

CHICAGO TITLE INSURANCE COMPANYExecution Version
7-8-08**Deed No. DACA05-9-08-528****Recording requested by and
when recorded mail to:**

George R. Schlossberg, Esq.
Kutak Rock LLP
1101 Connecticut Avenue, NW
Suite 1000
Washington, DC 20036

DOCUMENTARY TRANSFER TAX \$	<input checked="" type="checkbox"/>
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OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.	
Signature of Declarant or Agent Determining Tax - Print Name	

Exempt - Government Agency

Stephen L. Vagnini
Monterey County Recorder
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1
2 **QUITCLAIM DEED FOR A PORTION OF SURPLUS II**
3 **CITY OF SEASIDE, CALIFORNIA**
4 **(Parcel L37)**
5

6 **THIS DEED** is made and entered into on this 28th day of August, 2008 ("Effective
7 Date") between the **UNITED STATES OF AMERICA**, acting by and through the Deputy
8 Assistant Secretary of the Army (Installations & Housing), pursuant to a delegation of authority
9 from the **SECRETARY OF THE ARMY**, (hereinafter referred to as the "Grantor"), under
10 and pursuant to the power and authority contained in the Defense Base Closure and Realignment
11 Act of 1990, as amended (Public Law No. 101-510, 10 U.S.C. § 2687; "DBCRA"), and the
12 **FORT ORD REUSE AUTHORITY** ("FORA" hereinafter referred to as the "Grantee"),
13 created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive,
14 commencing with Section 67650, *et seq.*, and selected provisions of the California
15 Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1,
16 Chapter 4.5, Article 1, commencing with Section 33492, *et seq.*, and Article 4, commencing with
17 Section 33492.70, *et seq.*, and recognized as the Local Redevelopment Authority for the former
18 Fort Ord Army Base, California, by the Office of Economic Adjustment on behalf of the
19 Secretary of Defense.

20
21 **WITNESSETH THAT:**
22
23 WHEREAS, the Secretary of the Army may convey surplus property to the Local
24 Redevelopment Authority, at a closing military installation, for economic development purposes

1 pursuant to the power and authority provided by Section 2905(b)(4) of the DBCRA and the
2 implementing regulations of the Department of Defense (32 CFR Part 91);
3

4 WHEREAS, Grantee, by application, requested an economic development conveyance of
5 portions of the former Fort Ord, California consistent with the redevelopment plan prepared by
6 the Grantee;
7

8 WHEREAS, Grantor and the Grantee have entered into a *Memorandum of Agreement*
9 *Between the United States of America Acting By and Through the Secretary of the Army, United*
10 *States Department of the Army and the Fort Ord Reuse Authority For the Sale of Portions of the*
11 *former Fort Ord, California*, dated the 20th day of June, 2000 ("MOA"), MOA Amendment No.
12 1, dated the 23rd day of October, 2001, and MOA Amendment No. 2, which sets forth the specific
13 terms and conditions of the sale of portions of the former Fort Ord located in Monterey County,
14 California;
15

16 WHEREAS, the California State Historic Preservation Officer determined on May 5,
17 1994, that no structures, monuments, or other property within the subject Property, as
18 hereinafter defined, were identified as having any historical significance;
19

20 WHEREAS, former Fort Ord, California, has been identified as a National Priority List
21 Site under the Comprehensive Environmental Response Compensation and Liability Act
22 ("CERCLA") of 1980, as amended, the Grantor has provided the Grantee with a copy of the
23 Fort Ord Base Federal Facility Agreement ("FFA") and all amendments thereto entered into by
24 United States Environmental Protection Agency ("EPA") Region IX, the State of California,
25 and the Department of the Army that were effective on November 19, 1990;
26

27 WHEREAS, an Installation-Wide Multispecies Habitat Management Plan for former
28 Fort Ord, California ("HMP") dated December, 1994 as revised and amended by the
29 "Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California"
30 dated April 1997, has been developed to assure that disposal and reuse of former Fort Ord
31 lands is in compliance with the Endangered Species Act ("ESA"), 16 U.S.C. 1531 *et seq.*
32 Timely transfer of these lands and subsequent implementation of the HMP is critical to ensure
33 effective protection and conservation of the former Fort Ord lands' wildlife, and plant species,
34 and habitat values while allowing appropriate economic redevelopment of former Fort Ord and
35 the subsequent economic recovery of the local communities; and
36

37 WHEREAS, Section 334 of Public Law 104-201 allows, with the concurrence of the
38 Governor of the State of California and the approval of the Administrator of the EPA, for the
39 deferral of the requirement of 42 USC 9620 (h)(3)(A)(ii)(I) prior to completion of all the
40 necessary environmental remediation actions required under the CERCLA, which concurrences
41 have been received, copies of which are attached hereto and made a part hereof as Exhibits B
42 and C.

1
2 **NOW, THEREFORE**, the Grantor, for good and valuable consideration does hereby
3 remise, release, and forever quitclaim unto the Grantee, its successors and assigns, all such
4 interest, rights, title, and claim as the Grantor has in and to Parcel L37, consisting of
5 approximately 4.7 acres, on which Buildings Nos. 4419, 4420, 4421, 4423, and 4460 are sited
6 (the "Property"), more particularly described in Exhibit A, which is attached hereto and made a
7 part hereof.
8

9 **I. PROPERTY DESCRIPTION:**
10

11 The Property includes:
12

- 13 A. All buildings, facilities, roadways, and other improvements, including the storm
14 drainage systems and the telephone system infrastructure, and any other improvements thereon,
15
- 16 B. All appurtenant easements and other rights appurtenant thereto, licenses, privileges
17 and not otherwise excluded herein, and
18
- 19 C. All hereditaments and tenements therein and reversions, remainders, issues, profits,
20 privileges and other rights belonging or related thereto.
21

22 **II. APPURTENANT EASEMENTS:**
23

24 A. Grantor hereby declares and grants to Grantee a perpetual and assignable non-
25 exclusive access easement over, across, under, and through all paved roads retained by the
26 Grantor for access purposes, which easements shall run with the land and be perpetually in full
27 force and effect.
28

29 B. The Grantee agrees to the following terms and conditions:
30

- 31 1. except in the case of an emergency, Grantee will provide the fee owner of the
32 land, subject to an easement, prior notice of its entry onto the easement area;
33
- 34 2. in the utilization of any easement rights granted herein, exercise due care in the
35 performance of excavations and other work required herein and restore the easement lands
36 following such work to a safe and usable condition;
37
- 38 3. to comply with all applicable federal, state and local laws and regulations;
39
- 40 4. to pay the Grantor the full value for all damages to the lands or other property
41 of the United States caused by the Grantee or its employees, contractors, or employees of the
42 contractors arising from its use, occupancy, or operations within the easement areas, provided that

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1 all work done as authorized under this grant of easement shall not be considered as damages to
2 lands; and to indemnify the United States against any liability for damages to life, person, or
3 property arising from the occupancy or use of the lands under the easements, except where such
4 liability arises as a result of acts of the United States, its employees, or contractors, or where the
5 easements are granted hereunder to a state or other governmental agency which has no legal
6 power to assume such liability with respect to damages caused by it to lands and property, in
7 which case such agency in lieu therefore agrees to pay all such damages;

8

9 5. to allow the occupancy and use by the Grantor, its grantees, permittees, or
10 lessees of any part of the easement areas not actually occupied or required for the purpose of the
11 full and safe utilization thereof by the Grantee, so long as such occupancy and use does not
12 compromise the ability of the Grantee to use the easements for their intended purposes, as set
13 forth herein;

14

15 6. that the easements granted shall be for the specific use described and may not
16 be construed to include the further right to authorize any other use within the easements unless
17 approved in writing by the fee holder of the land subject to the easement;

18

19 7. that any transfer of the easements by assignment, lease, operating agreement, or
20 otherwise must include language that the transferee agrees to comply with and be bound by the
21 terms and conditions of the original grant of easement;

22

23 8. that, unless otherwise provided, no interest granted shall give the Grantee any
24 right to remove any material, earth, or stone for consideration or other purpose except as
25 necessary in exercising its rights hereunder;

26

27 9. that a rebuttable presumption of abandonment of any of the easements is raised
28 by the failure of the Grantee to use for any continuous two (2) year period an easement for the
29 purpose for which it was granted hereby; and that, in the event of such abandonment, the Grantor
30 or its successor will notify the Grantee of its intention to terminate the easement for abandonment
31 sixty (60) days from the date of the notice, unless prior to the end of said sixty (60) day period the
32 Grantee either resumes its use of the easement or demonstrates conclusively that said resumption
33 of use will occur within a reasonable amount of time thereafter, not to exceed an additional ninety
34 (90) day period (for purposes of this subparagraph, flow of non-potable water through the piping
35 system shall constitute continuous use of the easement); and

36

37 10. to restore any easement area so far as it is reasonably possible to do so upon
38 abandonment or release of any easement as provided herein, unless the requirement is waived in
39 writing by the fee owner.

40

41

42

1 **III. EXCLUSIONS AND RESERVATIONS:**
2

3 This conveyance is made subject to the following **EXCLUSIONS** and
4 **RESERVATIONS:**

5 A. The Property is taken by the Grantee subject to any and all valid and existing recorded
6 outstanding liens, licenses, leases, easements, and any other encumbrances made for the purpose
7 of roads, streets, utility systems, rights-of-way, pipelines, and/or covenants, exceptions, interests,
8 liens, reservations, and agreements of record.

9
10 B. The Grantor reserves a perpetual unassignable right to enter the Property for the
11 specific purpose of treating or removing any unexploded shells, mines, bombs, or other such
12 devices deposited or caused by the Grantor.

13
14 C. The reserved rights and easements set forth in this Section are subject to the following
15 terms and conditions:

16
17 1. to comply with all applicable federal law and lawful existing regulations;

18
19 2. to allow the occupancy and use by the Grantee, its successors, assigns,
20 permittees, or lessees of any part of the easement areas not actually occupied or required for the
21 purpose of the full and safe utilization thereof by the Grantor, so long as such occupancy and use
22 does not compromise the ability of the Grantor to use the easements for their intended purposes,
23 as set forth herein;

24
25 3. that the easements granted shall be for the specific use described and may not
26 be construed to include the further right to authorize any other use within the easements unless
27 approved in writing by the fee holder of the land subject to the easement;

28
29 4. that any transfer of the easements by assignment, lease, operating agreement, or
30 otherwise must include language that the transferee agrees to comply with and be bound by the
31 terms and conditions of the original grant;

32
33 5. that, unless otherwise provided, no interest granted shall give the Grantor any
34 right to remove any material, earth, or stone for consideration or other purpose except as
35 necessary in exercising its rights hereunder; and

36
37 6. to restore any easement area so far as it is reasonably possible to do so upon
38 abandonment or release of any easement as provided herein, unless this requirement is waived in
39 writing by the Grantee.

1 D. Grantor reserves mineral rights that Grantor owns presently or may at a future date be
2 determined to own, with the right of surface entry in a manner that does not unreasonably
3 interfere with Grantee's development and quiet enjoyment of the Property.

4
5 **TO HAVE AND TO HOLD** the Property unto the Grantee and its successors and
6 assigns forever, provided that this Deed is made and accepted upon each of the following
7 notices, covenants, restrictions, and conditions which shall be binding upon and enforceable
8 against the Grantee, its successors and assigns, in perpetuity, as follows:

9
10 **IV. "AS IS, WHERE IS"**

11
12 The Property is conveyed in an "As Is, Where Is" condition without any representation,
13 warranty or guarantee, except as required pursuant to applicable law or as otherwise stated
14 herein, by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the
15 same is in condition or fit to be used for the purpose for which intended, and no claim for
16 allowance or deduction upon such grounds will be considered. There is no obligation on the
17 part of the Grantor to make any alterations, repairs, or additions, and said Grantor shall not be
18 liable for any latent or patent defects in the Property. This section shall not affect the Grantor's
19 responsibility under CERCLA COVENANTS, NOTICE, AND ENVIRONMENTAL
20 REMEDIATION herein.

21
22 **V. FEDERAL FACILITIES AGREEMENT (FFA)**

23
24 By accepting this Deed, the Grantee acknowledges that the Grantee has read the FFA,
25 and recognizes that, should any conflict arise between the terms of the FFA and the terms of
26 this Deed, the FFA will take precedence. Notwithstanding any other provisions of this Deed,
27 the Grantor assumes no liability to the Grantee should implementation of the FFA interfere
28 with the Grantee's use of the Property. Grantor shall give Grantee reasonable notice of its
29 actions required by the FFA and Grantor shall, consistent with the FFA, and at no additional
30 cost to the Grantor, endeavor to minimize the disruption of the Grantee's, its successors' and
31 assigns' use of the Property. The Grantee shall have no claim on account of any such
32 interference against the Grantor or any officer, agent, employee, or contractor thereof.

33
34 **VI. NOTICE OF HAZARDOUS SUBSTANCE STORAGE**

35
36 The Grantor hereby notifies the Grantee of the former storage release, or disposal of
37 hazardous substances on the Property. The items typically stored on the Property are listed in
38 Exhibit D, page A1-6. The information regarding this storage indicates that it was conducted
39 in a manner that would not pose a threat to human health and the environment. This notice is
40 given pursuant to CERCLA and no additional action is known to be necessary under CERCLA
41 to protect human health and the environment.

42

1 **VII. CERCLA COVENANTS, NOTICE, AND ENVIRONMENTAL REMEDIATION**

2
3 A. Pursuant to Section 120(h)(3) of CERCLA, as amended, 42 U.S.C. Section 9601 *et*
4 *seq.*, the Finding of Suitability for Early Transfer ("FOSET") attached hereto and made a part
5 hereof as Exhibit D, and an environmental baseline survey ("EBS") known as Community
6 Environmental Response Facilitation Act report, which is referenced in the FOSET, sets forth
7 the environmental condition of the Property. The FOSET sets forth the basis for the Grantor's
8 determination that the Property is suitable for transfer. The Grantee is hereby made aware of
9 the notifications contained in the EBS and the FOSET. The Grantee has inspected the Property
10 and accepts the physical condition and current level of environmental hazards on the Property
11 and deems the Property to be safe for the Grantee's intended use. The Grantor represents that
12 the Property is environmentally suitable for transfer to Grantee for the purposes identified in
13 the Final Fort Ord Base Reuse Plan dated December 12, 1994, as amended on June 13, 1997,
14 as approved by the Fort Ord Reuse Authority. If, after conveyance of the Property to Grantee,
15 there is an actual or threatened release of a hazardous substance on the Property, or in the event
16 that a hazardous substance is discovered on the Property after the date of the conveyance,
17 whether or not such substance was set forth in the technical environmental reports, including
18 the EBS, Grantee or its successor or assigns shall be responsible for such release or newly
19 discovered substance unless such release or such newly discovered substance was due to
20 Grantor's activities, ownership, use, presence on, or occupation of the Property, or the
21 activities of Grantor's contractors and/or agents. Grantee, its successors and assigns, as
22 consideration for the conveyance, agrees to release Grantor from any liability or responsibility
23 for any claims arising out of or in any way predicated on: (a) the Grantee's, its successors' or
24 assigns' negligent or willful release of any hazardous substance or petroleum product present
25 on the Property at the time of conveyance; and (b) for any release of any hazardous substance
26 or petroleum product, where such substance or product was placed on the property by Grantee,
27 its successors or assigns at any time.
28

29 B. All response actions necessary to protect human health and the environment will be
30 the responsibility of the Grantor, with respect to any hazardous substance remaining on the
31 Property as a result of storage, release, or disposal prior to the date of conveyance.
32

33 C. Any additional remedial action found to be necessary after the date of conveyance,
34 with regard to such hazardous substances remaining on the Property which are either not
35 currently known to the Grantor or do not now require remediation, shall be conducted by the
36 Grantor. This covenant shall not apply to the extent that the person or entity to whom the
37 Property is transferred is a potentially responsible party under CERCLA with respect to such
38 hazardous substances.
39

40 D. Grantee covenants that the Grantor, its officers, agents, employees, contractors and
41 subcontractors, in accordance with section 120(h) of CERCLA as amended, reserves a right of
42 access to any and all portions of the Property for purposes of environmental investigation,

1 remediation, or other corrective actions found to be necessary after the date of the conveyance
2 of the Property. The Grantor and the Grantee agree to cooperate in good faith to minimize any
3 conflict between necessary environmental investigation and remediation activities and
4 Grantee's or any sublessee operations. Any inspection, survey, investigation, or other response
5 or remedial action will to the extent practicable, be coordinated with representatives designated
6 by Grantee. Pursuant to this reservation, the Grantor and its officers, agents, employees,
7 contractors, subcontractors shall have the right (upon reasonable notice to the Grantee or the
8 then owner and any authorized occupant of the Property) to enter upon the Property, and
9 perform surveys, drillings, test pitting, borings, data and/or record compilation, and other
10 activities related to environmental investigation, and to carry out remedial or removal actions
11 as required or necessary under applicable authorities, including but not limited to installation of
12 monitoring and extraction wells, and other treatment facility.

