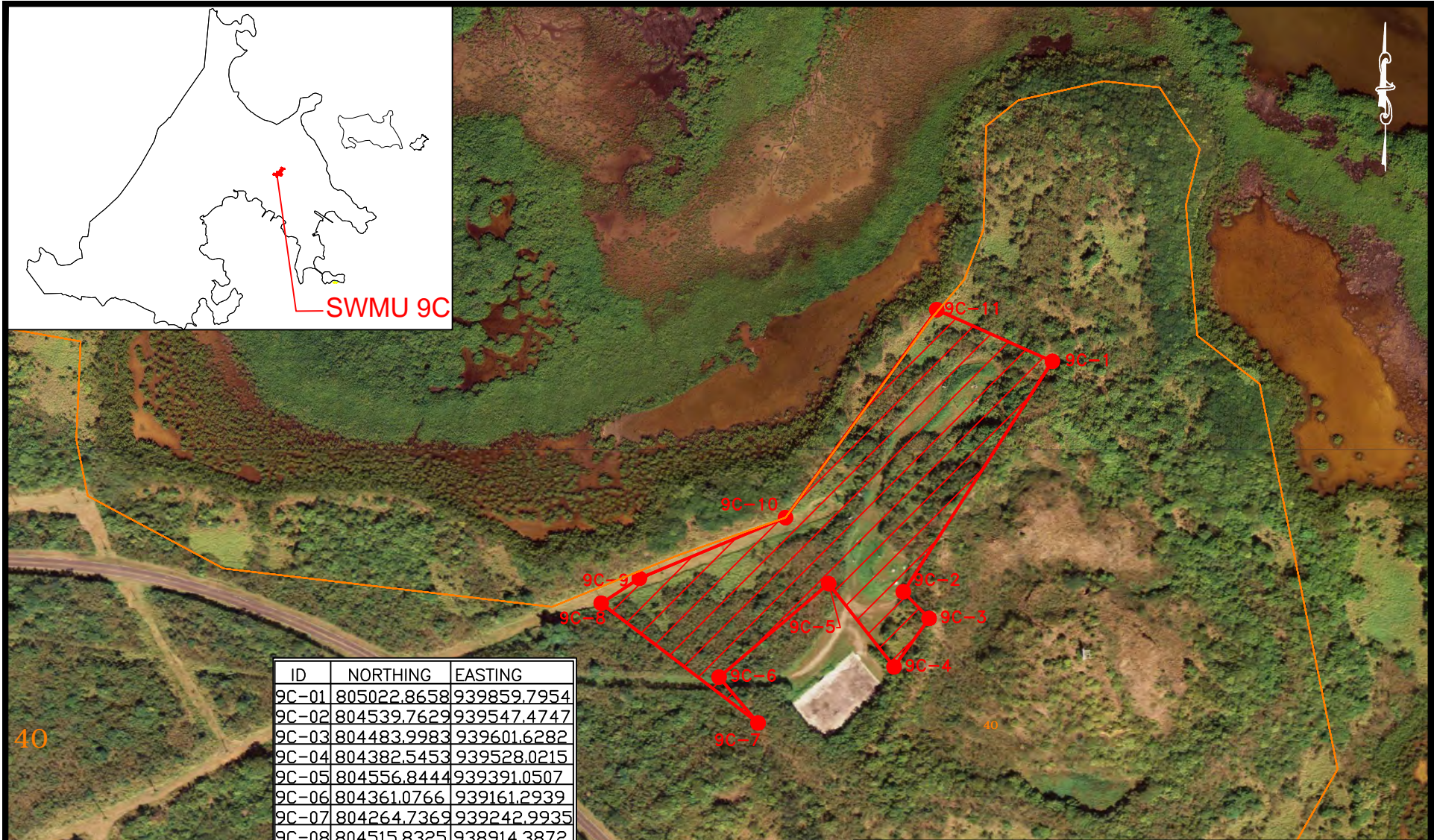
- LAND USE CONTROL AREA
 40 - PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

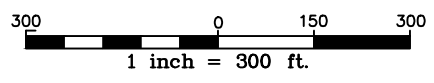
FIGURE 6
SWMU 9B
CONTROLLED LAND USE

 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



ID	NORTHING	EASTING
9C-01	805022.8658	939859.7954
9C-02	804539.7629	939547.4747
9C-03	804483.9983	939601.6282
9C-04	804382.5453	939528.0215
9C-05	804556.8444	939391.0507
9C-06	804361.0766	939161.2939
9C-07	804264.7369	939242.9935
9C-08	804515.8325	938914.3872
9C-09	804568.1760	938994.3075
9C-10	804695.3628	939300.5744
9C-11	805131.2084	939617.6976

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

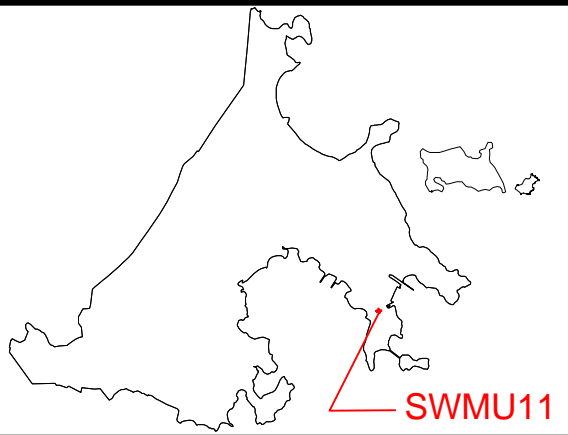
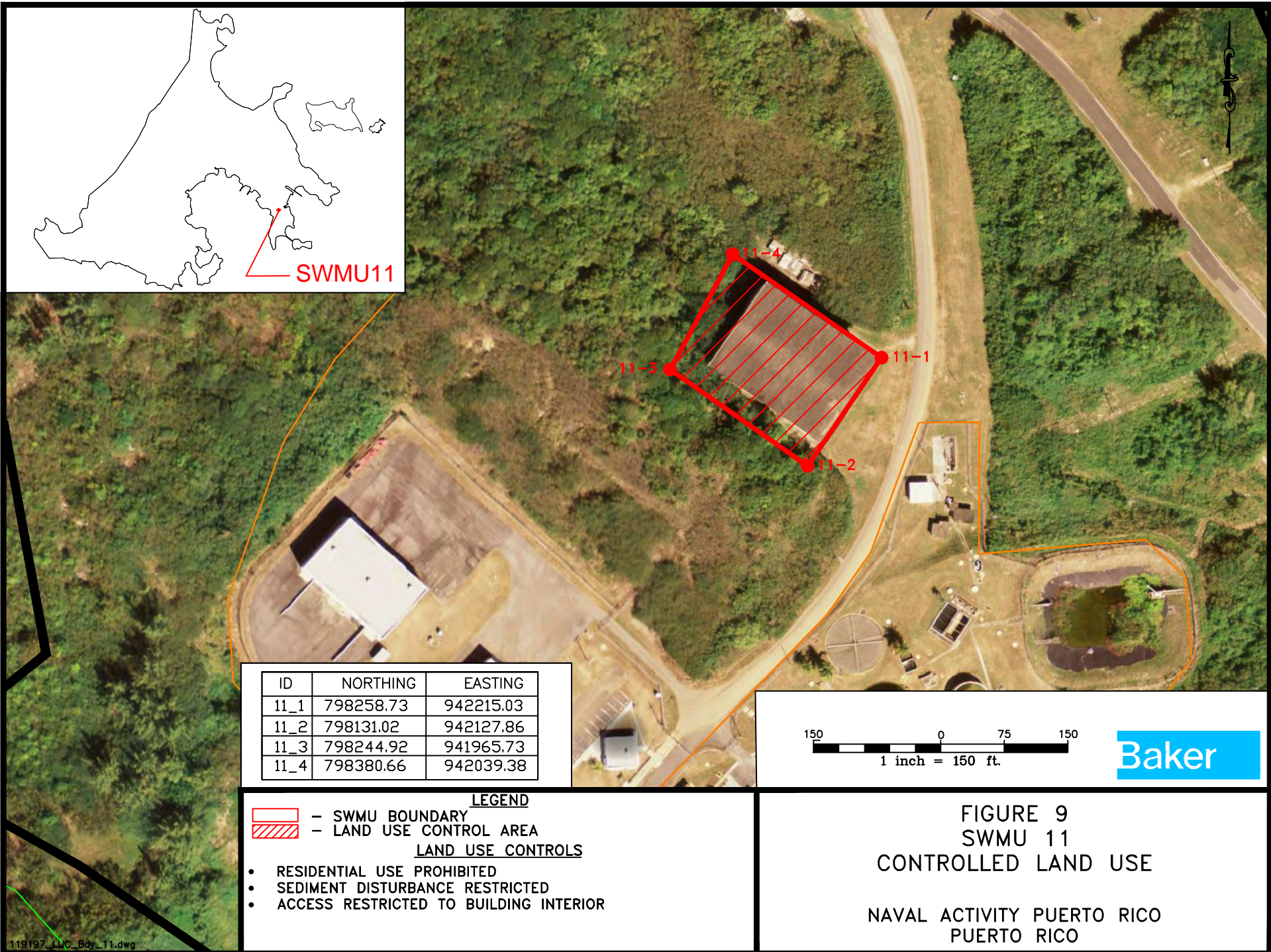


- LEGEND**
- SWMU BOUNDARY
 - PARCEL
 - LAND USE CONTROL AREA
 - 26 - PARCEL NUMBER

- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
 - GROUNDWATER USE RESTRICTED
 - SOIL DISTURBANCE RESTRICTED
 - SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

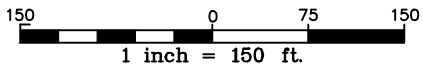
FIGURE 7
SWMU 9C
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



SWMU11

ID	NORTHING	EASTING
11_1	798258.73	942215.03
11_2	798131.02	942127.86
11_3	798244.92	941965.73
11_4	798380.66	942039.38

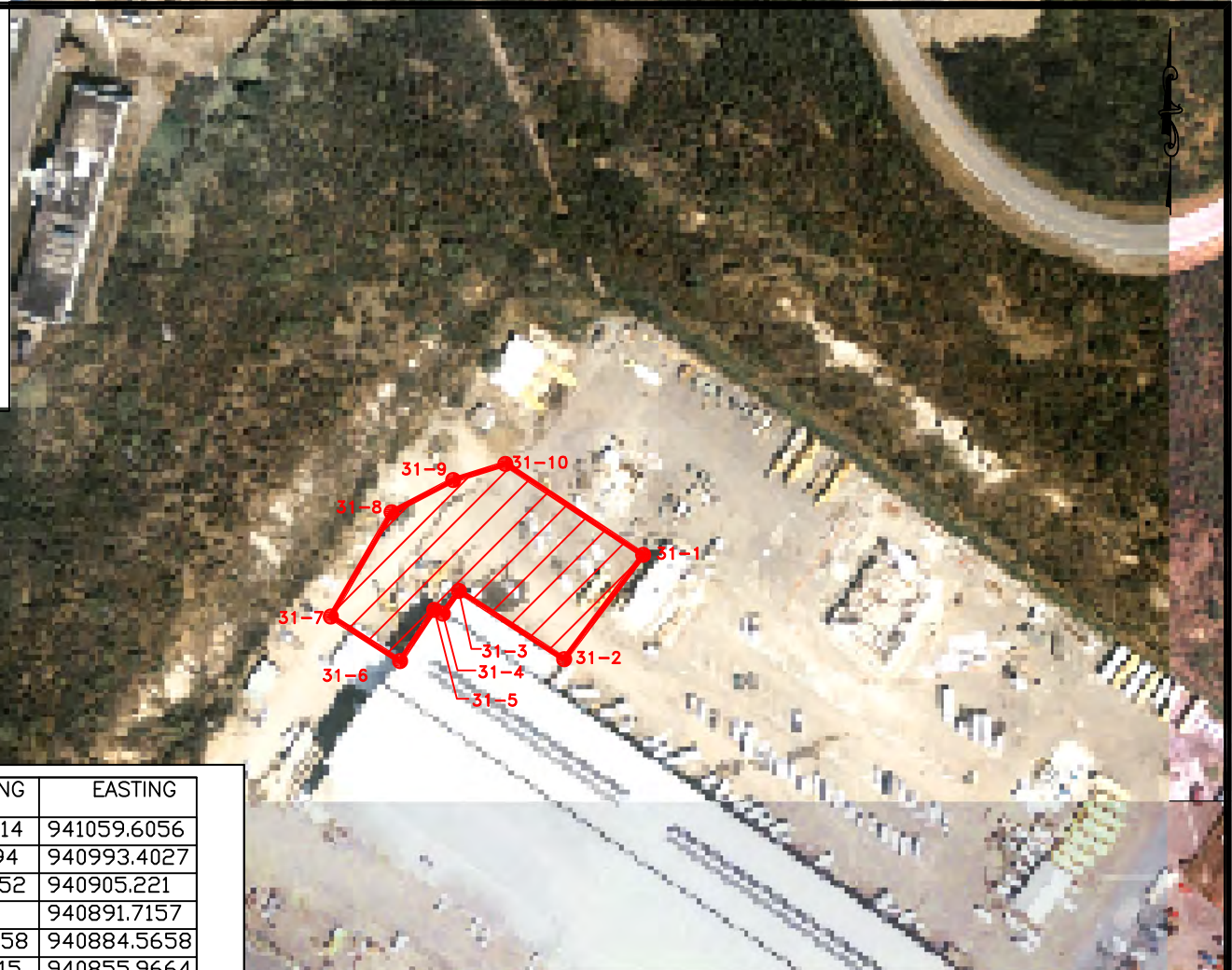
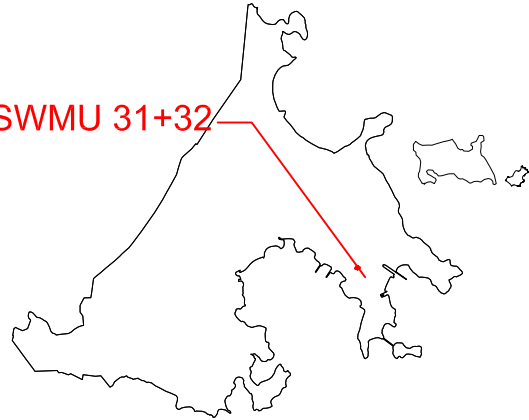


- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
 - SEDIMENT DISTURBANCE RESTRICTED
 - ACCESS RESTRICTED TO BUILDING INTERIOR

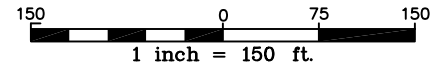
FIGURE 9
SWMU 11
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO

SWMU 31+32



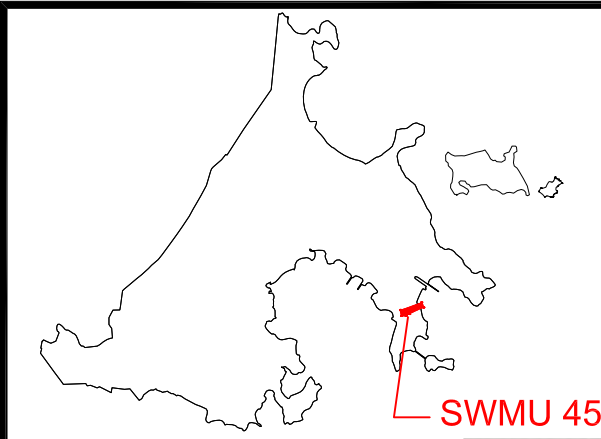
ID	NORTHING	EASTING
31-1	800708.3914	941059.6056
31-2	800621.0194	940993.4027
31-3	800678.1852	940905.221
31-4	800659.13	940891.7157
31-5	800662.3058	940884.5658
31-6	800619.4315	940855.9664
31-7	800656.7481	940797.973
31-8	800744.0847	940848.8166
31-9	800771.0796	940900.4545
31-10	800784.5771	940944.1482



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

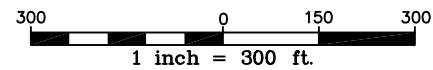
FIGURE 17
SWMU 31 AND 32
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



ID	NORTHING	EASTING
45_1	798656.21	943478.45
45_2	798185.65	942450.22
45_3	798181.95	942259.03
45_4	798029.02	942202.12
45_5	798019.43	941862.84
45_6	798395.17	941783.48
45_7	798963.46	943368.54

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

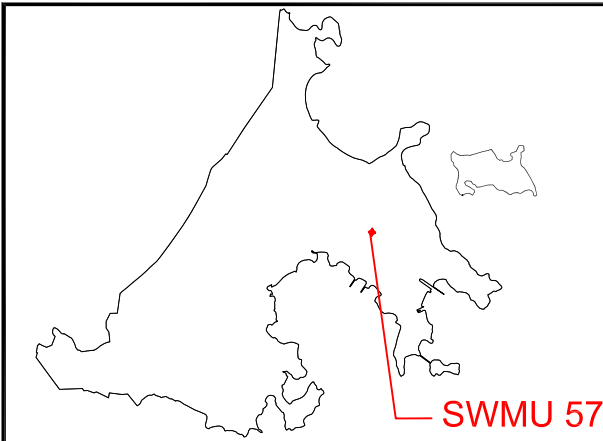


- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
- LAND USE CONTROLS**

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

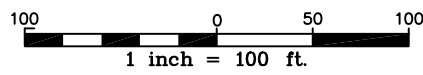
FIGURE 20
SWMU 45
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



ID	NORTHING	EASTING
57-1	804566.844	939391.050
57-2	804318.316	939578.495
57-3	804133.338	939350.698
57-4	804361.076	939161.294

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



LEGEND

- SWMU BOUNDARY
 - PARCEL

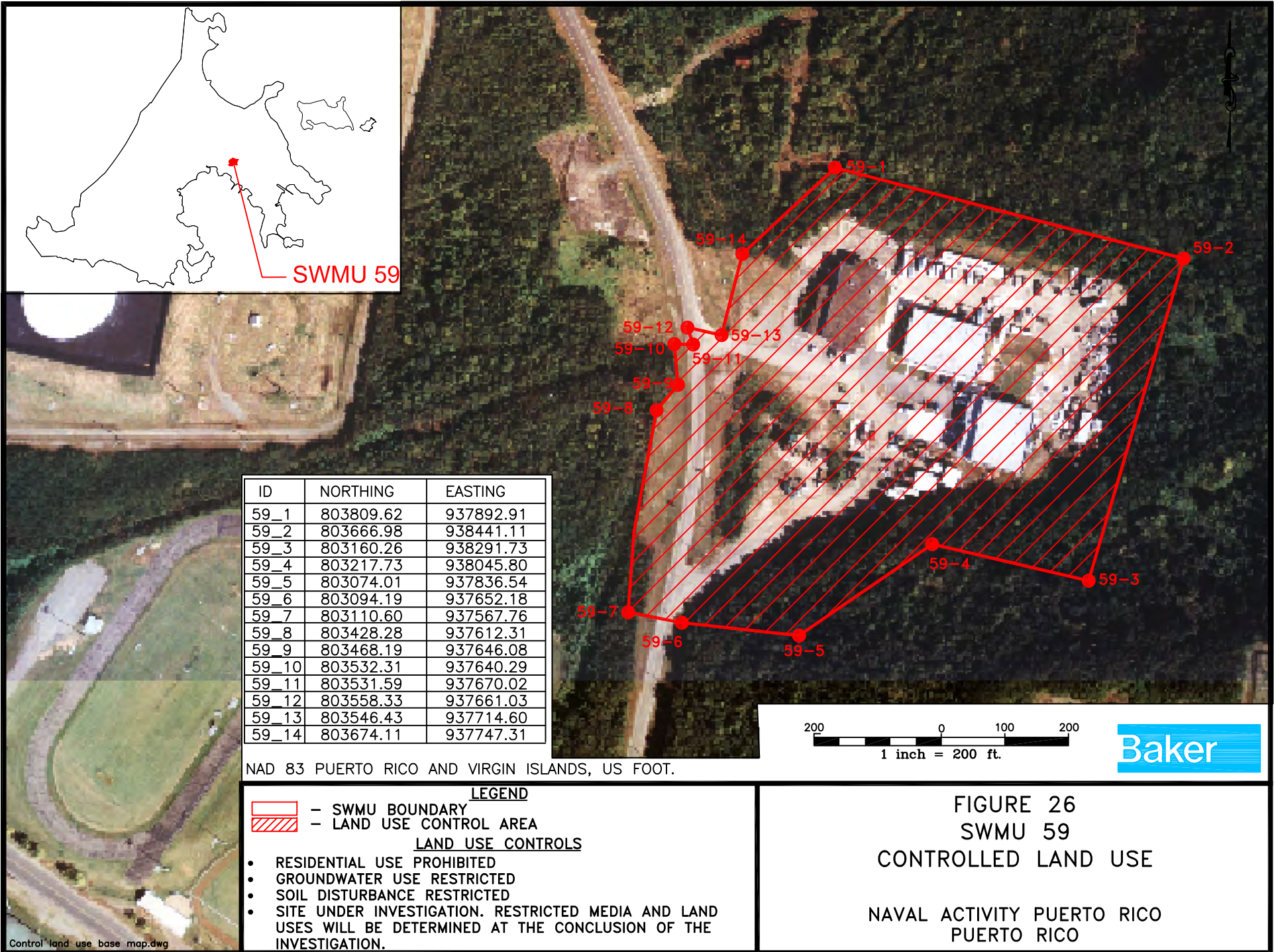
- LAND USE CONTROL AREA
 40 - PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 25
SWMU 57
CONTROLLED LAND USE

 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



ID	NORTHING	EASTING
59_1	803809.62	937892.91
59_2	803666.98	938441.11
59_3	803160.26	938291.73
59_4	803217.73	938045.80
59_5	803074.01	937836.54
59_6	803094.19	937652.18
59_7	803110.60	937567.76
59_8	803428.28	937612.31
59_9	803468.19	937646.08
59_10	803532.31	937640.29
59_11	803531.59	937670.02
59_12	803558.33	937661.03
59_13	803546.43	937714.60
59_14	803674.11	937747.31

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
 - GROUNDWATER USE RESTRICTED
 - SOIL DISTURBANCE RESTRICTED
 - SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

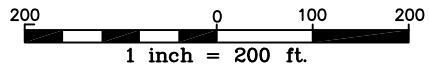
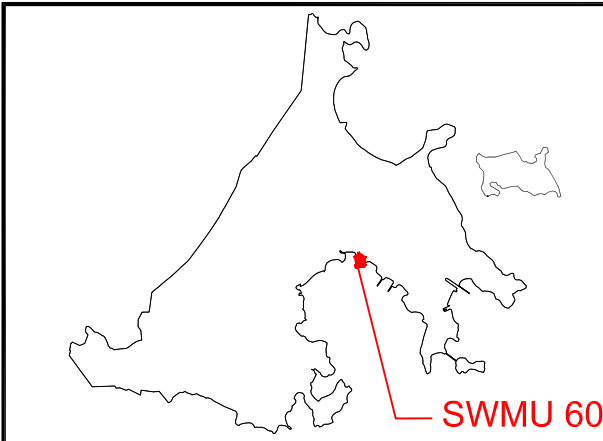


FIGURE 26
SWMU 59
CONTROLLED LAND USE
 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



SWMU 60



ID	NORTHING	EASTING
60_1	802517.14	936840.51
60_2	801931.72	936835.91
60_3	801861.42	936737.14
60_4	801791.96	936694.10
60_5	801791.96	936195.74
60_9	801841.80	936194.41
60_10	801886.46	936200.17
60_11	801961.16	936234.67
60_12	802550.33	936148.29
60_13	802823.89	936404.28

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

LEGEND

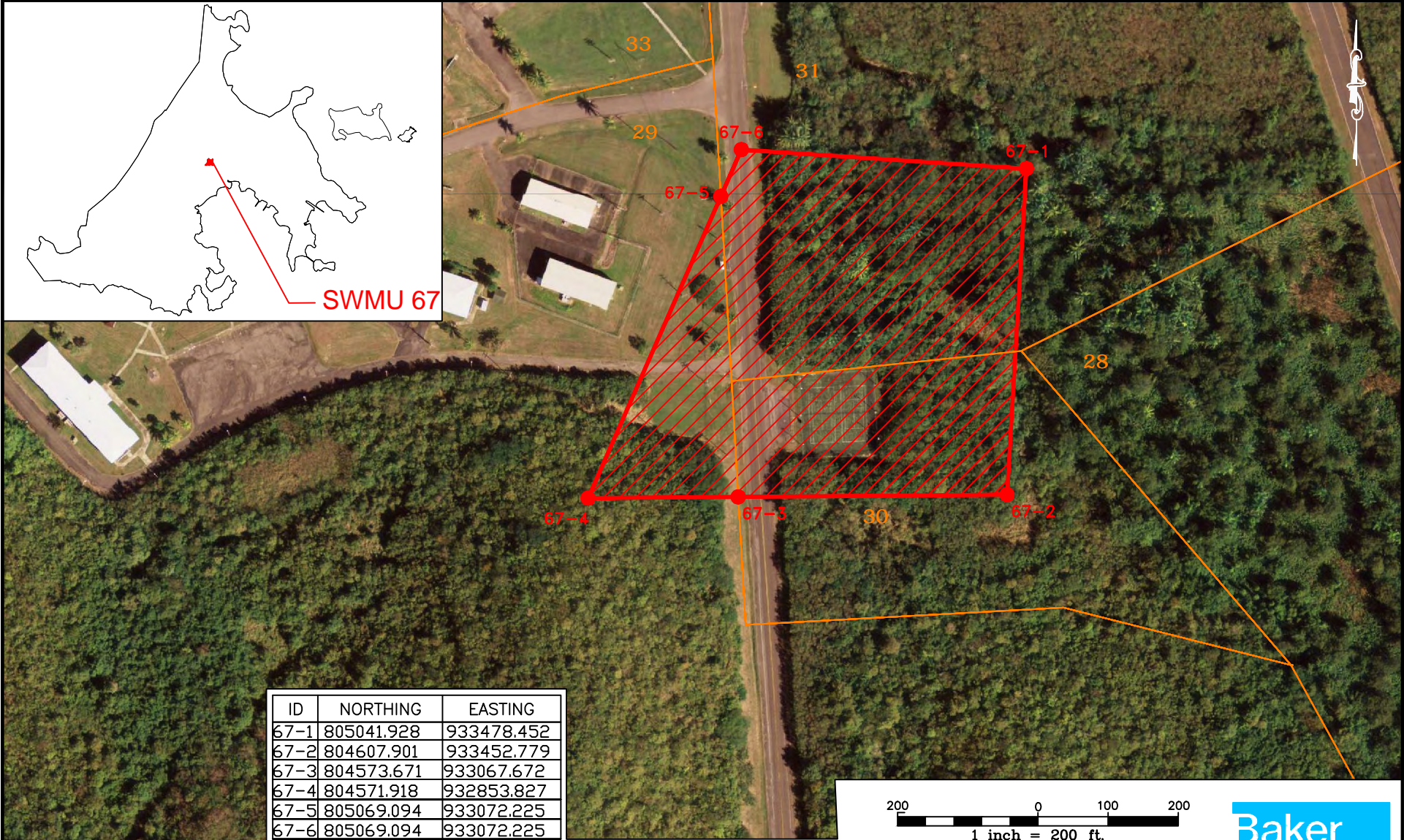
- SWMU BOUNDARY
 - PARCEL BOUNDARY
 - PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SEDIMENT DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

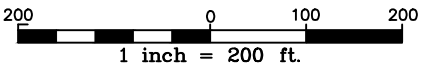
200 0 100 200
1 inch = 200 ft.

FIGURE 27
SWMU 60
CONTROLLED LAND USE
NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
67-1	805041.928	933478.452
67-2	804607.901	933452.779
67-3	804573.671	933067.672
67-4	804571.918	932853.827
67-5	805069.094	933072.225
67-6	805069.094	933072.225

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



LEGEND

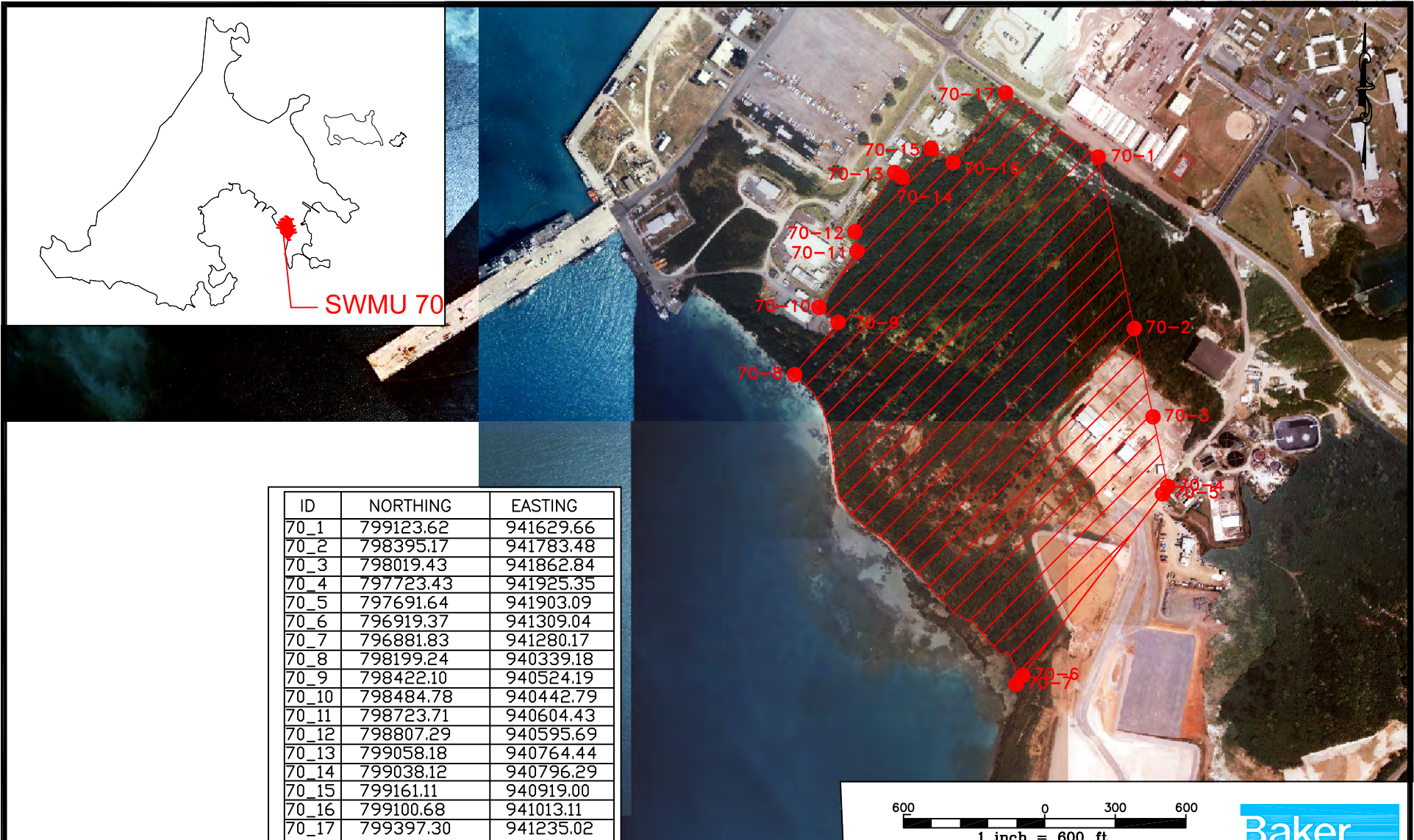
- SWMU BOUNDARY
 - PARCEL
 - LAND USE CONTROL AREA
 - PARCEL NUMBER

LAND USE CONTROLS

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 30
SWMU 67
CONTROLLED LAND USE

 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



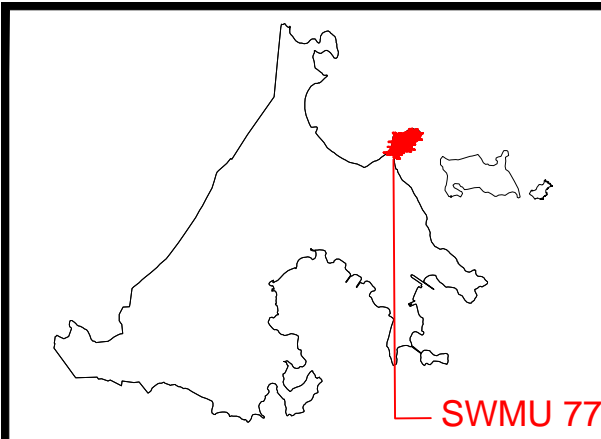
ID	NORTHING	EASTING
70_1	799123.62	941629.66
70_2	798395.17	941783.48
70_3	798019.43	941862.84
70_4	797723.43	941925.35
70_5	797691.64	941903.09
70_6	796919.37	941309.04
70_7	796881.83	941280.17
70_8	798199.24	940339.18
70_9	798422.10	940524.19
70_10	798484.78	940442.79
70_11	798723.71	940604.43
70_12	798807.29	940595.69
70_13	799058.18	940764.44
70_14	799038.12	940796.29
70_15	799161.11	940919.00
70_16	799100.68	941013.11
70_17	799397.30	941235.02

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
 - GROUNDWATER USE RESTRICTED
 - SOIL DISTURBANCE RESTRICTED
 - SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

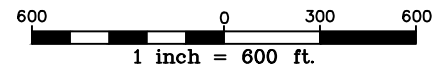
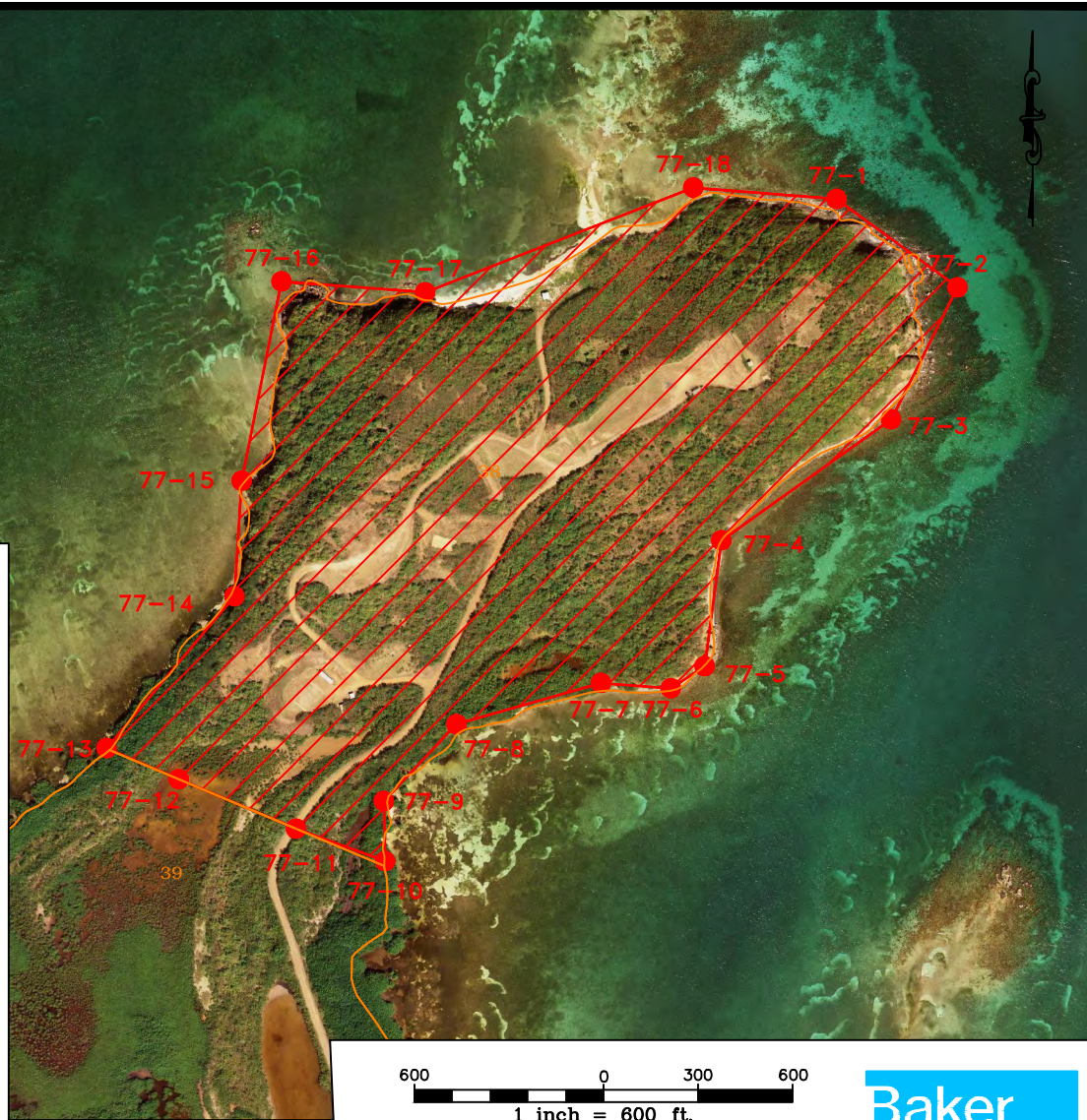
FIGURE 31
SWMU 70
CONTROLLED LAND USE

 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



ID	NORTHING	EASTING
77-01	812271.2335	943294.9308
77-02	811990.8260	943679.1748
77-03	811570.8741	943468.2690
77-04	811186.9972	942929.5080
77-05	810787.3005	942876.7627
77-06	810717.0198	942768.8509
77-07	810733.7185	942547.6160
77-08	810603.5907	942088.3415
77-09	810358.6443	941858.7042
77-10	810168.1093	941862.4003
77-11	810271.420	941579.552
77-12	810428.447	941207.162
77-13	810527.0450	940978.4281
77-14	811009.2832	941384.1206
77-15	811376.7028	941407.0843
77-16	812009.3029	941533.3049
77-17	811974.8368	941989.3217
77-18	812307.2122	942840.7586

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

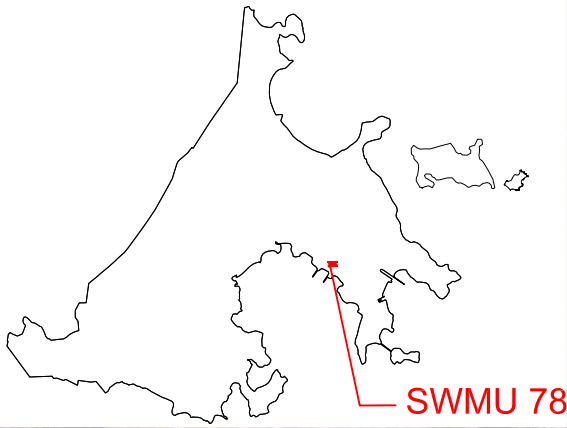
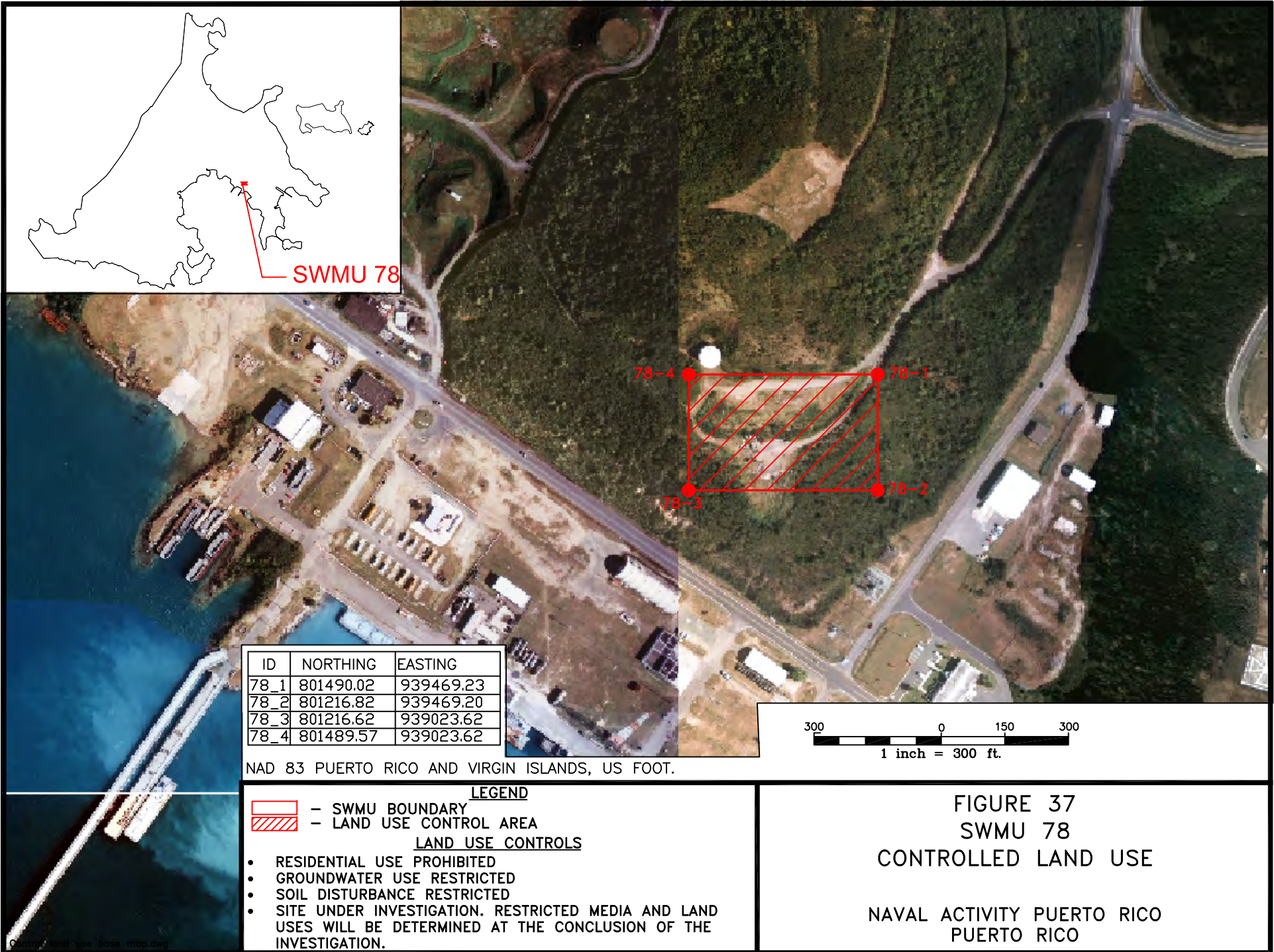


- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
 - PARCEL
 - 38 - PARCEL NUMBER
- LAND USE CONTROLS**

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 36
SWMU 77
CONTROLLED LAND USE

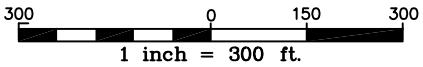
NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



SWMU 78

ID	NORTHING	EASTING
78_1	801490.02	939469.23
78_2	801216.82	939469.20
78_3	801216.62	939023.62
78_4	801489.57	939023.62

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.

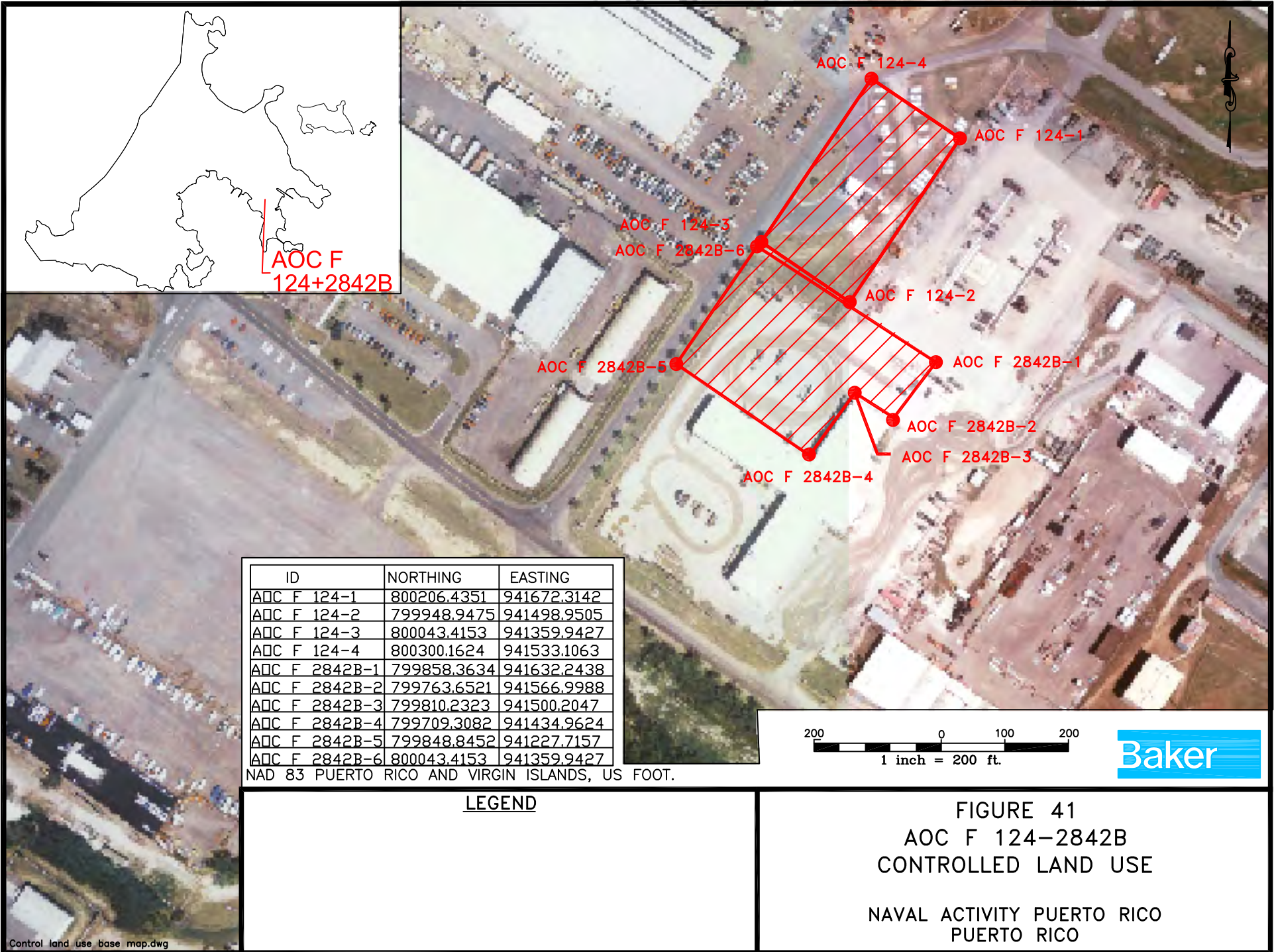


- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
- LAND USE CONTROLS**

- RESIDENTIAL USE PROHIBITED
- GROUNDWATER USE RESTRICTED
- SOIL DISTURBANCE RESTRICTED
- SITE UNDER INVESTIGATION. RESTRICTED MEDIA AND LAND USES WILL BE DETERMINED AT THE CONCLUSION OF THE INVESTIGATION.

FIGURE 37
SWMU 78
CONTROLLED LAND USE

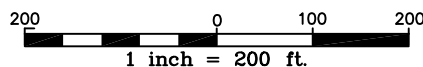
NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO



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

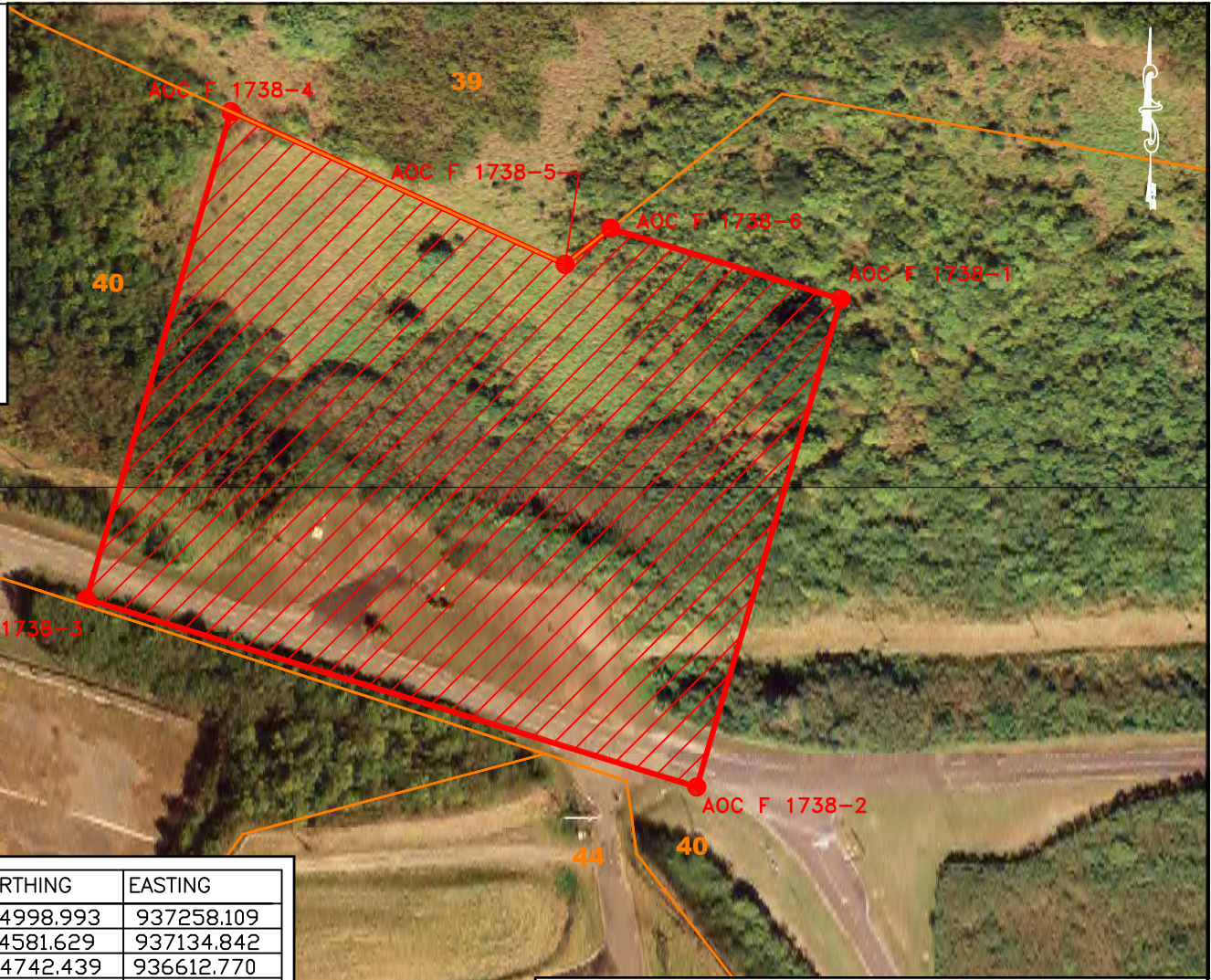
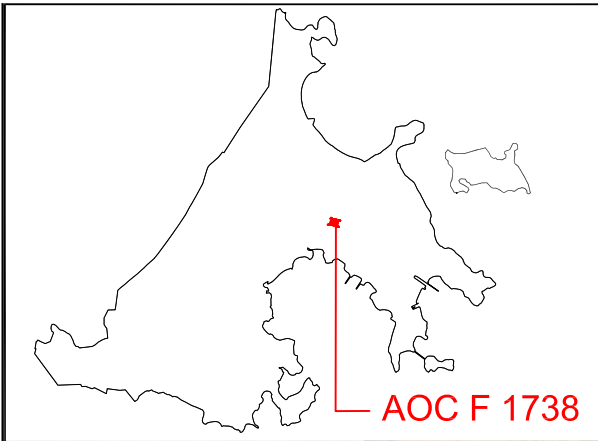
NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



LEGEND

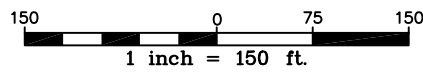
FIGURE 41
AOC F 124-2842B
CONTROLLED LAND USE

NAVAL ACTIVITY PUERTO RICO
PUERTO RICO



ID	NORTHING	EASTING
AOC F 1738-1	804998.993	937258.109
AOC F 1738-2	804581.629	937134.842
AOC F 1738-3	804742.439	936612.770
AOC F 1738-4	936736.330	805159.324
AOC F 1738-5	937022.198	805028.801
AOC F 1738-6	937258.110	804998.994

NAD 83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT.



- LEGEND**
- SWMU BOUNDARY
 - LAND USE CONTROL AREA
 - PARCEL
 - 40** - PARCEL NUMBER

- LAND USE CONTROLS**
- RESIDENTIAL USE PROHIBITED
 - GROUNDWATER USE RESTRICTED
 - SOIL DISTURBANCE RESTRICTED

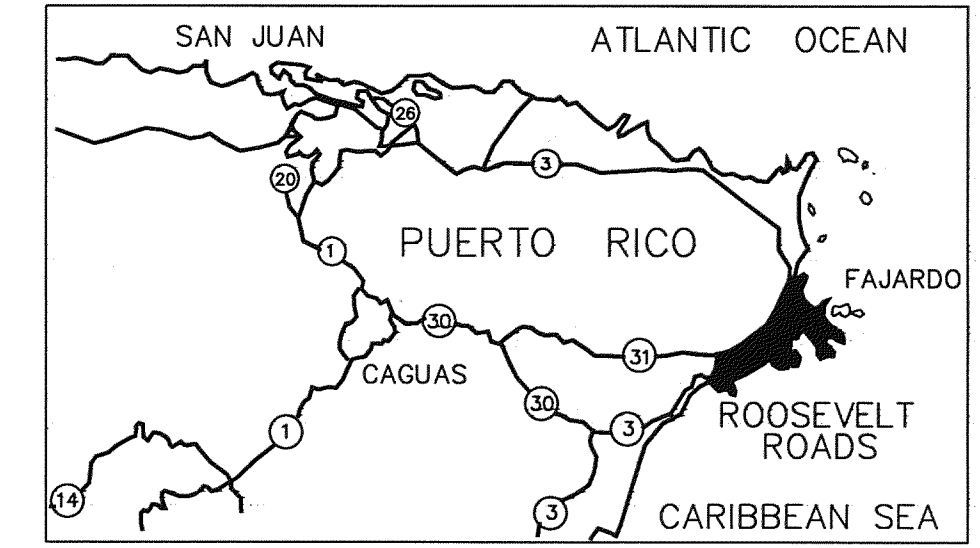
FIGURE 45
AOC F 1738
CONTROLLED LAND USE
 NAVAL ACTIVITY PUERTO RICO
 PUERTO RICO

Exhibit D

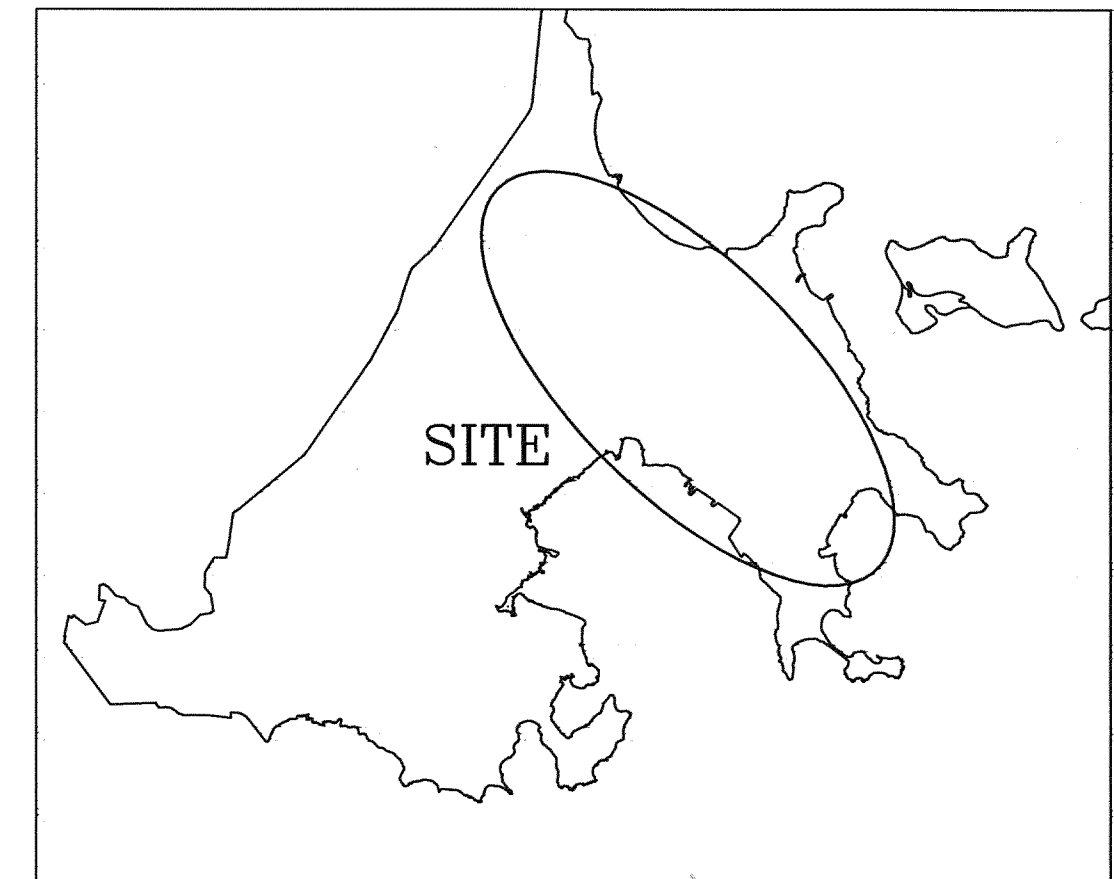
Boundary and Survey Maps

SURVEY NOTES:

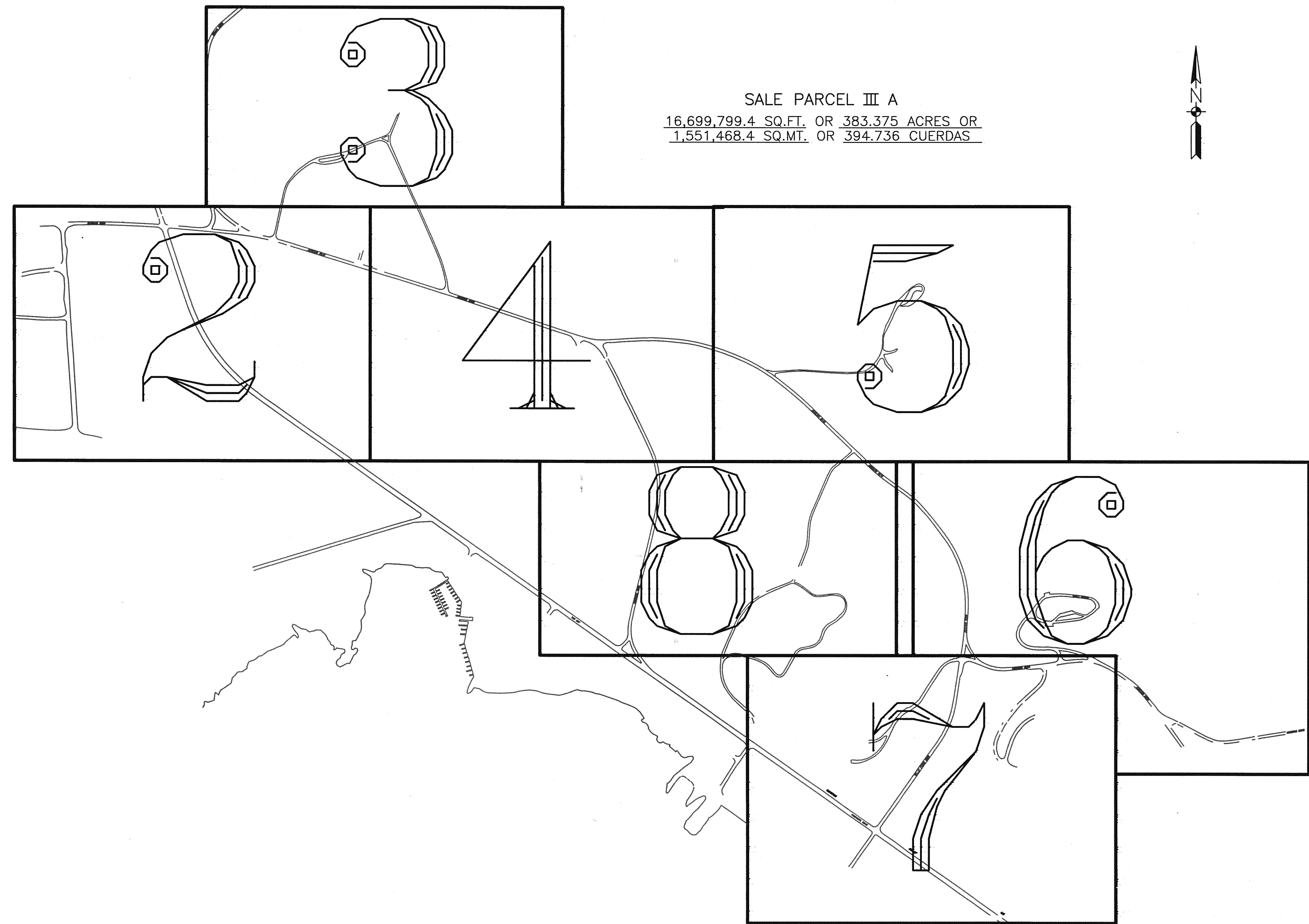
1. BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN SEPTEMBER & DECEMBER 2006. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
3. THE FOLLOWING PLATS AND DEEDS WERE USED TO ESTABLISH THE BOUNDARY LINES AS SHOWN ON THIS PLAT:
 - A) 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 FEBRUARY 15, 2005.
4. 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.



LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



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



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.

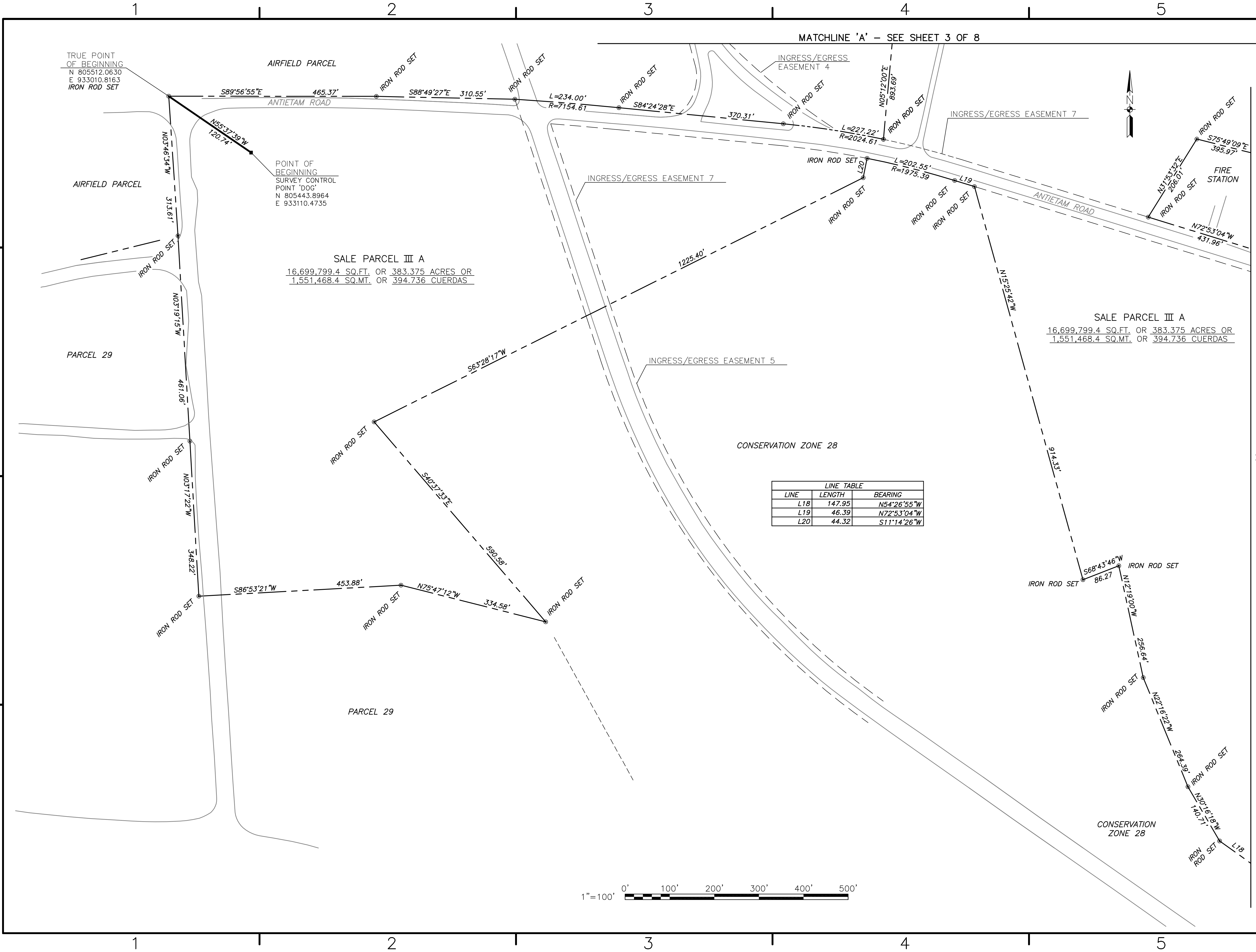
Date: 9/28/08

LUIS BERRIOS MONTES
 Surveyor License No. 8689
 LUIS BERRIOS MONTES
 Agrimensor Lic. Num. 8689
 Receiver Num. 759-1255 Unidad 216-9995
 Tel. Oficina (787) 765-9342
 P. O. Box 4467 Vega Baja, P. R.