13
14 E. The Grantor covenants that upon completion of any removal or remediation action
15 that removes the risk giving rise to any restriction on future use or any limitation of activities
16 contained in a deed or lease for the Property or in any other document relating to the Property,
17 the Grantor, without any payment of funds by the United States, agrees to cooperate with the
18 Grantee, its successors or assigns, in any application, permit, easement or effort to obtain
19 approval from appropriate Federal, state or local authorities for the purpose of removing any
20 such restriction or limitation, which the Grantee, its successors or assigns, shall seek to remove
21 or eliminate.

22
23 F. Without the expressed written consent of the Grantor in each case first obtained,
24 neither the Grantee, its successors or assigns, nor any other person or entity acting for or on behalf
25 of the Grantee, its successors or assigns, shall interfere with any response action being taken on
26 the Property by or on behalf of the Grantor, or interrupt, relocate, or otherwise interfere with any
27 remediation system now or in the future located, over, through, or across any portion of the
28 Property.

29
30 G. The Grantor warrants that when all response actions to protect human health and the
31 environment with respect to any substance remaining on the Property on the date of transfer
32 have been taken, the Grantor shall execute and deliver to the Grantee an appropriate document
33 containing a warranty that all such response actions have been taken. The making of the
34 warranty shall be considered to satisfy the requirements of CERCLA 120(h)(3)(a)(ii)(I).

1 **VIII. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT**
2

3 A. The Grantee is hereby informed and does acknowledge that friable and nonfriable
4 asbestos or asbestos-containing material ("ACM") have been found on the Property, as
5 described in the EBS and referenced asbestos surveys. The interior asbestos does not present a
6 "release or threat of release into the environment" as defined by CERCLA.

7 B. The Grantee covenants and agrees that its use and occupancy of the Property will be
8 in compliance with all applicable laws relating to asbestos; and that the Grantor assumes no
9 liability for future remediation of asbestos or damages for personal injury, illness, disability, or
10 death, which arises from exposure after the date of transfer to the Grantee, its successors or
11 assigns, sublessees, or to any other person, including members of the general public, arising
12 from or incident to the purchase, transportation, removal, handling, use, disposition, or other
13 activity causing or leading to contact of any kind whatsoever with asbestos on the Property,
14 whether the Grantee, its successors or assigns have properly warned or failed to properly warn
15 the individual(s) injured. The Grantee agrees to be responsible for any future remediation of
16 ACM, as identified in the FOSET or found within buildings or structures on the Property. The
17 Grantee agrees to provide the Army and regulators with a copy of all final reports pertaining to
18 the remediation of any or all ACM identified in the FOSET or found within buildings or
19 structures on the Property.

20 C. Unprotected or unregulated exposures to asbestos in product manufacturing,
21 shipyard, building construction workplaces have been associated with asbestos-related
22 diseases. Both the Occupational Safety and Health Administration ("OSHA") and the EPA
23 regulate asbestos because of the potential hazards associated with exposure to airborne asbestos
24 fibers. Both OSHA and EPA have determined that such exposure increases the risk of
25 asbestos-related diseases, which include certain cancers and which can result in disability or
26 death.

27 D. The Grantee acknowledges that it has inspected the Property as to its asbestos
28 content and condition and any hazardous or environmental conditions relating thereto.

29 E. No warranties, either express or implied, are given with regard to the condition of
30 the property, including, without limitation, whether the Property does or does not contain
31 asbestos or is or is not safe for a particular purpose. The failure of the Grantee to inspect, or to
32 be fully informed as to the condition of all or any portion of the Property offered, will not
33 constitute grounds for any claim or demand against the United States, with respect to any
34 asbestos hazards or concerns.

35 F. The Grantee further agrees to indemnify and hold harmless the Grantor, its officers,
36 agents and employees, from and against all suits, claims, demands or actions, liabilities,
37 judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, exposure
38 to asbestos on any portion of the Property which exposure occurs after this conveyance of the

- 1 Property to the Grantee or any future remediation or abatement of asbestos or the need therefor.
2 The Grantee's obligation hereunder shall apply whenever the United States incurs costs or
3 liabilities for actions giving rise to liability under this section.

4 **IX. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT**

5
6 A. The Grantee and its successors and assigns are hereby informed and does
7 acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to
8 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose
9 health hazards if not managed properly. Every purchaser of any interest in Residential Real
10 Property on which a residential dwelling was built prior to 1978 is notified that such property may
11 present exposure to lead from lead-based paint that may place young children at risk of
12 developing lead poisoning. Lead poisoning in young children may produce permanent
13 neurological damage, including learning disabilities, reduced intelligence quotient, behavioral
14 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
15 The seller of any interest in residential real property is required to provide the buyer with any
16 information on lead-based paint hazards from risk assessments or inspections in the seller's
17 possession and notify the buyer of any known lead-based paint hazards. "Residential Real
18 Property" means dwelling units, common areas, building exterior surfaces, and any surrounding
19 land, including outbuildings, fences and play equipment affixed to the land, available for use by
20 residents; and buildings visited regularly by the same child, six years of age or under, on at least
21 two different days within any week, including day-care centers, preschools and kindergarten
22 classrooms; but not including land used for agricultural, commercial, industrial, or other non-
23 residential purposes, and not including paint on the pavement of parking lots, garages, or
24 roadways.

25
26 B. Available information concerning known lead-based paint and/or lead-based paint
27 hazards, the location of lead-based paint or lead-based paint hazards, and the condition of
28 painted surfaces is contained in the *U. S. Army Environmental Hygiene Agency, Industrial*
Hygiene Survey No. 55-71-R25A-94 Lead-Based Paint Inspection in Military Housing Fort
Ord, California, 1 November 1993 – 11 March 1994 (June 1994), the *Draft Report of Patton*
Park Lead Based Paint Risk Assessment, Fort Ord, California (December 2000) and the EBS,
32 which have been provided to the Grantee. All purchasers must also receive the federally
33 approved pamphlet on lead poisoning prevention. Buildings constructed prior to 1978 are
34 assumed to contain lead-based paint. Buildings constructed after 1977 are assumed to be free
35 of lead-based paint. No other surveys or studies assessing the possible presence of lead-based
36 paint in former or existing buildings on the Property were performed by the Army. The
37 Grantee hereby acknowledges receipt of the information described in this Subparagraph.

38 C. The Grantee acknowledges that it has received the opportunity to conduct a risk
39 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards
40 prior to execution of this Deed.

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1 D. The Grantee covenants and agrees that it shall not permit the occupancy or use of any
2 buildings or structures on the Property as Residential Real Property, as defined in paragraph A,
3 above, without complying with this section and all applicable federal, state, and local laws and
4 regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the
5 occupancy of the Property where its use subsequent to sale is intended for residential habitation,
6 the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements
7 under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based
8 Paint Hazard Reduction Act of 1992) (hereinafter Title X).

9 E. The Grantee shall, after consideration of the guidelines and regulations established
10 pursuant to Title X: (1) Perform a Risk Assessment if more than 12 months have elapsed since
11 the date of the last Risk Assessment; (2) Comply with the joint HUD and EPA Disclosure Rule
12 (24 CFR 35, Subpart H, 40 CFR 745, Subpart F), when applicable, by disclosing to prospective
13 purchasers the known presence of lead-based paint and/or lead-based paint hazards as determined
14 by previous risk assessments; (3) Abate lead dust and lead-based paint hazards in pre-1960
15 residential real property, as defined in paragraph A, above, in accordance with the procedures in
16 24 CFR 35; (4) Abate soil-lead hazards in pre-1978 residential real property, as defined in
17 paragraph A, above, in accordance with the procedures in 24 CFR 35; (5) Abate lead-soil hazards
18 following demolition and redevelopment of structures in areas that will be developed as
19 residential real property; (6) Comply with the EPA lead-based paint work standards when
20 conducting lead-based paint activities (40 CFR 745, Subpart L); (7) Perform the activities
21 described in this paragraph within 12 months of the date of the lead-based paint risk assessment
22 and prior to occupancy or use of the residential real property; and (8) Send a copy of the clearance
23 documentation to the Grantor.

24 F. In complying with these requirements, the Grantee covenants and agrees to be
25 responsible for any abatement or remediation of lead-based paint or lead-based paint hazards on
26 the Property found to be necessary as a result of the subsequent use of the property for residential
27 purposes. The Grantee covenants and agrees to comply with solid or hazardous waste laws that
28 may apply to any waste that may be generated during the course of lead-based paint abatement
29 activities.

30 G. The Grantee further agrees to indemnify and hold harmless the Grantor, its officers,
31 agents and employees, from and against all suits, claims, demands, or actions, liabilities,
32 judgments, costs and attorneys' fees arising out of, or in a manner predicated upon personal
33 injury, death or property damage resulting from, related to, caused by or arising out of
34 lead-based paint or lead-based paint hazards on the Property if used for residential purposes
35 after the date of transfer.

1 **X. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF**
2 **POLYCHLORINATED BIPHENYLS ("PCBs")**
3

4 PCBs have been used widely as coolants and lubricants in transformers, capacitors, and
5 other electrical equipment like fluorescent light ballasts. EPA considers PCBs to be probable
6 cancer-causing chemicals in humans. PCB and PCB-contaminated items that will be disposed,
7 must be stored in a hazardous waste storage facility. The Grantee is hereby informed that
8 fluorescent light ballasts containing PCBs may be present on the Property. The PCB
9 containing equipment does not currently pose a threat to human health or the environment. All
10 PCB equipment is presently in full compliance with applicable laws and regulations. The
11 Grantee agrees that its continued possession, use and management of any PCB containing
12 equipment will be in compliance with all applicable laws relating to PCBs and PCB containing
13 equipment and that the Grantor shall assume no liability for the future remediation of PCB
14 contamination or damages for personal injury, illness or disability or death to the Grantee, its
15 successors or assigns, or to any other person, including members of the general public arising
16 from or incident to future use, handling, management, disposition or any activity causing or
17 leading to contact of any kind whatsoever with PCB containing equipment after the date of
18 transfer. The Grantee agrees to be responsible for any remediation of PCB containing
19 equipment found to be necessary on the Property resulting from its use or possession thereof.
20 This section is to serve as notice of the potential presence of PCBs on the Property. This notice
21 is applicable to all buildings that contain fluorescent light ballasts.
22

23 **XI. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF ORDNANCE AND**
24 **EXPLOSIVES**
25

26 Based on a review of existing records and available information, none of the buildings
27 or land proposed for transfer is known to contain unexploded ordnance. In the event the
28 Grantee, its successors, and assigns, should discover any ordnance on the Property, it shall not
29 attempt to remove or destroy it, but shall immediately notify the local Police Department and
30 the Directorate of Law Enforcement at the Presidio of Monterey and competent Grantor or
31 Grantor designated explosive ordnance personnel will be dispatched promptly to dispose of
32 such ordnance at no expense to the Grantee.
33

34 **XII. ENDANGERED SPECIES**
35

36 The Grantee, its successors or assigns shall comply with the requirements, if any and if
37 applicable, of the Fort Ord Installation-Wide Multi-species Habitat Management Plan ("HMP")
38 for Former Fort Ord, California.
39

40 A. The Property is within HMP Development Areas. No resource conservation
41 requirements are associated with the HMP for these parcels. However, small pockets of habitat
42 may be preserved within and around the Property.

1
2 B. The Biological Opinion identifies sensitive biological resources that may be
3 salvaged for use in restoration activities within reserve areas, and allows for development of
4 the Property.

5
6 C. The HMP does not exempt the Grantee from complying with environmental
7 regulations enforced by federal, state, or local agencies. These regulations could include
8 obtaining the Endangered Species Act ("ESA") (16 U.S.C. §§ 1531-1544 *et seq.*) Section 7 or
9 Section 10(a) permits from the U.S. Fish and Wildlife Service ("USFWS"); complying with
10 prohibitions against take of listed animals under ESA Section 9, complying with prohibitions
11 against the removal of listed plants occurring on federal lands or the destruction of listed plants
12 in violation of any state laws; complying with measures for conservation of state-listed
13 threatened and endangered species and other special-status species recognized by California
14 Department of Fish and Game ("DFG") under the California ESA, or California Environmental
15 Quality Act ("CEQA"); and , complying with local land use regulations and restrictions.

16
17 D. The HMP serves as a management plan for both listed and candidate species, and is
18 a prelisting agreement between the USFWS and the local jurisdiction for candidate species that
19 may need to be listed because of circumstances occurring outside the area covered by the HMP.
20

21 E. Implementation of the HMP would be considered suitable mitigation for impacts to
22 HMP species within HMP prevalent areas and would facilitate the USFWS procedures to
23 authorize incidental take of these species by participating entities as required under ESA
24 Section 10. No further mitigation will be required to allow development on the Property unless
25 species other than the HMP target species are proposed for listing or are listed.

26
27 F. The HMP does not authorize incidental take of any species listed as threatened or
28 endangered under the ESA by entities acquiring land at the former Fort Ord. The USFWS has
29 recommended that all non federal entities acquiring land at former Fort Ord apply for ESA
30 Section 10(a)(1)(B) incidental take permits for the species covered in the HMP. The definition
31 of "take" under the ESA includes to harass, harm, hunt, shoot, wound, pursue, kill, trap,
32 capture, or collect, or attempt to engage in any such conduct. Although the USFWS will not
33 require further mitigation from entities that are in conformance with the HMP, those entities
34 without incidental take authorization would be in violation of the ESA if any of their actions
35 resulted in the take of a listed animal species. To apply for a Section 10(a)(1)(B) incidental
36 take permit, an entity must submit an application form (Form 3-200), a complete description of
37 the activity sought to be authorized, the common and scientific names of the species sought to
38 be covered by the permit, and a conservation plan (50 CFR 17.22[b]).
39

40 G. The Grantee acknowledges that it has signed the HMP dated April 1997, and will
41 cooperate with adjacent property owners in implementing mitigation requirements identified in
42 the HMP for adjacent sensitive habitat areas.

1
2 **XIII. AIR NAVIGATION RESERVATION AND RESTRICTIONS**
3

4 The Monterey Airport and the former Fritzsche Airfield now known as the Marina
5 Municipal Airport are in close proximity of the Property. Accordingly, in coordination with the
6 Federal Aviation Administration, the Grantee, covenants and agrees, on behalf of it, its successors
7 and assigns and every successor in interest to the Property wherein described, or any part thereof,
8 that, when applicable, there will be no construction or alteration unless a determination of no
9 hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title
10 14, Code of Federal Regulations, Part 77, entitled, Objects Affecting Navigable Airspace, or
11 under the authority of the Federal Aviation Act of 1968, as amended.

12
13 **XIV. ENFORCEMENT AND NOTICE REQUIREMENT**
14

15 A. The provisions of this Deed benefit the governments of the United States of America,
16 the State of California, acting on behalf of the public in general, the local governments, and the
17 lands retained by the Grantor and, therefore, are enforceable, by resort to specific performance or
18 legal process by the United States, the State of California, the local governments, and by the
19 Grantee, and its successors and assigns. Enforcement of this Deed shall be at the discretion of the
20 parties entitled to enforcement hereof, and any forbearance, delay or omission to exercise their
21 rights under this Deed in the event of a breach of any term of this Deed, shall not be deemed to be
22 a waiver by any such party of such term or of any subsequent breach of the same or any other
23 terms, or of any of the rights of said parties under this Deed. All remedies available hereunder
24 shall be in addition to any and all other remedies at law or in equity, including CERCLA. The
25 enforcement rights set forth in this deed against the Grantee, or its successors and assigns, shall
26 only apply with respect to the Property conveyed herein and held by such Grantee, its successors
27 or assigns, and only with respect to matters occurring during the period of time such Grantee, its
28 successors or assigns, owned or occupied such Property or any portion thereof.