LEGEND

CONCRETE MONUMENT FOUND	■
IRON ROD SET	●
PROPERTY LINE	— — — — —
EASEMENT LINE	- - - - -

	DATE: _____ APPR: _____
	DESCRIPTION: _____ DWA: _____
 Town Point Center 150 Boush Street ~ Suite 1000 Norfolk Virginia ~ USA, 23510-6308 Phone 757-627-1112 Fax 757-627-1113 www.transystems.com	
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DATE	
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DATE	
A/E	
EFD	
DESIGN	
DRAWN	
REVIEW	
QC	
CHIEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND NAVAL STATION ATLANTIC DIVISION NORFOLK, VIRGINIA	CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE PARCEL III A
CODE ID. NO. 80091 SIZE: D	
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
NAVFAC DRAWING NO. N62470-02-D-7619	
SHEET 1 OF 8	



MATCHLINE 'A' - SEE SHEET 3 OF 8

TRUE POINT OF BEGINNING
N 805512.0630
E 933010.8163
IRON ROD SET

AIRFIELD PARCEL

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

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

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

CONSERVATION ZONE 28

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



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

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
ATLANTIC DIVISION
NAVAL STATION
NAVAL ACTIVITY PUERTO RICO
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE ID. NO. 80091 SIZE D
SCALE: AS NOTED
EFD NO. 4522930
STA. PROJ. NO.
SPEC. NO.
CONSTR. CONTR. NO.
N62470-02-D-7619
NAVFAC DRAWING NO.
SHEET 2 OF 8

MATCHLINE '1' - SEE SHEET 4 OF 8

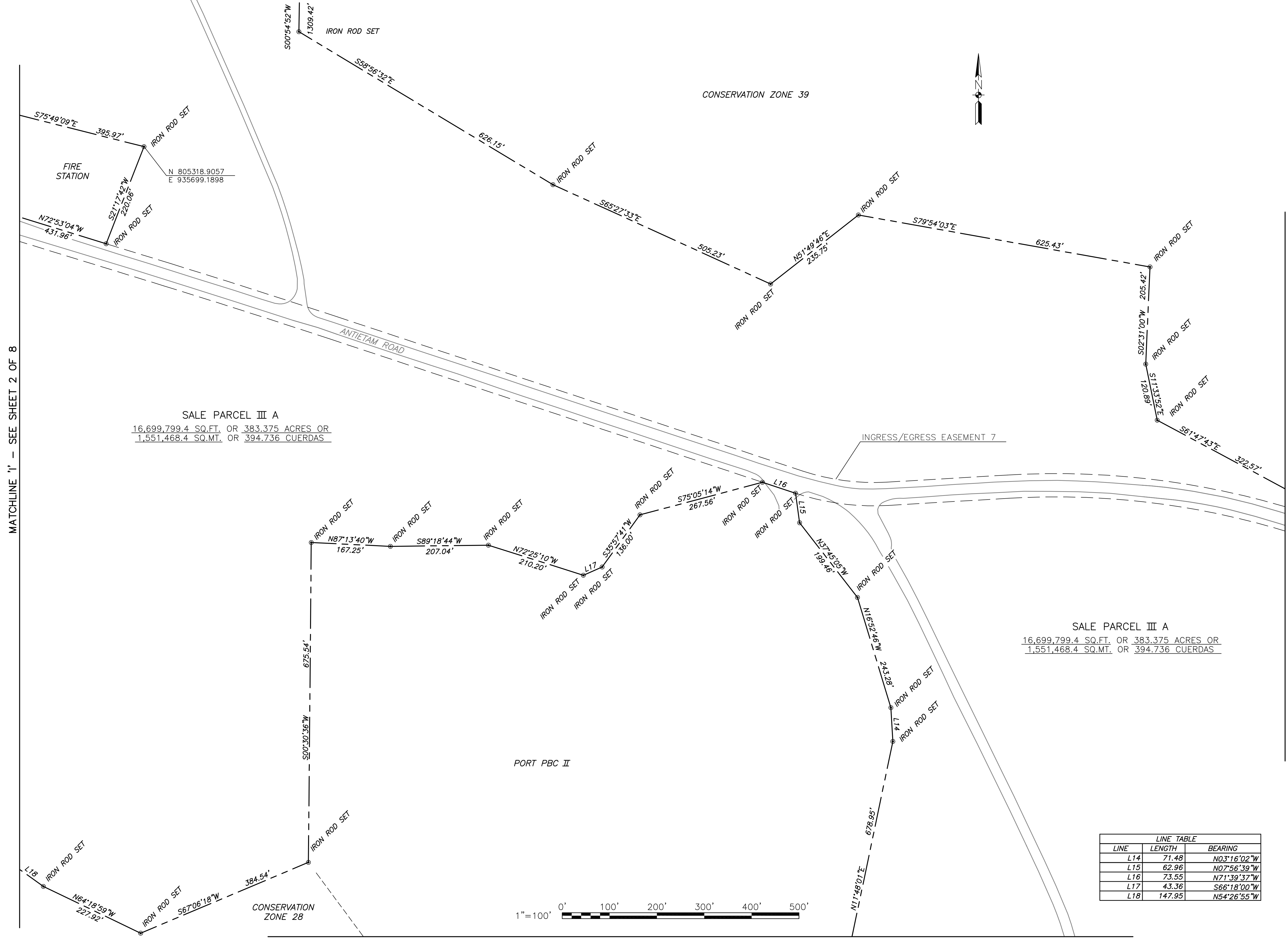
1 2 3 4 5

MATCHLINE "B" - SEE SHEET 3 OF 8

D
C
B
A

MATCHLINE "I" - SEE SHEET 2 OF 8

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



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

LINE TABLE		
LINE	LENGTH	BEARING
L14	71.48	N03°16'02"W
L15	62.96	N07°56'39"W
L16	73.55	N71°39'37"W
L17	43.36	S66°18'00"W
L18	147.95	N54°26'55"W



MATCHLINE "H" - SEE SHEET 8 OF 8

MATCHLINE "C" - SEE SHEET 5 OF 9

DATE	APPROVED
DESCRIPTION	ACTIVITY - SATISFACTORY TO
DATE	APPROVED
FOR EFD FOR COMMANDER NAVFAC	DATE
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
DEPARTMENT OF THE NAVY NAVAL STATION NAVAL ACTIVITY PUERTO RICO ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SALE PARCEL III A	
CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EFD NO. 4522930	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO. N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 4 OF 8	

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

1

2

3

4

5

D

C

B

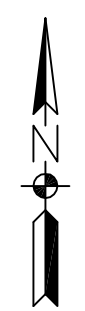
A

D

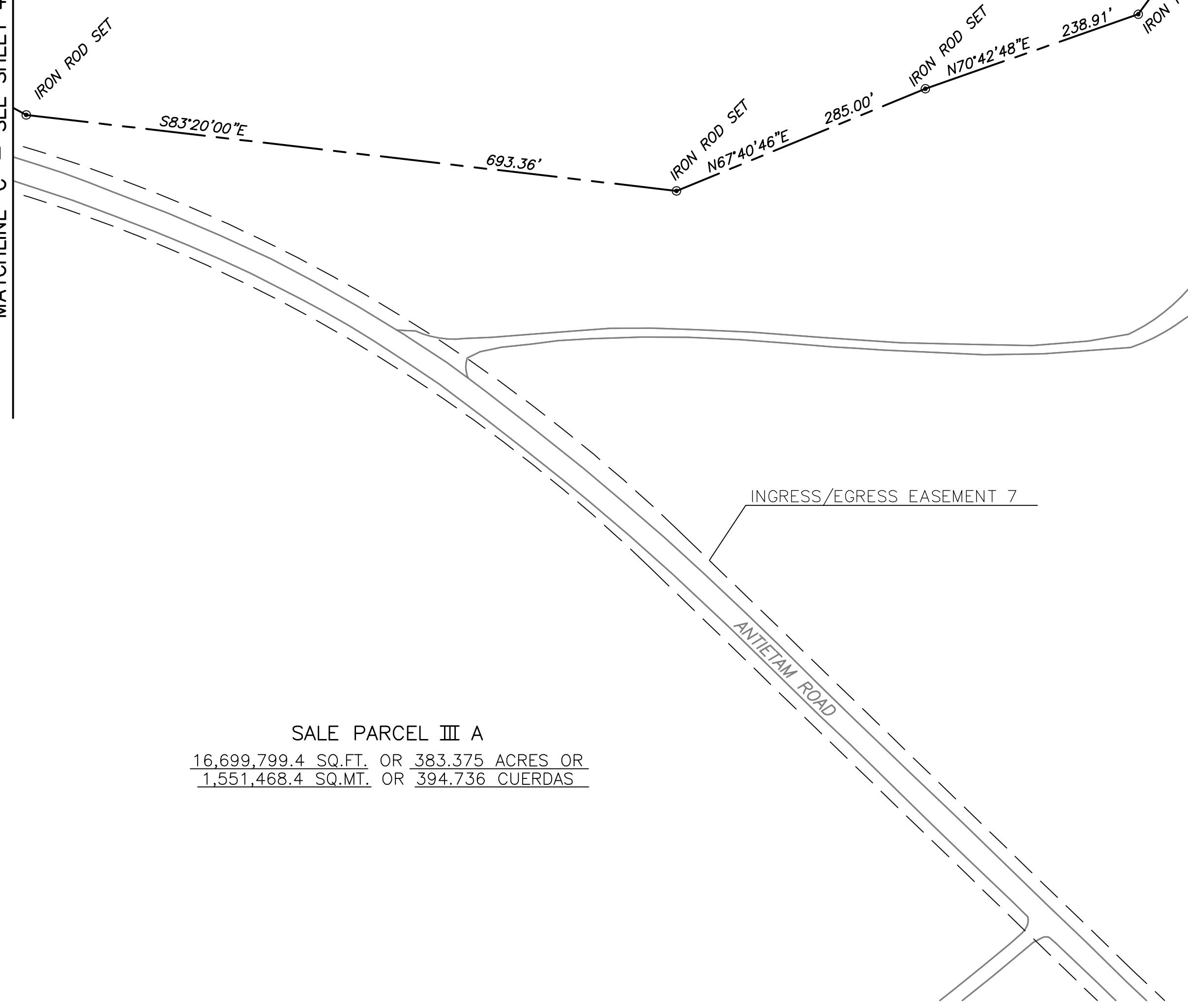
C

B

A



MATCHLINE 'C' - SEE SHEET 4 OF 8



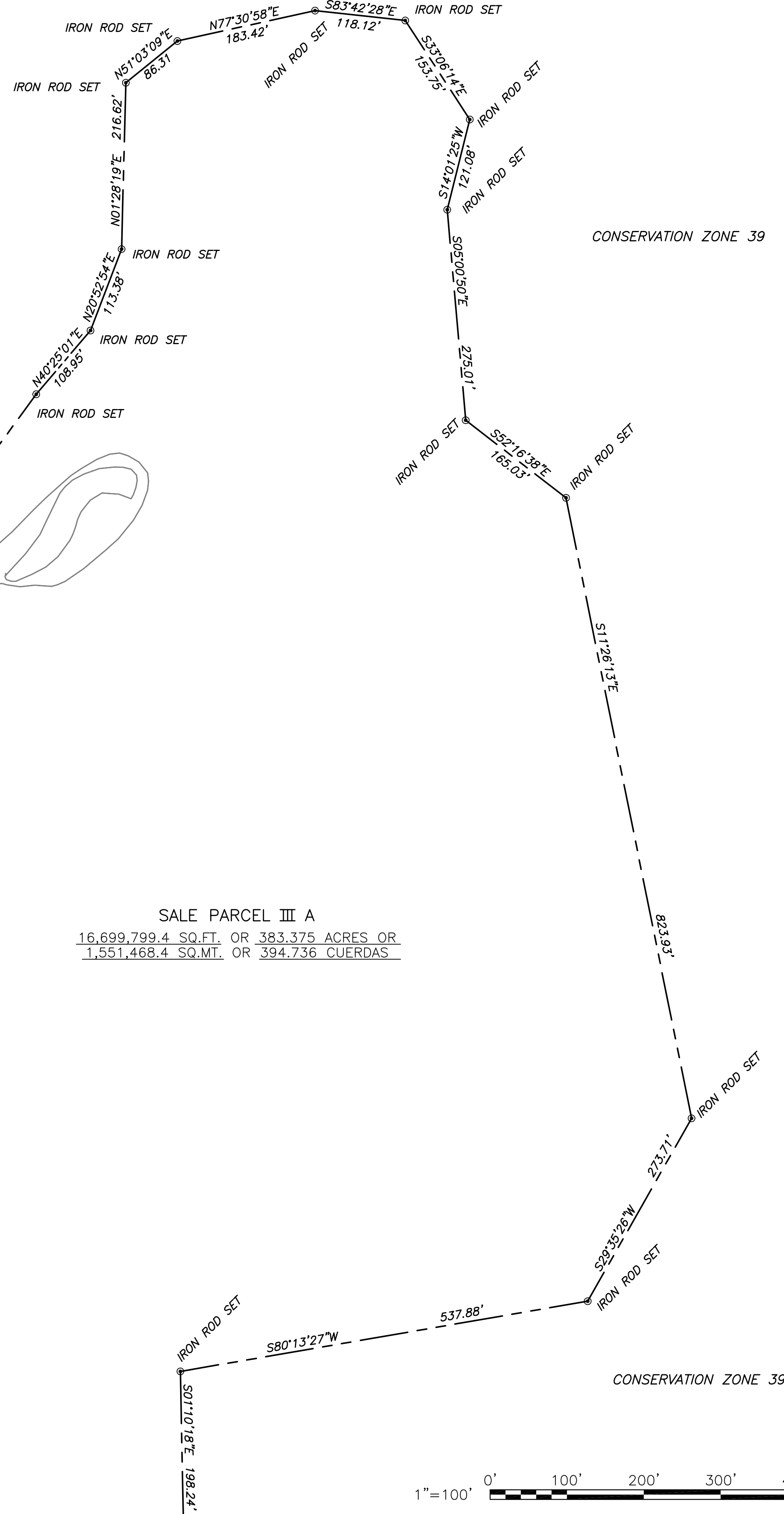
SALE PARCEL III A
16,699,799.4 SQ.FT. OR 383.375 ACRES OR
1,551,468.4 SQ.MT. OR 394.736 CUERDAS

CONSERVATION ZONE 39

INGRESS/EGRESS EASEMENT 7

ANTI-TANK ROAD

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



CONSERVATION ZONE 39

CONSERVATION ZONE 39

MATCHLINE 'D' - SEE SHEET 6 OF 8



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ACTIVITY - SATISFACTORY TO _____

DATE APPROVED _____

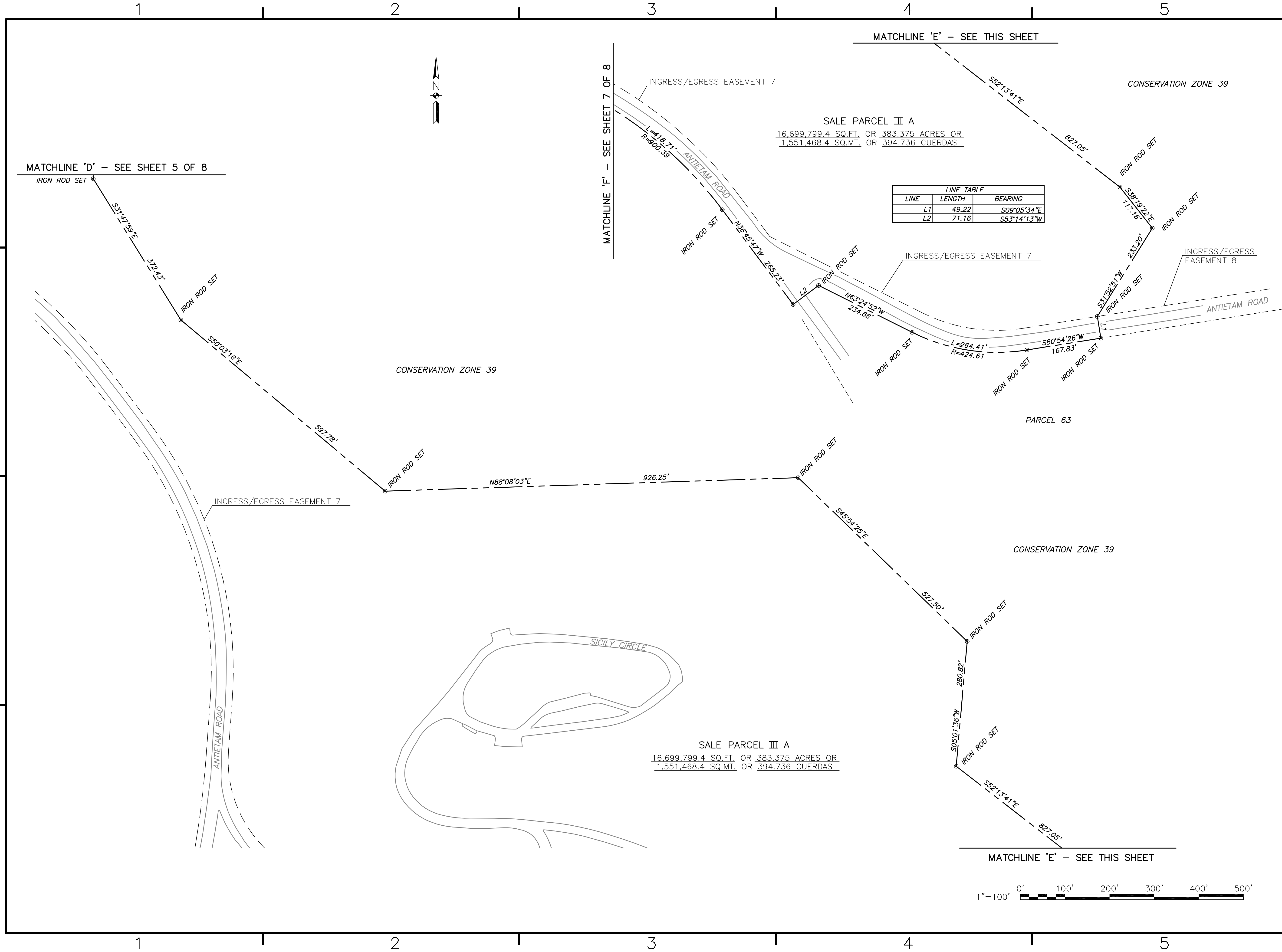
FOR EFD FOR COMMANDER NAVFAC _____

DATE _____

DESIGN	_____
DRAWN	_____
REVIEW	_____
QC	_____
CHEF ARCH./ ENGR	_____
PROJECT MANAGER	_____
FIRE PROTECTION	_____
BRANCH MANAGER	_____
DESIGN DIRECTOR	_____

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 NORFOLK, VIRGINIA
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE ID. NO. 80081	SIZE D
SCALE: AS NOTED	
EFD NO. 4522930	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO. N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 5 OF 8	



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

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

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

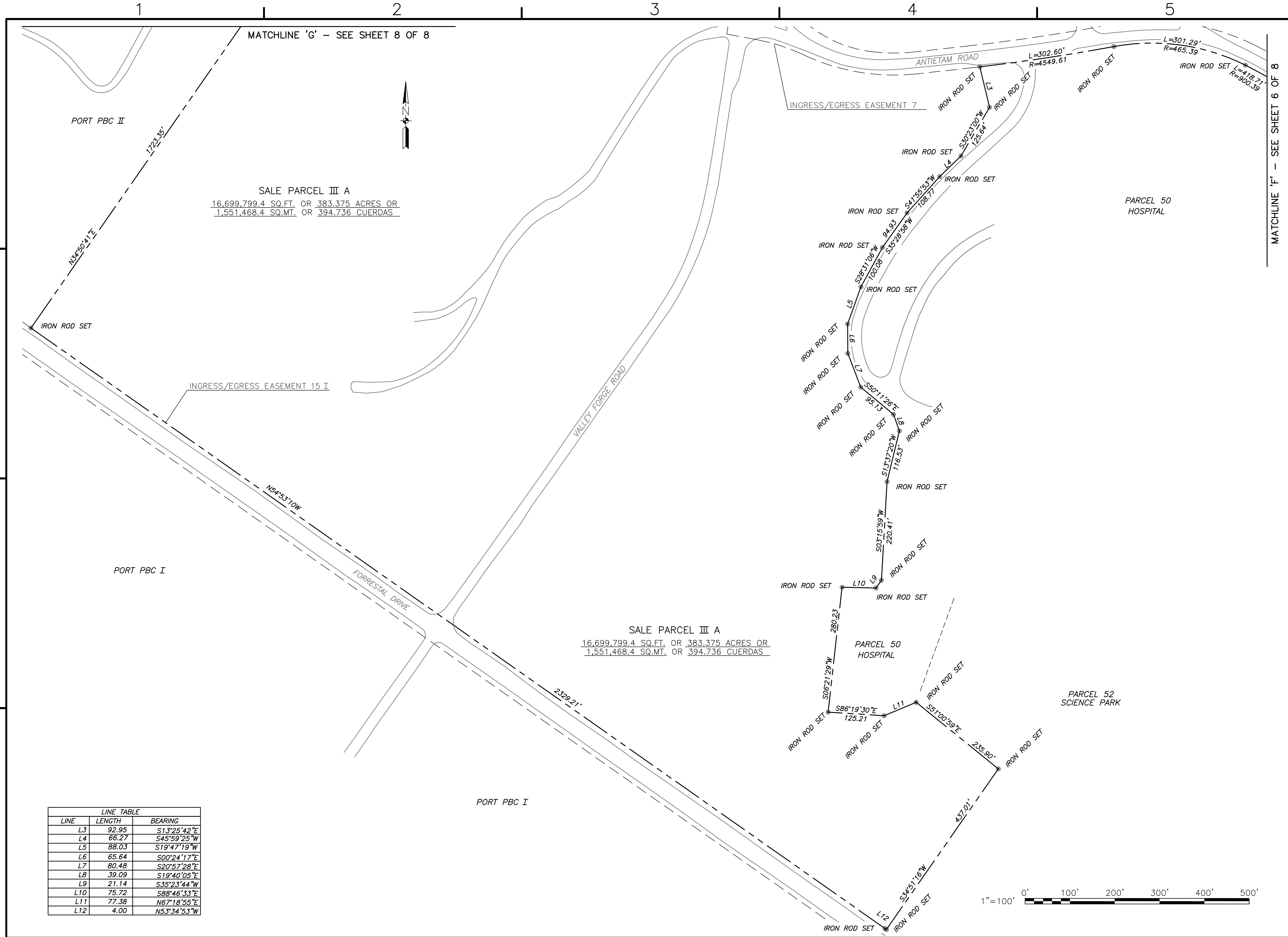
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APPROVED	DATE
ACTIVITY - SATISFACTORY TO	DATE
FOR EFD FOR COMMANDER NAVFAC	DATE
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III A

CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EFD NO. 4522930	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO. N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 6 OF 8	





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

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

LINE TABLE		
LINE	LENGTH	BEARING
L3	92.95	S13°25'42"E
L4	66.27	S45°59'25"W
L5	88.03	S19°47'19"W
L6	65.64	S00°24'17"E
L7	80.48	S20°57'28"E
L8	39.09	S19°40'05"E
L9	21.14	S35°23'44"W
L10	75.72	S88°46'33"E
L11	77.38	N67°18'55"E
L12	4.00	N53°34'53"W



MATCHLINE 'G' - SEE SHEET 8 OF 8

MATCHLINE 'F' - SEE SHEET 6 OF 8

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

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

CODE ID. NO. 80091	SIZE	D
SCALE: AS NOTED		
EFD NO. 4522930		
STA. PROJ. NO.		
SPEC. NO.		
CONSTR. CONTR. NO.		
N62470-02-D-7619		
NAVFAC DRAWING NO.		
SHEET 7 OF 8		

DRAWFORM REVISION MAY 2000

1

2

3

4

5

D

C

B

A

D

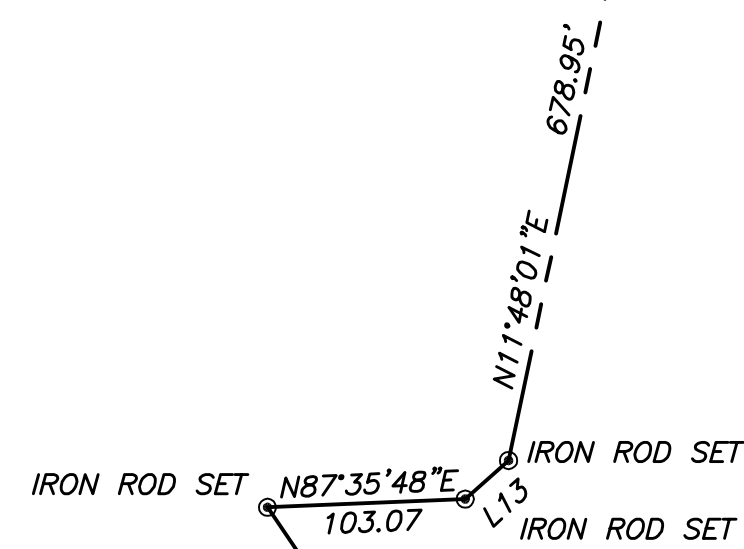
C

B

A

MATCHLINE 'H' - SEE SHEET 4 OF 8

MATCHLINE 'G' - SEE SHEET 7 OF 8



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

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

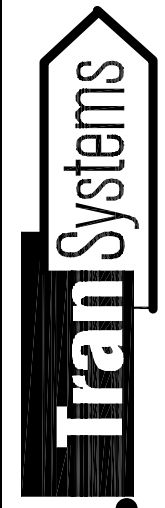
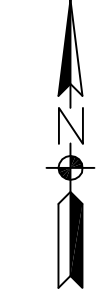
PORT PBC II

PORT PBC II

FORRESTAL DRIVE

TOW WAY

ANTIETAM ROAD



Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk ~ Virginia ~ USA, 23510-1638
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

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

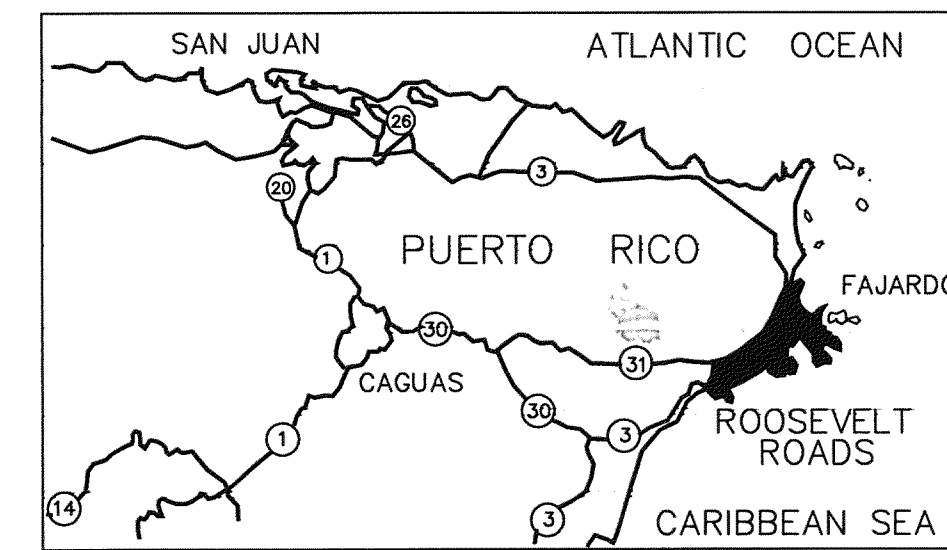
DEPARTMENT OF THE NAVY
 NAVAL STATION
 NAVAL ACTIVITY PUERTO RICO
 ATLANTIC DIVISION
 NORFOLK, VIRGINIA
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
 SALE PARCEL III A

CODE ID. NO. 80081	SIZE D
SCALE: AS NOTED	
EFD NO. 4522930	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 8 OF 8	

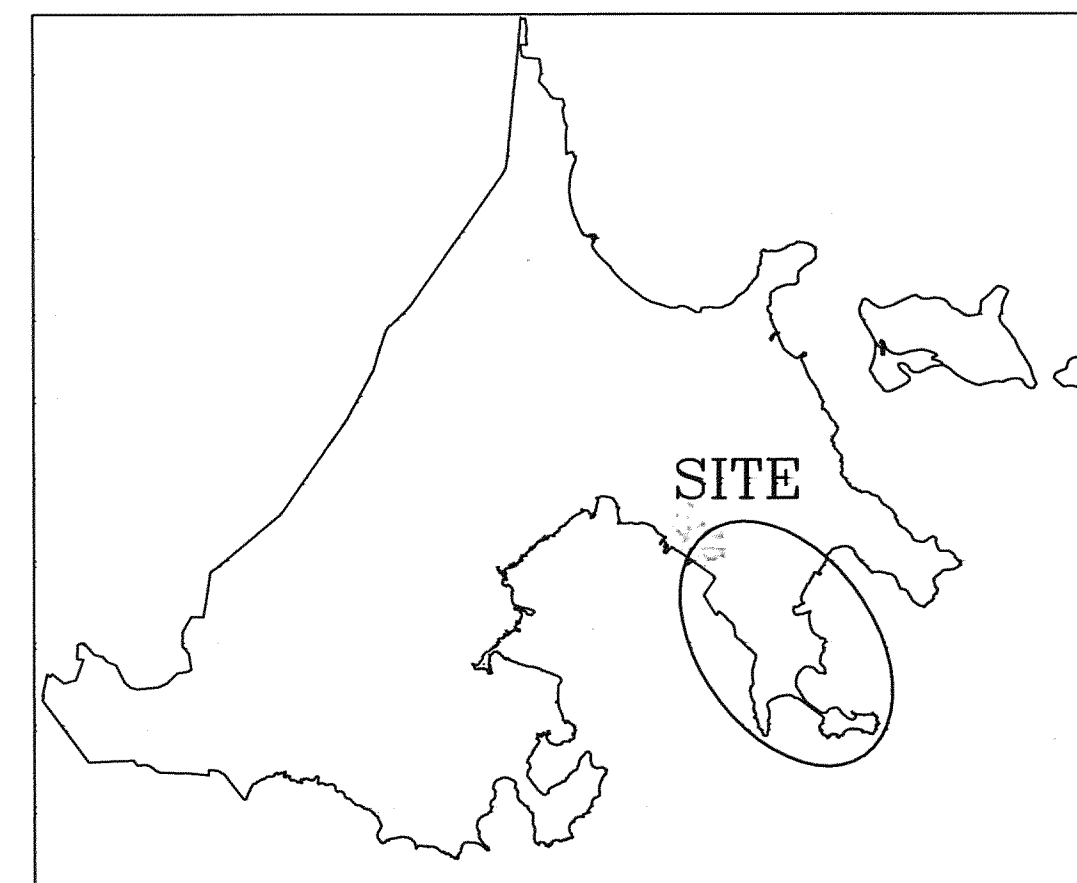


SURVEY NOTES:

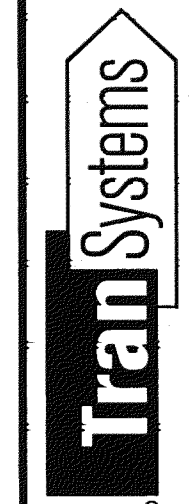
- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN APRIL 2007. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
- HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
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 - 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 FEBRUARY 15, 2005.
 - PLAT TITLED "UNITES STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS FORRESTAL TREATMENT PLANT" PREPARED BY TRANSYSTEMS CORPORATION AND LUIS BERRIOS MONTES. DATED NOVEMBER 21, 2007.
- PLANIMETRIC DATA AND SHORELINE PROVIDED BY HOGGARD EURE ASSOCIATES PORTSMOUTH, VA. AERIAL SURVEY PERFORMED BY: AERO-DYNAMICS CORPORATION CHARLOTTE N.C. SURVEY FLOWN FEBRUARY 1998.
- DUE TO THE SPECIALIZED USAGE OF THE SUBJECT PROPERTY, TERRESTRIAL-MARITIME REGULATIONS ARE INAPPLICABLE. AS A SINE QUA NON CONDITION, ALL FUTURE RECIPIENTS OF THIS SUBJECT PROPERTY BY SUBDIVISION, SHALL RECOGNIZE THE BOUNDARY OF THESE LANDS WITH REGARDS TO THE TERRESTRIAL-MARITIME ZONE REGULATIONS. THE PUBLIC ACCESS TO PROPERTY TRANSFERRED TO OTHER FEDERAL AGENCIES SHALL REMAIN STATUS QUO.



LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



Town Point Center
1000 Boush Street Suite 1004
Norfolk, Virginia 23504
Phone 757-627-1112 Fax 757-627-1113
www.transystems.com

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

LINE	LENGTH	BEARING
L1	63.83	S37°06'48"W
L2	135.91	S56°29'16"E
L3	134.29	S56°18'11"E
L4	69.96	N54°41'59"W
L5	24.35	N35°33'49"E
L6	35.36	N54°33'15"W
L7	22.72	S80°25'11"E
L8	15.25	S32°22'53"W
L12	69.09	S55°15'34"E
L13	155.19	S00°16'40"W
L14	197.13	N85°06'51"E
L15	64.22	S47°04'53"E
L16	97.98	S04°41'38"E
L17	136.32	S82°54'47"W
L18	38.81	N35°00'31"E
L19	90.57	N35°11'24"E
L20	163.17	N20°24'39"E
L21	71.51	N89°40'32"E



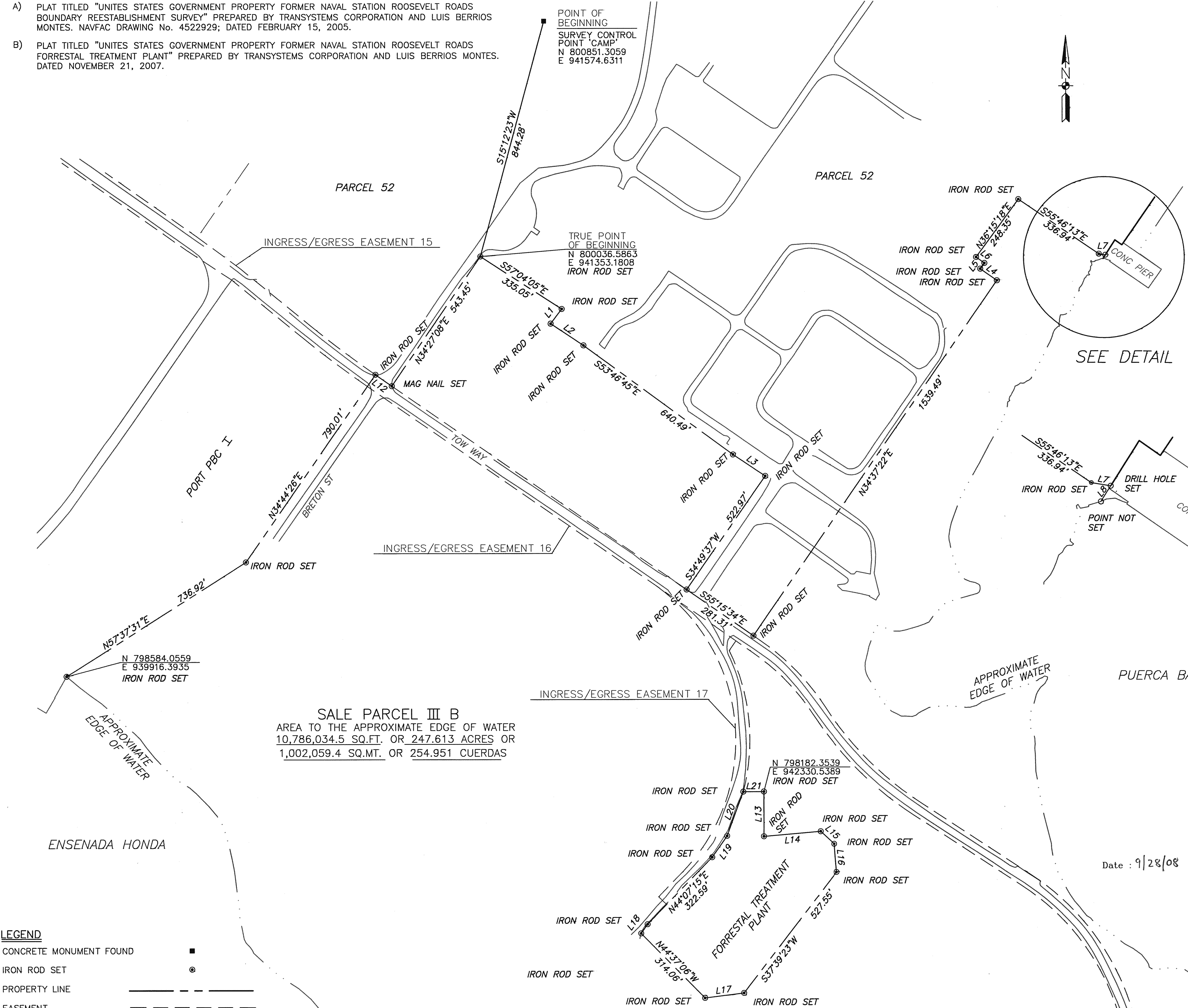
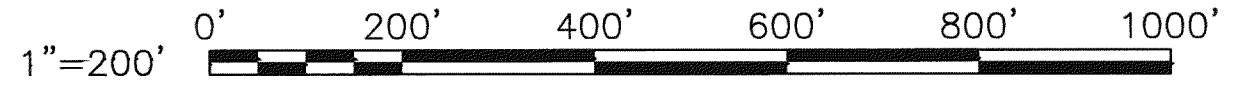
CERTIFICATION

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

Date: 9/28/08

Luis Berrios Montes
LUIS BERRIOS MONTES
Surveyor License No. 8689

LUIS BERRIOS MONTES
Agrimensor Lic. Num. 8689
Boquer Num. 759-1255 Unidad 218-9995
Tel. Oficina (787) 785-9342
P. O. Box 4497 Vega Baja, P. R.