29
30 B. The Grantee, its successors or assigns, shall neither transfer the Property, nor any
31 portion thereof, nor grant any interest, privilege, or license whatsoever in connection with the
32 Property without the inclusion, to the extent applicable to the Property or any portion thereof, of
33 the environmental protection provisions contained in this Deed: Exclusions and Reservations,
34 Federal Facilities Agreement (FFA); CERCLA Covenants, Notice, and Environmental
35 Remediation; Notice of the Presence of Asbestos and Covenant; Notice of the Presence of Lead-
36 Based Paint; Notice of Hazardous Substance Storage; Notice of the Potential for the Presence of
37 Pesticides and Covenant; Notice of the Potential for the Presence of Polychlorinated Biphenyls
38 (PCBs); Ordnance and Explosives; Endangered Species, and Air Navigation Reservation and
39 Restrictions, Enforcement and Notice Requirement, and shall require the inclusion, to the extent
40 applicable, of such environmental protection provisions in all further deeds, transfers, leases, or
41 grant of any interest, privilege, or license.

1 C. The obligations imposed in this Paragraph upon the successors or assigns of Grantee
2 shall only extend to the property conveyed to any such successor or assign.

3 **XV. NOTICE OF NON-DISCRIMINATION**

4 With respect to activities related to the Property, the Grantee covenants for itself, its
5 successors and assigns, that the Grantee, and such successors and assigns, shall not discriminate
6 upon the basis of race, color, religion, sex, age, handicap, or national origin in the use, occupancy,
7 sale or lease of the Property, or in their employment practices conducted thereon in violation of
8 the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. Section 2000d);
9 the Age Discrimination Act of 1975 (42 U.S.C. Section 6102); and the Rehabilitation Act of
10 1973, as amended, (29 U.S.C. Section 794). The Grantor shall be deemed a beneficiary of this
11 covenant without regard to whether it remains the owner of any land or interest therein in the
12 locality of the Property hereby conveyed, and shall have the sole right to enforce this covenant in
13 any court of competent jurisdiction.

14 **XVI. ANTI-DEFICIENCY ACT STATEMENT**

15 The Grantor's obligation to pay or reimburse any money under this Deed is subject to
16 the availability of appropriated funds to the Department of the Army, and nothing in this Deed
17 shall be interpreted to require obligations or payments by the Grantor in violation of the Anti-
18 Deficiency Act.

19 **XVII. GENERAL PROVISIONS**

20 A. LIBERAL CONSTRUCTION. Any general rule of construction to the contrary
21 notwithstanding, this Deed shall be liberally construed to effectuate the purpose of this Deed and
22 the policy and purpose of CERCLA. If any provision of this Deed is found to be ambiguous, an
23 interpretation consistent with the purpose of this Deed that would render the provision valid shall
24 be favored over any interpretation that would render it invalid.

25 B. SEVERABILITY. If any provision of this Deed, or the application of it to any person
26 or circumstance, is found to be invalid, the remainder of the provisions of this Deed, or the
27 application of such provisions to persons or circumstances other than those to which it is found to
28 be invalid, as the case may be, shall not be affected thereby.

29 C. NO FORFEITURE. Nothing contained herein will result in a forfeiture or reversion
30 of title in any respect.

31 D. CAPTIONS. The captions in this Deed have been inserted solely for convenience of
32 reference and are not a part of this Deed and shall have no effect upon construction or
33 interpretation.

1
2 E. RIGHT TO PERFORM. Any right which is exercisable by the Grantee, and its
3 successors and assigns, to perform under this Deed may also be performed, in the event of default
4 by the Grantee, or its successors and assigns, by a lender of the Grantee and its successors and
5 assigns.

6
7 **XVIII. THE CONDITIONS, RESTRICTIONS, AND COVENANTS**

8
9 The conditions, restrictions, and covenants set forth in this deed are a binding servitude on
10 the herein conveyed Property and will be deemed to run with the land in perpetuity. Restrictions,
11 stipulations and covenants contained herein will be inserted by the Grantee verbatim or by
12 express reference in any deed or other legal instrument by which it divests itself of either the fee
13 simple title or any other lesser estate in the Property or any portion thereof. All rights and powers
14 reserved to the Grantor, and all references in this deed to Grantor shall include its successor in
15 interest. The Grantor may agree to waive, eliminate, or reduce the obligations contained in the
16 covenants, **PROVIDED, HOWEVER,** that the failure of the Grantor or its successor to insist in
17 any one or more instances upon complete performance of any of the said conditions shall not be
18 construed as a waiver or a relinquishment of the future performance of any such conditions, but
19 the obligations of the Grantee, its successors and assigns, with respect to such future performance
20 shall be continued in full force and effect.

21
22 **XIX. LIST OF EXHIBITS**

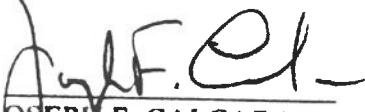
23
24 The following listed Exhibits are made a part of this Deed:

- 25
26 Exhibit A: Legal Description of the Property
27 Exhibit B: Letter of Concurrence from Governor of State of California
28 Exhibit C: Letter of Concurrence from USEPA
29 Exhibit D: Finding of Suitability for Early Transfer (FOSET)

30
31 [Signature Pages Follow]

1 **IN WITNESS WHEREOF**, the GRANTOR has caused this Deed to be executed in its
2 name by the Deputy Assistant Secretary of the Army for Installations and Housing (I&H) as of
3 the Effective Date set forth above.

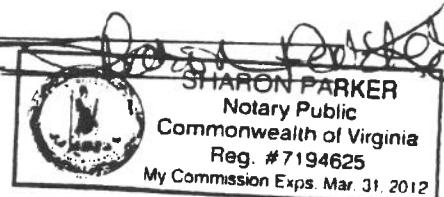
4
5 **THE UNITED STATES OF AMERICA**
6
7
8
9
10

11 By: 
12 JOSEPH F. CALCARA
13 Deputy Assistant Secretary of the Army
14 (Installations & Housing)
15 OASA (I&E)

16 COMMONWEALTH OF VIRGINIA)
17) ss.
18 COUNTY OF ARLINGTON)

19
20 I, the undersigned, a Notary Public in and for the Commonwealth of Virginia, County of
21 Arlington, do hereby certify that on this day personally appeared before me in the Commonwealth
22 of Virginia, County of Arlington, Joseph F. Calcara, Deputy Assistant Secretary of the Army
23 (Installations & Housing), whose name is signed to the foregoing instrument and who
24 acknowledged the foregoing instrument to be his free act and deed, on this 20 day of
25 August, 2008, and acknowledged the same for and on behalf of the UNITED STATES OF
26 AMERICA.

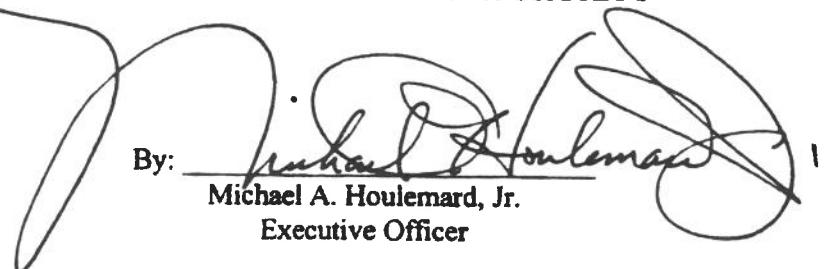
27
28 Name: 
29
30
31 My Commission Expires: _____
32
33 Notary Registration No. _____
34
35 [AFFIX NOTARY SEAL]
36



1 ACCEPTANCE:

2
3 In Testimony Whereof, witness the signature of the Fort Ord Reuse Authority
4 ("Authority"), an organization organized and existing under the laws of the State of California
5 under the Fort Ord Reuse Authority Act created under Title 7.85 of the California Government
6 Code, Chapters 1 through 7, inclusive, commencing with Section 67650, *et seq.*, and selected
7 provisions of the California Redevelopment Law, including Division 24 of the California
8 Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, *et*
9 *seq.*, and Article 4, commencing with Section 33492.70, *et seq.*, as of the Effective Date set
10 forth above, hereby accepts and approves this Quitclaim Deed for itself, its successors and
11 assigns, and agrees to all the conditions, reservations, restrictions, and terms contained therein.
12
13

14 FORT ORD REUSE AUTHORITY
15 LOCAL REDEVELOPMENT AUTHORITY

16
17 By: 
18 Michael A. Houleman, Jr.
19 Executive Officer
20
21
22
23

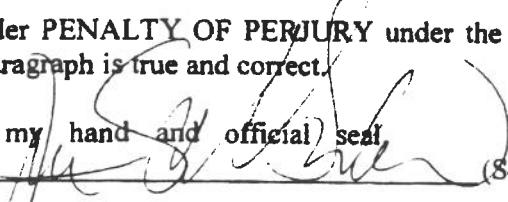
24 State of California)
25 County of Monterey)

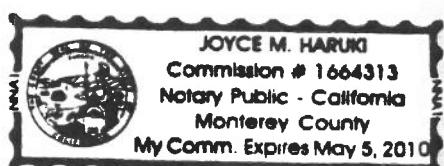
26 On AUGUST 26, 2008

27 before me,
28 JOYCE M. HARUKI, Notary Public (here insert name and title of the officer),
29 personally appeared MICHAEL A. HOULEMAN, JR.

30
31 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
32 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
33 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
34 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
35

36 I certify under PENALTY OF PERJURY under the laws of the State of California that the
37 foregoing paragraph is true and correct.
38

39 WITNESS my hand and official seal
40 Signature  (Seal)



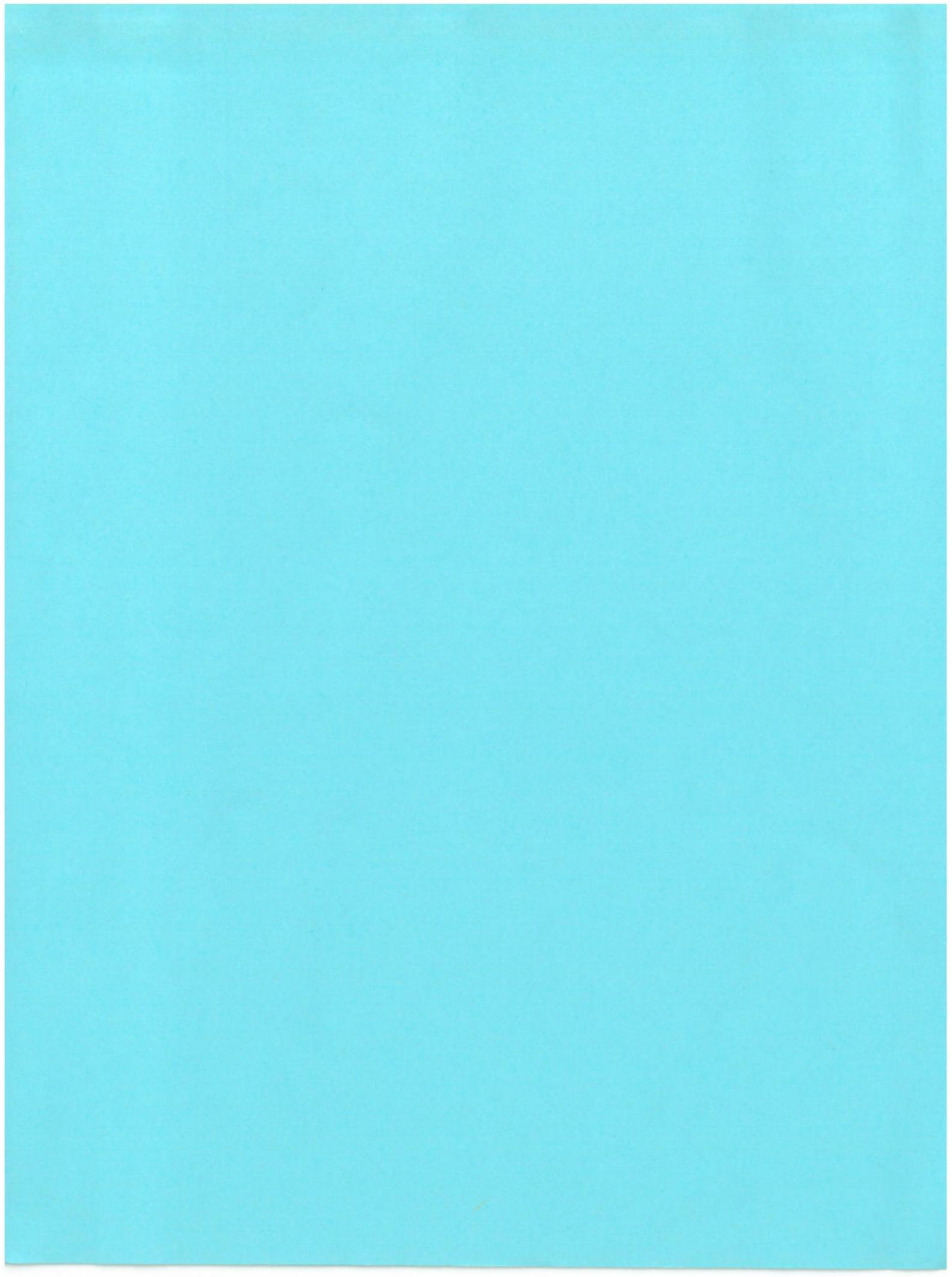


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(4.654 ac., MCL No. 1, Seaside)

AMERICAN YOUTH HOSTELS

UNITED STATES OF AMERICA, to:

Certain real property situate in Monterey City Lands Tract Number 1, the City of Seaside, Monterey County, California, and being more particularly described as follows:

Beginning at a point from which a 3/4" diameter iron pipe tagged RCE 15310 at the southeast corner of Parcel 1, as shown on map filed in Volume 20 of Surveys at page 71, records of said county, bears N 2°14'00" E, 60.00 feet and N 87°46'00" W, 251.27 feet; thence from said point beginning

1. S 87°46'00" E, 227.77 feet; thence
2. Along a tangent curve to the right with a radius of 30.00 feet, through a central angle of 89°58'00", for an arc distance of 47.11 feet; thence
3. S 2°12'00" W, 757.22 feet; thence
4. N 87°48'00" W, 257.75 feet; thence
5. N 2°12'00" E, 787.35 feet to the point of beginning.

Containing an area of 4.654 acres of land, more or less.

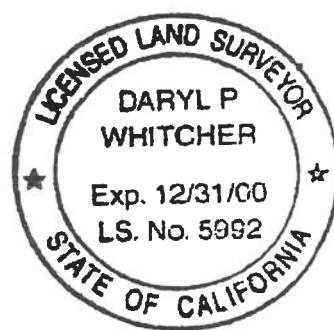
SUBJECT TO, HOWEVER, an easement for access and egress, 15 feet wide lying along, contiguous to and easterly of the following described line which commences at said point of beginning and runs thence S 2°12'00" W, 705.00 feet.

Courses all true.

This description was prepared by me or under my direction.