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

LEGEND

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

MATCHLINE 'A' - SEE SHEET 2 OF 2

DEPARTMENT OF THE NAVY	NAVAL FACILITIES ENGINEERING COMMAND	ATLANTIC DIVISION	NAVSTA NORFOLK, VIRGINIA
			CEIBA, PUERTO RICO
			UNITED STATES GOVERNMENT PROPERTY
			FORMER NAVAL STATION ROOSEVELT ROADS
			SALE PARCEL III B
CODE ID. NO. 80091	SIZE D		
SCALE: AS NOTED			
EFD NO.			
STA. PROJ. NO.			
SPEC. NO.			
CONSTR. CONTR. NO.			
N62470-02-D-7619			
NAVFAC DRAWING NO.			
SHEET 1 OF 2			

1

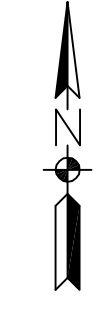
2

3

4

5

MATCHLINE 'A' - SEE SHEET 1 OF 2



APPROXIMATE
EDGE OF WATER

APPROXIMATE
EDGE OF WATER

INGRESS/EGRESS EASEMENT 16

TOW WAY

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

ENSENADA HONDA

PUERCA BAY

APPROXIMATE
EDGE OF WATER

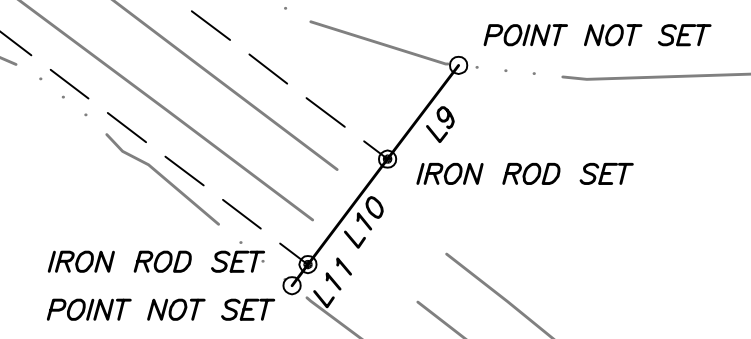
TOW WAY

ENSENADA HONDA

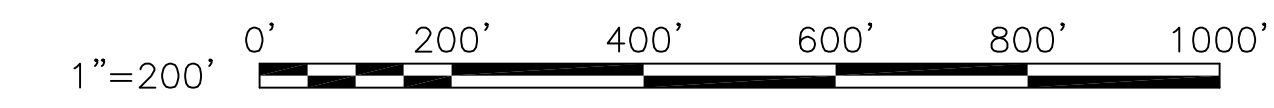
N 794803.5782
E 943746.6743

SEE DETAIL

CABRAS ISLAND



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



D

C

B

A

D

C

B

A



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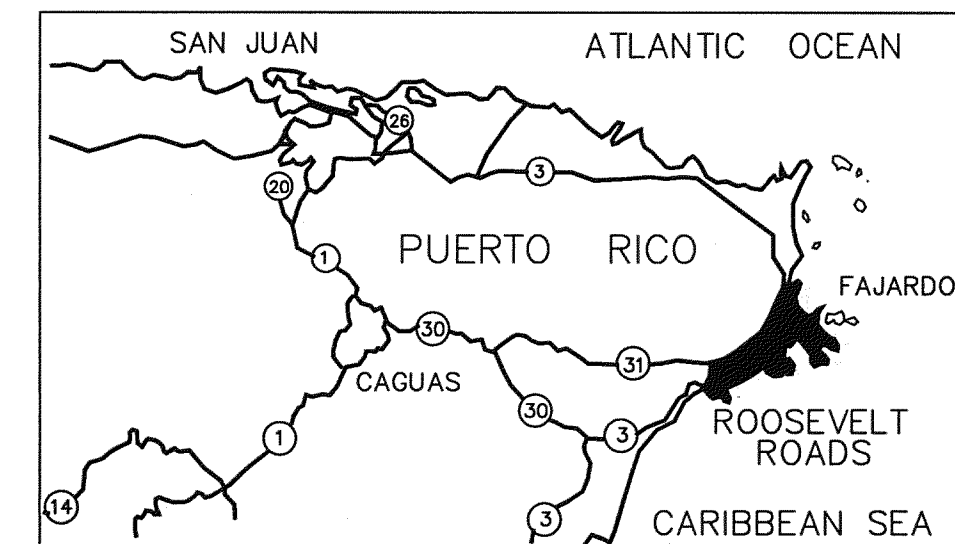
APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	APPROVED
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

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

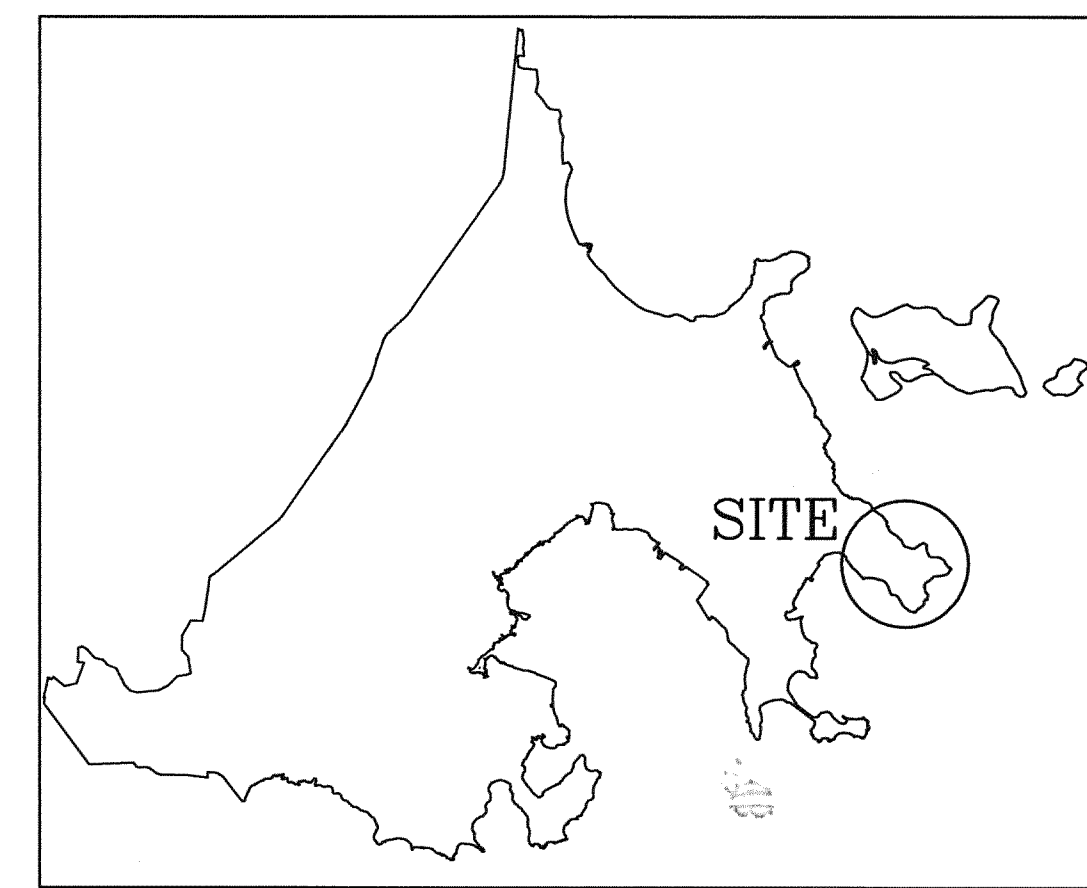
SURVEY NOTES:

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LOCATION MAP

NOT TO SCALE

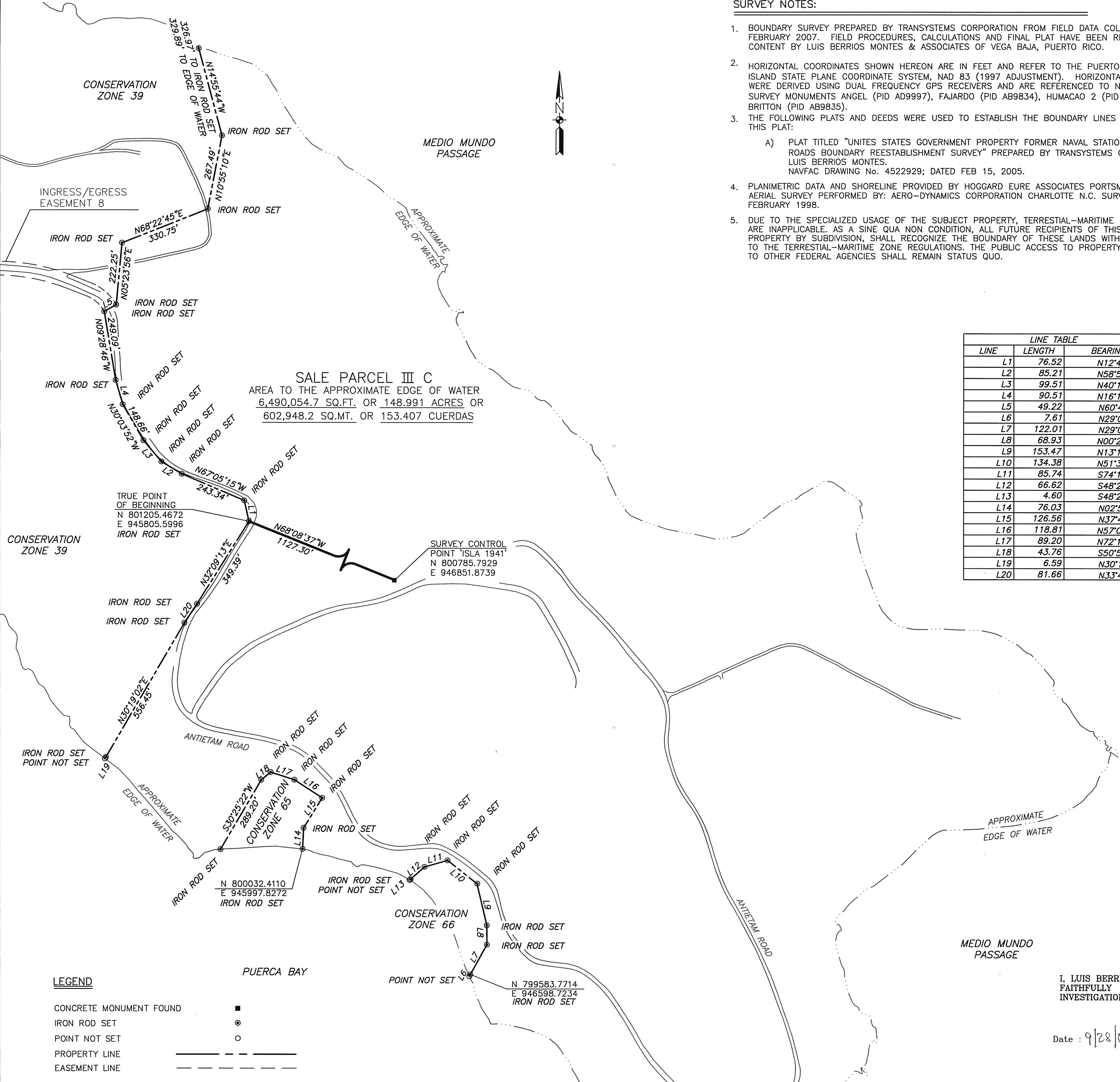


NAVAL ACTIVITY PUERTO RICO

NOT TO SCALE

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

SALE PARCEL III C
 AREA TO THE APPROXIMATE EDGE OF WATER
 6,490,054.7 SQ.FT. OR 148.991 ACRES OR
 602,948.2 SQ.MT. OR 153.407 CUERDAS



TRUE POINT OF BEGINNING
 N 801205.4672
 E 945805.5996
 IRON ROD SET

SURVEY CONTROL POINT 'ISLA 1941'
 N 800785.7929
 E 946851.8739

N 800032.4110
 E 945997.8272
 IRON ROD SET

N 799583.7714
 E 946598.7234
 IRON ROD SET

LEGEND

- CONCRETE MONUMENT FOUND ■
- IRON ROD SET ●
- POINT NOT SET ○
- PROPERTY LINE ———
- EASEMENT LINE - - - - -

MATCHLINE 'A' - SEE THIS SHEET

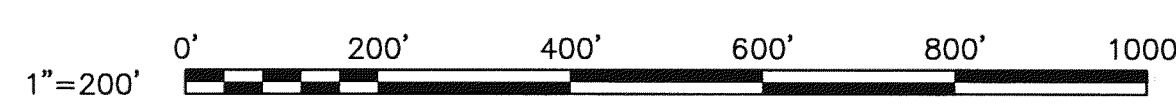


CERTIFICATION

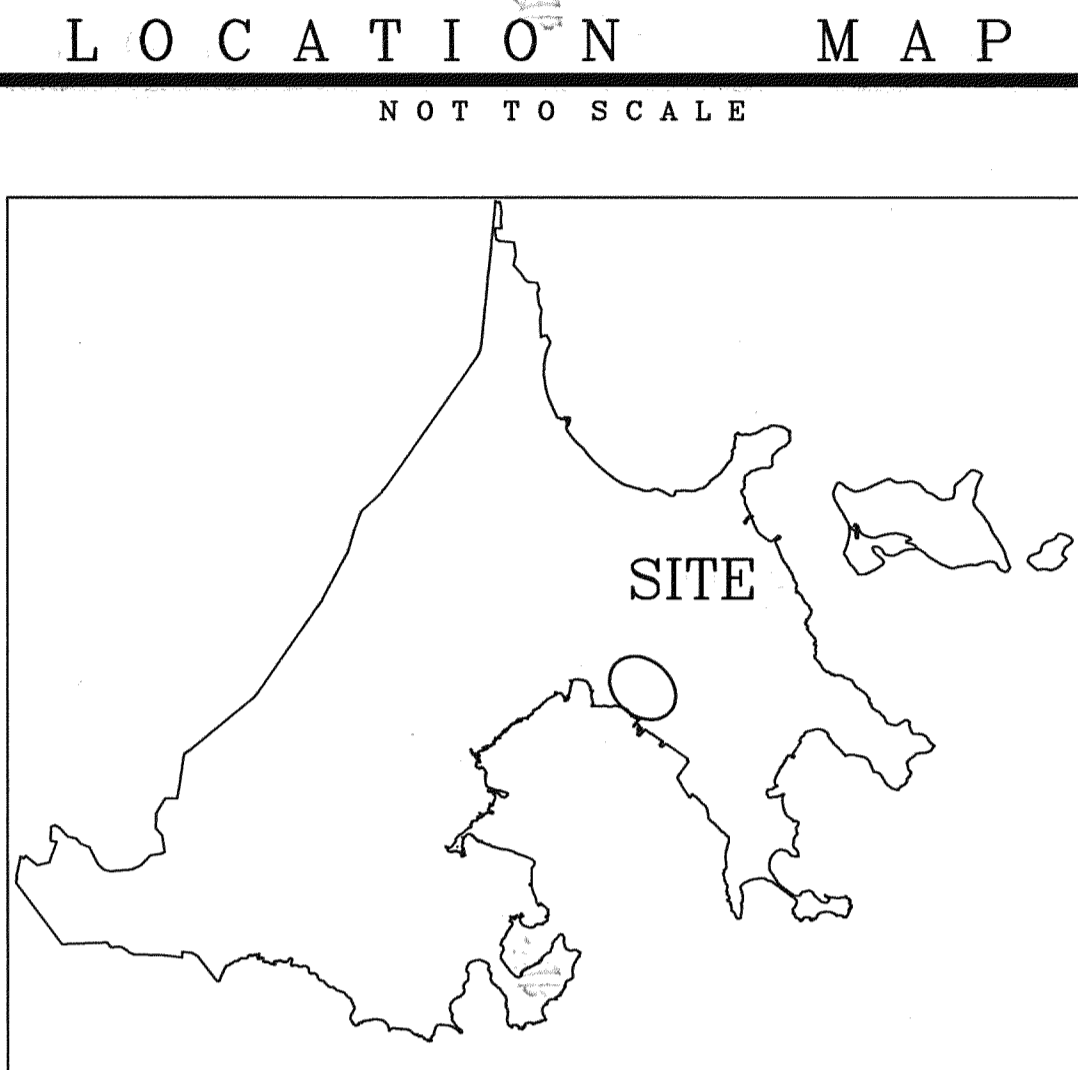
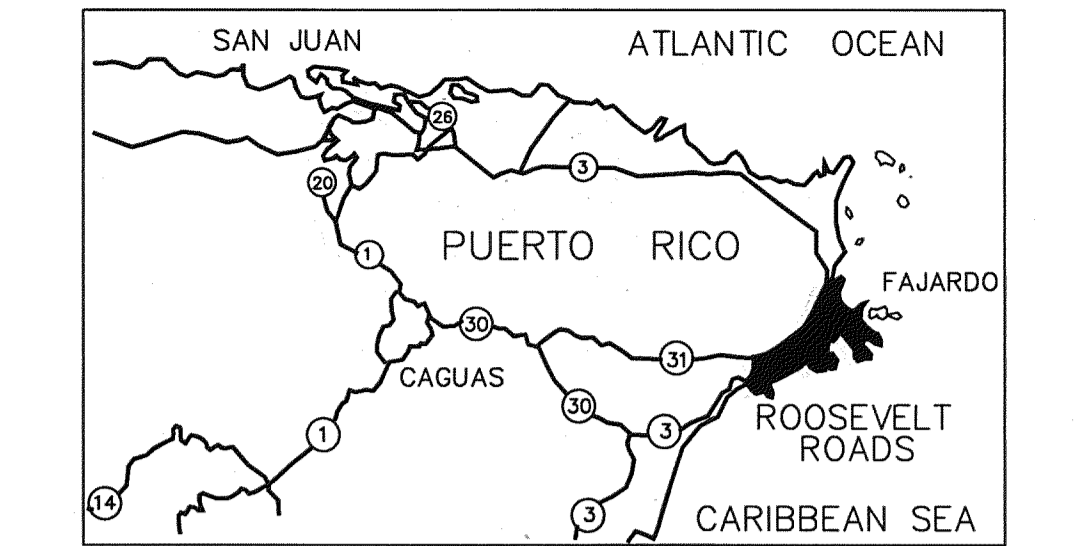
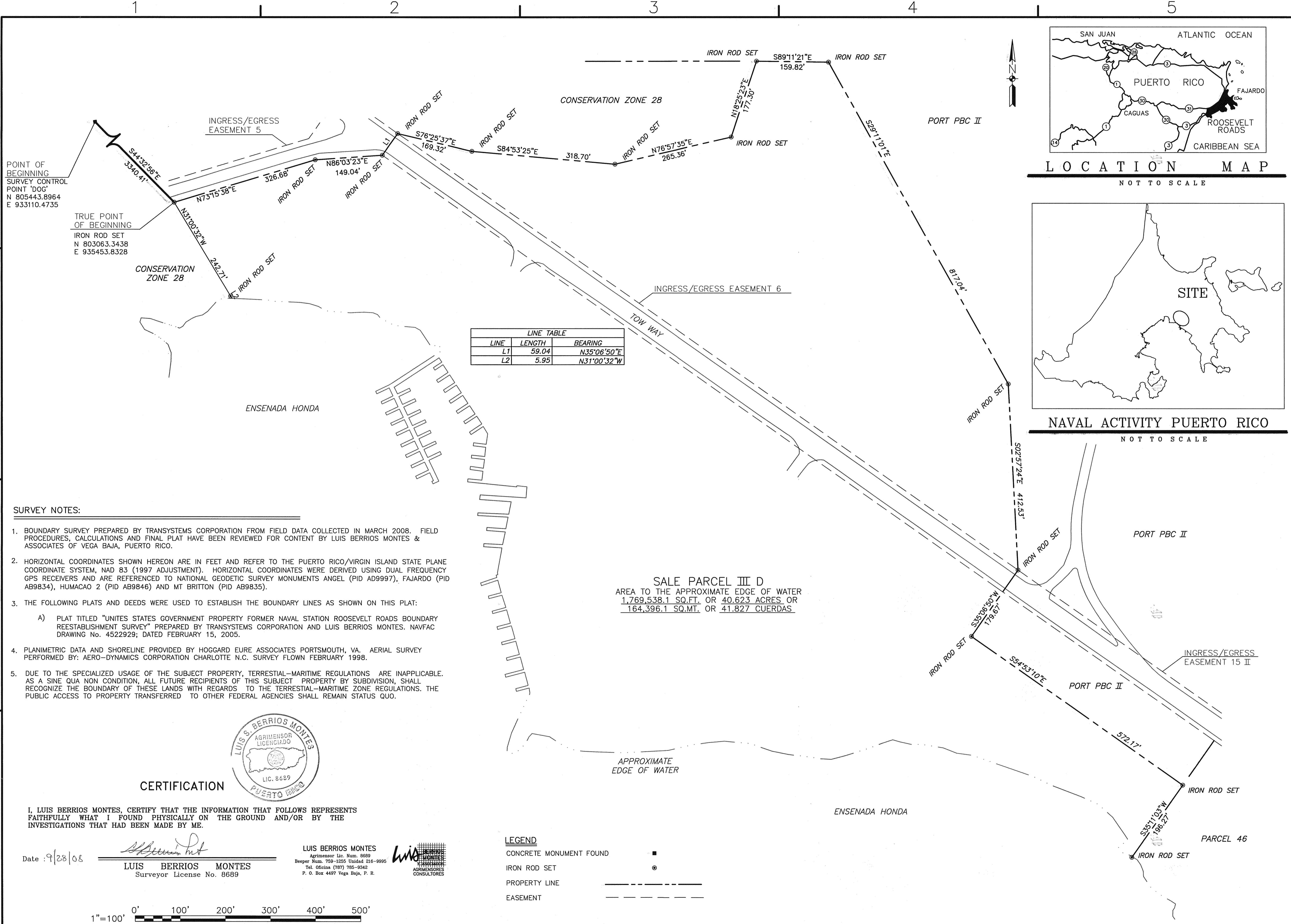
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Date: 9/28/08
 LUIS BERRIOS MONTES
 Surveyor License No. 8689

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



DATE	
DESCRIPTION	
SHEET	
Town Point Center ~ Suite 1000 150 Boush Street ~ USA, 23061-0-1638 Norfolk ~ Virginia ~ Phone 757-627-1112 Fax 757-627-1113 www.transystems.com	
APPROVED	
ACTIVITY - SATISFACTORY TO	
DATE	
APPROVED	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	EFD
DESIGN	
DRAWN	
REVIEW	
QC	
CHEF ARCH./ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
NAVAL FACILITIES ENGINEERING COMMAND	
ATLANTIC DIVISION	
NAVAL STATION	
NAVAL ACTIVITY PUERTO RICO	
CEIBA, PUERTO RICO	
UNITED STATES GOVERNMENT PROPERTY	
FORMER NAVAL STATION ROOSEVELT ROADS	
SALE PARCEL III C	
CODE ID. NO. 80091	SIZE D
SCALE: AS NOTED	
EFD NO.	
STA. PROJ. NO.	
SPEC. NO.	
CONSTR. CONTR. NO.	
N62470-02-D-7619	
NAVFAC DRAWING NO.	
SHEET 1 OF 1	



LINE TABLE		
LINE	LENGTH	BEARING
L1	59.04	N35°06'50"E
L2	5.95	N31°00'32"W

SALE PARCEL III D
 AREA TO THE APPROXIMATE EDGE OF WATER
 1,769,538.1 SQ.FT. OR 40.623 ACRES OR
 164,396.1 SQ.MT. OR 41.827 CUERDAS

SURVEY NOTES:

- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN MARCH 2008. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
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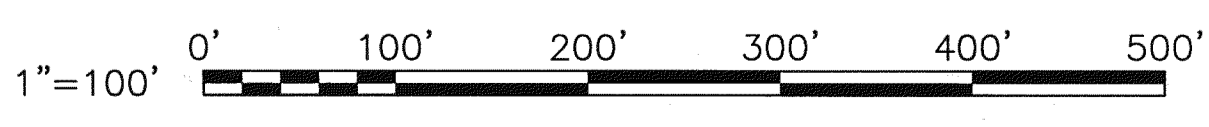


CERTIFICATION

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Luis Berrios Montes
LUIS BERRIOS MONTES
 Surveyor License No. 8689

LUIS BERRIOS MONTES
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 Beeper Num. 759-1255 Stradad 216-9995
 Tel. Oficina (787) 765-9342
 P. O. Box 4497 Vega Baja, P. R.
Luis Berrios Montes
 AGRIMENSUR
 CONSULTORES



LEGEND

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

NO.	DESCRIPTION	DATE	APPROVED

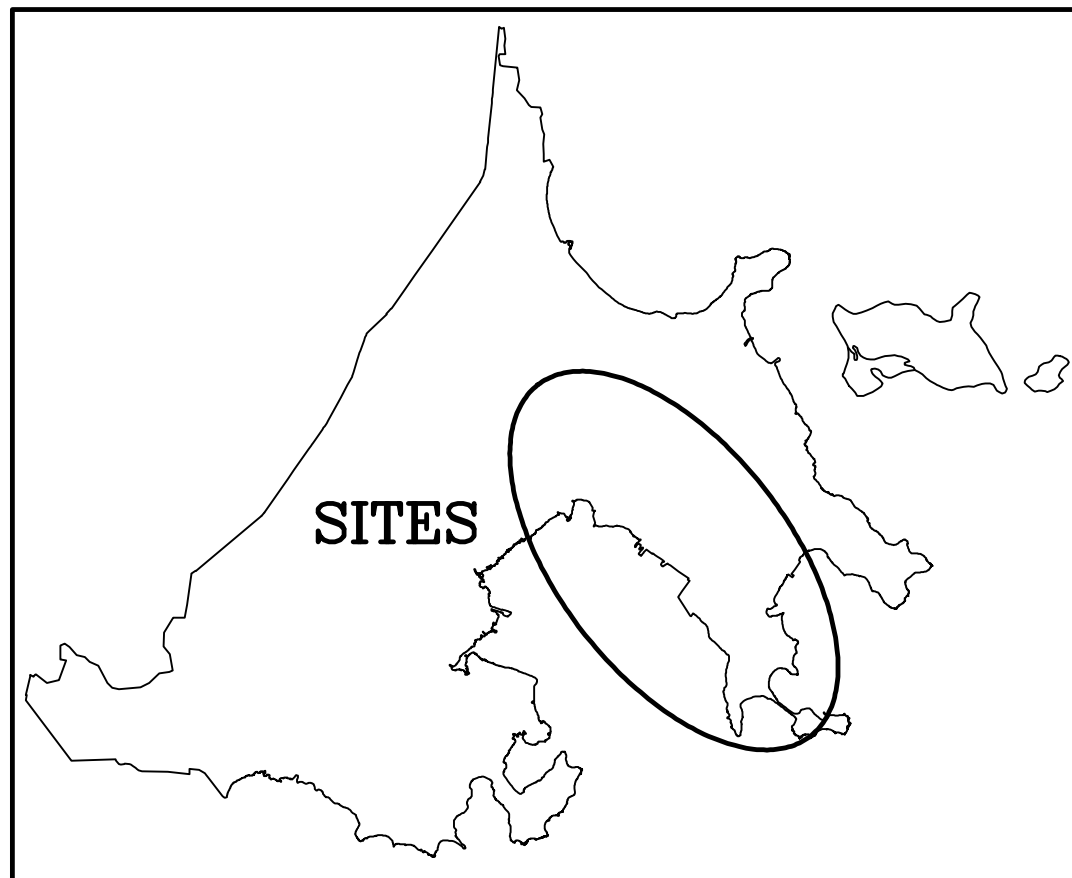
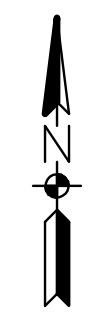
TranSystems
 Town Point Center
 150 Boush Street ~ Suite 1000
 Norfolk, Virginia ~ USA, 23510-1698
 Phone 757-627-1112 Fax 757-627-1113
 www.transystems.com

APPROVED _____
 ACTIVITY - SATISFACTORY TO _____
 DATE _____
 APPROVED _____
 FOR EFD FOR COMMANDER NAVFAC _____
 DATE _____
 A/E _____ EFD _____
 DESIGN _____
 DRAWN _____
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 PROJECT MANAGER _____
 FIRE PROTECTION _____
 BRANCH MANAGER _____
 DESIGN DIRECTOR _____

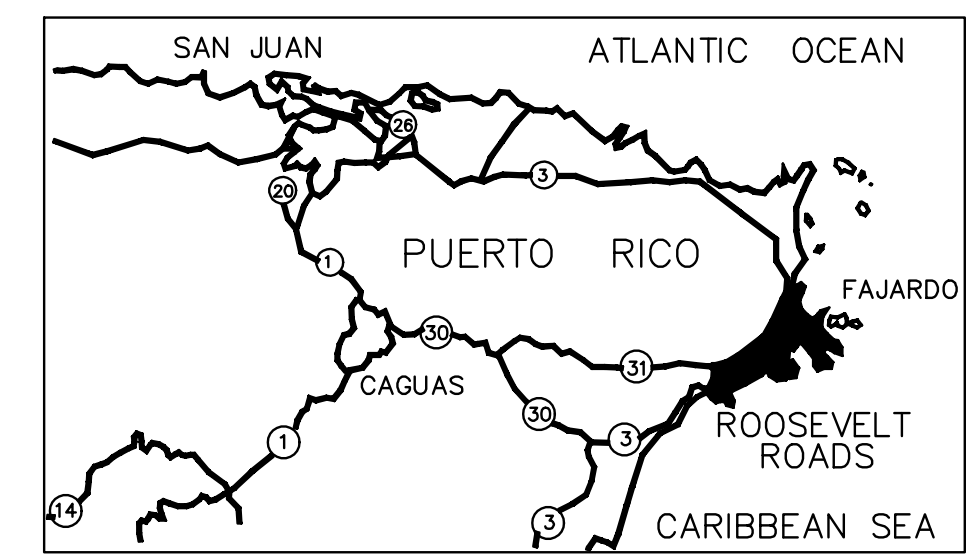
NAVY FACILITIES ENGINEERING COMMAND
 NORFOLK, VIRGINIA
 ATLANTIC DIVISION
 NAVAL STATION
 CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SALE PARCEL III D
 DEPARTMENT OF THE NAVY
 NAVAL ACTIVITY PUERTO RICO
 NAVFAC DRAWING NO. N62470-02-D-7619
 SHEET 1 OF 1

SURVEY NOTES:

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- NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.



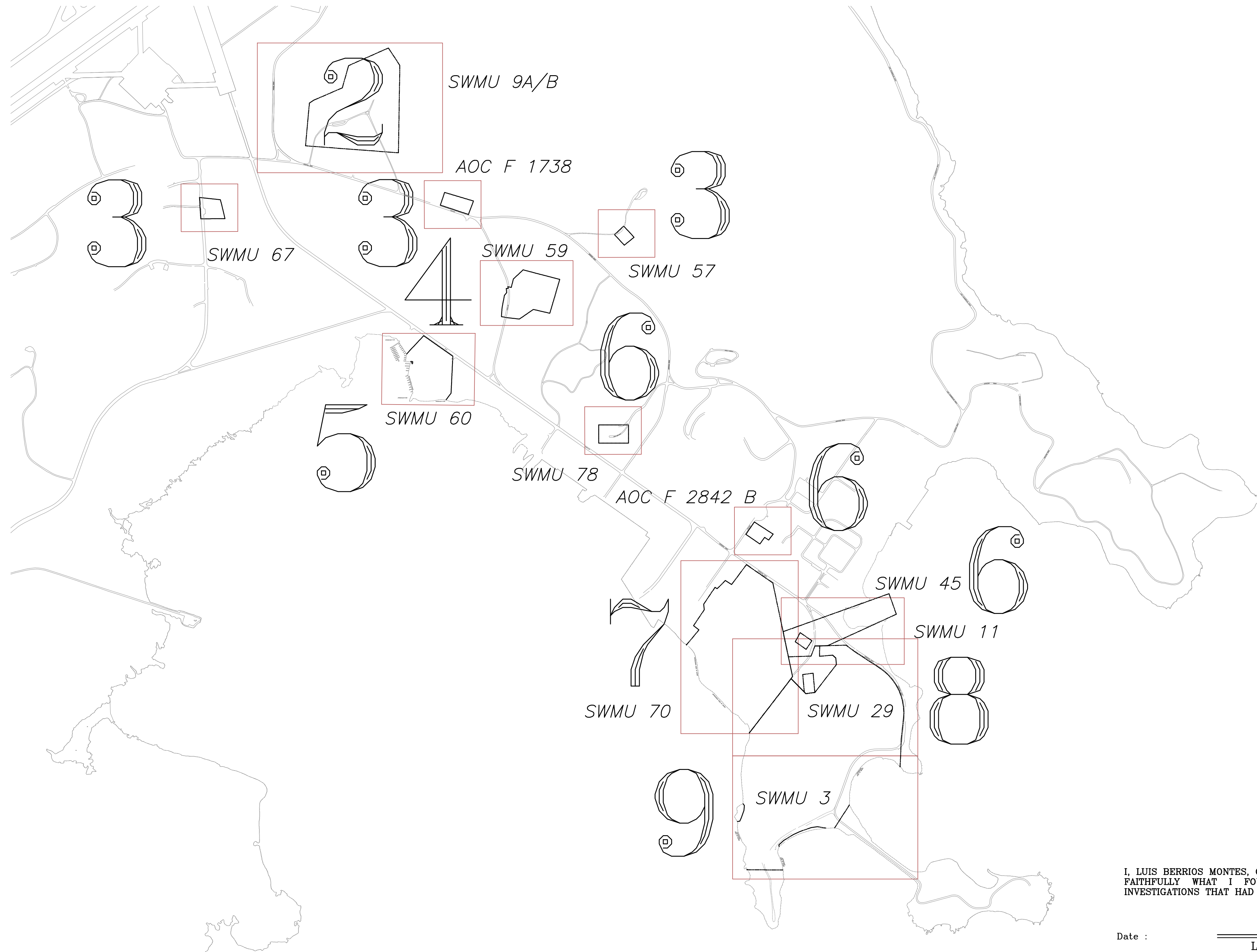
NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGEND

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



CERTIFICATION

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P. O. Box 4497 Vega Baja, P. R.