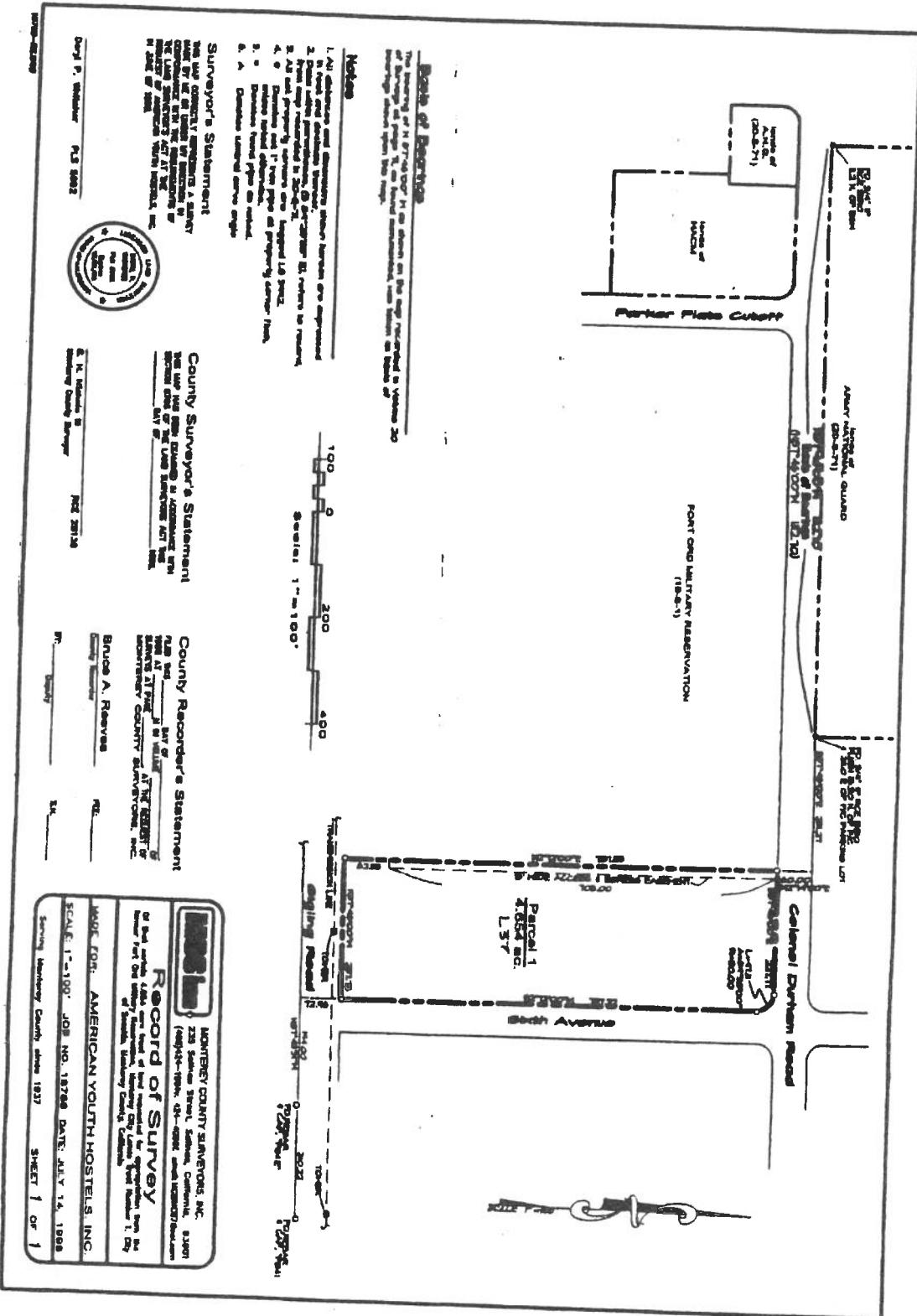
Daryl P. Whitcher P.L.S. 5992

CJD/cd
07/14/98
/cjd/ayh-ls.wpd



AYH.ls

L37



Daryl P. Whistler PL3 5002

A. H. Nichols Surveyor PL3 2010

Bruce A. Reeves PL3

MONTEREY COUNTY SURVEYORS, INC.	
120 Seaside Street, Salinas, California, 93901	
(408) 758-4100, 408-758-4100, 408-758-4100	
RECORD OF SURVEY	
At the request of American Youth Hostels, Inc., we have surveyed the land described below for them, in the City of Monterey, California.	
Bruce A. Reeves Surveyor PL3	
Daryl P. Whistler Surveyor PL3 5002	
A. H. Nichols Surveyor PL3 2010	
Bruce A. Reeves Surveyor PL3	

MADE FOR AMERICAN YOUTH HOSTELS, INC.
SCALE: 1-100' JOB NO. 18288 DATE: JULY 14, 1968
Surveying Monterey County since 1837 SHEET 1 of 1

L37

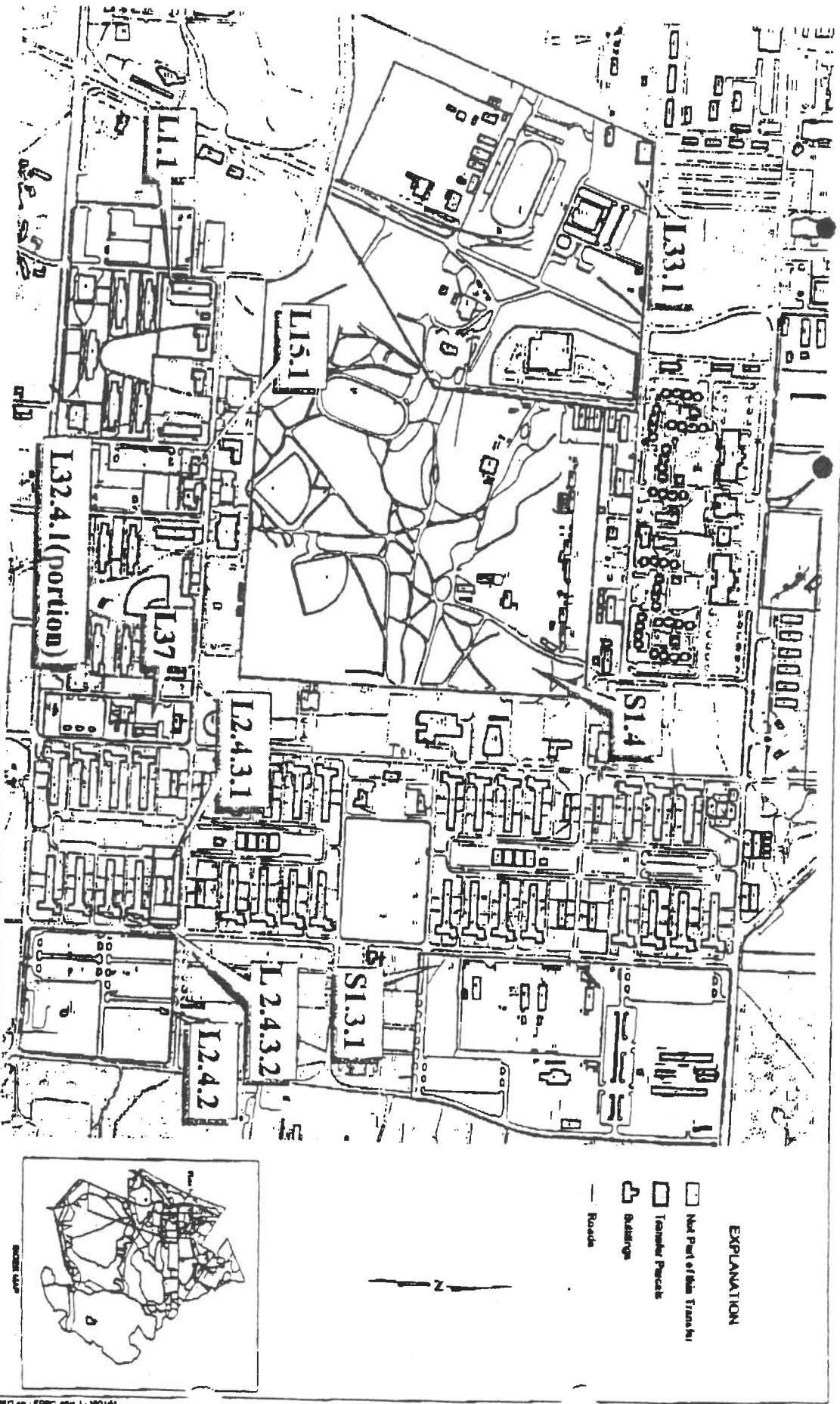




EXHIBIT B

LETTER OF CONCURRENCE FROM GOVERNOR OF STATE OF CALIFORNIA

GOVERNOR GRAY DAVIS

May 7, 2002

The Honorable Thomas White
Secretary of the Army
101 Army Pentagon
Washington, D.C. 20310-0101

Dear Secretary White:

You have requested the State of California's concurrence with a deferral of hazardous substance contamination remediation allowed by federal law. The United States Army is proposing to early transfer approximately 767 acres of the Former Fort Ord federal property to the Fort Ord Reuse Authority, the California State University, Monterey Bay, the University of California, Monterey Bay Education, the Science and Technology Center, the Monterey Salinas Transit, and the American Youth Hostel. The property, known as the Housing Areas and Main Garrison Parcels, was historically used for family and troop housing, administrative, and maintenance activities.

In most cases, deeds transferring federal property to nonfederal entities must contain a covenant warranting that all hazardous substance remediation necessary to protect human health and the environment have been taken before the date of transfer. Pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act, section 120 (h)(3)(C), the United States Environmental Protection Agency (U.S. EPA) may approve deferral of this covenant with the Governor's concurrence.

All investigations and cleanup of hazardous substances soil contamination on these parcels have been completed by the Army and have been approved by U.S. EPA, the Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board (RWQCB). There may be minor lead-based paint soil contamination in the Patton housing parcel which, if confirmed, will be remediated. The groundwater underlying the site is contaminated and is being cleaned up pursuant to the Fort Ord Federal Facility Agreement. The Army has committed to sign a restrictive land use

STATE CAPITOL • SACRAMENTO, CALIFORNIA 95814 • (916) 445-2841

The Honorable Thomas White
May 7, 2002
Page Two

covenant to prevent the pumping of contaminated groundwater from beneath the parcels without prior regulatory agency approval. It is my understanding that there has been no known use of ordnance or explosives items on these parcels, nor have any been found. The Army will retain the responsibility to complete and fund all remaining hazardous substance contamination investigations and cleanup activities, including for ordnance and explosives, should any be necessary in the future.

Based on the information provided in Army investigation and remediation documents, the Finding of Suitability for Early Transfer dated December 3, 2001; the subsequent clarification letter from the Army dated January 4, 2002; the Federal Facilities Agreement; and the agreed upon Restrictive Land Use Covenant, the Administrator, U.S. EPA, Region IX has found that:

1. The Housing Areas and Main Garrison Parcels are suitable for transfer to the Property Recipients and the intended use is consistent with protection of human health and the environment;
2. The deed, the land use covenant and other agreements associated with the transfer between the Army, DTSC, RWQCB, and the property recipients contain the assurances required in CERCLA, section 120 (h)(3)(C)(ii);
3. The Army provided public notice of the deferral request on November 2, 1999, through December 1, 1999, and has responded to all comments received during the 30 day public review period; and
4. The deferral and the transfer will not substantially delay any necessary remediation at the Housing and Main Garrison parcels.

Based on these findings, I hereby concur with the determination of the Administrator, U.S. EPA, Region IX, dated January 4, 2002, that the property is suitable for transfer in accordance with CERCLA, section 120 (h)(3)(C).

This concurrence shall not be interpreted or deemed to be a waiver of any right of the State of California to require any response action by any appropriate party. Furthermore, this concurrence shall not be deemed or interpreted as an estoppel against the State of California.

The Honorable Thomas White
May 7, 2002
Page Three

If you have any questions concerning this matter, please contact Mr. Stan Phillippe,
Division Chief of the Office of Military Facilities, DTSC, at (916) 255-3750.

Sincerely,


GRAY DAVIS

cc: The Honorable Fred Keeley
Member, California State Assembly

The Honorable Sam Farr
Member, U.S. House of Representatives

Mr. Raymond J. Fatz
Deputy Assistant Secretary of the Army

Lieutenant Colonel (P) Donald Salo
Chief, Base Realignment and Closure Office
Department of the Army

Mr. Michael A. Houlemaid, Jr.
Fort Ord Reuse Authority

Colonel Kevin M. Rice, Installation Commander
Presidio of Monterey

Mr. Wayne Nastri, Administrator
United States Environmental Protection Agency

Mr. Winston H. Hickox, Agency Secretary
California Environmental Protection Agency

Mr. Edwin F. Lowry, Director
Department of Toxic Substances Control

Mr. Stan R. Phillippe, Division Chief
Office of Military Facilities

The Honorable Thomas White
May 7, 2002
Page Four

bcc: Ms. Liz Easley ✓
Real Estate Division
United States Army Corps of Engineers

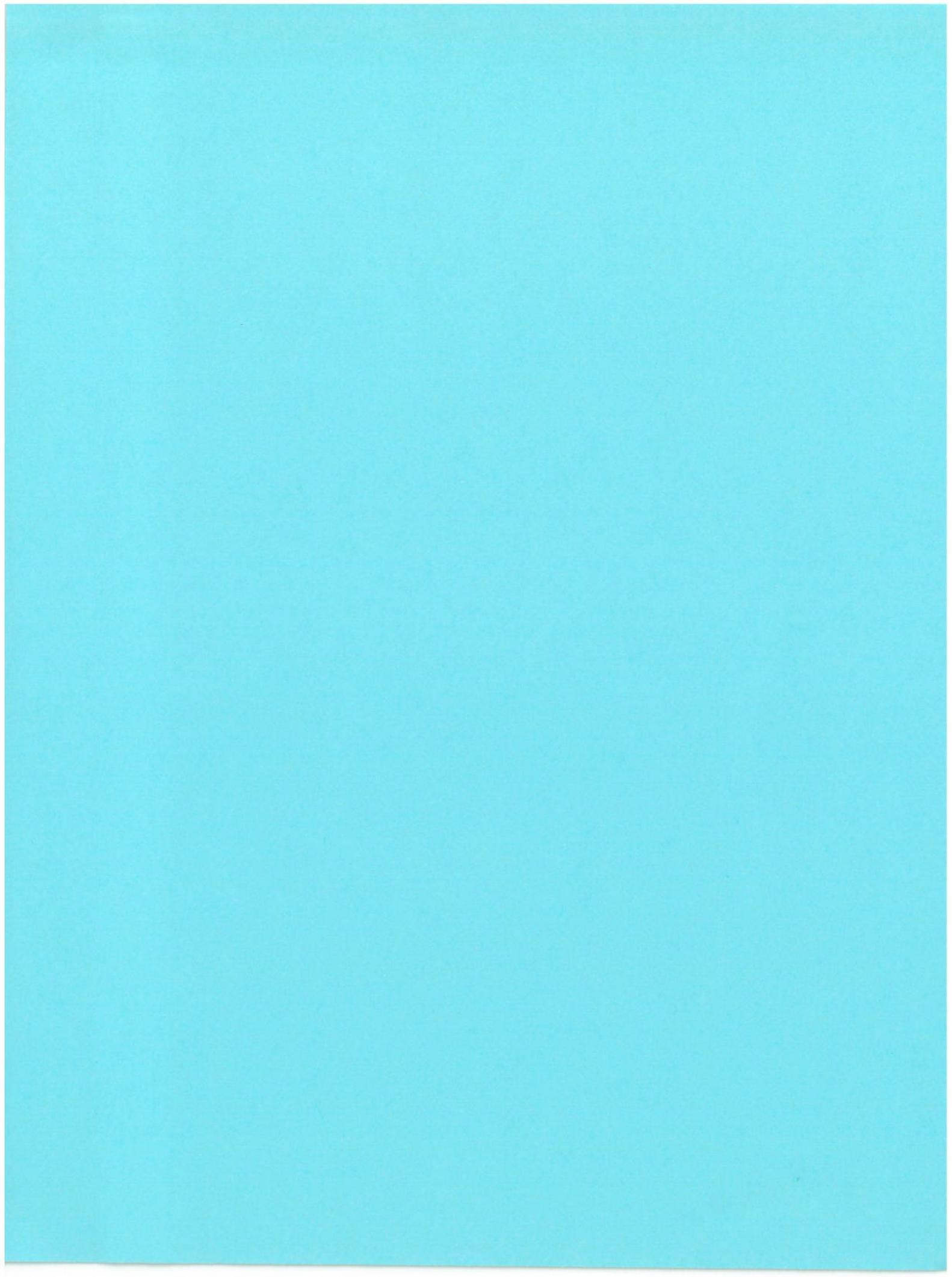


EXHIBIT C

LETTER OF CONCURRENCE FROM USEPA



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

JAN 16 2002
F05E72

January 4, 2002

Lieutenant Colonel (P) Donald G. Salo
Chief, Base Realignment and Closure Office
Department of the Army
600 Army Pentagon
Washington, D.C. 20310-0060

Re: Early Transfer of Property at the Former
Fort Ord Army Base, California

Dear Col. Salo:

The United States Army has agreed to transfer the Housing Area and Former Garrison Parcels at the former Fort Ord to the following five recipients: Fort Ord Reuse Authority (FORA), California State University Monterey Bay (CSUMB), University of California Monterey Bay Education, Science & Technology Center (UCMBEST), Monterey Salinas Transit and the American Youth Hostel. The property includes 20 parcels with numerous buildings and totals approximately 767 acres. The former Fort Ord Army Base is an installation listed on the National Priorities List. Much of the property has undergone cleanup under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. § 9601 - 9675).

The Army has proposed that the transfer be undertaken pursuant to § 120(h)(3)(C) of CERCLA, which allows the Federal government to transfer real property before all environmental remediation is complete, provided certain conditions are met. For property that is listed on the National Priorities List, the Administrator, Environmental Protection Agency, with the concurrence of the Governor of the State, may defer the requirement of CERCLA § 120(h)(3)(a)(ii)(I), which mandates that a Federal agency give a transferee a deed covenant that all remedial action has been completed on the property, after making the findings that the property is suitable for transfer, that the deed and contract for sale contain certain provisions relating to future remediation, that the public has had an opportunity to comment on the proposed transfer, and that the deferral and transfer will not substantially delay any necessary response action at the property.

EPA has reviewed the particulars of the proposed transfer, and makes the following findings:

1. The property, approximately 767 acres on the former Fort Ord Army Base in Monterey County, California, is suitable for transfer for like uses. Development on this property, including the environmental restriction against specific groundwater uses, make this intended use

consistent with protection of human health and the environment. This finding is based on the Army's Finding of Suitability for Early Transfer (FOSET) dated December 3, 2001, and the subsequent letter of clarification from the Army dated January 4, 2002..

2. The FOSET, which includes the Environmental Response Obligation Addendum (EROA), and the draft deeds proposed to document the transfer of the property contain the assurances required by CERCLA § 120(h)(3)(C). More specifically, the draft deeds and Covenant to Restrict Use of Property restricts use of the property and associated groundwater without prior consent of the California Department of Toxic Substances Control (DTSC). The EROA provides specific assurance that, in the event ordnance is discovered on the property after the date of transfer, competent U.S. Army Explosive Ordnance personnel will be dispatched promptly to dispose of such ordnance properly at Army expense. The EROA also provides specific assurances that the Army will identify schedules for investigation and completion of any remedial actions required on the property and provides specific assurances by the Army that it will submit budget requests as necessary to procure funds for the completion of any necessary remedial actions at the site.
3. The Army has provided the public an opportunity to comment on the proposed transfer by publishing in the Monterey County Herald and the Californiaan, both local newspapers of general circulation in the vicinity of the property, on November 2, 1999, a public notice describing the proposal, and by allowing the public 30 days in which to submit written comments on the suitability of the property for transfer. Comments received were addressed in the FOSET.
4. The deferral and transfer of the property will not substantially delay any remedial action necessary at the property.

Therefore, in compliance with CERCLA § 120(h)(3)(C) and pursuant to the authority delegated by the Administrator to the Regional Administrator and redelegated to me. I authorize the deferral of the covenant required by CERCLA section 120(h)(3) (a)(ii)(I), subject to the concurrence of the Governor of California.

Sincerely,



Deborah Jordan
Chief, Federal Facility and Site Cleanup Branch
Superfund Division

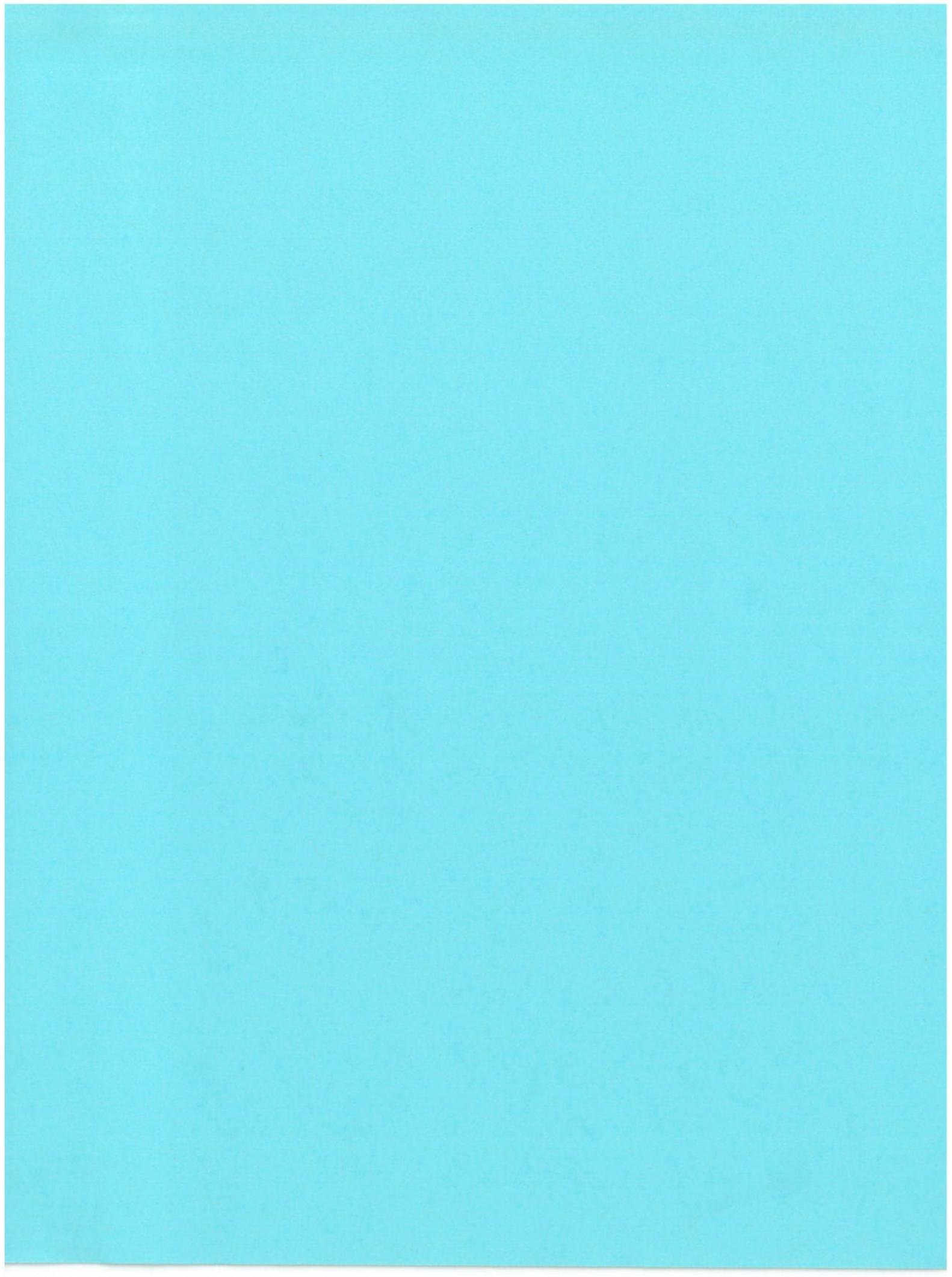


EXHIBIT D

FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)

FOSET-002J
AR

**FINDING OF SUITABILITY FOR EARLY TRANSFER
(FOSET)**

**FINDING OF SUITABILITY FOR EARLY TRANSFER
WITH A CERCLA 120(h)(3) COVENANT DEFERRAL
HOUSING AREAS AND FORMER GARRISON PARCELS**

FORMER FORT ORD, CALIFORNIA

December 2001

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ATTACHMENTS

1. Environmental Response Obligation Addendum (EROA)
2. Regulatory Comments/Response Summary
3. Site Maps/Plates - Parcels
4. Site Map/Plates - Landfills

**FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET)
WITH A CERCLA 120(h)(3) COVENANT DEFERRAL
HOUSING AREAS AND FORMER GARRISON PARCELS
FORMER FORT ORD, CALIFORNIA**

1.0 PURPOSE

1.1 The purpose of this Finding of Suitability for Early Transfer (FOSET) is to identify environmental factors of concern associated with the proposed property transfer and to demonstrate that the proposed property transfer prior to the completion of all remedial actions, with the appropriate land use controls, if required, is consistent with the protection of human health and the environment.

If a federal agency proposes to transfer by deed real property on which hazardous substances have been stored for one year or more, are known to have been released, or have been disposed of, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requires a covenant indicating that all remedial action necessary to protect human health and the environment, with respect to any hazardous substances remaining on the property, has been taken prior to transfer of such property by deed. The required covenant may be deferred under certain conditions where it can be shown that the intended reuse of the property is consistent with protection of human health and the environment during the deferral period. The proposed reuse includes residential and mixed use.

1.2 The early transfer of the Housing and Garrison Parcels has been requested by the Fort Ord Reuse Authority (FORA), California State University Monterey Bay (CSUMB), University of California Monterey Bay Education, Science and Technology Center (UCMBEST), Monterey Salinas Transit, and American Youth Hostel for the purpose of assisting in the economic recovery of the area and preventing further job and revenue loss by expediting reuse. The property proposed for early transfer is described in Section 2.

1.3 A determination of the environmental condition of the Property was made by the United States Army by reviewing existing environmental and ordnance and explosives (OE) documents and making associated visual site inspections in 1997 and 1999. The documents reviewed included:

- (1) Contaminated Surface Soil Remediation, Fort Ord, CA (IAROD), (February 23, 1994),
- (2) Final Community Environmental Response Facilitation Act (CERFA) Report (April 1994),
- (3) U.S. Environmental Protection Agency (U.S. EPA) Region IX's concurrence to the CERFA Report (19 April 1994),

- (4) Asbestos Survey Report, Fort Ord Installation (April 26, 1993),
- (5) U.S. Army Environmental Hygiene Agency, Industrial Hygiene Survey No. 55-71-R25A-94, Lead-Based Paint Inspection in Military Housing Fort Ord, California, 1 November 1993 – 11 March 1994 (June 1994),
- (6) Environmental Baseline Survey (EBS) for the University of California at Santa Cruz Parcel (March 1994),
- (7) EBS for the California State University Monterey Bay Parcel (December 1994),
- (8) EBS for the McKinney Homeless Act Group A Parcels (August 1995),
- (9) EBS for the Main GarrisonTM Parcels (September 1997),
- (10) EBS for the Surplus II Parcels (November 1997),
- (11) Remedial Investigation/Feasibility Study, Fort Ord, CA, (October 1995),
- (12) Archive Search Reports (December 1993, November 1994, and December 1997),
- (13) Site 39 Data Summary and Work Plan (February 1994),
- (14) Contractor OE sampling and removal after action reports for OE Sites 1, 2, 4A, 6, 13A, 13B, 31, and 39,
- (15) Action Memorandum 1, Twelve Sites (April 1998),
- (16) Literature Review Report (January 2000),
- (17) Track 0 Technical Memorandum (January 2000),
- (18) Draft Report of Patton Park Lead Base Paint Risk Assessment, (December 2000)
- (19) Various Finding of Suitability to Transfer (FOST) and Finding of Suitability to Lease (FOSL) documents

<u>Location</u>	<u>Action</u>	<u>Date Signed</u>
Building 2058	FOST	10 March 1999
Patton/Abrams Park	FOST	02 March 1999
CSUMB 3A & 5B	FOST	18 September 1998
Main Garrison Category 4	FOST	10 July 1998
UCMBEST Phase IIA & III	FOST	13 June 1997

(20) Various remedial investigation/feasibility studies documents, records of decision, remedial action reports, and subsequent approval memoranda.

The results of this document review indicate that the Property is suitable for early transfer to FORA, California State University Monterey Bay (CSUMB), University of California Monterey Bay Education, Science and Technology Center (UCMBEST), Monterey Salinas Transit, and American Youth Hostel, and are consistent with the Fort Ord Reuse Authority (FORA) Reuse Plan.

2.0 PROPERTY DESCRIPTION

The property proposed for early transfer includes 20 parcels totaling approximately 767 acres. The areas were formerly used for family and troop housing, administrative, and maintenance activities.

Parcel No	Acres	Description/Recipient	FOSET
L2.1	4.5	Transit Center Building 2058 // Monterey Salinas Transit	I Building 2058
E4.1.1	154.0	Housing, lower Patton // EDC FORA	II Patton/Abrams Pk
E4.2	66.0	Housing, upper Patton // EDC FORA	Patton/Abrams Pk
E4.3.1 (portion)	183.0	Housing, Abrams // EDC FORA	Patton/Abrams Pk
L2.4.2	13.2	Maintenance Center // Monterey Salinas Transit	Surplus II Area B
L2.4.3.1	1.5	Building 4448 // Monterey Salinas Transit	Surplus II Area B
L2.4.3.2	0.1	Building 4448 // Monterey Salinas Transit	Surplus II Area B
L32.4.1.2 (formerly a portion of L32.4.1)	16.2	Development Mixed Use/Retail // EDC FORA	Surplus II Area B
L37	4.7	Building 4419, 4420, 4421, 4423 // Youth Hostel	Surplus II Area B
S1.3.1	38.2	Maintenance Area 3A // CSUMB	IV CSUMB 3A & 5B
S1.5.2	18.3	Facilities Engineer Area // CSUMB	CSUMB 3A & 5B
S1.4	90.5	South Campus // CSUMB	V Main Garrison 4
S1.5.1.1	96.3	Maintenance Area // CSUMB	Main Garrison 4
E17 (formerly a portion of E2c.3.3)	3.8	Light Fighter Lodge // EDC	Main Garrison
S2.1.3	14.5	IRP Site 35 // UCMBEST	VII UCMBEST Phases III and IV

Parcel No	Acres	Description/Recipient	FOST
S2.1.4.1	16.0	IRP Site 34 // UCMBEST	UCMBEST Phases IIA and III
S2.5.1.1	15.5	Office Park/Transit Center // UCMBEST	UCMBEST Phases IIA and III
S2.5.1.2	2.3	Office Park/Transit Center // UCMBEST	UCMBEST Phases IIA and III
S2.5.2.1	25.1	Office Park // UCMBEST	UCMBEST Phases IIA and III
S2.5.2.2	4.0	Office Park // UCMBEST	UCMBEST Phases IIA and III

3.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

National Environmental Policy Act (NEPA) requirements for this transfer were satisfied by the analyses conducted in the final Environmental Impact Statement Fort Ord Disposal and Reuse (FEIS), dated June 1993, the subsequent FEIS Record of Decision dated December 1993, the Supplemental Environmental Impact Statement Fort Ord Disposal and Reuse (SEIS), dated June 1996 and the subsequent SEIS Record of Decision dated June 1997.

4.0 ENVIRONMENTAL CONDITION OF THE PROPERTY

4.1 All parcels:

4.1.1 RADON

No radon levels above 4 picocuries per liter (pCi/L) were detected on any of the parcels during a 1990 survey.

4.1.2 POLYCHLORINATED BIPHENYL (PCB)

PCBs have been used widely as coolants and lubricants in transformers, capacitors, and other electrical equipment like fluorescent light ballasts. There have been no reported releases of polychlorinated biphenyl (PCB)-contaminated dielectric fluids on any of the parcels. Notice of the potential for the presence of Polychlorinated Biphenyls in fluorescent light ballasts is stated in the Environmental Response Obligation Addendum (EROA) of this document (Attachment 1). This notice will be included in the deed.