NO.	DATE	DESCRIPTION

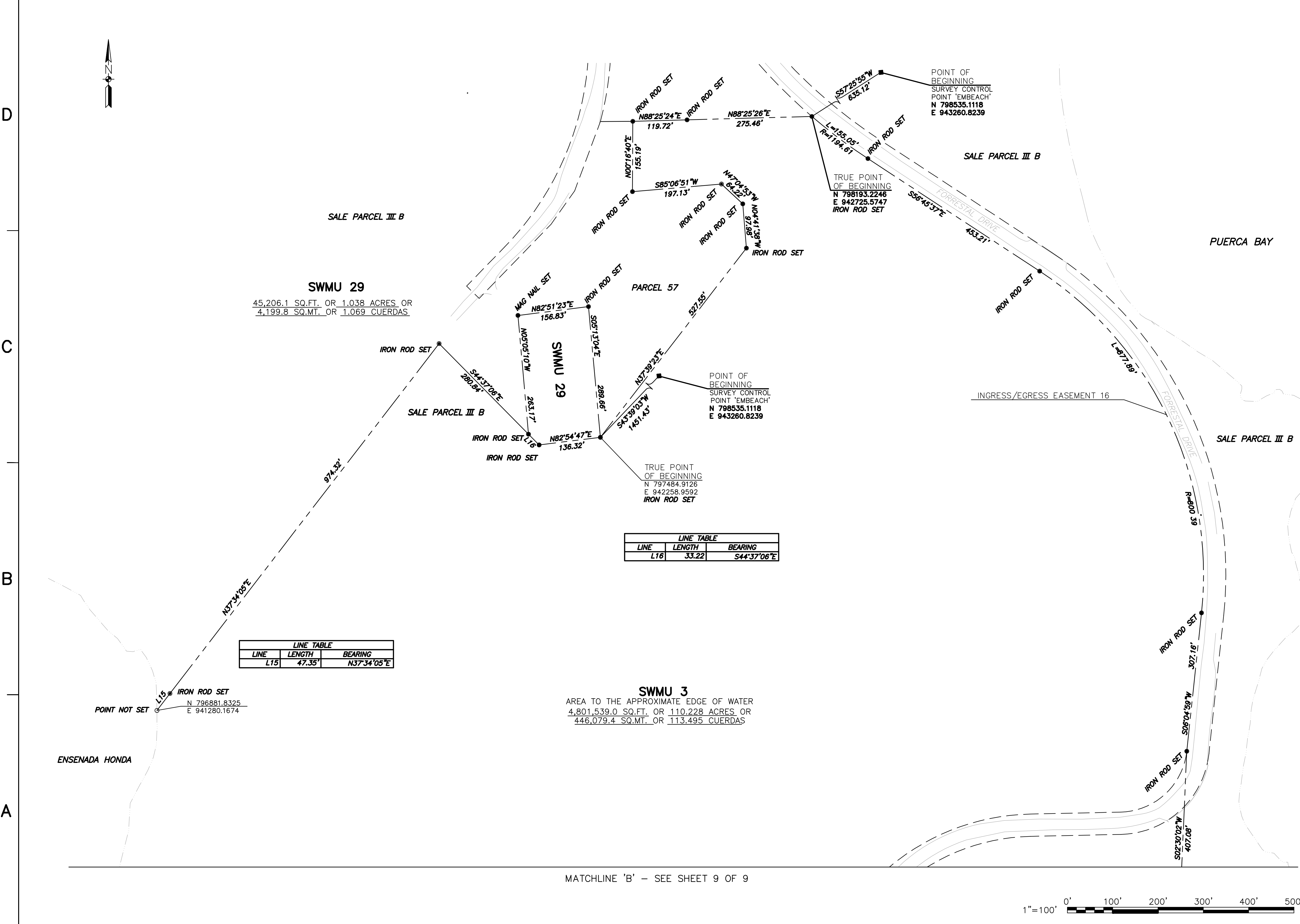
TransSystems
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ACTIVITY - SATISFACTORY TO	
DATE	
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A/E	EPD
DESIGN	
DRAWN	
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CHEF ARCH/ ENGR.	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	

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

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

1 2 3 4 5



SWMU 29
 45,206.1 SQ.FT. OR 1.038 ACRES OR
 4,199.8 SQ.MT. OR 1.069 CUERDAS

LINE TABLE		
LINE	LENGTH	BEARING
L15	47.35'	N37°34'05"E

LINE TABLE		
LINE	LENGTH	BEARING
L16	33.22'	S44°37'06"E

SWMU 3
 AREA TO THE APPROXIMATE EDGE OF WATER
 4,801,539.0 SQ.FT. OR 110.228 ACRES OR
 446,079.4 SQ.MT. OR 113.495 CUERDAS

POINT NOT SET
 L15 IRON ROD SET
 N 796881.8325
 E 941280.1674

POINT OF BEGINNING
 SURVEY CONTROL
 POINT 'EMBEACH'
 N 798535.1118
 E 943260.8239

TRUE POINT
 OF BEGINNING
 N 798193.2246
 E 942725.5747
 IRON ROD SET

POINT OF BEGINNING
 SURVEY CONTROL
 POINT 'EMBEACH'
 N 798535.1118
 E 943260.8239



MATCHLINE 'B' - SEE SHEET 9 OF 9

D
C
B
A

D
C
B
A

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APPROVED		
ACTIVITY - SATISFACTORY TO		
DATE APPROVED		
FOR EPD FOR COMMANDER NAVFAC		
DATE		
A/E	DESIGN	EPD
_____	_____	_____
_____	DRAWN	_____
_____	REVIEW	_____
_____	OR	_____
_____	CHIEF ARCH. / ENGR.	_____
PROJECT MANAGER		
FIRE PROTECTION		
BRANCH MANAGER		
DESIGN DIRECTOR		
SWMU 3 & 29		
DEPARTMENT OF THE NAVY NAVAL STATION ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS		
CODE ID. NO. 80091 SIZE D		
SCALE: AS NOTED		
EPD NO.		
STA. PROJ. NO.		
SPEC. NO.		
CONSTR. CONTR. NO. NS2470-02-D-7819		
NAVFAC DRAWING NO.		
SHEET 8 OF 9		
DRAWING REVISION MAY 2000		

1

2

3

4

5

MATCHLINE 'B' - SEE SHEET 8 OF 9



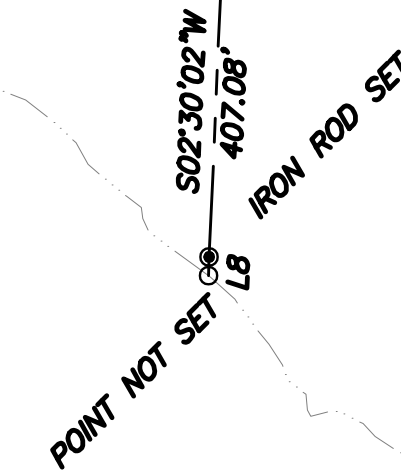
ENSENADA HONDA

SWMU 3

AREA TO THE APPROXIMATE EDGE OF WATER
4,801,539.0 SQ.FT. OR 110.228 ACRES OR
446,079.4 SQ.MT. OR 113.495 CUERDAS

INGRESS/EGRESS EASEMENT 16

APPROXIMATE
EDGE OF WATER



LINE TABLE		
LINE	LENGTH	BEARING
L8	9.74	S02°30'02\"

PUERCA BAY

N 795801.7234
E 942776.6058
2\" GALVANIZED PIPE SET

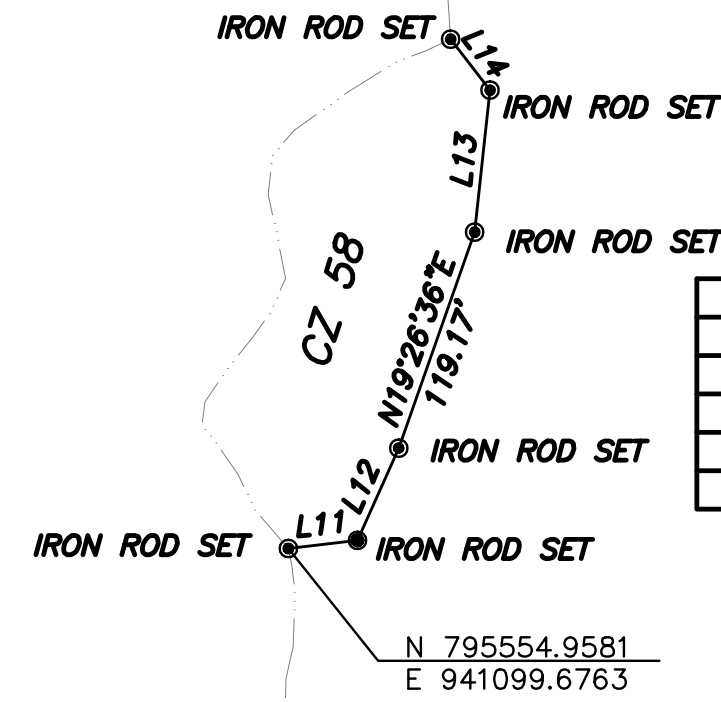
S32°38'22\"

SALE PARCEL III B

2\" GALVANIZED PIPE SET

N 795455.7512
E 942421.8678
IRON ROD SET

ENSENADA HONDA



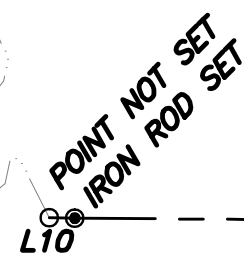
LINE TABLE		
LINE	LENGTH	BEARING
L11	36.16	N83°09'37\"
L12	52.65	N24°07'00\"
L13	74.34	N06°11'16\"
L14	33.53	N37°40'02\"

APPROXIMATE
EDGE OF WATER

CZ 60

LINE TABLE		
LINE	LENGTH	BEARING
L9	25.15	S09°53'24\"

LINE TABLE		
LINE	LENGTH	BEARING
L10	13.30	S89°32'14\"



SALE PARCEL III B

N 794828.1820
E 941779.4900
IRON ROD SET



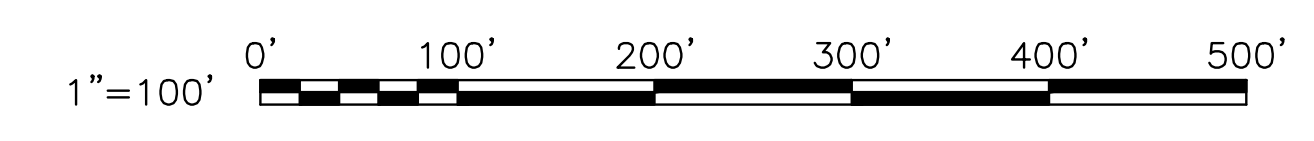
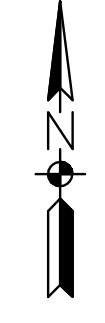
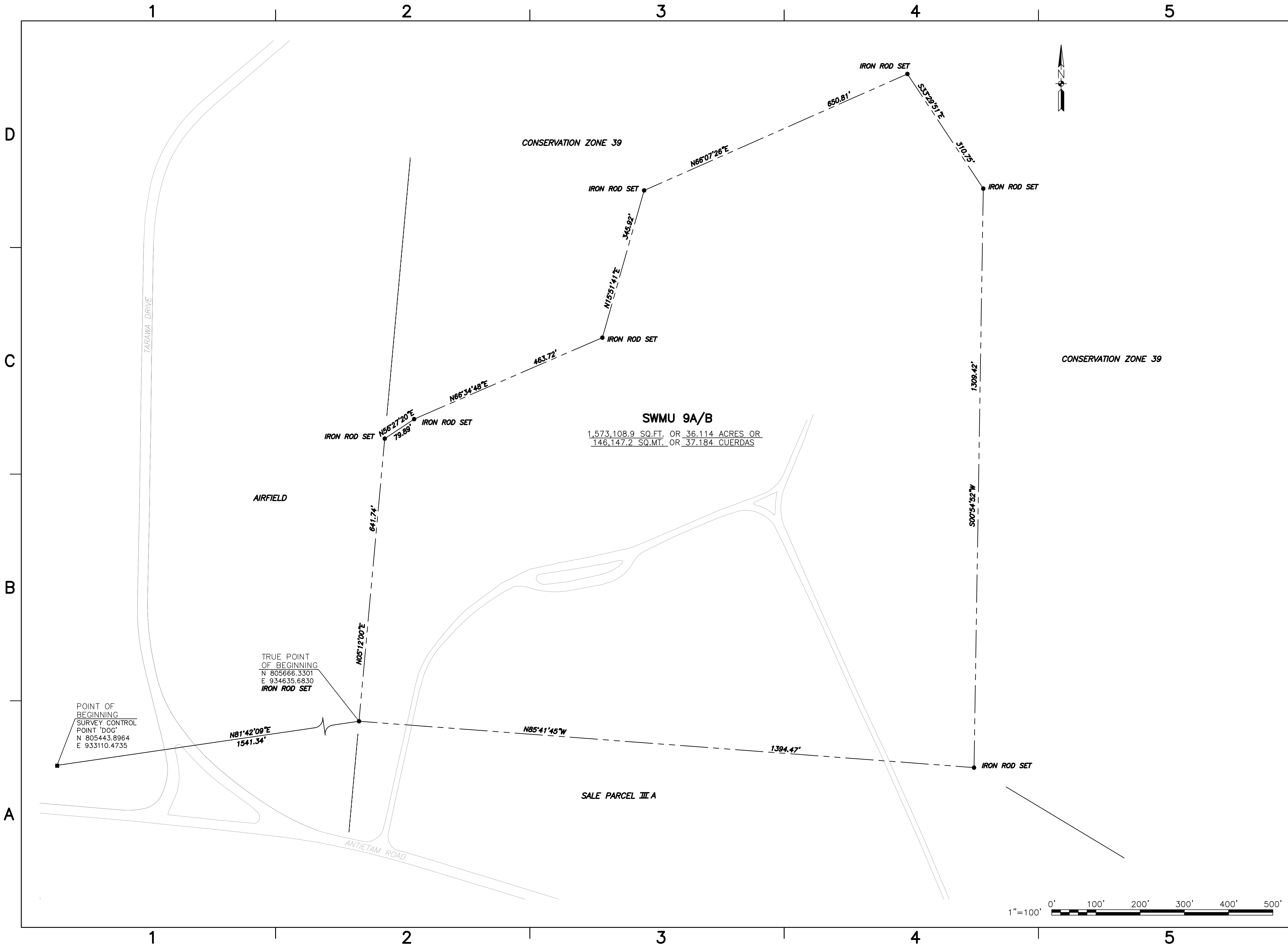
NO.	DESCRIPTION	DATE	APP'R

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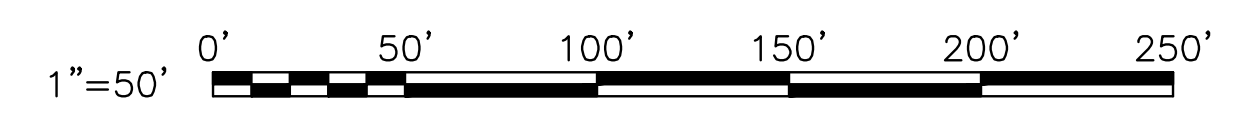
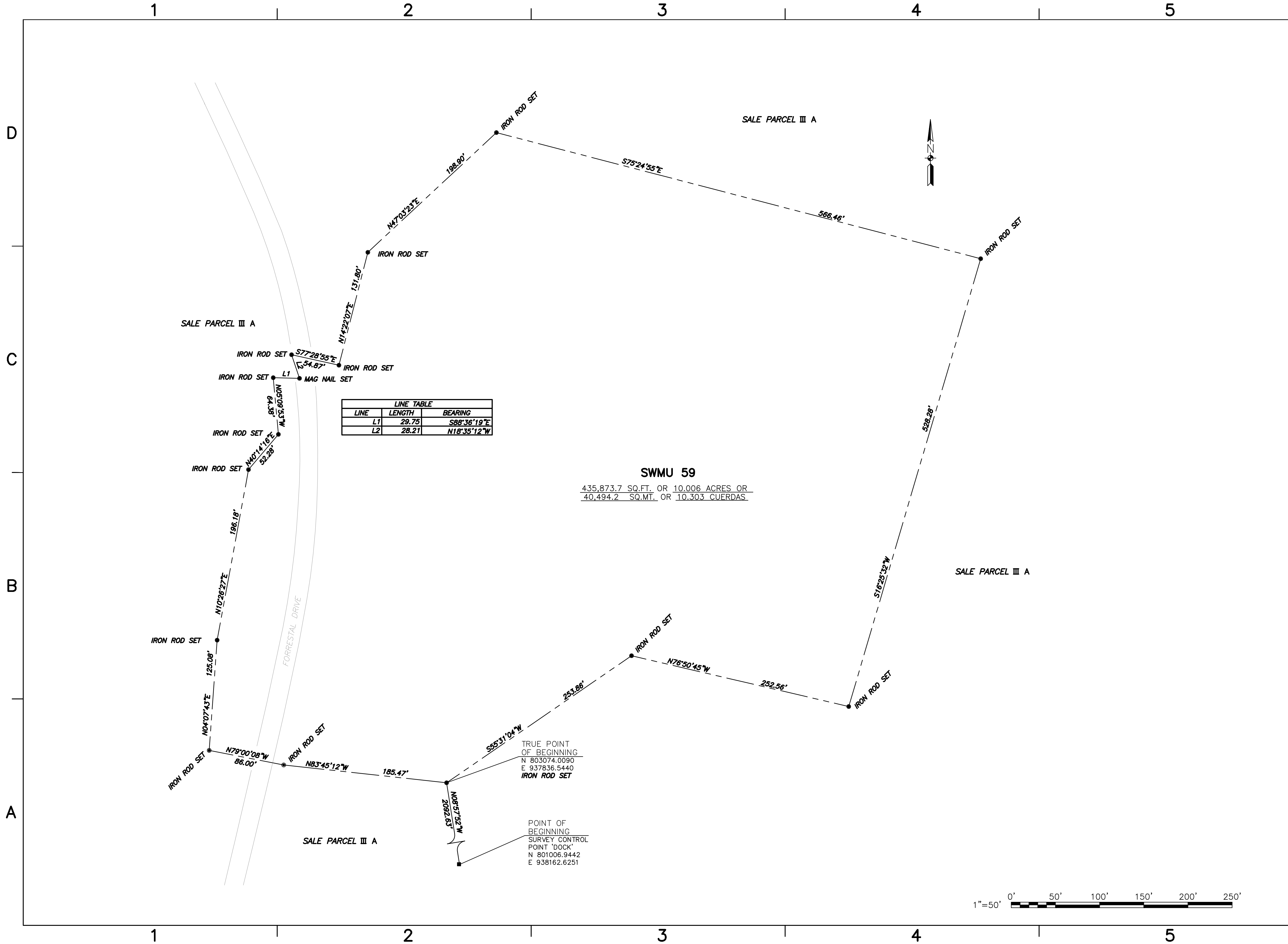
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ACTIVITY - SATISFACTORY TO	
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APPROVED	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	
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DRAWN	
REVIEW	
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER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

DEPARTMENT OF THE NAVY
 NAVAL STATION
 ATLANTIC DIVISION
 NORFOLK, VIRGINIA
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
 SWMU 3

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



DATE	BY	CHECKED	DATE
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APPROVED			
ACTIVITY - SATISFACTORY TO			
DATE			
APPROVED			
FOR EFD FOR COMMANDER NAVFAC			
DATE	A/E	EPD	
DESIGN			
DRAWN			
REVIEW			
QC			
CHEF	ARCH/ ENGR.		
PROJECT MANAGER			
FIRE PROTECTION			
BRANCH MANAGER			
DESIGN DIRECTOR			
DEPARTMENT OF THE NAVY NAVAL STATION NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA ATLANTIC DIVISION CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 9A/B			
CODE NO.	NO. 80091	SIZE	D
SCALE:	AS NOTED		
EPD NO.			
STA. PROJ. NO.			
SPEC. NO.			
CONSTR. CONTR. NO.			
NAVFAC DRAWING NO.	N62470-02-D-7619		
SHEET	2 OF 9		
DRAWING REVISION MAY 2000			



DATE	APP'D
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DESCRIPTION	
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DATE

APPROVED

FOR EPD FOR COMMANDER NAVFAC

DATE

A/E	EPD
DESIGN	
DRAWN	
REVIEW	
CC	
CHEF ARCH/ENGR.	

PROJECT MANAGER

FIRE PROTECTION

BRANCH MANAGER

DESIGN DIRECTOR

DEPARTMENT OF THE NAVY

NAVAL STATION

ATLANTIC DIVISION

NAVAL FACILITIES ENGINEERING COMMAND

NORFOLK, VIRGINIA

NAVAL ACTIVITY PUERTO RICO

CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY

FORMER NAVAL STATION ROOSEVELT ROADS

SWMU 59

CODE ID. NO. 80091 SIZE D

SCALE: **AS NOTED**

EPD NO.

STA. PROJ. NO.

SPEC. NO.

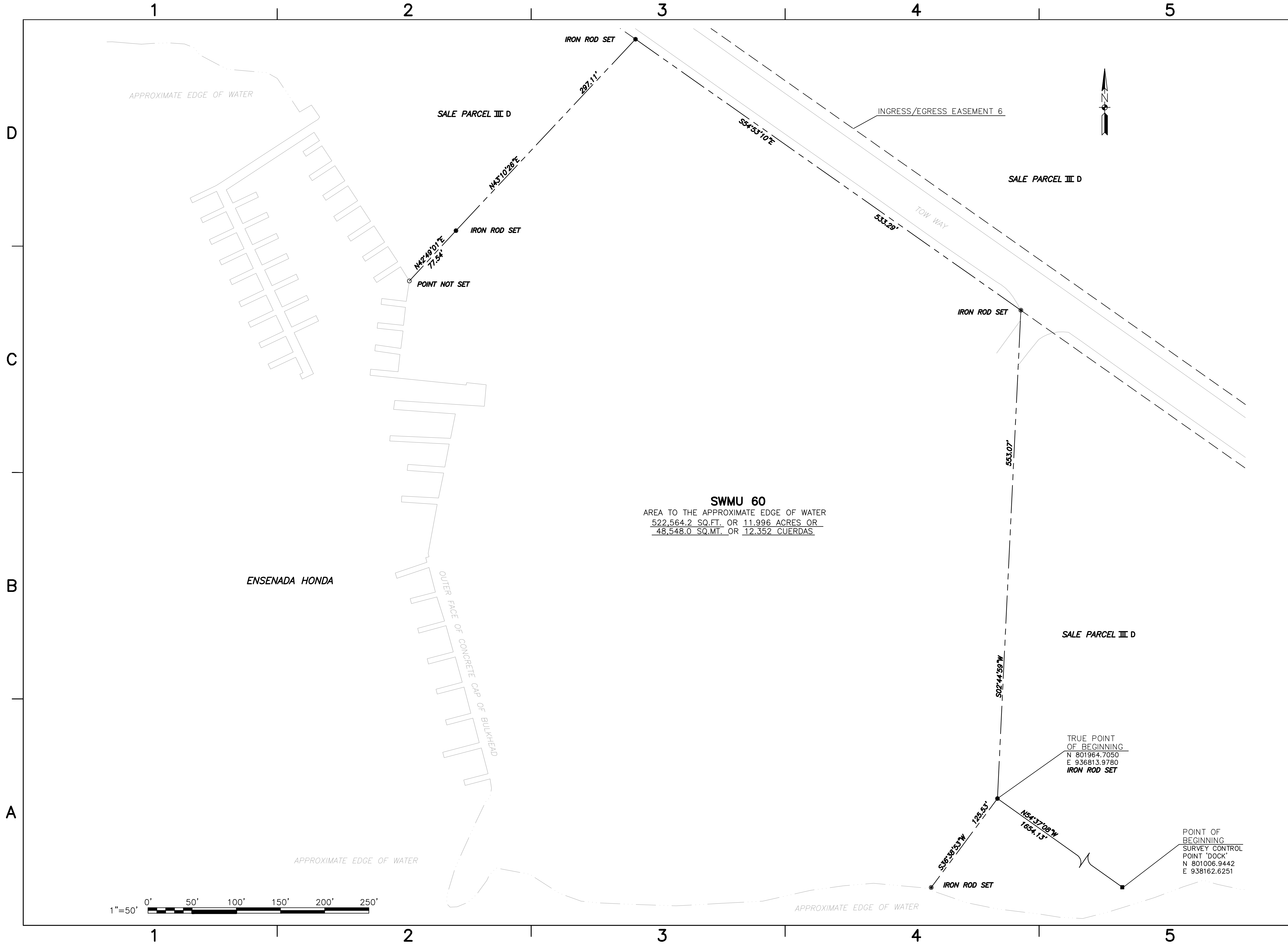
CONSTR. CONTR. NO.

N62470-02-D-7819

NAVFAC DRAWING NO.

SHEET 4 OF 9

DRAWING REVISION MAY 2000



SWMU 60
 AREA TO THE APPROXIMATE EDGE OF WATER
 522,564.2 SQ.FT. OR 11.996 ACRES OR
 48,548.0 SQ.MT. OR 12.352 CUERDAS

DATE	APP'D
DESCRIPTION	
DATE	APP'D
DESCRIPTION	
DATE	APP'D
DESCRIPTION	
DATE	APP'D
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DATE	APP'D
DESCRIPTION	

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FOR EPD FOR COMMANDER NAVFAC

DATE

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

PROJECT MANAGER

FIRE PROTECTION

BRANCH MANAGER

DESIGN DIRECTOR

NAVY FACILITIES ENGINEERING COMMAND
 NORFOLK, VIRGINIA

ATLANTIC DIVISION

NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO

UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS

SWMU 60

DEPARTMENT OF THE NAVY

NAVAL STATION

CODE ID. NO. 80091 SIZE D

SCALE: AS NOTED

EPD NO.

STA. PROJ. NO.

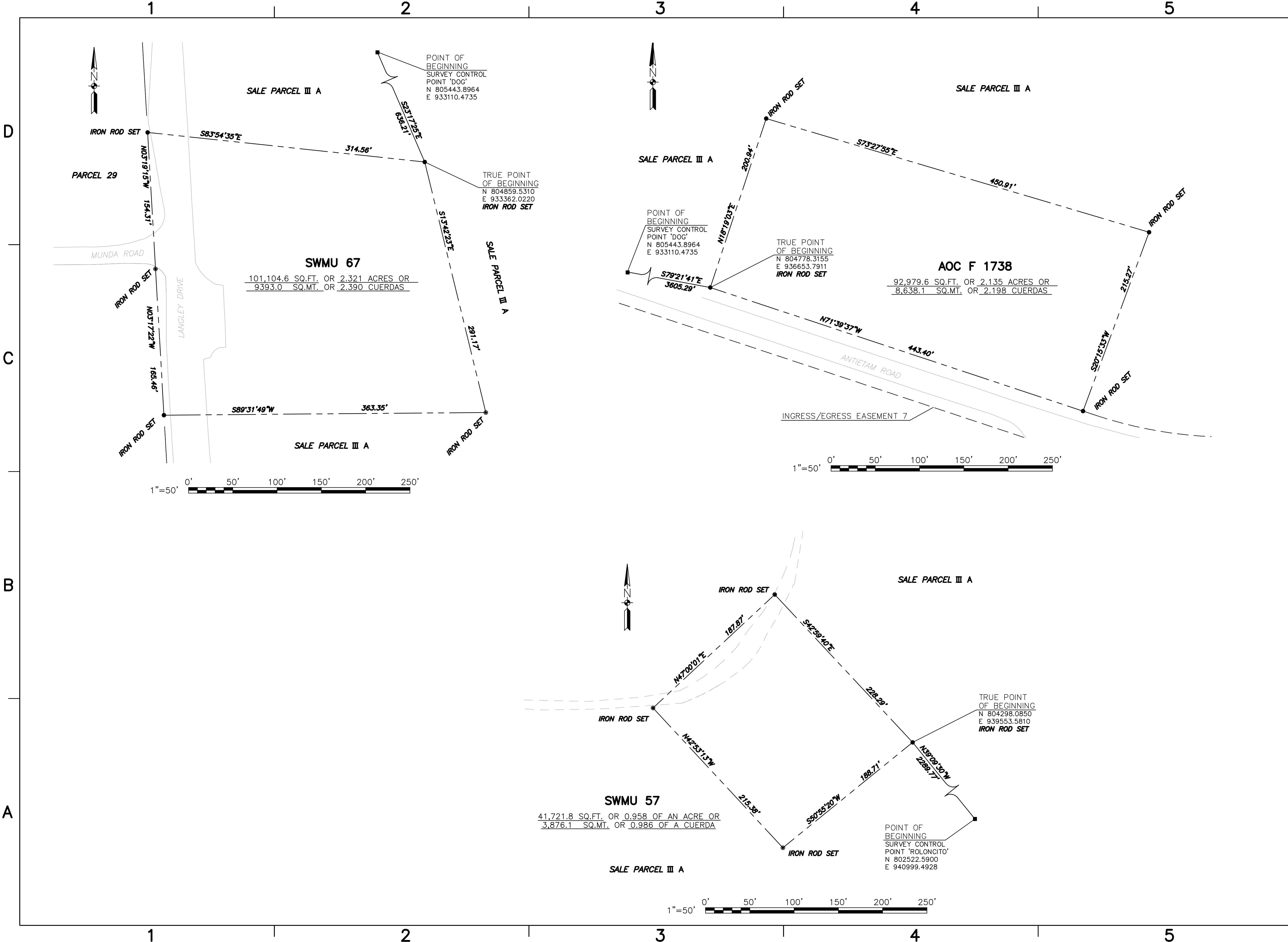
SPEC. NO.

CONSTR. CONTR. NO.
N62470-02-D-7819

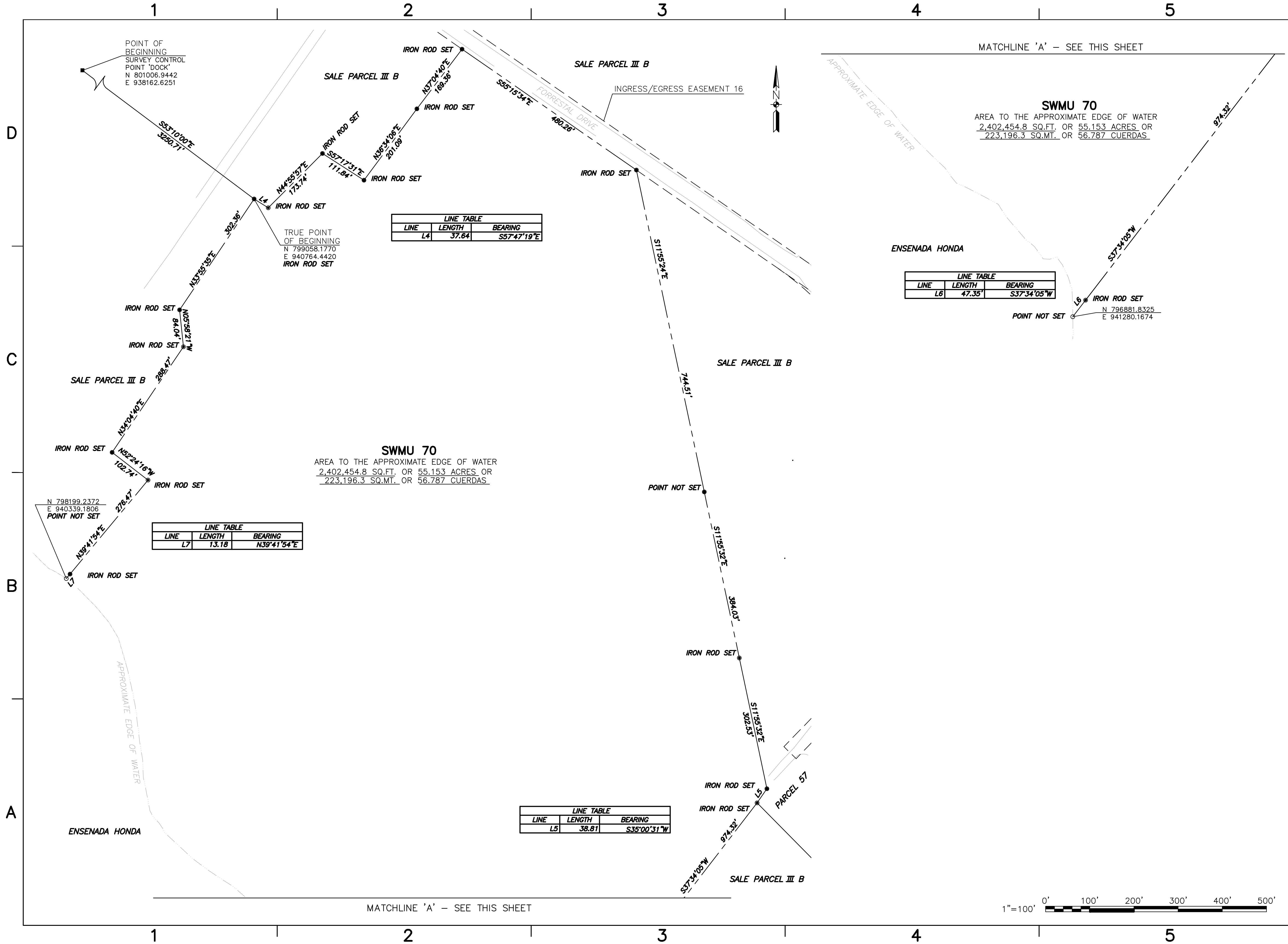
NAVFAC DRAWING NO.

SHEET 5 OF 9

DRAWING REVISION MAY 2000



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FOR EFD FOR COMMANDER NAVFAC														
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CHECK ARCH/ENGR.														
PROJECT MANAGER														
FIRE PROTECTION														
BRANCH MANAGER														
DESIGN DIRECTOR														
DEPARTMENT OF THE NAVY NAVAL STATION NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA ATLANTIC DIVISION CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 67, 57 & AOC F 1738														
CODE ID. NO. 80091 SIZE D SCALE: AS NOTED														
EFD NO.														
STA. PROJ. NO.														
SPEC. NO.														
CONSTR. CONTR. NO.														
N62470-02-D-7619														
NAVFAC DRAWING NO.														
SHEET 3 OF 9														
DRAWN FOR REVISION MAY 2000														



1 2 3 4 5

D
C
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A

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

TRUE POINT OF BEGINNING
N 799058.1770
E 940784.4420
IRON ROD SET

N 798199.2372
E 940339.1806
POINT NOT SET

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

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

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

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

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

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

MATCHLINE 'A' - SEE THIS SHEET

MATCHLINE 'A' - SEE THIS SHEET



NO. 1	DATE	APP. 1
NO. 2	DATE	APP. 2
NO. 3	DATE	APP. 3
NO. 4	DATE	APP. 4
NO. 5	DATE	APP. 5
NO. 6	DATE	APP. 6
NO. 7	DATE	APP. 7
NO. 8	DATE	APP. 8
NO. 9	DATE	APP. 9
NO. 10	DATE	APP. 10
NO. 11	DATE	APP. 11
NO. 12	DATE	APP. 12
NO. 13	DATE	APP. 13
NO. 14	DATE	APP. 14
NO. 15	DATE	APP. 15
NO. 16	DATE	APP. 16
NO. 17	DATE	APP. 17
NO. 18	DATE	APP. 18
NO. 19	DATE	APP. 19
NO. 20	DATE	APP. 20
NO. 21	DATE	APP. 21
NO. 22	DATE	APP. 22
NO. 23	DATE	APP. 23
NO. 24	DATE	APP. 24
NO. 25	DATE	APP. 25
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NO. 28	DATE	APP. 28
NO. 29	DATE	APP. 29
NO. 30	DATE	APP. 30
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NO. 37	DATE	APP. 37
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NO. 40	DATE	APP. 40
NO. 41	DATE	APP. 41
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NO. 45	DATE	APP. 45
NO. 46	DATE	APP. 46
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NO. 50	DATE	APP. 50
NO. 51	DATE	APP. 51
NO. 52	DATE	APP. 52
NO. 53	DATE	APP. 53
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NO. 57	DATE	APP. 57
NO. 58	DATE	APP. 58
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NO. 60	DATE	APP. 60
NO. 61	DATE	APP. 61
NO. 62	DATE	APP. 62
NO. 63	DATE	APP. 63
NO. 64	DATE	APP. 64
NO. 65	DATE	APP. 65
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NO. 68	DATE	APP. 68
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NO. 73	DATE	APP. 73
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NO. 75	DATE	APP. 75
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NO. 85	DATE	APP. 85
NO. 86	DATE	APP. 86
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NO. 88	DATE	APP. 88
NO. 89	DATE	APP. 89
NO. 90	DATE	APP. 90
NO. 91	DATE	APP. 91
NO. 92	DATE	APP. 92
NO. 93	DATE	APP. 93
NO. 94	DATE	APP. 94
NO. 95	DATE	APP. 95
NO. 96	DATE	APP. 96
NO. 97	DATE	APP. 97
NO. 98	DATE	APP. 98
NO. 99	DATE	APP. 99
NO. 100	DATE	APP. 100

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ACTIVITY - SATISFACTORY TO

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FOR EPD FOR COMMANDER NAVFAC

DATE

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_____	OR	_____
_____	CHEF ARCH/ ENGR.	_____
_____	PROJECT MANAGER	_____
_____	FIRE PROTECTION	_____
_____	BRANCH MANAGER	_____
_____	DESIGN DIRECTOR	_____

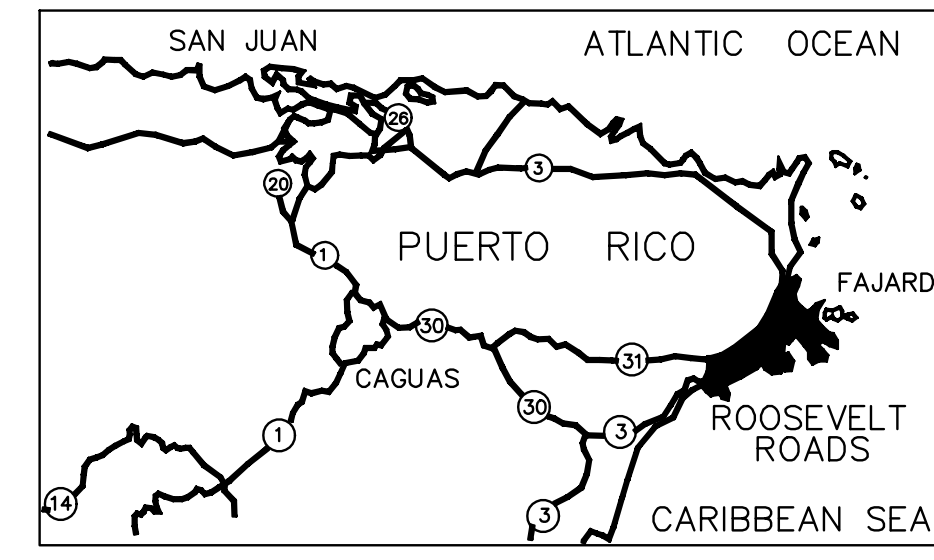
DEPARTMENT OF THE NAVY
NAVAL STATION
ATLANTIC DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA
CEIBA, PUERTO RICO
UNITED STATES GOVERNMENT PROPERTY
FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 70