4.1.3 PESTICIDES

Routine application of pesticides occurred around the residential areas on the former Fort Ord, based on available pesticide applications records which date from 1985 to the present. The records show the type of pesticide used, location and date of application, final application concentration and the name of the applicator. All pesticides were used in accordance with labeled instructions. The following is a list of pesticides applied in residential areas of Fort Ord during this time. With the exception of Diazinon, these pesticides are still in use today and are considered safe for use in residential or outdoor areas.

- Carbamates - methylcarbamates (Ficam, Baygon); carbaryl (Sevin); propoxur (Terminate)
- Chloropyrifos (Dursban, Empire)
- Combination Pesticides - Purge (diazinon, pyrethrin, piperonyl butoxide); ULD-100 and Drione (pyrethrin, piperonyl butoxide and petroleum distillate); Precore (methoprene and permethrin)
- Diazinon
- Herbicides: glyphosate (Round-up, Rodeo); 2-4D; Amitrole; sulfometuron methyl (Oust)
- Propetamphos (Safrotin)
- Pyrethrum and synthetic Pyrethroids - pyrethrin; phenothrin; resmethrin; cypermethrin (Demon); cyfluthrin (Tempo)
- Rodenticides: chlorophacinone; strychnine; brodifacoum; zinc phosphide
- Thurgicide (Dipel)

4.2 Parcel Specific Information:

4.2.1 Parcel L2.1 (Building 2056 & 2058)

Two buildings (2056 and 2058) are located on the Parcel (Plate 1). Building 2058 was previously used as a self-service supply center. Building 2056 is a lavatory.

4.2.1.1 ASBESTOS

An asbestos survey conducted by the Army shows that Building 2058 contains nonfriable ACM rated 13 and in good condition. No ACM was found in Building 2056. The Army does not intend to remove or repair the ACM in Building 2058, but discloses its existence. Any recommended inspection of ACM present in the building is the responsibility of the recipient.

Notice of the presence of ACM is stated in the EROA (Attachment 1). This notice will be included in the deed.

4.2.1.2 LEAD-BASED PAINT (LBP)

Buildings 2056 and 2058 were constructed in 1941 and are presumed to contain lead-based paint (LBP). The Army does not intend to abate the LBP presumed to be present in these structures because (in accordance with the residential lead-based paint Hazard Reduction Act of 1992) they are not intended to be used as residences. The paint on Building 2056 is in good to excellent condition. The paint on Building 2058 is in poor to good condition. Appropriate LBP notice is provided in the EROA of this document (Attachment 1). This notice will be included in the deed.

4.2.1.3 RADIOLOGICAL

No radiological surveys were conducted within the buildings because radioactive commodities were reportedly not used or stored in the buildings.

4.2.1.4 SOLID WASTE MANAGEMENT UNITS (SWMU)

No solid waste management units, nor underground or aboveground storage tanks, were present on the parcel.

4.2.1.5 ORDNANCE AND EXPLOSIVE (OE)

No OE sites are known to be on or adjacent to this parcel. However, because Ordnance & Explosives were used throughout the history of Fort Ord, the potential for OE to be present on the parcel exists. Appropriate OE notice is provided in the EROA of this document (Attachment 1). This notice will be included in the deed.

4.2.1.6 INSTALLATION RESTORATION PROGRAM (IRP)

The Building 2058 Parcel is immediately adjacent to IRP Site 13. The Site 13 investigation, which was conducted under the Fort Ord Basewide RI/FS program, focused on potential contamination along the railroad right-of-way. An area near Building 2053 (south of the Parcel), where chemicals were reportedly discarded, was also investigated. Site characterization activities consisted of a soil gas survey at two locations adjacent to Building 2053 and drilling 29 soil borings along the right-of-way. Based on the results of site characterization activities, Site 13 was categorized as a No Action Site. The "plug-in" No Action Record of Decision (NoAROD) for all No Action sites was signed by the Army and the regulatory agencies in the spring of 1995. Documentation that site-specific no action criteria were met is provided through the Approval Memoranda process. The overall process is referred to as the "plug-in" process because the Approval Memoranda plug into the NoAROD. The No Action Approval Memorandum for Site 13 was signed by the Army on May 22, 1995 and approved by the regulatory agencies in the fall of 1995.

4.2.1.7 COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)

The final CERFA report identifies the Building 2058 Parcel as being within CERFA Disqualified Parcel 8 and CERFA Qualified Parcel 100. CERFA Parcel 8 was disqualified due to the storage of hazardous substances in Buildings 2030, 2031, 2032, 2033, and 2034. None of these buildings are located on the Parcel. Parcel 100 was qualified because of the presence of ACM, probable LBP and the potential storage and use of radioactive commodities. As stated above radioactive commodities were reportedly not used or stored in Buildings 2056 or 2058.

4.2.1.8 GROUNDWATER MONITORING WELLS

No groundwater monitoring wells are present on the Parcel.

4.2.2 Parcels E4.1.1, E4.2, and a portion of E4.3.1 (Patton and Abrams Park)

Four hundred and ten single and multi-family housing units and six sewage lift stations are located on Parcels E4.1.1, E4.2, and E4.3.1 (Plates/Maps 2 and 3 – Attachment 3). The six sewage lift stations were transferred by deed via Fort Ord Reuse Authority to the Marina Coast Water District.

4.2.2.1 ASBESTOS

Asbestos surveys have been completed for the 410 housing units as part of a facility-wide asbestos survey. Asbestos surveys were not completed for the six lift station buildings. These surveys show that all 410 housing units contain friable and/or nonfriable asbestos containing material (ACM). Two housing units (8416 and 8452) contain friable and nonfriable ACM (pipe fitting insulation and jacket in furnace and laundry room, respectively) rated 1 (immediate total removal recommended). Twenty-three housing units, listed below, contain friable and nonfriable ACM (duct tape and sheet floor mastic) rated 2 (immediate repair, short-term removal recommended).

- 6074	- 6083	- 6090	- 8661
- 6075	- 6084	- 6091	- 8764
- 6076	- 6085	- 6092	-
- 6077	- 6086	- 6093	-
- 6080	- 6087	- 6126	-
- 6081	- 6088	- 6127	-
- 6082	- 6089	- 8629	-

The remaining 385 housing units contain friable and/or nonfriable ACM in fair to good condition rated 9 to 13. The Army does not intend to remove the ACM in these buildings, but discloses its existence. Prior to occupancy recipient should remediate ACM rated 1 through 5. Any recommended inspection of ACM present in these buildings will be the responsibility of the recipient. Appropriate ACM notice is provided in the EROA of this document (Attachment 1) and will be included in the deed.

4.2.2.2 LEAD BASED PAINT

The housing units within Parcels E4.1.1 and E4.2 (Patton Park) were constructed between 1962 and 1969. The paint on the Patton Park housing units is in poor condition. Lead surveys have been completed within the Patton housing areas (Parcels E4.1.1 and E4.2) and the Abrams housing area (Parcel E4.3.1). The first survey conducted in November 1993 through March 1994, included the sampling of the interior and exterior components (e.g., walls, doorframes, baseboards, windowsills, downspouts, etc.) of 150 randomly selected housing units in Patton Park and 50 housing units in Abrams Park. Of the 150 units sampled in Patton Park at least one component tested positive for lead in 125 of the 150 units sampled. None of the Abrams Park units tested positive for lead. Additional lead sampling (wipe, chip and soil) was completed in Patton Park in December 2000 as part of the LBP risk assessment. Wipe and paint chip samples were collected from the interior of 148 randomly selected Patton housing units. A limited number of windowsill and floor wipe samples had lead dust results exceeding allowable levels for those surfaces. Paint chip samples (466) were collected from locations of paint deterioration. Results of the paint chip sampling confirmed and assessed the LBP associated with the Patton housing units. Four hundred and seventy-nine composite soil samples were collected from Parcels E4.1.1 and E4.2 using random sampling protocol and analyzed for lead. The samples were collected from the housing unit drip lines and mid-yard locations and from playgrounds associated with the housing areas. With the exception of two mid-yard samples, none of the lead levels in the soil samples exceeded the EPA, HUD, or State of California lead criteria. Two of the mid-yard sample results exceeded the State of California allowable lead limits (1000 mg/kg) for lead in non-play areas. No sampling for lead in soil has occurred on Parcel E4.3.1. HUD guidance requires treatment including cleaning of components and lead stabilization (if necessary) in units with excessive lead dust levels, including similar components in the housing grouping that were untested, as part of an interim control or in-place management program. Deteriorated LBP surfaces should be stabilized pending abatement, as part of an interim control corrective action for in-place management of LBP. Appropriate LBP notice is provided in the EROA (Attachment 1) and will be included in the deed.

4.2.2.3 RADIOLOGICAL

No radiological surveys have been conducted within the buildings because no radioactive materials were reportedly used or stored in the buildings.

4.2.2.4 ORDANCE & EXPLOSIVE (OE)

The current approximate extent of each potential OE site adjacent to the parcels is shown on Plates 2, 3 and 5 (Attachment 3). However, because OE was used throughout the history of Fort Ord, the potential exists for OE to be present on the parcels. This notice will be included in the deed.

OE Site 1 was identified as a flamethrower range on Fort Ord training facilities maps from the late 1950s and early 1960s. An OE contractor completed sampling of OE Site 1 in 1994 and found one inert practice mine (OE scrap). It was recommended that additional grids be sampled

in the area between OE Site 1 and adjacent OE Site 6. Eight additional grids were sampled, and 5 inert practice mines (OE scrap) were found. In accordance with recommendations in the Phase 1 EE/CA, confirmatory sampling was conducted. In 1997, the OE contractor resurveyed the OE Site 1 grid locations and the site boundary. In February 1998, three additional grids were sampled and no evidence of OE was found. New expanded site boundaries for OE Site 1 were established through the Archives Search investigation, and four additional grids were sampled in open areas within the expanded site. Three OE scrap items, expended practice mine fuzes and one expended flamethrower ignition cartridge, were found. On the basis of the site investigation results, no further action was recommended (OE Sampling After Action Report, Site OE-1, August 1999). As shown on Plate 2, developed land separates OE Site 1 and Parcel E4.1.1.

OE Site 2, Pete's Pond, was identified in the Archives Search Report as a chemical training area and a landmine warfare training area. OE Site 2 was sampled for OE in 1994, and two expended inert items (OE scrap) were found. A portion of OE Site 2 overlaps Installation and Restoration Program (IRP) Site 16 and is adjacent to IRP Site 17. During the investigation and remediation of IRP Sites 16 and 17, approximately 470 2.36-inch inert practice rockets were removed from burial pits located in former landfill (Attachment 4) areas within Sites 16 and 17. Landfill areas within OE Site 2 were fully excavated in 1997. Although ordnance was found at OE Site 2, the items were buried in disposal pits and were not associated with ordnance use at the site. The burial area within OE Site 2 has been excavated, backfilled and re-graded. Results of the ASR indicate that OE Site 2 was not an impact area. OE Site 2 was identified as requiring no further sampling and or/removal actions for OE (Action Memorandum 1, Twelve Sites, April 1998).

OE Site 6 (a mine and booby-trap training area) was identified through the archives search. The boundary of the OE site is based on the delineation of the site on Fort Ord training facilities maps from the 1950s. An OE contractor completed sampling of the site and found one inert training mine (OE scrap). No evidence of the use of live OE was found, and the site was identified as requiring no further sampling and or/removal actions for OE (Action Memorandum 1, Twelve Sites, April 1998).

OE Site 13A was identified in the ASR as a practice mortar range, and it is believed that only practice mortars, inert training devices, were used here. In 1994, boundaries for OE Site 13A were established based on the review of Fort Ord training facilities maps. The OE site was formerly located within the current Abrams Park housing area (Plate 3). No evidence of OE was found during the construction of the housing area. An OE contractor completed the initial sampling of the site in 1994 and found no evidence of OE use. Based on the intended future use of the land that includes OE Site 13A, the Phase 1 EE/CA recommended additional confirmatory sampling. In 1997, the OE removal contractor resurveyed the 1994 sample grids and the OE site boundary. Two additional confirmatory sample grids were established and sampled. Because twenty grids within the site had already been sampled and the western end of the site (landfill) was being excavated, the two grids were located just outside of the OE site at its eastern end. Two OE scrap items (expended grenade fuse and an expended illumination signal) were found in one of the two sample grid locations. On the basis of the investigation results, no further action

was recommended (OE Sampling After Action Report, Site OE-13A, April 1999). As shown on Plate 3, developed land separates OE Site 13A and adjacent Parcel E4.3.1.

A portion of OE Site 13A overlies a portion of the OU 2 sanitary landfill (Attachment 4) (Area A). The southwestern portion of OE Site 13A was excavated in 1996 through 1998, as part of the relocation of the landfill material buried in Area A. During the excavation numerous OE items were found and removed. All landfill disposal areas, including land within the OE footprint, have been excavated, and the excavated areas have been backfilled or re-graded. Although ordnance was found within landfill materials excavated from the OE site, the items were related to disposal and were not associated with ordnance use at OE Site 13A.

A portion of Parcel E4.3.1 (Abrams Park) was not included in this transfer because several OE-related items (a live rifle grenade, scrap hand grenade primer detonators, and scrap 40mm signal cartridges) were found during the excavation and placement of a pipeline associated with the OU 2 groundwater remediation system. The area excluded from transfer is adjacent to a portion of the former OU 2 landfill (Section 4.2.2.7). The presence of the OE-related items is presumed to be related to landfill activities that occurred in this area prior to the construction of Abrams Road and the Abrams housing area.

Several training areas (Mortar Squares, a Proficiency Test Area and a Wire Entanglement Area) lie within or adjacent to Parcels E4.1.1 and E4.2. Three mortar squares were identified on training facilities maps from the 1950s and 1960s within or adjacent to Parcel E4.1.1. Mortar squares were used for the practice of setting up and aiming of weapons or dry fire training. No evidence has been found that would support the use of live ordnance at the mortar squares. Proficiency Testing Area 2, located within Parcel E4.1.1, was identified on a circa-1954 training facilities map. An interview with a former range control officer indicated that proficiency test areas were used to test a soldier's proficiency in breaking down and setting up weapons. According to the former range control officer, the proficiency test areas were not used for live firing exercises. No evidence has been found to indicate the use of live ammunition in the proficiency test areas. The Wire Entanglement Area, a physical training area, was shown on 1945 and 1946 Fort Ord Master Plans. The Wire Entanglement Area was located in the northern portion of Parcel E4.2. No further information regarding its use was available. The training areas were located adjacent to developed areas of Fort Ord near housing areas and actively used roads. No range fans, typically associated with live fire areas, were shown on the historic maps associated with the three training areas. Additionally, all three training areas are within an area designated on 1945 and 1946 Fort Ord Master Plan Maps as a "Well Area, No Artillery Firing Or Demolitions."

Additionally, the Site 39 Data Summary and Work Plan identified an area, 75mm Pack Howitzer Firing Area, which partially overlaps Parcel E4.1.1. The identification of this area is based on the results of an interview with a retired Fort Ord military engineer. The engineer stated that he had heard that this area was used in the early 1900s by cavalry stationed at the Presidio of Monterey. No evidence indicating the use of this area for howitzer firing was found during the archive search and the literature review. Land where the 75mm Pack Howitzer Firing Area was

reportedly located, was not purchased by the Army until 1940. Two OE Sites (1 and 6) fall within the area delineated as the 75mm Pack Howitzer Firing Area. Field investigations in and around OE Sites 1 and 6, which included site walks, a GPS survey of the OE site boundaries and OE sampling, turned up no evidence of 75mm howitzer use.

4.2.2.5 UNDERGROUND STORAGE TANKS (USTs)

Six former underground storage tanks (USTs 4970.1, 6020.1, 6054.1, 6120.1, 6130.1 and 6225.1) associated with sewage lift stations were located on the parcels. The former USTs have been removed and closure granted by the Monterey County Department of Health. USTs 4970.1, 6020.1, 6054.1, and 6120.1 were granted closure in a letter dated April 6, 1994; USTs 6130.1 and 6225.1 were granted closure in a letter dated December 13, 1995.

4.2.2.6 ABOVEGROUND STORAGE TANKS (ASTs)

Two of the six former underground storage tanks on the Property were replaced with aboveground storage tanks (ASTs). The ASTs contain diesel fuel (tanks 6130-B-1, and 6225) and are used to support generators at sewage lift stations. These ASTs were transferred via Fort Ord Reuse Authority to Marina Coast Water District.

4.2.2.7 SOLID WASTE MANAGEMENT UNITS (SWMUs)

One solid waste management unit (FTO-002, OU2 Landfill) is immediately adjacent to a portion of Parcel E4.3.1 (Abrams Park) (Attachment 4). A remedial action (RA) involving the excavation of refuse buried within the adjacent property was conducted in 1996 through 1998. The RA involved the excavation and relocation of landfill material buried on the north side of Imjin Road. This area has been completely excavated and clean-up goals have been met. Activities related to the landfill closure will not adversely affect this transfer.

4.2.2.8 COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)

The final CERFA Report identifies the transfer parcels as being within CERFA Parcel 202 and 128 and CERFA Disqualified Parcel 4. The State Department of Toxic Substances Control and U.S. EPA issued letters of concurrence (dated April 18 and 19, 1994, respectively) identifying CERFA Qualified Parcel 128 as an "uncontaminated" parcel. Parcel 4 was disqualified due to the location of the Property above the Fort Ord Landfill (OU 2) groundwater contamination plume. Remediation of the contaminated groundwater at OU 2 is underway. Thirty-three groundwater monitoring wells, eight extraction wells, and six injection/infiltration wells are located on the parcels. Fifteen of the monitoring wells are located on Parcel E4.2, and eighteen monitoring wells are located on Parcel E4.3.1. Trichloroethene (TCE) was detected at a maximum concentration of 43.7 micrograms per liter (June 1999) in groundwater beneath the parcels. The eight extraction wells and six injection/infiltration wells are located on Parcel E4.3.1. The extraction and injection wells are part of the OU 2 groundwater pump-and-treat remediation system. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat system for remediation of the OU 2-groundwater plume is in place and

operating "properly and successfully." The Army will reserve the rights of access to all wells on the parcels and the right to place additional wells as required. Tampering with the wells will be prohibited.

4.2.2.9 GROUNDWATER MONITORING

The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to occupants of the buildings on the parcels, provided that groundwater from the contaminated aquifer is not used as a drinking water source. Well drilling and use of groundwater will be prohibited. Notice of the potential for the present of contaminated groundwater is stated in the EROA of this document and will be included in the deed (Attachment 1).

4.2.2.10 LANDFILLS

This property appears to be located within 1000 feet of the landfill at Fort Ord. DTSC understands that methane concentrations in excess of the regulatory limit of 5% by volume have been detected at the landfill boundary. DTSC has been advised by the California Integrated Waste Management Board that given this proximity, there is a potential concern for gas build-up within any structures (including buildings, subsurface vaults, utilities) located within 1000 feet of a landfill. Future landowners should refer to Title 27, section 21190 of the California Code.

4.2.3 Parcels L2.4.2, L2.4.3.1, L2.4.3.2, L32.4.1.2 (formerly a portion of L32.4.1), and L37

The portion of L32.4.1 to be transferred includes 6 buildings on 16.2 acres. Parcel L2.4.3.1 includes one building on 1.5 acres. Parcel L37 includes 4 buildings on 4.7 acres. Parcel L2.4.2 includes 5 buildings on 13.2 acres. No buildings are located on Parcel L2.4.3.2 (Plate 4).

4.2.3.1 ASBESTOS

Asbestos surveys have been completed for the sixteen buildings on the parcels as part of a facility-wide asbestos survey. These surveys show that 14 of the buildings contain friable and nonfriable ACM. Of the 13 buildings, three (4419, 4470 and 4560) contain ACM rated 1 to 5. Ten contain ACM rated 6 to 13. Three buildings (4421, 4437 and 4445) have no ACM. The Army does not intend to remove the ACM in these buildings, but discloses its existence. Recommended inspection of ACM present in these buildings is the responsibility of the recipient. Appropriate notice of ACM is stated in the EROA of this document and will be included in the deed (Attachment 1).

4.2.3.2 LEAD-BASED PAINT

The sixteen buildings on the parcels were constructed prior to 1978 or have unknown dates of construction and are presumed to contain lead-based paint (LBP). The Army does not intend to abate the LBP presumed to be present in these structures because (in accordance with the residential lead-based paint Hazard Reduction Act of 1992) they are not intended to be used as

residences. Appropriate LBP notice is provided in the EROA of this document and will be included in the deed (Attachment 1).

4.2.3.3 RADIOLOGICAL

One building within Parcel L32.4.1 (4469) was identified for a radiological survey. The building was surveyed and sampled by the U.S. Army Environmental Hygiene Agency (AEHA, currently known as U.S. Army Center for Health Promotion and Preventive Medicine [USACHPPM]) in 1994. No radiological health hazards associated with the building were identified by AEHA. In a letter dated October 1, 1997, the Department of Health Services (DHS) concurred that Building 4469 could be released for unrestricted use.

4.2.3.4 UNDERGROUND STORAGE TANKS (USTs)

One former underground storage tank (UST 4441.1) was located on Parcel L2.4.2. The former UST, a waste diesel tank, has been removed and closure granted by the Monterey County Department of Health. Closure of UST was granted in a letter dated December 13, 1995.

4.2.3.5 ABOVEGROUND STORAGE TANKS (ASTs)

Three ASTs (444.1, 4460.1 and 4460.2) were identified on the parcels. The three ASTs are empty and inactive.

4.2.3.6 SOLID WASTE MANAGEMENT UNITS (SWMUs)

No solid waste management units were present on the parcels.

4.2.3.7 ORDNANCE & EXPLOSIVE (OE)

No OE sites within the parcels. Two potential OE sites (OE Site 4A and OE Site 13B) are adjacent to the road next to Parcel L2.4.2 (Plate 4). The OE site boundaries shown are based on information provided in the draft Revised ASR. Preliminary surveys, including the ASR and ASR Supplement No. 1 (which included interviews with former Fort Ord employees), resulted in identification of a number of potential OE sites. Some of the sites were identified by more than one source, resulting in multiple site boundaries for many of the potential OE sites. Subsequently, the Army conducted additional focused studies including OE sampling, mapping, global positioning system (GPS) surveys, OE removal actions, and the expanded ASR process that was performed as part of the Phase 1 and 2 Engineering Evaluation Cost Analysis (EE/CAs). These additional studies have resulted in a refinement of the boundaries of the potential OE sites. Although no ordnance sites are located on the parcels, the potential exists for OE to be present because OE was used throughout the history of Fort Ord. This notice will be included in the deed.

OE Site 4A was identified as a Chemical, Biological, and Radiological (CBR) Training Area on historical maps. OE sampling of this site resulted in the discovery of 1 rifle grenade, 2 illumination signals, small arms ammunition, as well as grenade fuzes found in a burial pit. On

the basis of the sampling results, a removal action to a depth of 4 feet was completed over the entire OE site. One OE item (illumination signal) was found and removed during the removal action. On the basis of the investigation results, no further action was recommended (Sampling And Removal After Action Report, Site OE-4A, January 1999). As shown on Plate 4, developed and undeveloped land separates the northern boundary of OE Site 4A and the transfer parcels.

OE Site 13B was identified through the archive search as a practice mortar range. The site was identified on training facilities maps in the 1950s. Based on the presence of established developed areas west of the site it is expected that any live firing occurring on the site would have been toward the east away from the developed area. In addition, from the mid-1950s until base closure, barracks were located just to the west of the OE-site. The boundaries of the site were defined and sampling was performed. Sampling of the site confirmed that the site had been used extensively as an OE training area. On the basis of the sampling results, a removal action to a depth of 4 feet was completed over the entire site. OE items found and removed included pyrotechnics, smoke grenades, and projectiles of various sizes. On the basis of the investigation results, no further action was recommended (OE Removal After Action Report, Site OE-13B, January 2000). OE Site 13B is separated from the adjacent Parcel S1.3.1 by a road.

During the removal action at OE Site 13B, two partial Chemical Agent Identification Sets (CAIS) were found. Two cardboard tubes containing intact glass vials were discovered inside of metal canisters buried at depths of 1 and 1.5 feet. The sets were removed by the Technical Escort Unit of Tooele Utah and transferred to their Aberdeen Proving Ground facility.

OE Site 39 is located to the south of Parcel L32.4.1. OE Site 39 was identified through the archive search as a mine and booby trap training area. The boundary of the OE site was established based on the delineation of a training area on Fort Ord training facilities maps from the 1950s. The training area was identified as an area for further investigation. An ordnance removal contractor established sample grids within the site and sampling was performed. No evidence of OE was found and no further action was recommended (After Action Report, Sitestats/Gridstats OE Sampling, Site 24B-E And OE-39, December 1999). As shown on Plate 4, developed land separates the OE Site 39 boundary and Parcel L32.4.1.

4.2.3.8 INSTALLATION RESTORATION PROGRAM (IRP)

A portion of one IRP Site (22) is located on Parcel L2.4.2. Site 22 (4400/4500 Motor Pools) was categorized as an Interim Action (IA) site and was included in the IA Record of Decision (ROD). The IA ROD was signed by the Army, DTSC and the U.S. Environmental Protection Agency (EPA) in March 1994. The interim action, which was completed in 1994, included soil excavation and soil sampling around a former grease rack. The IA occurred adjacent to Parcel L2.4.2. The Site 22 Confirmation Report was submitted to the regulatory agencies in May 1996. The US EPA concurred that contamination was adequately remediated at Site 22 in a letter dated September 19, 1996; Department of Toxic Substance Control (DTSC) concurred in June 1998.

4.2.3.9 COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)

The final CERFA report indicates that the transfer parcels are included in CERFA Disqualified Parcels 4, 28, 31, and 36; CERFA Qualified Parcels 114 and 132; and CERFA Parcels 192, 197, 198 and 213.

CERFA Disqualified Parcels: Parcel 4 was disqualified because this area is included in IRP Site 22. As described above, Site 22 was designated as an IA Site; however, the IA area is not within the transfer parcels. CERFA Parcel 28 was disqualified because IRP Site 10 is present within this parcel but IRP Site 10 is not within the transfer parcels. Parcels 31 and 36 were disqualified because of hazardous substance or petroleum storage. No hazardous substances or petroleum products are currently stored on these parcels. No releases of these substances were noted from these storage areas.

CERFA Qualified Parcels: Parcels 114 and 132 were qualified because (1) friable and nonfriable ACM was observed within the buildings and (2) LBP is probably present, based on the construction dates of the buildings within the parcels.

CERFA Parcels: Parcels 192, 197, 198, and 213 were determined to be uncontaminated in the final CERFA report. The U.S. EPA concurred with this categorization in a letter dated April 18, 1994. The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) agreed with the uncontaminated categorization of parcels 192, 197, 198 and 213.

4.2.3.10 GROUNDWATER MONITORING WELLS

No groundwater monitoring wells are present on the Parcels.

4.2.4 Parcels S1.3.1 and S1.5.2

Forty-one buildings (including temporary structures) are located on these parcels (Plates 4 and 5 – Attachment 3). The buildings were associated with motor pools and were generally used for storage, administration, and vehicle maintenance. Following property transfer, all buildings located within Parcel S1.5.2, with the exception of Building 4899, are slated for demolition. Buildings 4538 and 4544 (Parcel S1.3.1) contain hydraulic lifts. The hydraulic lifts were inspected and no evidence of leakage or release was noted.

4.2.4.1 ASBESTOS

Asbestos surveys have been completed for all of the buildings as part of a facility-wide asbestos survey. The survey showed that three buildings (4536, 4537, and 4893) contain friable asbestos-containing material (ACM) rated 12 (management with 1-year inspection cycle). Twenty-seven buildings contain nonfriable ACM rated 13 (management with a 2-year [biannual] inspection cycle) and in good condition at the time of survey. The Army does not intend to remove the ACM in these buildings, but discloses its existence. Recommended inspection of ACM present in these buildings is the responsibility of the recipient. Ten buildings (4524, 4525,

4541, 4557, 4887, 4888, 4889, 4892, R456, and R457) have no ACM. Asbestos survey data was not available for one of the temporary structures present in Parcel S1.3.1 (R459). See attachment 1 for restrictions.

4.2.4.2 LEAD-BASED PAINT

Thirty-eight of the 41 buildings and temporary structures on the parcels were constructed prior to 1978 or have unknown dates of construction and are presumed to contain lead-based paint (LBP). The Army does not intend to abate the LBP presumed to be present in these structures because (in accordance with the residential lead-based paint Hazard Reduction Act of 1992) they are not intended to be used as residences. Lead is not likely to be present in soils on Parcel S1.3.1 because the areas around the buildings are entirely paved. Most of the area around the buildings on Parcel S1.5.2 is paved and as noted above, all buildings within Parcel S1.5.2, with the exception of Building 4899, are slated for demolition following property transfer. The area around Building 4899 is partially paved and the paint is in good condition. Appropriate LBP notice is provided herein (Attachment 1). Three buildings (4528, 4557, and 4887) were constructed in 1981 or later and are not expected to contain LBP.

4.2.4.3 RADIOLOGICAL

One structure within Parcel S1.5.2 (4886) was identified for a radiological survey. The structure, a wash pad, was surveyed and sampled by the U.S. Army Environmental Hygiene Agency (AEHA, currently known as U.S. Army Center for Health Promotion and Preventive Medicine [USACHPPM]) in 1994. No radiological health hazards associated with the wash pad were identified by AEHA. The Department of Health Services (DHS) concurred that no further action was necessary for Wash Pad 4886 in a letter dated November 21, 1996.

4.2.4.4 UNDERGROUND STORAGE TANKS (USTs)

Seventeen former USTs (4526.1, 4526.2, 4526.3, 4526.4, 4528.1, 4534.1, 4538.1, 4538.2, 4538.3, 4540.1, 4543.1, 4544.1, 4544.2, 4547.1, 4548.1, 4548.2, 4548.3) were located on Parcel S1.3.1; there are no former or existing USTs on Parcel S1.5.2. The 17 former USTs have been removed and the Monterey County Department of Health (MCDOH) has granted closure. USTs 4526.1 through 4526.4, 4540.1, and 4548.1 were granted closure in a letter dated April 6, 1994; USTs 4528.1, 4838.1, 4544.1, and 4548.2 were granted closure in a letter dated December 13, 1995; UST 4534.1 was granted closure in a letter dated August 22, 1996; USTs 4538.2, 4543.1, 4544.2, 4547.1, and 4548.3 were granted closure in a letter dated January 6, 1997; and UST 4538.3 was granted closure in a letter dated November 6, 1997.

4.2.4.5 OIL WATER SEPARATORS

Three oil water separators are located on Parcel S1.3.1. The oil water separators, typically associated with wash racks, were investigated in 1993. No evidence of cracks or releases was

noted in the investigation. A fourth oil water separator, located adjacent to UST 4538.3, was removed during the investigation of a release associated with the UST.

4.2.4.6 ABOVEGROUND STORAGE TANKS (ASTs)

No aboveground storage tanks are present on these parcels.

4.2.4.7 SOLID WASTE MANAGEMENT UNITS (SWMUs)

Six inactive solid waste management units (SWMUs) are located on the parcels. The six SWMUs (FTO-004, FTO-005, FTO-018, FTO-025, FTO-026, FTO-035) were identified as being former hazardous material storage areas. No hazardous materials are presently stored on the parcels. A 1988 AEHA Interim Final Report (IFR) on SWMUs noted evidence of release, due to sloppy handling, at FTO-025 and FTO-026. Shortly after this, SWMUs FTO-025 and FTO-026 were moved to their present locations. Three borings were completed at the locations of former and current hazardous storage areas in 1989. No contamination was found in the samples collected from those borings. No evidence of release was reported at FTO-004, FTO-005, FTO-018, FTO-025, FTO-026, and FTO-035 in a 1993 SWMU update. No further action was recommended for each of the six SWMUs in the 1996 SWMU field investigation and data review.