CODE ID. NO. 80091 SIZE D
SCALE: AS NOTED
EPD NO.
STA. PROJ. NO.
SPEC. NO.
CONSTR. CONTR. NO.
N62470-02-D-7819
NAVFAC DRAWING NO.
SHEET 7 OF 9
DRAWING REVISION MAY 2000

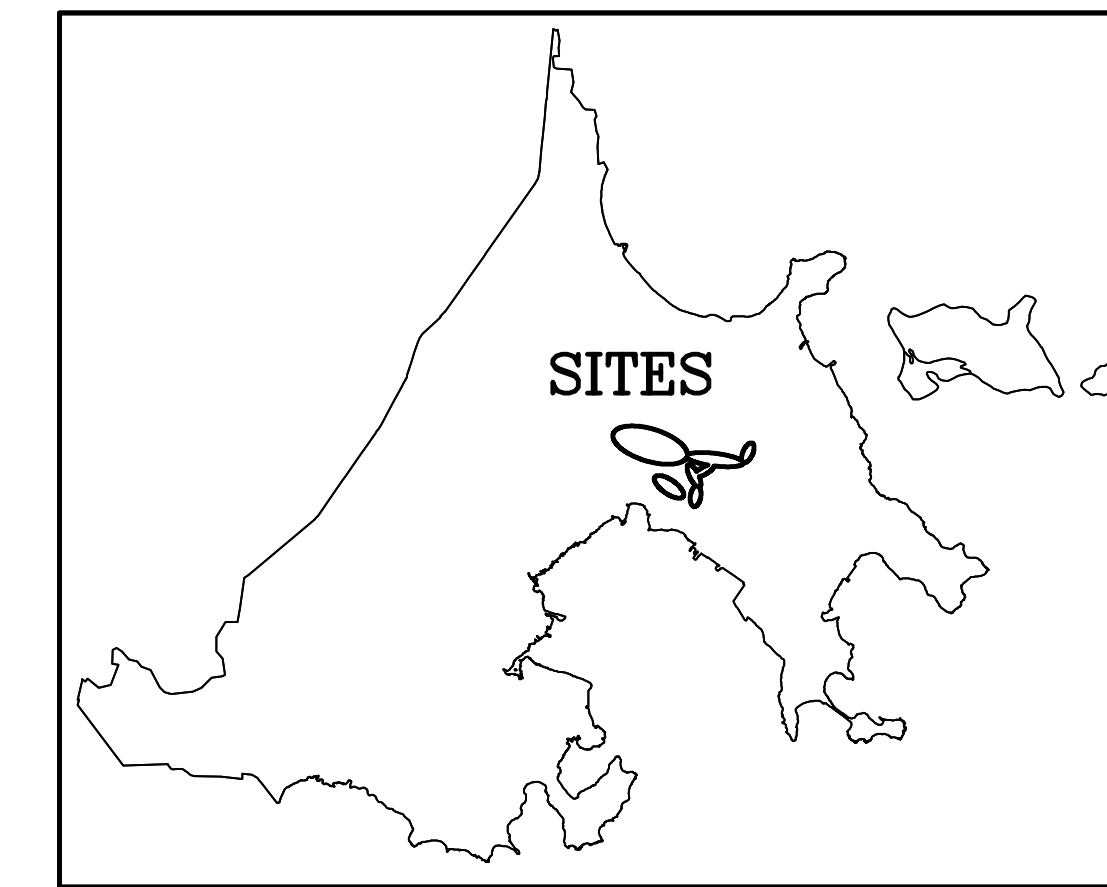
D
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B
A

SURVEY NOTES:

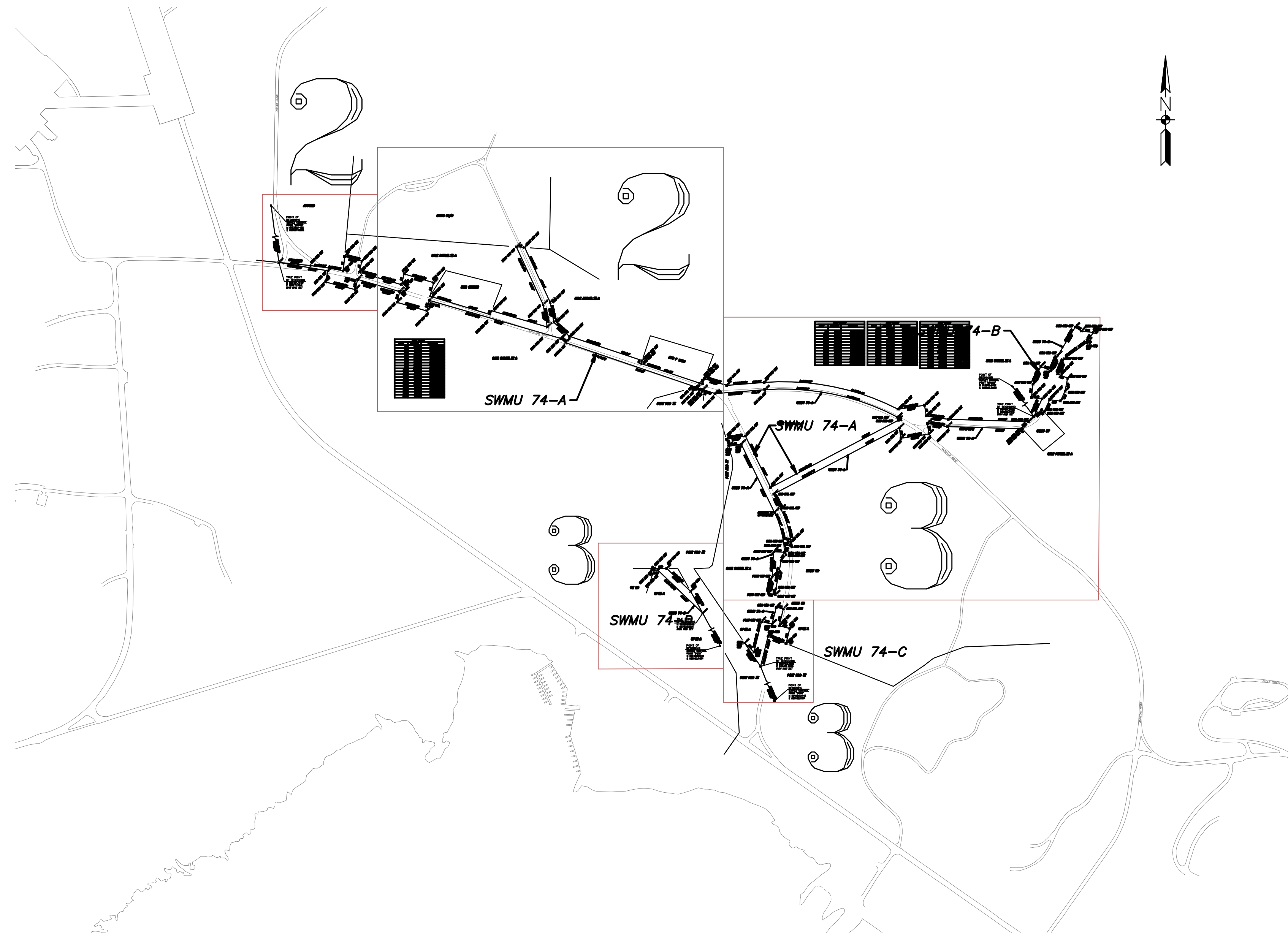
- BOUNDARY SURVEY PREPARED BY TRANSYSTEMS CORPORATION FROM FIELD DATA COLLECTED IN NOVEMBER 2008. FIELD PROCEDURES, CALCULATIONS AND FINAL PLAT HAVE BEEN REVIEWED FOR CONTENT BY LUIS BERRIOS MONTES & ASSOCIATES OF VEGA BAJA, PUERTO RICO.
- HORIZONTAL COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE PUERTO RICO/VIRGIN ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83 (1997 ADJUSTMENT). HORIZONTAL COORDINATES WERE DERIVED USING DUAL FREQUENCY GPS RECEIVERS AND ARE REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENTS ANGEL (PID AD9997), FAJARDO (PID AB9834), HUMACAO 2 (PID AB9846) AND MT BRITTON (PID AB9835).
- 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 FEBRUARY 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.
- NOTE: THIS PLAT SHOWS EASEMENTS OF RECORD FOUND IN THE NAVY REAL ESTATE OFFICE. THIS PLAT MAY NOT SHOW ALL GRANTS OR EASEMENTS THAT COULD AFFECT SUBJECT PROPERTY.



LOCATION MAP
NOT TO SCALE



NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



LEGEND

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

CERTIFICATION

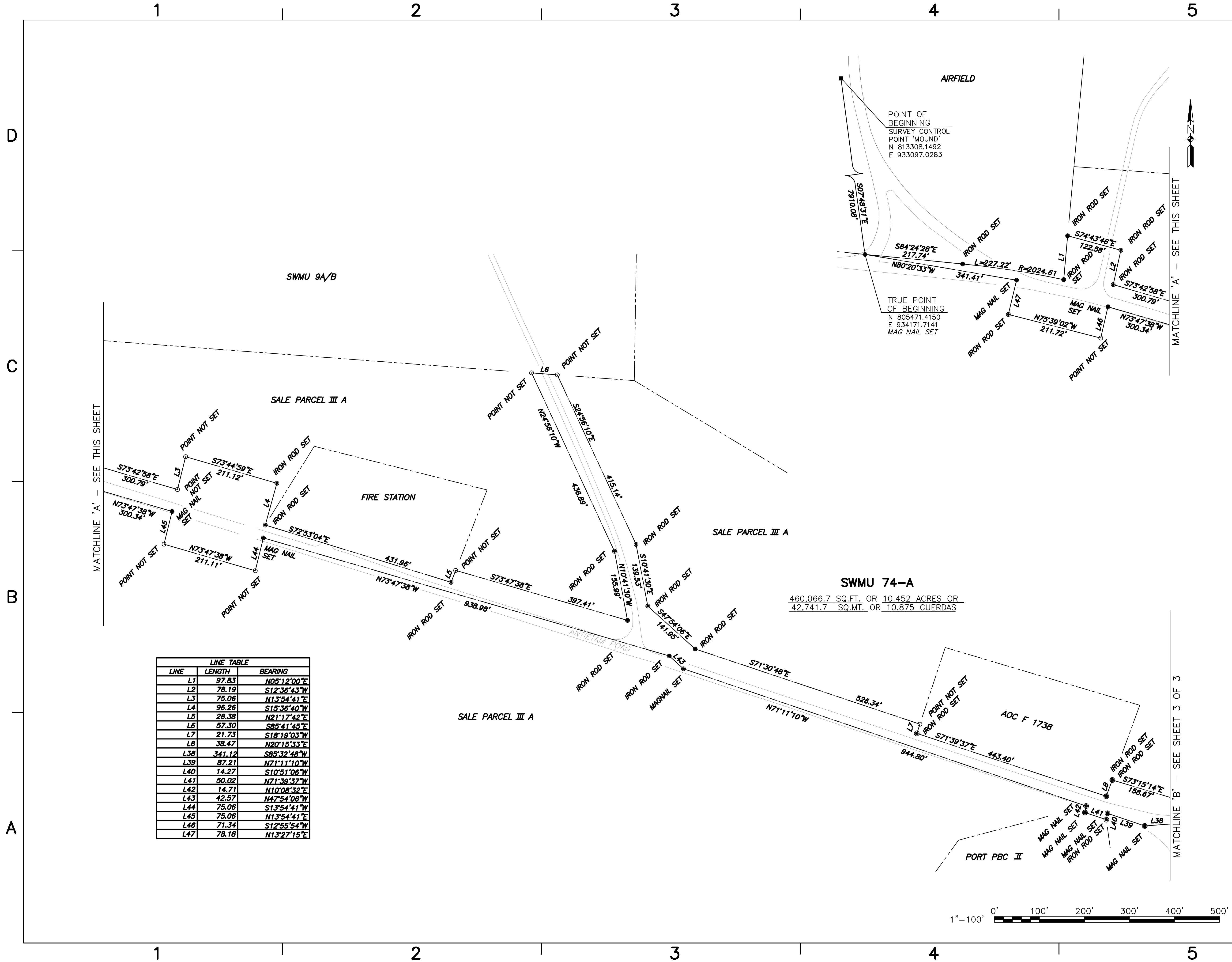
I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date : _____
 LUIS BERRIOS MONTES
 Surveyor License No. 8689

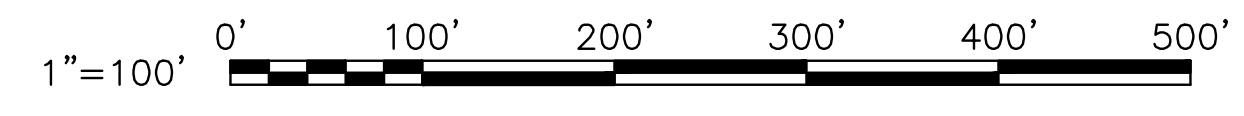
LUIS BERRIOS MONTES
 Agrimensor Lic. Num. 9689
 Beeper Num. 759-1255 Unidad 216-9995
 Tel. Oficina (787) 785-9342
 P. O. Box 4497 Vega Baja, P. R.



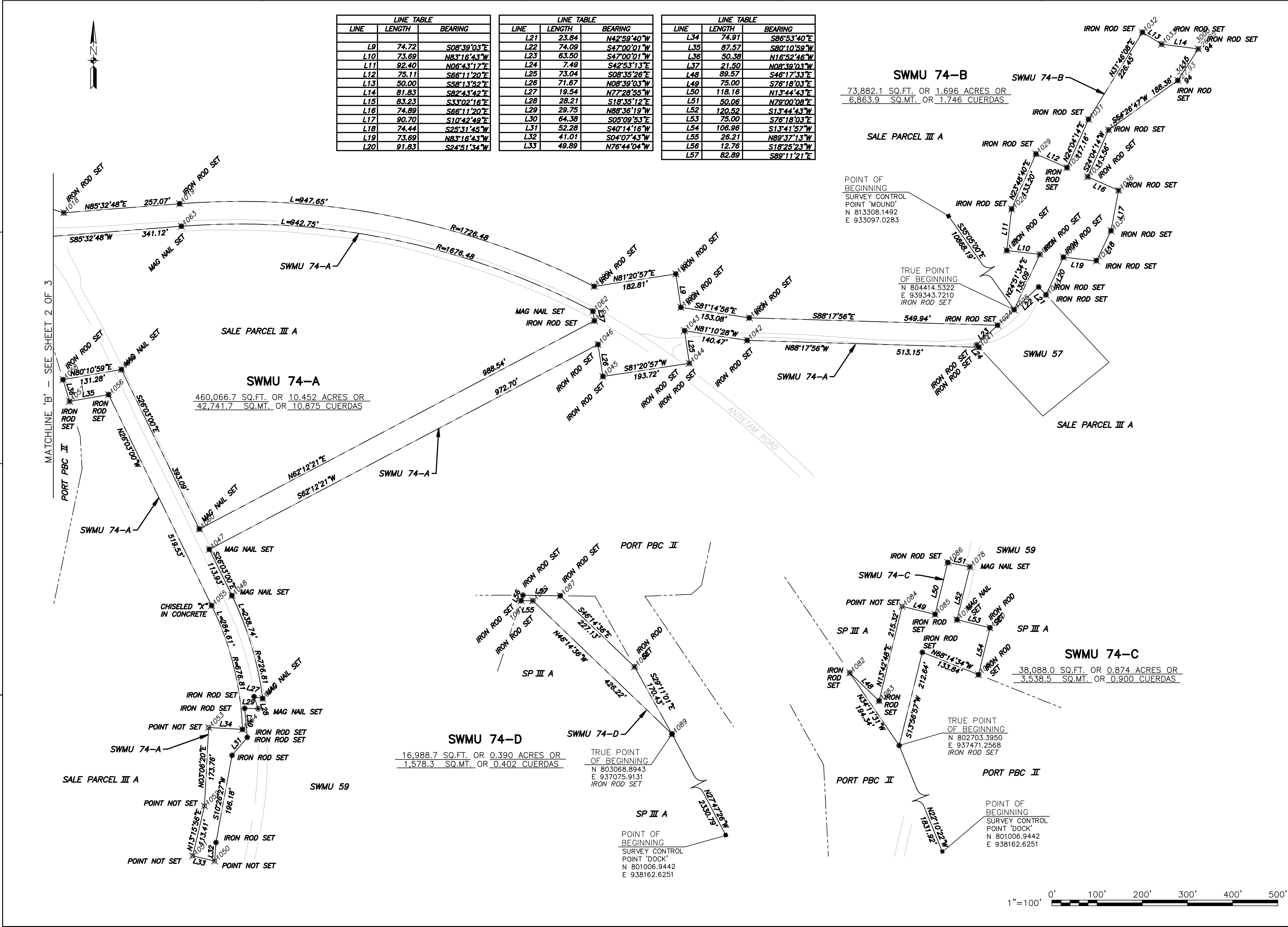
APPROVED	DATE
ACTIVITY - SATISFACTORY TO	
DATE APPROVED	
FOR EFD FOR COMMANDER NAVFAC	
DATE	
A/E	DESIGN
	DRAWN
	REVIEW
	CHECK
	CHEF ARCH/ ENGR.
PROJECT MANAGER	
FIRE PROTECTION	
BRANCH MANAGER	
DESIGN DIRECTOR	
DEPARTMENT OF THE NAVY NAVAL STATION ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND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



LINE TABLE		
LINE	LENGTH	BEARING
L1	97.83	N05°12'00"E
L2	78.19	S12°36'43"W
L3	75.06	N13°54'41"E
L4	96.26	S15°36'40"W
L5	28.38	N21°17'42"E
L6	57.30	S85°41'45"E
L7	21.73	S16°19'03"W
L8	38.47	N20°15'33"E
L38	341.12	S85°32'48"W
L39	87.21	N71°11'10"W
L40	14.27	S10°51'06"W
L41	50.02	N71°39'37"W
L42	14.71	N10°08'32"E
L43	42.57	N47°54'08"W
L44	75.06	S13°54'41"W
L45	75.06	N13°54'41"E
L46	71.34	S12°55'54"W
L47	78.18	N13°27'15"E



DATE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DESCRIPTION		DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
DRAWN		DRAWN		DRAWN		DRAWN		DRAWN	
REVIEW		REVIEW		REVIEW		REVIEW		REVIEW	
CHECK		CHECK		CHECK		CHECK		CHECK	
ARCH/ENGR.		ARCH/ENGR.		ARCH/ENGR.		ARCH/ENGR.		ARCH/ENGR.	
PROJECT MANAGER		PROJECT MANAGER		PROJECT MANAGER		PROJECT MANAGER		PROJECT MANAGER	
FIRE PROTECTION		FIRE PROTECTION		FIRE PROTECTION		FIRE PROTECTION		FIRE PROTECTION	
BRANCH MANAGER		BRANCH MANAGER		BRANCH MANAGER		BRANCH MANAGER		BRANCH MANAGER	
DESIGN DIRECTOR		DESIGN DIRECTOR		DESIGN DIRECTOR		DESIGN DIRECTOR		DESIGN DIRECTOR	
TranSystems Town Point Center 150 Boush Street - Suite 1000 Norfolk, Virginia - USA, 23510-1688 Phone 757-267-1113 www.transystems.com									
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DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND NORFOLK, VIRGINIA ATLANTIC DIVISION NAVAL ACTIVITY PUERTO RICO CEIBA, PUERTO RICO UNITED STATES GOVERNMENT PROPERTY FORMER NAVAL STATION ROOSEVELT ROADS SWMU 74									
CODE ID. NO. 80091 SIZE D SCALE: AS NOTED EPD NO. STA. PROJ. NO. SPEC. NO. CONSTR. CONTR. NO. N62470-02-D-7819 NAVFAC DRAWING NO. SHEET 2 OF 3									
DRAWING REVISION MAY 2000									



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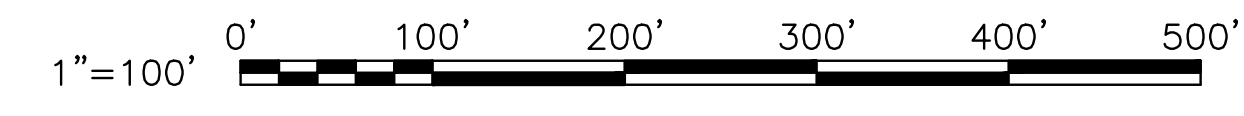
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 A/E _____ EFD _____
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 DRAWN _____
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 CHIEF ARCH/ ENGR. _____

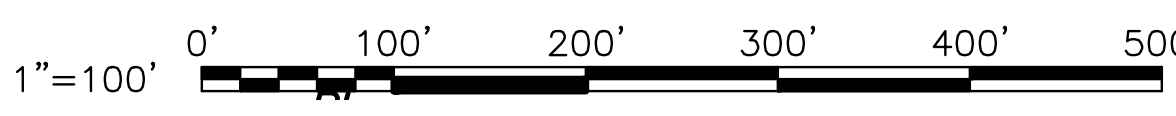
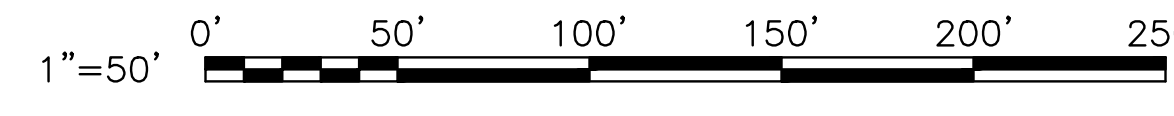
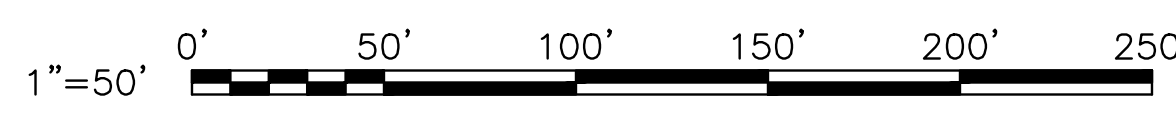
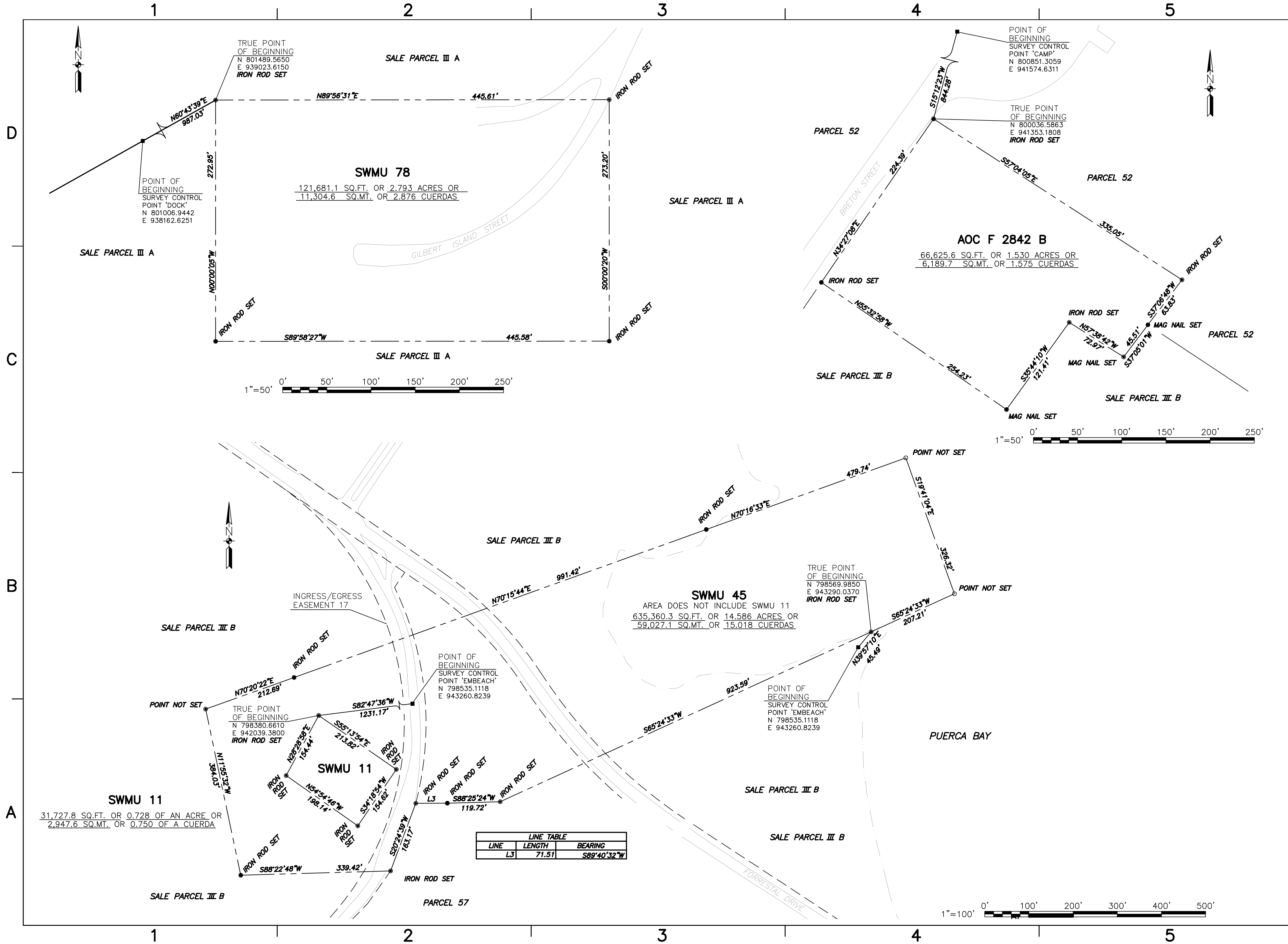
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 FIRE PROTECTION _____
 BRANCH MANAGER _____
 DESIGN DIRECTOR _____

NAVY FACILITIES ENGINEERING COMMAND
 NORFOLK, VIRGINIA
 DIVISION ATLANTIC
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
SWMU 74

CODE ID. NO. 80091 SIZE D
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 STA. PROJ. NO. _____
 SPEC. NO. _____
 CONSTR. CONTR. NO. _____
N62470-02-D-7819
 NAVFAC DRAWING NO. _____

SHEET 3 OF 3





LINE TABLE		
LINE	LENGTH	BEARING
L3	71.51	S89°40'32"W

DATE	DATE	DATE	DATE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
BY	BY	BY	BY
DATE	DATE	DATE	DATE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
BY	BY	BY	BY

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 PROJECT MANAGER _____
 FIRE PROTECTION _____
 BRANCH MANAGER _____
 DESIGN DIRECTOR _____

DEPARTMENT OF THE NAVY
 NAVAL FACILITIES ENGINEERING COMMAND
 ATLANTIC DIVISION
 NORFOLK, VIRGINIA
 NAVAL ACTIVITY PUERTO RICO
 CEIBA, PUERTO RICO
 UNITED STATES GOVERNMENT PROPERTY
 FORMER NAVAL STATION ROOSEVELT ROADS
 SWMU 78, 11, 45 & AOC F 2842 B

CODE ID. NO. 80091 SIZE D
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 STA. PROJ. NO. _____
 SPEC. NO. _____
 CONSTR. CONTR. NO. _____
 NAVFAC DRAWING NO. _____
 SHEET 6 OF 9

DRAWING REVISION MAY 2000

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

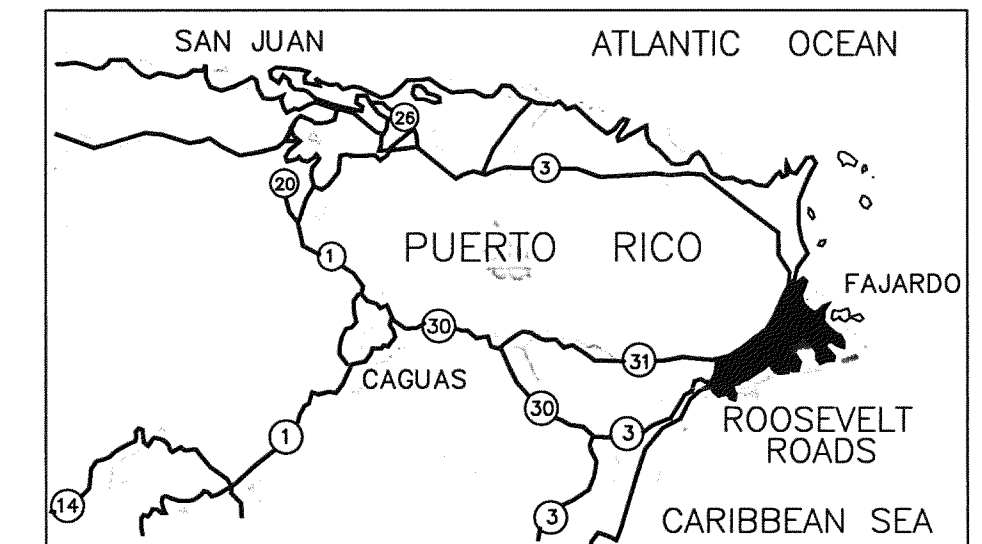
I, LUIS BERRIOS MONTES, CERTIFY THAT THE INFORMATION THAT FOLLOWS REPRESENTS FAITHFULLY WHAT I FOUND PHYSICALLY ON THE GROUND AND/OR BY THE INVESTIGATIONS THAT HAD BEEN MADE BY ME.

Date: 9/28/08

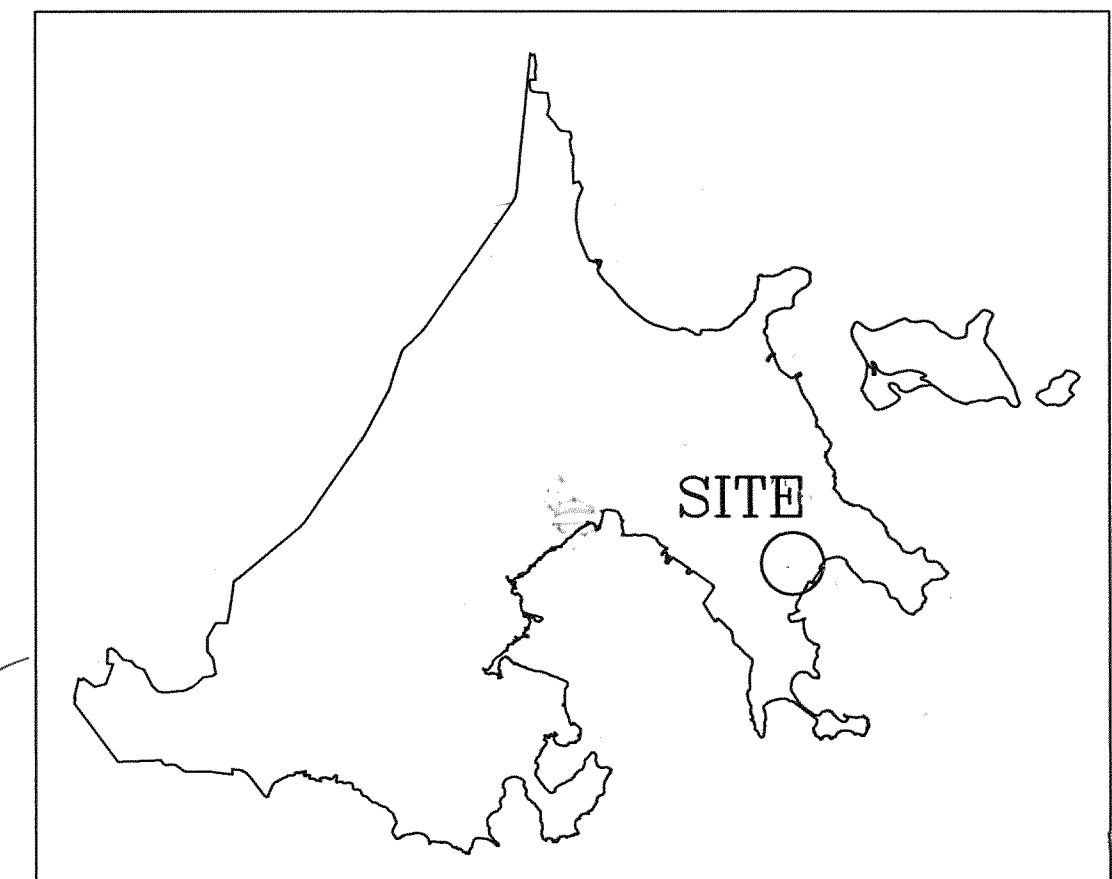


LUIS BERRIOS MONTES
Surveyor License No. 8689

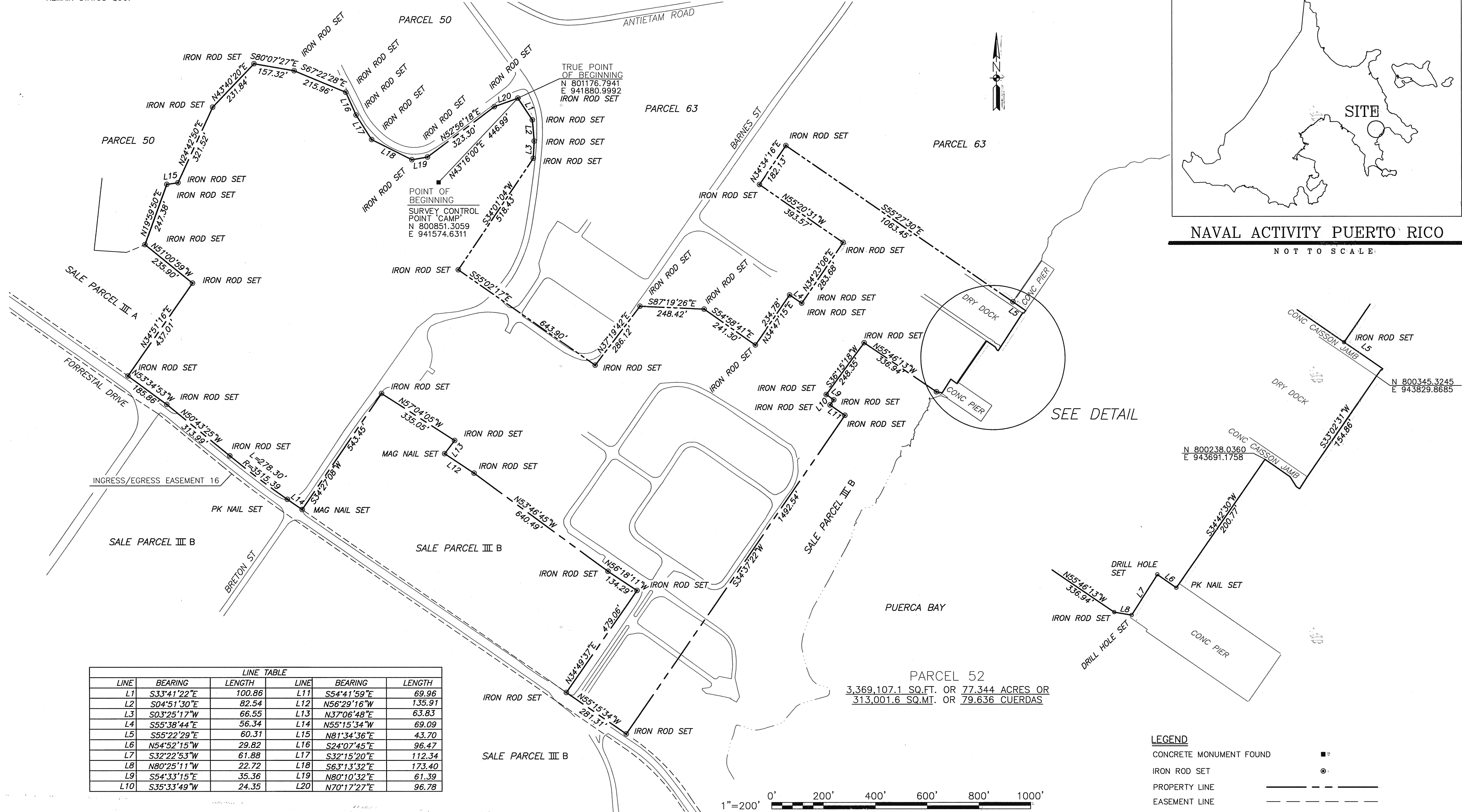
LUIS BERRIOS MONTES
Agrimensor Lic. Num: 8689
Tel. Oficina (787) 643-9699 / 855-1038 Fax (787) 807-6382
Urb. Hacienda La Arboleda 11 Calle Arboleda Vega Baja PR 00693-3500



LOCATION MAP
NOT TO SCALE

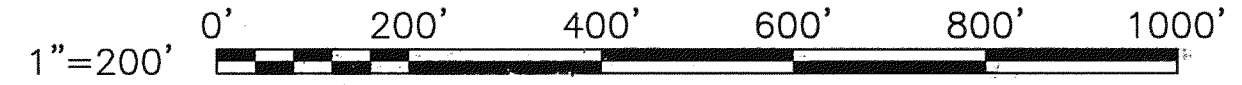


NAVAL ACTIVITY PUERTO RICO
NOT TO SCALE



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

PARCEL 52
3,369,107.1 SQ.FT. OR 77.344 ACRES OR
313,001.6 SQ.MI. OR 79.636 CUERDAS



LEGEND

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

 Town Point Center 150 Boush Street, Suite 1000 Norfolk Virginia, USA, 23510-6388 Phone 703-627-1112 Fax 703-627-1113 www.transystems.com	APPROVED _____ ACTIVITY - SATISFACTORY TO _____ DATE _____ APPROVED _____ FOR EPD FOR COMMANDER NAVFAC _____ 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 ATLANTIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND 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 CONSTR. CONTR. NO. N62470-02-D-7619 NAVFAC DRAWING NO. SHEET 1 OF 1	DRAWING REVISION MAY 2000

Exhibit E

Tables

Table 1
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Facilities List

Facility #	Former User	Name	Area	Unit	Yr Built
38	PWD EED	OLD POWER PLANT	24500	SF	1944
124	PWD	GAS FILLING STATION	294	SF	1955
278	SURFOPS	OIL DRUM STORAGE	17000	-	1949
377	AIROPS (GED)	GRND ELECTRONICS MAINT SHOP	10000	SF	1958
394	AFWTF	TORPEDO SHOP/UNDERGROUND DEP	16160	SF	1958
396	AFWTF	GUARD SHELTER	36	SF	1958
832	AFWTF	MISC STORAGE	750	SF	1962
1720	MWR	PICNIC PAVILLION	64	SF	1972
1724	MWR	YACHT CLUB	1590	SF	1972
1726	MWR	TENNIS COURTS (LIGHTED)	3200	SF	1972
1730	AFWTF	MK-48 TORPEDO SHOP	4000	SF	1969
2015	AFWTF	TORPEDO PAINT SHOP	100	SF	1971
2288	AFWTF	OPER HAZ/FLAMMABLE STORAGE	222	SF	1989
2312	PWD	HAZ WASTE STORAGE BY B#2042	100	SY	1989
2334	MWR	BOATHOUSE/MARINA	8450	SF	1993
2344	MWR	MWR CLUB STGE	9700	SF	1993
2345	MWR	MWR STORAGE BLDG BY 377	9600	SF	1993
2377	MWR	MARINA	-	-	-

List based on 2003 NAPR base map (Base map - PREnew 11-2003.pdf), July 2001 Building Utilization List, List of Buildings To Be Inspected For Asbestos from June 2005 Asbestos Inspection Report, and field verification by NAPR personnel.

- Information not available or unknown

AFWTF Atlantic Fleet Weapons Training Facility
 AIROPS Air Operations
 EED Environmental Engineering Division
 GED Ground Electronics Division
 HOSP Hospital
 MWR Morale, Welfare and Recreation
 PWD Public Works Department
 SURFOPS Surface Operations

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

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	3	Base Landfill This currently active landfill is unlined, and has been used since the early 1960s as a disposal site for solid wastes. To dispose of wastes, a trench is dug to the water table, and then filled with wastes. When the trench is full, it is covered with soil.	3	IM/Closure	IRP Round 1 (1986) and 2 (1987) sampling of the groundwater found metals (arsenic, chromium, lead, and selenium) above cleanup standards. An RFI of soil, surface water and sediments, and groundwater was required by the permit. The Consent Order requires a Semi-Annual Groundwater Monitoring Program as an Interim Measure (IM), and implementation of the Closure Plans for the Station Landfill. Landfill closed and implementation of Closure Plan underway. Landfill Gas Monitoring Work Plan implementation underway. Submit semi-annual rpts w/in 60-days of receiving validated lab data until closure completion notification approved. Old Landfill portions need to be closed by new owner.	GW, Sediment - metals, SVOCs, VOCs	1, 2, 4 and No Disturbance of Landfill Cover	Semi-Annual GW and Landfill Gas Monitoring until Sale.	Close remaining portions of landfill, continue semi-annual GW monitoring, continue landfill gas monitoring.
3	9	Tank 212-217 Sludge Burial Pits SWMU 9 consists of unlined earthen pits in which petroleum sludges were buried after tank cleanings. These burial pits are near fuel tanks 212 through 217, located along Forrestal Drive. The tanks were installed in 1940, and were cleaned approximately every five years, until 1978.	3	CMS	IRP Round 1 (1986) groundwater sampling indicated the presence of benzene and toluene at levels above relevant action levels. Sediment samples collected in the mangrove swamps below the tanks detected organic constituents and lead below relevant action levels. The RFI of soils and groundwater required in the permit recommended additional investigation for surface water and sediments. Submitted Final Phase I RFI WP for Area B Tank 214 Area 1/17/07. Completed Phase I RFI field investigation for Area B Tank 214 Area. Draft Phase I RFI Report approved by EPA. Full RFI Work Plan approved and field investigation implemented. Draft-Final Full RFI Report submitted 6/16/11. Implement ERA for this site through Steps 7 and 8.	GW, Subsurface and Surface Soil, Sediment - metals, SVOCs, VOCs	1, 2, 4 and No Disturbance of Adjacent Wetlands	Full RFI, BERA Steps 7/8	CMS/SoB/CMI
3	11	Old Power Plant (Bldg. 38) SWMU 11 is the interior of Building 38, the "Old Power Plant" and includes a former concrete pad where transformers and transformer fluids containing PCBs were stored. The entire building is constructed of concrete approximately two to three feet thick. Both the 1998 VSI and the 1993 follow-up inspection reported extensive staining. There were also indications of transformer fluids being discarded by pouring into subsurface cooling water tunnels associated with the Power Plant, which then empty into Puerca Bay. The exterior of Building 38 is classified as SWMU 45.	3	IM	In accordance with requirements of the Consent Order, an IM has been implemented in the form of engineering controls to restrict access to the interior of the building. A Land Use Control (LUC) plan has been submitted to EPA. Controls must prohibit building access and preclude future use of the site until acceptable clean-up is implemented.	Building Interior - PCBs and ACM	1 and No Access to Building Interior	NA	Maintain LUCs
Science Park	31	Waste Oil Collection Area (Bldgs. 31 and 2022) Located in the Public Works Department storage yard near the Transportation Shop, it consists of a curbed, concrete pad used for temporary outdoor storage of waste oil containers. There is also a 500-gallon tank for waste oil collection. During a 1993 inspection, oil staining surrounded the storage pad. This SWMU is associated with Building 31, where the Navy's 1984 IAS reported that containers of unidentified wastes had been stored outside the building. Solvent odors were reported in the 1984 IAS report. The entire area surrounding this SWMU is now paved with asphalt. Since the 1993 inspection the area has been reconfigured and new facilities have been constructed. The former area not used in the new construction was paved.	3	CMI	The CMS recommended no further action based on the fact that a majority of the area is currently covered with asphalt, which mitigates the exposure pathway for dermal contact with surface soil, and also recommended the remaining small unpaved area within SWMUs 31/32 be covered with asphalt to mitigate a potential exposure pathway. The existing and new pavement would be maintained to protect the integrity of the cap. Land use controls were recommended to prevent the use of this SWMU for residential housing. Approved CMS and CMI Design Package. CMI requires installation and maintenance of asphalt parking lot. Navy is currently negotiating with contractor for installation of new cap.	Soil - dioxin, furans	1, 2	NA	Implement CMI and maintain LUCs for non-residential land use and maintain integrity of asphalt.
Science Park	32	PWD Storage Yard/Battery Collection Area Described in the 1988 RFA as an outdoor area where discarded batteries were stored. However, approximately 100 to 110 55-gallon drums of contaminated jet fuel and soil were observed during the 1993 follow-up investigation. They were stored on wooden pallets resting on bare ground. Along with these drums an area of stained soil was visible, discarded batteries were noted, and a small, partially open, uncurbed storage building ("paint locker") contained cans. The area has now been cleaned up and is used for the storage of spare parts and for equipment parking.	3	CMI	The CMS recommended no further action based on the fact that a majority of the area is currently covered with asphalt, which mitigates the exposure pathway for dermal contact with surface soil, and also recommended the remaining small unpaved area within SWMUs 31/32 be covered with asphalt to mitigate a potential exposure pathway. The existing and new pavement would be maintained to protect the integrity of the cap. Land use controls were recommended to prevent the use of this SWMU for residential housing. Approved CMS and CMI Design Package. CMI requires installation and maintenance of asphalt parking lot. Navy is currently negotiating with contractor for installation of new cap.	Soil - dioxin, furans	1, 2	NA	Implement CMI and maintain LUCs for non-residential land use and maintain integrity of asphalt.

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

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	45	PCB Spill Area/Old Power Plant Area outside of Building 38, the Old Power Plant (SWMU 11), where transformer oils containing PCBs were routinely discarded directly onto the ground during transformer maintenance. This area extends from the property around Building 38 and includes the path of the cooling water intake tunnel from the embayment of Puerca Bay. There are also two abandoned 50,000 gallon USTs associated with SWMU 45/SWMU 11.	3	CMS	PCB contamination was found in soil immediately outside of Building 38. An ICM soil removal was performed in 1994. RFI sampling in 1996 indicated the USTs and cooling water tunnel represented a possible source of continuing release. Another ICM was performed to clean and abandon in place the USTs and tunnel. Inflow of groundwater to the tunnel necessitated a field design change which provided for the filling of the USTs and sealing the tunnel with low-density concrete. This approach entombed and effectively immobilized any residual contamination. Draft CMS Final Report due w/in 60 days of all work under the CMS Work Plan. Final Steps 3b/4 BERA approved 8/06. Completed Baseline ERA field investigation. Baseline ERA reviewed by the EPA. Final Steps 6/7 of Baseline ERA approved by EPA on 1/15/09. Draft-Final CMS Report submitted and EPA comments received 7/13/11.	GW, Sediments, Subsurface Soil - metals, PCBs, SVOCs	1, 2, 4	CMS	CAC w/out controls
3	57	POL Drum Storage Area (Facility No. 278) Rectangular concrete pad approximately 100' x 160' in size. Historic records reviews indicate drum storage and staining on concrete pad and surrounding soil, and the facility was used as the Petroleum, Oils and Lubricants (POL) drum storage facility from the 1950s to the 1990s.	3	RFI	PCBs, arsenic, and vanadium were determined to be Chemicals of Potential Concern (COPCs) at this site based on their exceedance of residential RBCs. However, none of the COPCs exceeded industrial RBCs (the likely reuse scenario) in the soil except arsenic. Phase 1 RFI work plan approved by EPA, and investigation completed. EPA comments on Phase I RFI Report on 3/17/11. Draft Full RFI Work Plan is currently being prepared.	Soil - arsenic > industrial RBC	1, 2, 4	RFI Investigation	Implement RFI and follow on work
3	59	Former Vehicle Maintenance and Refueling Area The site, which includes Buildings 377, 2344, and 2345, was used as a vehicle maintenance and refueling area from the 1940s to the 1980s, and contained drums, vehicle racks, stains, and fuel islands. The final disposition of the suspected USTs is unknown. Interviewees confirmed that numerous spills and leaks of POL and hazardous materials occurred throughout the usage period. Presently, the site is a level area with paving covering the majority of it.	3	CMS	ECP Phase II sampling identified arsenic, chromium, and lead as COPCs in surface soil with detected concentrations in excess of the residential RBCs and base background criteria. No COPCs were identified in subsurface soil. In groundwater, heptachlor epoxide, barium, and vanadium were identified as COPCs because they exceeded residential tap water RBCs. In accordance with the Consent Order, the Navy submitted a CMS Work Plan which was approved by EPA. The CMS investigation was implemented and the Draft CMS Investigation Report submitted to EPA on 7/14/11.	Soil - arsenic, chromium, and lead; GW - heptachlor epoxide, barium, and vanadium	1, 2, 4	CMS Investigation	CMS/SoB/CMI
3	60	Former Landfill at the Marina Located in the immediate area of the base marina. It was used as a landfill from approximately the 1940s to the 1960s, with piles of solid waste and scrap metal. The marina now covers most of the area, except for the portion of the site which consists of a level area described as estuarine intertidal scrub-shrub broad-leaved evergreen.	3	RFI	The primary contaminants detected in sediment, surface soil and subsurface soil samples are consistent with fuel and pesticide contamination. Groundwater does not appear impacted by previous site activities. Phase 1 RFI work plan required. Phase I RFI work plan approved by the EPA. Phase I RFI investigation has been completed and the Final Phase I RFI Report submitted to EPA on 7/22/11.	Soil - metals; Sediments - metals, pesticides, and PAHs	1, 2, 4 and No Disturbance of Adjacent Wetlands	RFI Investigation	Implement RFI and follow on work
3	67	Former Gas Station Located on the east side of Langley Drive north of the tennis courts in a level area covered with secondary growth vegetation. Records reviews identified a small building on the site as a gas station. During site inspections, a concrete pad and building foundation were observed north of the tennis courts within the woods. This building foundation contained an area where suspected previous vehicle maintenance was performed. No UST was identified. There were no signs of stressed vegetation observed during the investigation.	3	RFI	Subsurface soil and groundwater samples were collected and analyzed to characterize the site. The organic compounds detected are typical of those associated with fuel and solvent use. The Consent Order required submittal of a Phase 1 RFI work plan which was subsequently approved by EPA. Phase I RFI investigation has been completed and the Final Phase I RFI Report submitted to EPA on 6/2/11.	GW - vanadium and mercury	1, 2, 4	RFI Investigation	Implement RFI and follow on work

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

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	70	Disposal Area Northwest of Landfill Located northwest of the current base landfill. It covers a large area of flat land consisting of open areas and areas covered by secondary growth vegetation. The central and southern portions of the site are classified as wetlands. Aerial photography identified a disposal area with disturbed ground, debris, a cleared or graded area, and stressed vegetation with containers discarded in a vegetated area north. During the site inspection and investigation, numerous piles of construction debris were observed but drums or evidence of stains or stressed vegetation were not noted. Interviews confirmed the area as a construction and/or solid waste disposal site, including potential disposal of POL or hazardous materials containers.	3	RFI	Surface soil, groundwater, surface water and co-located sediment samples were collected to characterize the site. Analytes detected are consistent with its use as a former disposal area. The Consent Order required submittal of a Phase 1 RFI work plan. EPA approved the work plan. Phase I RFI Investigation completed in 2009. Full RFI Work Plan prepared and field work initiated on 5/16/11.	Soil - arsenic, chromium, zinc; GW - Indeno(1,2,3-cd)pyrene, vanadium; Sediments -silver, copper, tin	1, 2, 4 and No Disturbance of Adjacent Wetlands	RFI Investigation	Implement RFI and follow on work
Airfield, Ports, 3	74	Fuel Pipelines and Hydrant Pits On the Subject Property, this site consists of specific portions of the JP-5 fuel pipeline, and the aircraft hydrant refueling pits. In 1995, an evaluation of the integrity of specific portions of the base POL system identified a leak at a JP-5 fuel line valve pit between Hangar 200 and the main runway. Interviews indicated that numerous small spills and leaks of jet fuel have occurred at the aircraft hydrant refueling pits since they went into operation in the early 1960s.	3	CMS	ECP Phase I/II sample locations indicating contaminant releases associated with this SWMU on the Subject Property were Valve Pit 8 and USTs 381, 1084 and 1086. The Navy submitted a CMS Work Plan to complete site characterization and the CMS. The work plan includes additional characterization along the underground fuel lines in the Subject Property. Phase I of the CMS Investigation was conducted in April, May, and June 2008. Report on the findings of Phase I of the CMS Investigation completed in 2010 identified areas needing further study in Phase II of the CMS Investigation. The Phase II Investigation Work Plan was approved 3/24/11, and field work initiated 4/18/11 at Fueling Piers, 4/26/22 at JP-5 Hill/DFM Area, 5/16/11 at Airfield Area, and 7/5/11 at SWMU 9 A/B Area. SWMU 9 C Area remains to be investigated.	Soil, GW - fuel related compounds	1, 2, 4	CMS Investigation	CMS/SoB/CMI
Federal	77	Active Small Arms Range Active and historic small arms range and former open burning/open detonation (OB/OD) area located on the peninsula at Punta Medio Mundo. Range locations have periodically moved throughout the peninsula since its first use. Review of historic records and interviews indicate that the SWMU was used for munitions disposal or detonation and as a small arms range.	3	Phase 1 RFI for three potential OB/OD sites and small arms range closure	This site is still an active small arms range and original reuse called for transfer to the Department of Homeland Security (DHS) for continued operation as a range. However DHS has declined future ownership and the range will be closed by the Navy. EPA has required in the Consent Order that following closure of the small arms range, a Phase 1 RFI will be performed for the three potential OB/OD sites, as well as closure of the small arms range. Phase I RFI field work was implemented in May 2010, and the Phase I RFI Report was approved by EPA on 4/28/11. The Full RFI Work Plan is currently being developed.	Soil - Metals, nitro-glycerine; subsurface anomalies; additional COPCs to be determined during Full RFI.	1, 2, 4	RFI Investigation	Implement RFI and follow on work
3	78	Transformer Storage Pad Located off of Hollandia St, near the intersection of Forrestal Dr and Valley Forge Rd. The suspected release is associated with a raised concrete curbed pad that is currently storing approximately 25 (non-PCB) transformers. The concrete pad was not present in aerial photographs of NAPR as late as 1995. The pad has a concrete berm surrounding the perimeter that acts as secondary containment. A valve is installed in the berm to allow the drainage of accumulated rainwater. Standing water, with a slight oily sheen, was observed in the bermed area and on the concrete pad. A small area (approximately 10 feet by 3 feet) of stained soil and stressed vegetation was observed at the discharge of the drainage valve.	NA	RFI	Soil appears to be the media primarily impacted by the release, based on existing information. Constituents associated with transformer dielectric fluid (reported to be mineral oil), including total recoverable petroleum hydrocarbons and PCBs, are likely the potential chemicals of concern. It should be noted that all PCB-contaminated transformers and equipment were removed from NSRR prior to 1998 except for one remaining PCB-containing transformer located in Building 386 (which is not on the Subject Property). The Phase I RFI has been completed, a Full RFI Work Plan approved, and field work for the Full RFI initiated 4/26/11.	Soil - PAHs, TPH-DRO, Metals	1, 2, 4	RFI Investigation	Implement RFI and follow on work
Science Park	AOC F (MNA 124)	Site of 4 former USTs (Bldg 124) One of seven former UST sites and one current AST site that comprise the AOC F monitored natural attenuation (MNA) sites at NAPR. After the removal of the USTs and the subsequent investigations and reports, the sites were recommended for remedial action by MNA with separate protocols for each site, including soil sampling and/or groundwater sampling on a quarterly or annual basis depending upon the site.	3	MNA	Submitted MNA Work Plan to EPA October 9, 2007. EPA contingently approved the MNA Work Plan April 10, 2008. The first round of sampling under the new work plan was conducted in May 2008. The final report was submitted to the EPA November 21, 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. The Revised Final II MNA Work Plan was submitted to EPA on 5/16/11. The Year 9, Second Quarter sampling event was completed in August 2011. Long-term quarterly groundwater monitoring is ongoing.	GW - TPH, VOCs	1, 2, 4	MNA monitoring	Continuation of MNA monitoring program in accordance with MNA Work Plan

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

Parcel	SWMU No.	Description	CERFA ^a	RCRA Status	Investigation and Remedial Action Summary and Status	Media Affected / Key Contaminants	Site Specific Land Use Controls	Current RCRA Phase	Remaining Work Required
3	AOC F (MNA 1738)	Site of Four Former USTs (Bldg 1738) One of seven former UST sites and one current aboveground storage tank (AST) site that comprise the AOC F MNA sites at NAPR. After the removal of the USTs and the subsequent investigations and reports, the sites were recommended for remedial action by MNA with separate protocols for each site, including soil sampling and/or groundwater sampling on a quarterly or annual basis depending upon the site.	3	MNA	Submitted MNA Work Plan to EPA October 9, 2007. EPA contingently approved the MNA Work Plan April 10, 2008. The first round of sampling under the new work plan was conducted in May 2008. The final report was submitted to the EPA November 21, 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. The Revised Final II MNA Work Plan was submitted to EPA on 5/16/11. The Year 9, Second Quarter sampling event was completed in August 2011. Long-term quarterly groundwater monitoring is ongoing. The Navy received EPA comments on the Draft MTBE Treatability Study Work Plan on 6/10/11.	GW - TPH, VOCs	1, 2, 4	MNA monitoring	Continuation of MNA monitoring program in accordance with MNA Work Plan; implement MTBE treatability study.
3	AOC F (MNA 2842B)	Site of 1 former UST (Bldg 2842) One of seven former UST sites and one current AST site that comprise the AOC F MNA sites at NAPR. After the removal of the USTs and the subsequent investigations and reports, the sites were recommended for remedial action by MNA with separate protocols for each site, including soil sampling and/or groundwater sampling on a quarterly or annual basis depending upon the site.	3	MNA	Submitted MNA Work Plan to EPA October 9, 2007. EPA contingently approved the MNA Work Plan April 10, 2008. The first round of sampling under the new work plan was conducted in May 2008. The final report was submitted to the EPA November 21, 2008. A revision to the work plan was completed following the first round of sampling and submitted to the EPA in August 2008. The Revised Final II MNA Work Plan was submitted to EPA on 5/16/11. The Year 9, Second Quarter sampling event was completed in August 2011. Long-term quarterly groundwater monitoring is ongoing.	GW - TPH, VOCs	1, 2, 4	MNA monitoring	Continuation of MNA monitoring program in accordance with MNA Work Plan
^a CERFA categories:									
1 - CERFA Clean - areas where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred,									
2 - All Actions Complete - areas where the release, disposal, or migration, or some combination thereof, of hazardous substances, or									
3 - Additional Action Required - Areas where a confirmed or suspected release, disposal, migration, or some combination thereof, of									
Land Use Controls									
1 - Non-Residential Use Only									
2 - Soil and/or Sediment: Access and/or Invasive Activity Restriction									
3 - Surface Water: Access and/or Use Restriction									
4 - Groundwater: Use and Well Installation Restriction									
Acronyms and Abbreviations									
AOC	Area of Concern			LUC	Land Use Control				
AST	Aboveground Storage Tank			MCL	Maximum Contaminant Level				
BERA	Baseline Ecological Risk Assessment			MNA	Monitored Natural Attenuation				
CAC	Corrective Action Complete determination			MTBE	Methyl Tertiary Butyl Ether				
CERFA	Community Environmental Response Facilitation Act			NA	Not Applicable				
CMI	Corrective Measures Implementation			OB/OD	Open Burning/Open Detonation				
CMS	Corrective Measures Study			PAH	Polynuclear Aromatic Hydrocarbon				
COC	Chemical of Concern			PCB	Polychlorinated Biphenyl				
COPC	Chemical of Potential Concern			POL	Petroleum, Oils and Lubricants				
DHS	Department of Homeland Security			PWD	Public Works Department				
DRMO	Defense Reutilization Marketing Office			RBC	Risk-Based Concentration				
DRO	Diesel Range Organics			RCRA	Resource Conservation and Recovery Act				
ECP	Environmental Condition of Property			RFI	RCRA Facility Investigation				
EPA	Environmental Protection Agency			SoB	Statement of Basis				
ERA	Ecological Risk Assessment			SVOC	Semi-Volatile Organic Compound				
ICM	Interim Corrective Measure			SWMU	Solid Waste Management Unit				
IM	Interim Measure			TPH	Total Petroleum Hydrocarbons				
JP-5	Jet Propulsion Fuel			UST	Underground Storage Tank				
GRO	Gasoline Range Organics			VOC	Volatile Organic Compound				
GW	Groundwater			VSI	Visual Site Inspection				

Table 3
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
OWS, AST and UST List

Number	Type	Location or User	Capacity	Material Stored	Year Installed	Year Removed
212/213	OWS	Bulk Fuel (DFM) Storage Tanks (within SWMU 9)	-	-	-	-
2345	OWS	Garbage Truck Washrack	-	-	-	-
1090 A	AST	Fuels Division; near marina	2,500	Diesel	-	-
1090 B	AST	MWR, near marina	1,500	Mogas	-	-
1090 C	AST	MWR, near marina	500	Mogas	-	-
124A	UST	Gas Filling Station east of Bldg. 31	2,500	Diesel	1996	NA
124B	UST	Gas Filling Station east of Bldg. 31	6,000	Mogas	1996	NA
124C	UST	Gas Filling Station east of Bldg. 31	6,000	Mogas	1996	NA
212	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	50,000	Diesel/Empty	1940	NA
213	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	50,000	Mogas/Empty	1940	NA
214	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	248,000	Diesel/Empty	1941	NA
215	UST	Behind Fire Station, Bldg. 798 (within SWMU 9)	245,000	Diesel/Empty	1941	NA
216	UST	Behind Telephone Cable Hut, Bldg. 233 (within SWMU 9)	245,000	Diesel/Empty	1941	NA
217	UST	Behind Telephone Cable Hut, Bldg. 233 (within SWMU 9)	247,000	Waste Oil/Empty	1941	NA
38A	Former UST	Building 38, Old Power Plant (SWMUs 11/45)	50,000	Bunker C	-	Closed In Place
38B	Former UST	Building 38, Old Power Plant (SWMUs 11/45)	50,000	Bunker C	-	Closed In Place
-	Former UST	Former Vehicle Maintenance and Refueling Area - Buildings 377, 2344, and 2345 (SWMU 59) - unknown number and disposition	-	-	-	-
124A	Former UST	Bldg 124 (AOC F)	2,000	Mogas	-	1996
124B	Former UST	Bldg 124 (AOC F)	5,000	Mogas	-	1996
124C	Former UST	Bldg 124 (AOC F)	5,000	Mogas	-	1996
124D	Former UST	Bldg 124 (AOC F)	550	Waste Oil	-	1996
1738 A	Former UST	Bldg. 1738 (AOC F)	10,000	Mogas	-	1995
1738 B	Former UST	Bldg. 1738 (AOC F)	550	Waste Oil	-	1995
1738 C	Former UST	Bldg. 1738 (AOC F)	10,000	Mogas	-	1995
1738 D	Former UST	Bldg. 1738 (AOC F)	10,000	Mogas	-	1995
2842B	Former UST	Bldg. 3188, Alfa Company Maintenance Building (AOC F)	5,000	Diesel	-	1997

AOC Area of Concern
AST Aboveground Storage Tank
DFM Diesel Fuel Marine
NA Not Applicable
MWR Morale, Welfare and Recreation
OWS Oil-Water Separator
SWMU Solid Waste Management Unit
UST Underground Storage Tank
- Information not available or unknown

Table 4
Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
Asbestos-Containing Material Inspection Results

Facility #	Name	ACM Identified	Comments
38	OLD POWER PLANT (SWMU 11)	Unknown	Access Prohibited
124	GAS FILLING STATION	NI	
278	OIL DRUM STORAGE	NI	
377	GRND ELECTRONICS MAINT SHOP	Y	
394	TORPEDO SHOP/UNDERGROUND DEP	N	
396	GUARD SHELTER	N	
832	MISC STORAGE	N	
1720	PICNIC PAVILLION	N	
1724	YACHT CLUB	Y	
1726	TENNIS COURTS(LIGHTED)	NI	
1730	MK-48 TORPEDO SHOP	N	
2015	TORPEDO PAINT SHOP	N	
2288	OPER HAZ/FLAMMABLE STORAGE	N	
2312	HAZ WASTE STGE BY B#2042	NI	
2334	BOATHOUSE/MARINA	N	
2344	MWR CLUB STGE	N	
2345	MWR STGE BUILDING BY 377	N	
2377	MARINA	NI	

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

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

Exhibit F
CERFA Concurrence

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

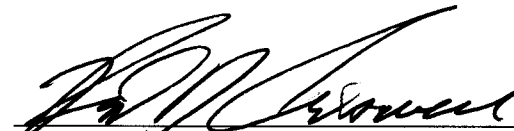
Accordingly, this CERFA Uncontaminated Property Report reflects final site categorizations that may differ from those presented in the Final ECP report.

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

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

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

Submitted

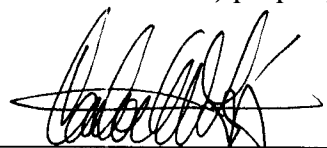


R. DAVID CRISWELL, P. E.
BRAC Environmental Coordinator

4/27/06
Date

Concurrence

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



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

8/11/06
Date

Exhibit G

Asbestos-Containing Materials Acknowledgement Form

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

ASBESTOS WARNING STATEMENT

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

ACKNOWLEDGEMENT

I acknowledge that:

- (1) I have read and understand the above-stated Asbestos Warning Statement.
- (2) I have received from the Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico*, the *Final Asbestos Inspection Report for Naval Activity Puerto Rico, Ceiba, Puerto Rico*, and the *Finding of Suitability to Lease, Revision 1, Carve-Outs Within Sale Parcel III and 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 Lease.
- (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 Lease, 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.

Lessee (or duly authorized agent)

Date

Exhibit H

Lead-Based Paint Hazard Advisory

**LEAD-BASED PAINT HAZARD
DISCLOSURE AND ACKNOWLEDGEMENT FORM**

LEAD WARNING STATEMENT

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

ACKNOWLEDGEMENT

I acknowledge that:

1. I have read and understand the above stated Lead Warning Statement;
2. I have received from the Federal Government the following document(s): *Phase I/II Environmental Condition of Property Report, Former Naval Station Roosevelt Roads, Ceiba, Puerto Rico and Finding of Suitability to Lease, Revision 1, Carve-Outs Within Sale Parcel III and 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 Lease;
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 Lease, 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.

Lessee (or duly authorized agent)

Date

Exhibit I

Threatened and Endangered Species Conservation Measures

THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 30

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—28, 29, 31

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 30

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

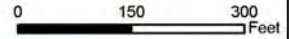
Legend

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

August 18, 2005



1 inch equals 223 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 31

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—27-29, 33, 40

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 31

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

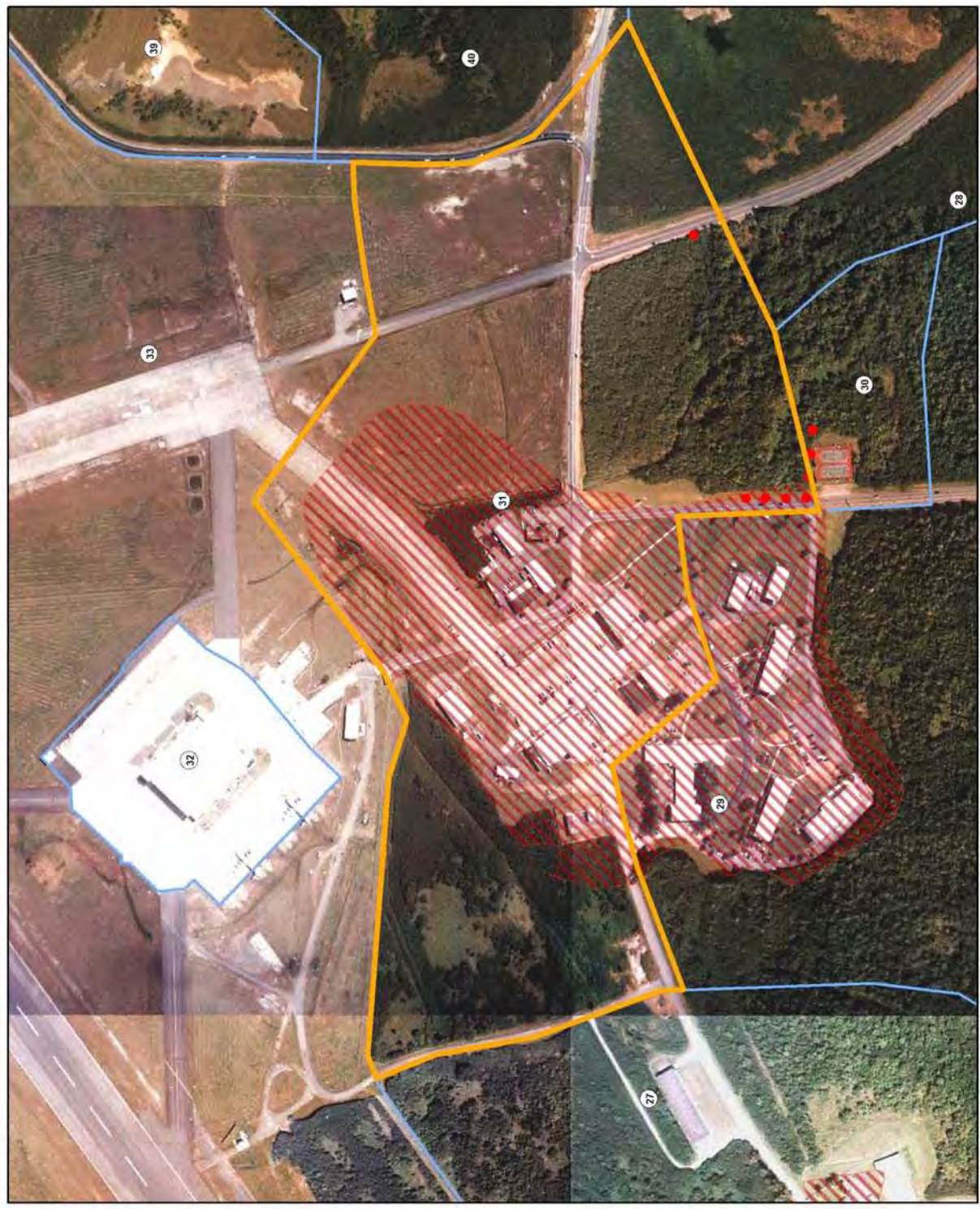
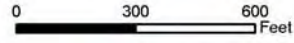
Legend

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



August 18, 2005

1 inch equals 422 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 38

**Common Name—Federal
Conveyance—Fed
Neighboring Parcel(s)—39**

Sea Turtle

GENERAL REQUIREMENTS

- All applicable federal laws (e.g., Endangered Species Act, National Environmental Policy Act, Clean Water Act) remain in effect.
- Consult with the U.S. Fish and Wildlife Service regarding any development plans.
- Pesticide and herbicide applications must follow Commonwealth of Puerto Rico regulations.

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

NOTICE:

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

Parcel Index 38

Common Name: Federal
Conveyance: Fed
Neighboring Parcel(s): 39

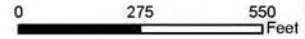
Legend

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

August 18, 2005



1 inch equals 380 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 40

Common Name—Sale

Conveyance—Sale

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

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 40

Common Name: Sale

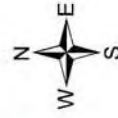
Conveyance: Sale

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

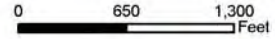
Legend

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

August 18, 2005



1 inch equals 1,013 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 42

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—28, 44, 45,

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

Sea Turtle

GENERAL REQUIREMENTS

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

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

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

NOTICE:

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

Parcel Index 42

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

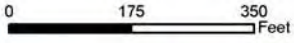
Legend

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



August 18, 2005

1 inch equals 240 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 43

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

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 43

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

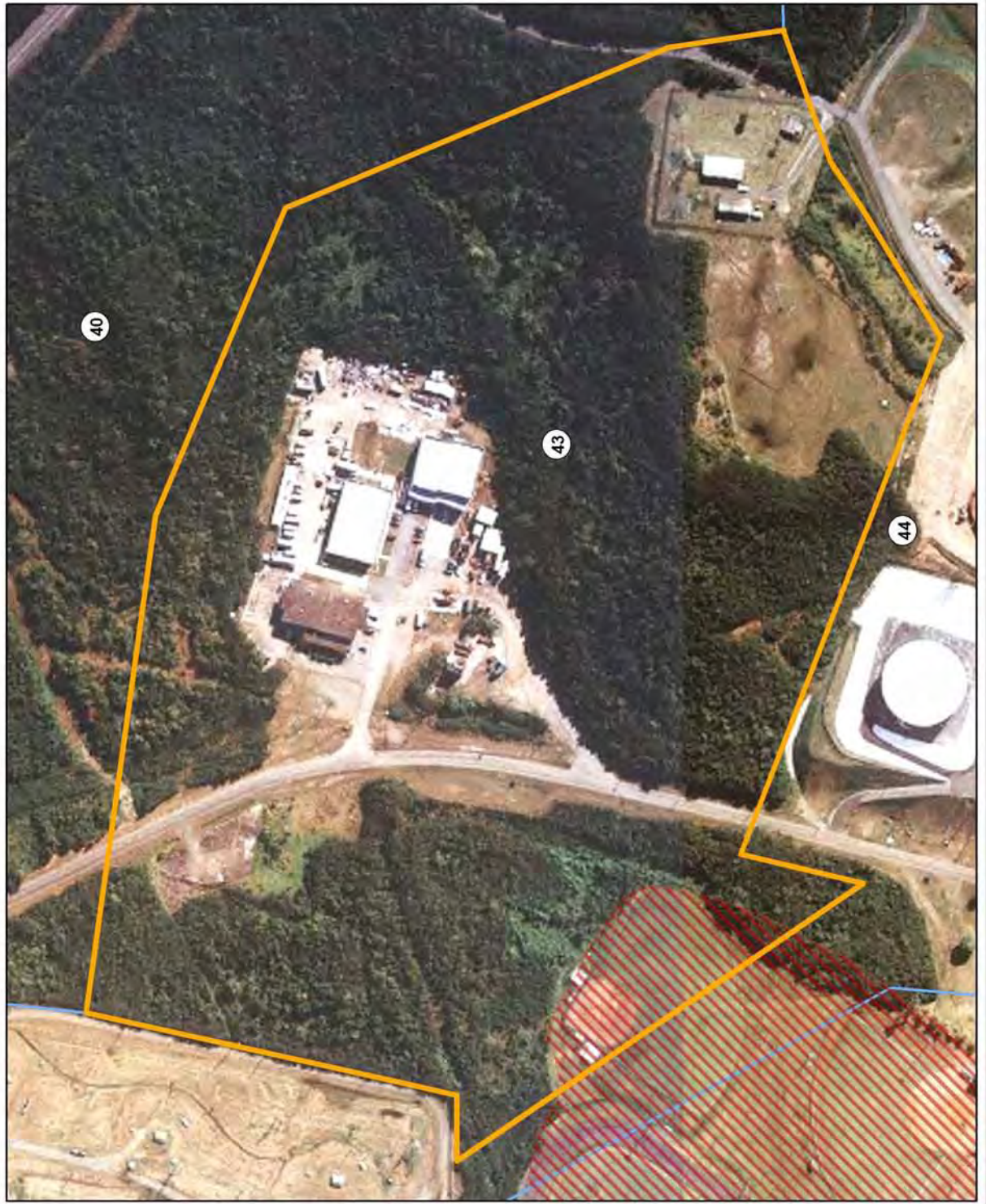
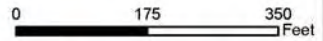
Legend

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

August 18, 2005



1 inch equals 225 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 45

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—42, 44, 46

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

Sea Turtle

GENERAL REQUIREMENTS

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

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

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 45

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

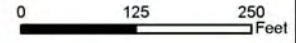
Legend

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

August 18, 2005



1 inch equals 183 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 48

Common Name—Sale

Conveyance—Sale

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

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 48

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

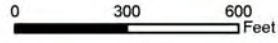
Legend

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



August 18, 2005

1 inch equals 451 Feet



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.

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

NOTICE:

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

Parcel Index 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



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 54

Common Name—Sale

Conveyance—Sale

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

GENERAL REQUIREMENTS

- No Requirements

Activity	Conservation Measures
NA	NA

NOTICE:

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

Parcel Index 54

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

Legend

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

August 18, 2005



1 inch equals 229 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 56

Common Name—Sale

Conveyance—Sale

Neighboring Parcel(s)—49, 54, 59

Sea Turtle

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 56

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

Legend

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

August 18, 2005



1 inch equals 250 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 59

Common Name—Sale

Conveyance—Sale

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

Yellow-shouldered Blackbird

GENERAL REQUIREMENTS

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

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

Sea Turtle

GENERAL REQUIREMENTS

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

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

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

NOTICE:

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

Parcel Index 59

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

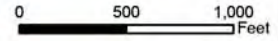
Legend

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

August 18, 2005



1 inch equals 785 Feet



THREATENED AND ENDANGERED SPECIES CONSERVATION MEASURES—PARCEL 60

**Common Name—Conservation
Conveyance—PBC
Neighboring Parcel(s)—59**

Sea Turtle

GENERAL REQUIREMENTS

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

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

NOTICE:

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

Parcel Index 60

Common Name: *Conservatioin*
Conveyance: PBC
Neighboring Parcel(s): 59

Legend

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



August 18, 2005

1 inch equals 169 Feet

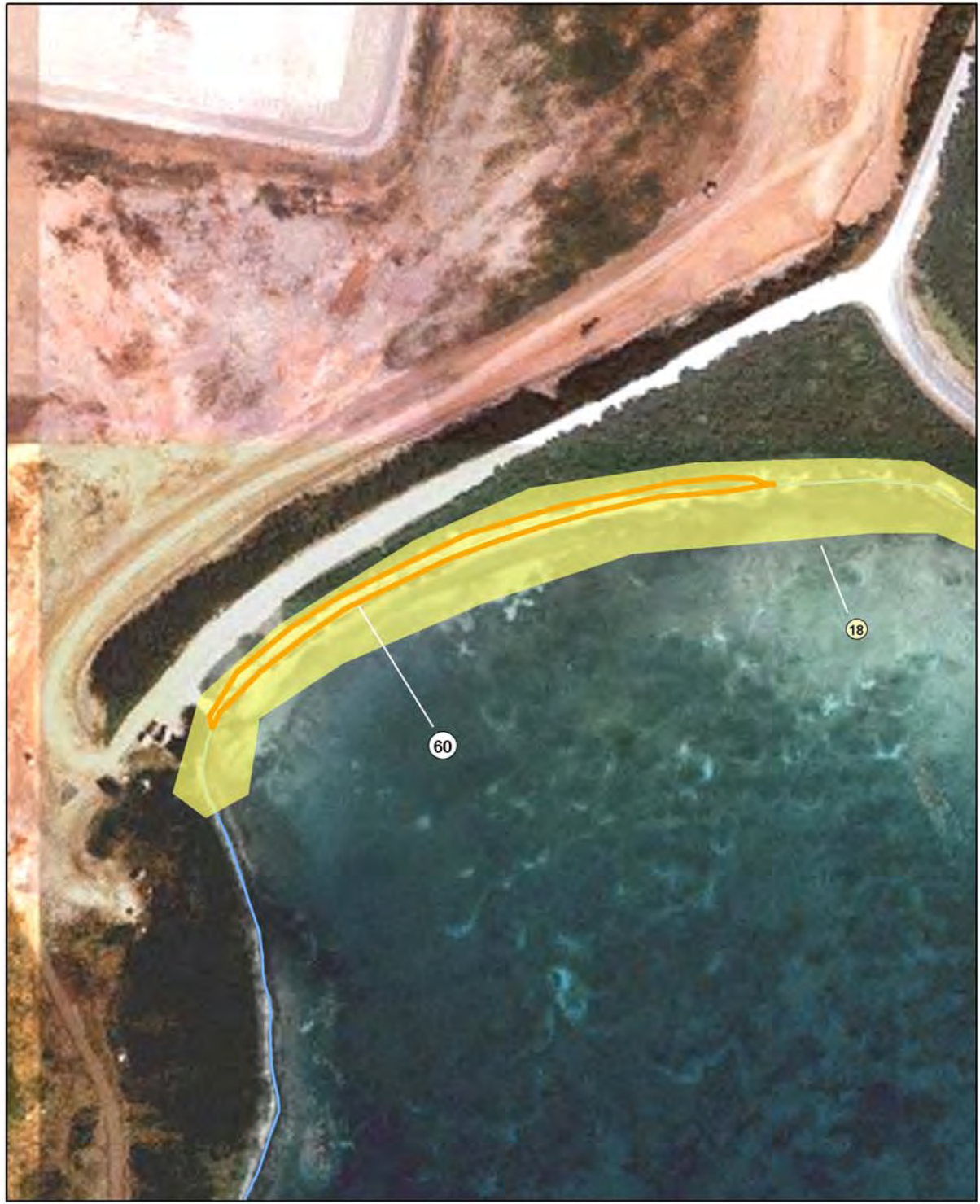
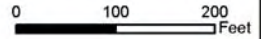


Exhibit J

CERCLA Hazardous Substance Notice and Response Action Summary

**Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
CERCLA Hazardous Substance Notice/Response Action Summary**

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	
38	Old Power Plant	See SWMU 11	---	---	---	---	---	---	---	---	
832	Torpedo Shop	See AOC A	---	---	---	---	---	---	---	---	
		HWAA - see SWMUs 17 & 18	---	---	---	---	---	---	---	---	
SWMU 3	Station Landfill	Arsenic	7440382	---	D004	Unknown	1960-1978	Unknown	1960-Present	---	
		Beryllium	7440417	Beryllium powder	Not assigned	Unknown	1960-1978	Unknown	1960-Present	---	
		Chromium	7440473	---	D007	Unknown	1960-1978	Unknown	1960-Present	---	
		Lead	7439921	---	D008	Unknown	1960-1978	Unknown	1960-Present	---	
		Selenium	7782492	---	D010	Unknown	1960-1978	Unknown	1960-Present	---	
		Mercury	7439976	---	U151, D009	Unknown	1960-1978	Unknown	1960-Present	---	
		Radium	---	---	Not assigned	Unknown	1960-1978	Unknown	1960-Present	---	
		Asbestos (friable)	1332214	---	Not assigned	Unknown	1962-1972	Unknown	1960-Present	---	
		Sulfuric Acid	7664939	---	D002	Unknown	1960-1978	Unknown	1960-Present	---	
		Potassium Hydroxide	1310583	---	D002	Unknown	1960-1978	Unknown	1960-Present	---	
		Polychlorinated Biphenyls	1336363	Aroclors; PCBs	Not assigned	Unknown	1960-1978	Unknown	1960-Present	---	
		Waste solvents, cleaning solutions, POLs	---	---	---	Not applicable	2,500 gallons/year	1960-1973	2,500 gallons/year thru 1973	1960-Present	---
		Automotive Batteries	---	---	---	D002/D008	2,300 batteries	1960-1973	2,300 batteries	1960-Present	---
		Pesticides	---	---	---	Various	Unknown	1960-1978	Unknown	1960-Present	---
Paint wastes	---	---	---	Not applicable	Unknown	1960-1978	Unknown	1960-Present	---		
Photographic film and processing wastes	---	---	---	Not applicable	Unknown	Pre-1978	Unknown	1960-Present	---		
SWMU 9	Tank 212-217 Sludge Burial Pits	Lead	7439921	---	D008	Unknown	1940-1978	Unknown	1940-Present	---	
		Zinc	7440666	---	Not assigned	Unknown	1940-1978	Unknown	1940-Present	---	
		Toluene	108883	Benzene, methyl	F005, U220	Unknown	1940-1978	Unknown	1940-Present	---	
		Semi-volatile Organic Compounds	---	---	---	Various	Unknown	1940-1978	Unknown	1940-Present	---
		Leaded Fuel Sludge	---	---	---	Unknown	34-53,000 gallons	1940-1978	34-53,000 gallons	1940-Present	---
SWMU 11	PCB Storage Compound	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	Not assigned	< 1,600 gallons	1956-1964	< 1,600 gallons	1956-1964	---	
SWMU 31	Waste Oil Collection Area - Buildings 31 and 2022	Waste oil, solvents, degreasers	---	---	Various	Unknown	Unknown	Unknown	Unknown	---	
SWMU 32	Battery Collection Area (PWD Storage Yard)	Lead	7439921	---	D008	Unknown	Unknown	Unknown	Unknown	---	
		Sulfuric Acid	7664939	---	D002	Unknown	Unknown	Unknown	Unknown	---	
SWMU 45	PCB Spill Area	Polychlorinated Biphenyls	1336363	Aroclors; PCBs	---	Unknown	1956-1964	1,600 gallons	1956-1964	Interim Measure - soil excavation in 1994 and backfilling of cooling water tunnel with concrete in 1996.	
SWMU 57	Facility No. 278 POL Drum Storage Area	POLs and hazardous materials	---	---	Not applicable	Unknown	1950s-1990s	Unknown	Unknown	---	
SWMU 59	Former Vehicle Maintenance and Refueling Area	POLs and hazardous materials	---	---	Not applicable	Unknown	1940s - 1980s	Unknown	1940s - 1980s	---	
SWMU 60	Former Landfill at the Marina	Possible hazardous wastes	---	---	Unknown	Unknown	1940s - 1960s	Unknown	1940s - 1960s	---	

**Naval Activity Puerto Rico
Sale Parcel III and Science Park FOSL
CERCLA Hazardous Substance Notice/Response Action Summary**

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 67	Former Gas Station	POLs and hazardous materials	---	---	Not applicable	Unknown	1950s - ?	Unknown	Unknown	---
SWMU 70	Disposal Area Northwest of Landfill	Possible hazardous wastes	---	---	Unknown	Unknown	1976-1983	Unknown	1976-1983	---

Exhibit K

Responses to Regulatory Agency Comments



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

SEP 21 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Mark E. Davidson
US Navy
BRAC PMO SE
4130 Faber Place Drive
Suite 202
North Charleston, SC 29405

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

Draft Finding of Suitability to Lease (FOSL), Carve-outs Within Sale Parcel III and
Science Park, Revision 1, dated September 2011

Dear Mr. Davidson:

This letter is addressed to you as the Navy's designated project coordinator pursuant to the January 29, 2007 RCRA Administrative Order on Consent ("the Consent Order") between the United States Environmental Protection Agency (EPA) and the U.S. Navy (the Navy).

EPA Region 2 has completed its review of the above listed document, which revises the April 2009 Final Finding of Suitability to Lease (FOSL), Sale Parcel III-Forrestal. EPA by letter dated March 5, 2009 had commented on the 2009 FOSL. The revised Draft FOSL was submitted to EPA and the Puerto Rico Environmental Quality Board (PREQB) on behalf of the Navy by Mr. Lawson Anderson's (of Tetra Tech NUS Inc.) letter of September 15, 2011.

EPA has the following comments on the revised Draft FOSL:

- 1) In Section 2.0 (Description of Property), for AOC F, Site of Four Former USTs (USTs 124 A-D; Building 124); please confirm that the approximately 1.2 acre area indicated for this site includes the full extent of the subsurface contaminant plumes as well as the well locations being monitored under the approved MNA Work Plan. Also, please confirm the same regarding the "Land Use Control Area" shown for this site on Figure 41 of Exhibit C (SWMU and AOC Carve Out Maps).
- 2) In Section 4.0 (Environmental findings), Subsection B (Petroleum contamination): after the last paragraph, EPA requests that the Navy add a statement noting that because MTBE has been found in the groundwater at Site 1738, in addition to the approved MNA plan, as requested by

EPA, the Navy is currently developing a separate remediation plan for the MTBE contamination present at site 1738. (Note - Even though Subsection B is in regards to Petroleum contamination, the constituent MTBE is typically an additive to petroleum fuels, and thus the MTBE contamination at site 1738 is most likely related to releases of petroleum fuels).

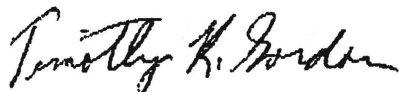
3) In Section 4.0 (Environmental findings), Subsection D (Other Environmental Aspects), in the last sentence of the first paragraph of Subsection 1 (Munitions and Explosives of Concern), please modify the last sentence to read "**....an RFI is currently being performed for three potential OB/OD sites, several potential munitions burial trenches, and the small arms and rifle ranges.**" (Note - the text shown in bold is the recommended new text to be added to the sentence.)

4) Exhibit B (Vicinity Maps), the figure labeled Sale Parcel III, does not include the "Land Use Control Area" for SWMU 45 in the green areas indicated to be Sale Parcel III Lease Areas. Please correct this figure.

5) Exhibit C (SWMU and AOC Carve Out Maps): Please clarify whether on Figure 9 (SWMU 11 Controlled Land Use), the "Land Use Control Area" shown includes the entire area/foot-print of Building 38 (the former Power Plant), as there appears to be some discrepancy in Figure 9 between the "Land Use Control Area" and the foot-print on the building's northeast side.

Please revise the Draft FOSL to address the above comments, and submit two hard copies and two CDs of the Final FOSL to EPA NY and one hard copy and 1 CD to Mr. Carl A. Soderberg of EPA's Puerto Rico office. If you have any questions, please telephone me at (212) 637- 4167.

Sincerely yours,



Timothy R. Gordon
Project Coordinator
Corrective Action and Special Projects Section
RCRA Programs Branch

cc: Ms. Wilmarie Rivera, P.R. Environmental Quality Board
Mr. Lawson Anderson, Tetra Tech NUS Inc.
Mr. David Criswell, U.S. Navy, BRAC PMO
Mr. Felix Lopez, USF&WS



COMMONWEALTH OF PUERTO RICO
Office of the Governor
Environmental Quality Board



ENVIRONMENTAL EMERGENCIES RESPONSE AREA

September 20, 2011

Mr. Mark E. Davidson
U.S. Navy
BRAC PMO SE
4130Faber Place Driver, Suite 202
North Charleston, SC 29405

RE: Technical Review of the Draft Finding of Suitability to Lease (FOSL), Carve-Outs within the Sale Parcel III and Science Park, Revision 1, Naval Activity Puerto Rico, Ceiba, Puerto Rico (NAPR)

Dear Mr. Davison:

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Lease (FOSL), Carve-Outs within Sale Parcel III and Science Park, Revision 1, Naval Activity Puerto Rico, Ceiba, Puerto Rico, dated September 2011. Our comments are provided in the attachment.

If you have any additional questions or comments, please contact me at (787) 767-8181, extension 6129

Cordially,

Wilmarie Rivera
Federal Facilities Coordinator
Environmental Emergencies Response Area

cc: Gloria M. Toro Agrait, EQB Hazardous Waste Permits Division

**Review Draft Finding of Suitability to Transfer, Revision 1
Carve-Outs within Sale Parcel III and Science Park
Naval Activity Puerto Rico, Ceiba
EPA ID No. PR2170027203**

General Comments:

1. The document should made clear distinction between land use control (LUC) to be placed as part of the lease deed. It is EQB understanding that there are LUCs that should be placed during the corrective action process to avoid disturbances to the 14 carve-out sites. The previously mentioned LUCs are different from the ones that are placed when a Corrective Action with Controls is achieved at some sites. The last one is the one accepted when the maximum achievable clean-up is reach.

Specific Comments:

1. Page 1, Section 1.0, Second Paragraph, Third Sentence: Please include the Order on Consent reference number.
2. Page 6, Section 4.0A: There are 13 SWMUs listed inside parenthesis and the paragraph stated that the subject property includes 14 RCRA SWMUs. It should be revised since there are 13 SWMUs and 1 AOC (grouping several sites). Or include AOC F at this section.
3. Page 7, Section 4.0B, Third Paragraph: Please include the MtBE Investigation being carried at AOC F Site 1738.
4. Page 9, Section 4.0D.4, Last Paragraph: The document state that due to the age of the majority of facilities and size of the former Naval Station, it is possible that PCB-Contaminated fluorescent lights ballast and other minor PCBs sources may be present...”. As presented for the ACM and the Lead-Based Paint, what would be the step forward regarding PCBs once the Subject Property be leased.
5. Page 11, Section 5.0B, Last Sentence: Please revise the reference to Exhibit I to Exhibit J.

**Navy Responses to U.S. Environmental Protection Agency (EPA) Region 2
and Puerto Rico Environmental Quality Board (EQB) Comments**

EPA Comments

EPA has the following comments on the revised Draft FOSL:

- 1) in Section 2.0 (Description of Property), for AOC F, Site of Four Former USTs (USTs 124 A-D; Building 124); please confirm that the approximately 1.2 acre area indicated for this site includes the full extent of the subsurface contaminant plumes as well as the well locations being monitored under the approved MNA Work Plan. Also, please confirm the same regarding the “Land Use Control Area” shown for this site on Figure 41 of Exhibit C (SWMU and AOC Carve Out Maps).

Response: The 1.2-acre area of the site includes the full extent of the contaminant plumes as well as the monitoring well locations, as does Figure 41 in Exhibit C.

- 2) in Section 4.0 (Environmental findings), Subsection B (Petroleum contamination): after the last paragraph, EPA requests that the Navy add a statement noting that because MTBE has been found in the groundwater at Site 1738, in addition to the approved MNA plan, as requested by EPA, the Navy is currently developing a separate remediation plan for the MTBE contamination present at site 1738. (Note - Even though Subsection B is in regards to Petroleum contamination, the constituent MTBE is typically an additive to petroleum fuels, and thus the MTBE contamination at site 1738 is most likely related to releases of petroleum fuels).

Response: The suggested edit has been made. The end of the last paragraph of Section 4.0, Subsection B now reads, “Long-term quarterly groundwater monitoring is ongoing, and the Year 9, Second Quarter sampling event was completed in August 2011. Because MTBE has been found in the groundwater at AOC F - Site 1738, a separate remediation plan for the MTBE contamination is currently under development.”

- 3) In Section 4.0 (Environmental findings), Subsection D (Other Environmental Aspects), in the last sentence of the first paragraph of Subsection 1 (Munitions and Explosives of Concern), please modify the last sentence to read “...an RFI is currently being performed for three potential OB/OD sites, **several potential munitions burial trenches**, and the small arms **and rifle ranges**.” (Note - the text shown in bold is the recommended new text to be added to the sentence.)

Response: The text has been modified as requested.

- 4) Exhibit B (Vicinity Maps), the figure labeled Sale Parcel III, does not include the “Land Use Control Area” for SWMU 45 in the green areas indicated to be Sale Parcel III Lease Areas. Please correct this figure.

Response: The figure has been corrected as requested.

**Navy Responses to U.S. Environmental Protection Agency (EPA) Region 2
and Puerto Rico Environmental Quality Board (EQB) Comments**

- 5) Exhibit C (SWMU and AOC Carve Out Maps): Please clarify whether on Figure 9 (SWMU 11 Controlled Land Use), the “Land Use Control Area” shown includes the entire area/foot-print of Building 38 (the former Power Plant), as there appears to be some discrepancy in Figure 9 between the “Land Use Control Area” and the foot-print on the building’s northeast side.

Response: Figure 9 in Exhibit C has been revised so that the “Land Use Control Area” now includes the entire area/foot-print of Building 38.

EQB Comments

General Comments:

1. The document should made clear distinction between land use control (LUC) to be placed as part of the lease deed. It is EQB understanding that there are LUCs that should be placed during the corrective action process to avoid disturbances to the 14 carve-out sites. The previously mentioned LUCs are different from the ones that are placed when a Corrective Action with Controls is achieved at some sites. The last one is the one accepted when the maximum achievable clean-up is reach.

Response: The first sentence of Section 5.0, Subsection D (Land and Groundwater Restrictions) has been modified to state, “To prevent unacceptable risks to human health and the environment during the lease period,...”, and the following sentence has been added to the end of the last paragraph of this subsection, “Any land use controls required after the completion of all necessary remedial actions will be outlined in the FOSTs and transfer deeds for the carve-out areas. EPA and EQB will be afforded the opportunity to review these documents prior to execution.”

Specific Comments:

1. Page 1, Section 1.0, Second Paragraph, Third Sentence: Please include the Order on Consent reference number.

Response: EPA Docket No. RCRA-02-2007-7301 has been added as requested.

2. Page 6, Section 4.0A: There are 13 SWMUs listed inside parenthesis and the paragraph stated that the subject property includes 14 RCRA SWMUs. It should be revised since there are 13 SWMUs and 1 AOC (grouping several sites). Or include AOC F at this section.

Response: SWMUs 11/45 have been separated in the list in parentheses so the total number of separate SWMUs equals 14 (SWMUs 3, 9, 11, 31, 32, 45, 57, 59, 60, 67, 70, 74, 77 and 78).

**Navy Responses to U.S. Environmental Protection Agency (EPA) Region 2
and Puerto Rico Environmental Quality Board (EQB) Comments**

3. Page 7, Section 4.0B. Third Paragraph: Please include the MtBE Investigation being carried at AOC F Site 1738.

Response: The suggested edit has been made. The end of the last paragraph of Section 4.0B now reads, “Long-term quarterly groundwater monitoring is ongoing, and the Year 9, Second Quarter sampling event was completed in August 2011. Because MTBE has been found in the groundwater at AOC F - Site 1738, a separate remediation plan for the MTBE contamination is currently under development.”

4. Page 9, Section 4.0D.4, Last Paragraph: The document state that due to the age of the majority of facilities and size of the former Naval Station, it is possible that PCB Contaminated fluorescent lights ballast and other minor PCBs sources may be present...". As presented for the ACM and the Lead-Based Paint, what would be the step forward regarding PCBs once the Subject Property be leased.

Response: The following notification will be included in the lease,

Presence of PCBs: The LESSEE acknowledges that fluorescent light fixture ballasts on the lease parcel may contain PCBs. Prior to beginning any maintenance, alterations, demolition, restoration, or construction work affecting fluorescent light fixtures, the LESSEE must determine if PCB ballasts are present. If present, PCB ballasts and/or fixtures must be disposed of properly at the LESSEE’s expense, in accordance with all applicable Federal, State, and local laws and regulations.

5. Page 11, Section 5.0B, Last Sentence: Please revise the reference to Exhibit I to Exhibit J.

Response: The reference has been corrected as requested.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

MAR 05 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

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

Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III

Dear Mr. Criswell:

The United States Environmental Protection Agency (EPA) Region 2 has received the Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III, transmitted to Mr. Timothy Gordon of EPA and to Ms. Wilmarie Rivera of the Puerto Rico Environmental Quality Board (PREQB), with your letter of February 25, 2009.

The FOSL covers approximately 382 acres in numerous non-contiguous areas carved out of the 963 acre Sale Parcel III, located in the developed waterfront area along the northeastern side of Ensenada Honda and on a peninsula on the southern side of Bahia de Puerca. The carve-out areas contain 12 Solid Waste Management Units (SWMUs) and portions of one Areas of Concern (AOC) which have corrective action work remaining to be completed under the January 2007 RCRA Administrative Order on Consent (the Consent Order).

EPA Region 2 has two comments on the Draft FOSL:

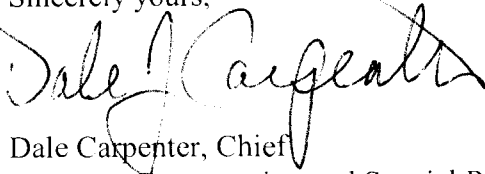
- 1) A statement should be added to Section 1.0 (Purpose) indicating that until a corrective action complete determination has been approved by EPA for the SWMUs and AOCs located within the carved-out areas, the Navy will continue to be responsible for completion of any remaining corrective and/or remedial actions required for those SWMUs and AOCs, pursuant to the 2007 RCRA Consent Order.

- 2) A statement should be added to Section 5.0.D (Land and Groundwater Restrictions) indicating that upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carved-out areas, if a corrective action complete *with controls* determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOC are located will be responsible for maintaining all land use controls and/or other controls upon which that corrective action complete *with controls* determination was based.

In addition, as discussed previously in EPA's letter of January 6, 2009, if the U.S. Department of Homeland Security (DHS) is not going to acquire the SWMU 77 site, the provisions of the Consent Order allowing delayed submission of the RFI work plan until 90 days following DHS' cessation of usage of the area as a small arms training range, would no longer be applicable. Therefore, as previously indicated in EPA's January 6, 2009 letter, the Navy should submit a draft Phase I RFI work plan for SWMU 77 within 90 calendar days of its receipt of the January 2009 letter.

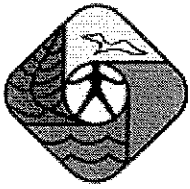
Once the FOSL has been revised and finalized, please submit two copies to my office. If you have any questions, please telephone Mr. Tim Gordon, of my staff, at (212) 637- 4167.

Sincerely yours,



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

cc: Mr. Jaime Gonzalez, Puerto Rico Land Reuse Authority
Ms. Wilmarie Rivera, P.R. Environmental Quality Board.
Mr. Mark Kimes, Baker Environmental



COMMONWEALTH OF PUERTO RICO
Office of the Governor
Environmental Quality Board

Environmental Emergencies Response Area

March 25, 2009

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

**Re: Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III
Forrestal, Naval Activity Puerto Rico, Ceiba, Puerto Rico
PR2170027203**

Dear Mr. Criswell:

The Puerto Rico Environmental Quality Board (PREQB) has completed its review of the Draft Finding of Suitability to Lease (FOSL) Carve-Outs within Sale Parcel III – Forrestal, Naval Activity Puerto Rico, dated February 2009. PREQB has the following comments on the Draft FOSL:

- Page 9, fourth point documented that polychlorinated biphenyls (PCB) are key contaminants at SWMU 11, 45, and 78. The statement is inconclusive regarding the steps to remove or control PCBs contamination.
- Section 5.0 D Land and Groundwater Restrictions should include Institutional Controls to avoid access to the site, in addition to the land use control clauses. It is a recommended practice to install fences and visible signs to dissuade trespassers.
- A groundwater well survey of Parcel III (including all groundwater restrictions) should be submitted to the Department of Environmental and Natural Resources (DENR). DENR is the leading Agency regarding groundwater wells and water franchises and they should be aware of any groundwater restrictions during the corrective action activities and after considering the carved-out sites as corrective

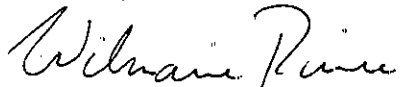
Mr. David Criswell
March 25, 2009
Page 2

action completed with or without controls. The information should be updated periodically, since the groundwater conditions on the SWMUs could impact future uses, specially considering the up-coming development of the property.

The contact person at DENR is Mr. Nelson Velázquez, Director of the Water Franchises, P.O. Box 9066600, San Juan, PR 00906-6600. A copy of this survey should be submitted to EPA and EQB.

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

Cordially,



Wilmarie Rivera Otero
Federal Facilities Coordinator

cc: Timothy Gordon, EPA
Gloria Toro, EQB

**FINDING OF SUITABILITY TO LEASE
CARVE-OUTS WITHIN SALE PARCEL III - FORRESTAL
NAVAL ACTIVITY PUERTO RICO**

**Navy Responses to U.S. Environmental Protection Agency (EPA) Region 2
and Puerto Rico Environmental Quality Board (EQB) Comments**

EPA Comment 1 of 2

A statement should be added to Section 1.0 (Purpose) indicating that until a corrective action complete determination has been approved by EPA for the SWMUs and AOCs located within the carved-out areas, the Navy will continue to be responsible for completion of any remaining corrective action and/or remedial actions required for those SWMUs and AOCs, pursuant to the 2007 RCRA Consent Order.

Navy Response

The following text has been added to the second paragraph of Section 1.0:

Until a Corrective Action Complete determination has been approved by EPA for the SWMUs and AOCs located within the carve-out areas, the Navy will continue to be responsible for completion of any remaining corrective and/or remedial actions required for those SWMUs and AOCs, pursuant to the Consent Order.

EPA Comment 2 of 2

A statement should be added to Section 5.0.D (Land and Groundwater Restrictions) indicating that upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carved-out areas, if a corrective action complete *with controls* determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOCs are located will be responsible for maintaining all land use controls and/or other controls upon which that corrective action complete *with controls* determination was based.

Navy Response

The following text has been added to the end of Section 5.0.D:

Upon completion of required corrective and/or remedial actions for any of the SWMUs and AOCs located within the carve-out areas, if a Corrective Action Complete With Controls determination is proposed by the Navy and approved by EPA, the Navy and/or the acquiring party of the Subject Property where the SWMUs and/or AOCs are located will be responsible for maintaining all land use controls and/or other controls upon which that Corrective Action Complete With Controls determination was based.

EQB Comment 1 of 3

Page 9, fourth point documented that polychlorinated biphenyls (PCB) are key contaminants at SWMU 11, 45, and 78. The statement is inconclusive regarding the steps to remove or control PCBs contamination.

Navy Response

The following text has been added to the PCB discussion:

Remediation of PCB-contamination at SWMUs 45 and 78 is ongoing under the RCRA corrective action program. Although the final disposition of the PCB contamination at SWMU 11 has not yet been determined, interim measures requiring site access restriction are being implemented under the RCRA Consent Order.

EQB Comment 2 of 3

Section 5.0 D Land and Groundwater Restrictions should include Institutional Controls to avoid access to the site, in addition to the land use control clauses. It is recommended practice to install fences and visible signs to dissuade trespassers.

Navy Response

The Navy will remain in the area for several years completing environmental cleanup work, and will work with future property owners to provide levels of protection against land use control violations including inspections, education, and coordination with property owners and regulators. Furthermore, the Navy will review each individual site to determine what protections (e.g., fences and signage) are necessary for implementation of land use controls based on contaminant concentrations and proximity to receptors.

EQB Comment 3 of 3

A groundwater well survey of Parcel III (including all groundwater restrictions) should be submitted to the Department of Environmental and Natural Resources (DENR). DENR is the leading Agency regarding groundwater wells and water franchises and they should be aware of any groundwater restrictions during the corrective action activities and after considering the carved-out sites as corrective action complete with or without controls. The information should be updated periodically, since the groundwater conditions on the SWMUs could impact future uses, especially considering the up-coming development of the property.

The contact person at DENR is Mr. Nelson Velázquez, Director of the Water Franchises, P.O. Box 9066600, San Juan, PR 00906-6600. A copy of this survey should be submitted to EPA and EQB.

Navy Response

The Navy will coordinate with EQB and DENR to determine the appropriate contents of a groundwater well survey. Also, the Navy will send a final copy of the report "Annual Land Use Control (LUC) Status Report - January 2009" to DENR and will provide copies of annual reports to DENR in the future.