4.2.4.8 ORDNANCE & EXPLOSIVES (OE)

No OE sites are known to be located within the parcels. Three potential OE sites (OE Site 13B, OE Site 2, and OE Site 31) are immediately adjacent to the parcels (Plates 4 and 5 – Attachment 3). OE Site 13B and OE Site 31 are immediately adjacent to Parcel S1.3.1. OE Site 2 is several hundred feet north-northwest of Parcel S1.5.2. Although no ordnance sites are located on the parcels, the potential exists for OE to be present because OE was used throughout the history of Fort Ord. This notice will be included in the deed.

OE Site 2, Pete's Pond, was identified in the Archives Search Report as a chemical training area and a landmine warfare training area. OE Site 2 was sampled for OE in 1994 and two expended inert items were found. A portion of OE Site 2 overlaps Installation and Restoration Program (IRP) Site 16 and is adjacent to IRP Site 17. During the investigation and remediation of IRP Sites 16 and 17, hundreds of 2.36-inch inert practice rockets were removed from burial pits located in former landfill areas within Sites 16 and 17. Landfill areas within OE Site 2 were fully excavated in 1997. Although ordnance was found at OE Site 2, the items were buried in disposal pits and were not associated with ordnance use at the site. The burial area within OE Site 2 has been excavated, backfilled and re-graded. Results of the ASR indicate that OE Site 2 was not an impact area. OE Site 2 was identified as requiring no further sampling and or/removal actions for OE (Action Memorandum 1, Twelve Sites, April 1998).

OE Site 13B was identified through the archive search as a practice mortar range. The site was identified on training facilities maps in the 1950s. Based on the presence of established developed areas west of the site it is expected that any live firing occurring on the site would have been toward the east away from the developed area. In addition, from the mid-1950s until

base closure, barracks were located just to the west of the OE-site. The boundaries of the site were defined and sampling was performed. Sampling of the site confirmed that the site had been used extensively as an OE training area. On the basis of the sampling results, a removal action to a depth of 4 feet was completed over the entire site. OE items found and removed included pyrotechnics, smoke grenades and projectiles of various sizes. On the basis of the investigation results, no further action was recommended (OE Removal After Action Report, Site OE-13B, January 2000). OE Site 13B is separated from the adjacent Parcel S1.3.1 by a road.

During the removal action at OE Site 13B, two partial Chemical Agent Identification Sets (CAIS) were found. Two cardboard tubes containing intact glass vials were discovered inside of metal canisters buried at depths of 1 and 1.5 feet. The sets were removed by the Technical Escort Unit of Tooele Utah and transferred to their Aberdeen Proving Ground facility.

OE Site 31, California State University Footprint, was identified as the result of impending Base Realignment and Closure (BRAC) action and encompasses Sites OE-7, OE-8, OE-4C, OE-18, and an area that originally was identified as the northern portion of OE-13B. Sampling of these sites confirmed that they had been used extensively as OE training areas. On the basis of the sampling results, a removal action to a depth of 4 feet was completed over the entire site. Although several burial pit caches of ordnance were found and removed, and all the sampling results and other data support a conclusion that the ordnance actually fired at the CSU Footprint was limited to rifle grenades. OE items found during the OE removal actions included smoke grenades, fuzes, pyrotechnics (e.g., flares), and practice mines. Based on the presence of established developed areas west of the site it is expected that any live firing would have been toward the east away from the developed areas. OE Site 31 is separated from the adjacent Parcel S1.3.1 by a road.

Additionally, two non-live fire training areas, (Rifle Instruction Circles [RIC]) were formerly located on Parcel S1.3.1. The RIC were identified on training maps and aerial photographs. The RIC training areas were used in the practice of aiming/sighting of rifles. No evidence has been found that would support the use of live ammunition at the RIC.

4.2.4.9 COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)

The final CERFA report identifies the parcels as being within CERFA Disqualified Parcel No. 4 because of (1) the location of the Parcel S1.5.2 above the Fort Ord Landfill (OU 2) groundwater contamination plume and (2) inclusion of the Property in Installation Restoration Program (IRP) Sites 14, 15, and 22 (see below). Remediation of the contaminated groundwater at OU 2 is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat system for remediation of the OU 2 groundwater plume, is in place and operating "properly and successfully." Four groundwater monitoring wells, MW-22-01-A, -02-A, and -03-A (Parcel S1.3.1) and MW-OU2-54-180 (Parcel S1.5.2) are located on the parcels. Trichloroethene (TCE) was detected in Monitoring Well MW-OU2-54-180 at a maximum concentration of 0.72 micrograms per liter ($\mu\text{g/l}$) in the June 1999 sampling round. The Army

will reserve rights of access to all wells on the parcels and the right to place additional wells as required. Tampering with the wells will be prohibited.

4.2.4.10 GROUNDWATER MONITORING

The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to persons using the parcel provided that groundwater is not used as a drinking water source. Well drilling and use of groundwater will be prohibited.

4.2.4.11 INSTALLATION RESTORATION PROGRAM (IRP)

Portions of three IRP sites are within the parcels. Parcel S1.5.2 includes portions of IRP Sites 14 and 15 (707th Battalion Maintenance Facility and DEH Yard, respectively); and Parcel S1.3.1 includes most of IRP Site 22 (4400/4500 Block Motor Pool, West). Sites 14, 15, and 22 were characterized as Interim Action (IA) sites and were included in the IA Record of Decision (ROD). The IA ROD was signed by the Army, DTSC, and the U.S. Environmental Protection Agency (EPA) in March 1994. The interim actions were completed in 1995 and 1996 and included soil excavation, soil sampling, and excavation backfilling at each of the three IA sites. The interim action at IRP Site 22 occurred within Parcel S1.3.1; the interim actions at IRP Sites 14 and 15 occurred outside Parcel S1.5.2. The Draft Final Site Characterization Reports for IRP Sites 14, 15, and 22 were submitted to and approved by the U.S. EPA in the spring of 1995. The IA Confirmation Reports for IRP Sites 14, 15, and 22 were submitted to the regulatory agencies in February, August, and June 1996, respectively. The U.S. EPA concurred that remedial actions were completed and that no further remedial action was required at Sites 14, 15 and 22, in letters dated March 7, 1996, April 14, 1997, and September 19, 1996, respectively. DTSC concurred that no further remedial action was necessary at Sites 14 and 15 in letters dated February 11, 1998. Concurrence that the no further remedial action at Site 22 was granted by the DTSC in May 1998.

4.2.5 Parcels S1.4, S1.5.1.1, and E17 (formerly a portion of E2c.3.3)

Parcel S1.4 includes 18 buildings on 90.5 acres (Plate 4). Parcel S1.5.1.1 includes 85 buildings on 96.3 acres, and Parcel E17 includes 1 building on 3.8 acres (Plate 1).

4.2.5.1 ASBESTOS

Asbestos surveys have been completed for the 104 buildings on the parcels as part of a facility-wide asbestos survey. These surveys show that 82 buildings contain friable and nonfriable asbestos-containing materials (ACM). Seven buildings contained friable and nonfriable ACM rated 1 to 5 (immediate total removals to immediate repair with 1-year inspection cycle recommended). The remaining buildings contain friable and nonfriable ACM rated 8 to 13 (good to fair condition). The Army does not intend to remove the ACM in any of these buildings, but discloses its existence. Recommended inspection of ACM present in these buildings will be the responsibility of the recipient. See attachment 1 for restrictions.

4.2.5.2 LEAD-BASED PAINT

The 104 buildings on the parcels are presumed to contain lead-based paint (LBP) because they were constructed prior to 1978 (1940 through 1976) or have unknown dates of construction. The Army does not intend to abate the LBP presumed to be present in these structures because (in accordance with the residential lead-based paint Hazard Reduction Act of 1992) they are not intended to be used as residences. Appropriate LBP notice is provided herein (Attachment 1).

4.2.5.3 RADIOLOGICAL

Two buildings on the parcels (1674 and 3762) are among 230 buildings at former Fort Ord that were suspected to have had storage or use of radioactive commodities at some point in the past but for which no documented evidence exists. In 1994 the buildings were sampled by the U.S. Army Environmental Hygiene Agency (AEHA, currently known as U.S. Army Center for Health Promotion and Preventive Medicine [USACHPPM]). No radiological health hazards were identified for the two buildings sampled, and, in a memorandum dated May 2, 1997, USACHPPM recommended that the buildings be released for unrestricted use. The California Department of Health Services (DHS) released Building 3762 for unrestricted use in a letter dated June 4, 1997. Building 1674 was released for unrestricted use by the DHS in a letter dated October 1, 1997.

4.2.5.4 ORDNANCE & EXPLOSIVES (OE)

No OE locations are known to be on these parcels. One potential OE site (OE Site 2) is located immediately adjacent to Parcel S1.5.1.1, as shown on Plates 1 and 4. Although no ordnance sites are located on the parcels, the potential exists for OE to be present because OE was used throughout the history of Fort Ord. This notice will be included in the deed.

OE Site 2, Pete's Pond, was identified in the Archives Search Report as a chemical training area and a landmine warfare training area. OE Site 2 was sampled for OE in 1994 and two expended inert items were found. A portion of OE Site 2 overlaps Installation and Restoration Program (IRP) Site 16 and is adjacent to IRP Site 17. During the investigation and remediation of IRP Sites 16 and 17, hundreds of 2.36-inch inert practice rockets were removed from burial pits located in former landfill areas within Sites 16 and 17. Landfill areas within OE Site 2 were fully excavated in 1997. Although ordnance was found at OE Site 2, the items were buried in disposal pits and were not associated with ordnance use at the site. The burial area within OE Site 2 has been excavated, backfilled and re-graded. Results of the ASR indicate that OE Site 2 was not an impact area. OE Site 2 was identified as requiring no further sampling and/or removal actions for OE (Action Memorandum 1, Twelve Sites, April 1998).

Additionally, three non-live fire training areas, (two Machine Gun Squares and a Rifle Instruction Circle [RIC]) were formerly located on Parcel S1.4. The Machine Gun Squares and RIC were identified on training maps and aerial photographs. The Machine Gun Squares were used for the practice of setting up and aiming weapons or dry fire training. The RIC training

areas were used in the practice of aiming/sighting of rifles. No evidence has been found that would support the use of live ammunition at the machine gun squares or the RIC.

4.2.5.5 UNDERGROUND STORAGE TANKS (USTs)

Forty former underground storage tanks (USTs 1426.1 through .3, 1434.1 through .3, 1487.1, 1489.1 through .3, 1492.1, 1494.1, 1495.1 through .3, 1497.1 through .5, 1636.1, 1670.1, 1670.2, 1680.1, 1685.1 through .3, 1689.1, 1697.1, 1697.2, 1699.1, 3766.1, 3766.2, 3771.1, 3771.2, 3775.1, 3775.2, 4861.1 through .3) were located on the Property (Plate 3; Main Garrison EBS). Closure for these USTs was granted by the Monterey County Department of Health (MCDOH). The following USTs were granted closure in a letter dated January 3, 1994: 1434.3, 1487.1, 1636.1, 1699.1. The following USTs were granted closure in a letter dated April 6, 1994: 1426.1 through .3, 1689.1, 3766.1, 3766.2, 3771.1, 3771.2, 3775.1, 3775.2, 4861.1 through .3. UST 1697.2 was granted closure in a letter dated March 3, 1995. The following USTs were granted closure in a letter dated December 13, 1995: 1434.1, 1434.2, 1489.1, 1489.2, 1494.1, 1495.1, 3010.1. The following USTs were granted closure in a letter dated August 22, 1996: 1685.1 through .3, 1697.1. The following USTs were granted closure in a letter dated January 6, 1997: 1489.3, 1492.1, 1495.2, 1495.3, 1497.1 through .5, 1670.1, 1670.2, 1680.1. Thirteen of the 40 USTs contained waste oil. The thirteen former waste oil tanks are: 1487.1, 1489.2, 1489.3, 1492.1, 1494.1, 1495.2, 1495.3, 1636.1, 1680.1, 1689.1, 1697.2, 1699.1, 3766.2.

One UST (1422.1) remains on Parcel S1.5.1.1. UST 1422.1 was formerly used for heating oil storage. Arrangements are currently being made to remove the UST. If a release occurred from UST 1422.1, the Army, if necessary, will remediate (remove) all impacted soil. Additionally, the Army will obtain closure for UST 1422.1 from the MCDOH when State and County requirements are met."

4.2.5.6 ABOVEGROUND STORAGE TANKS (ASTs)

No aboveground storage tanks (ASTs) are present on the parcels.

4.2.5.7 SOLID WASTE MANAGEMENT UNITS (SWMUs)

Eighteen inactive solid waste management units (SWMUs) are located on the parcels. The 18 inactive SWMUs (FTO-013, FTO-017, FTO-023, FTO-040, FTO-041, FTO-044, FTO-049 through FTO-054, FTO-056 through FTO-058, FTO-063, FTO-064, and FTO-069) were identified as being former hazardous material storage areas. No hazardous materials are presently stored on the parcels. SWMUs FTO-063, FTO-064, and FTO-069 are recently-identified SWMUs, and no evidence of releases were observed at these three SWMUs during a spring 1996 field investigation (*Draft Field Investigation and Data Review, Solid Waste Management Units, Fort Ord, California*, August 8, 1996). The 1996 SWMU Report recommended no further action for all of the SWMUs on the parcels.

4.2.5.8 INSTALLATION RESTORATION PROGRAM (IRP)

Portions or all of seven Installation Restoration Program (IRP) sites (14, 17, 18, 23, 24, 28, and 38) are located on the parcels. All seven sites were investigated under the Fort Ord Basewide RI/FS program. Based on the results of site characterization activities at these sites (which included soil gas surveys, soil sampling, and monitoring well installation and sampling), IRP Sites 18, 23, 28 and 38 were categorized as No Action Sites. The No Action Record of Decision (NoAROD) for all No Action sites was signed by the Army and regulatory agencies in the spring of 1995. Documentation that site-specific no action criteria were met is provided through the Approval Memoranda process. This process is referred to as the "plug-in" process, because the Approval Memoranda plug into the NoAROD. The No Action Approval Memorandum for Site 28 was approved by the U.S. Environmental Protection Agency on September 25, 1995 and by the Department of Toxic Substances Control on October 10, 1995. The No Action Approval Memorandums for Sites 18, and 23 were issued by the Army, and were concurred in by the DTSC on March 12, 1998 and by the U.S. EPA on March 18, 1998. The No Action Approval Memorandum for Site 38 was issued by the Army, and concurred in by the EPA on July 11, 1996; DTSC concurred on March 12, 1998. IRP Sites 14 and 24 were categorized as Interim Action (IA) sites. The interim action at Sites 14 and 24, completed in June 1995 and May 1996, respectively, included soil excavation, soil sampling, and excavation backfilling at both sites. The Site 14 Confirmation Report was submitted to the regulatory agencies in February 1996. The U.S. EPA concurred that no further remedial action is necessary at Site 14 in a letter dated March 7, 1996; the DTSC concurred in February 1998. The IA Confirmation Report for Site 24 was submitted to the regulatory agencies in January 1997. The U.S. EPA concurred that no further remedial action is necessary at Site 24 in a letter dated April 14, 1997; the DTSC concurred on March 12, 1998. IRP Site 17 was categorized as a Remedial Investigation (RI) site. Although the boundary of RI Site 17 includes a portion of Parcel S1.5.1.1, the portion of RI Site 17 that required remediation does not occur within Parcel S1.5.1.1. Additionally, the OU 2 groundwater plume underlies some of the parcels (Parcels E17 and S1.5.1.1). As noted below, the remediation system for the OU 2-groundwater plume is operating properly and successfully.

4.2.5.9 COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)

The final CERFA report indicates that the transfer parcels are included in CERFA Disqualified Parcels 4, 21, 25, 33, 102, CERFA Qualified Parcels 113, 114, and 164, and CERFA Parcels 194, 195, and 213.

The final CERFA report identifies the transfer parcels as being within CERFA Disqualified Parcels 4, 21, 25, 33, and 102. CERFA Parcel 4 was disqualified because of (1) the location of transfer Parcels S1.5.1.1 and E17, above the Fort Ord Landfill (OU 2) groundwater contamination plume, and (2) the inclusion of two of the transfer parcels (L12.2.2 and L12.2.3) in Installation Restoration Program (IRP) Site 28 (see above). Eight monitoring wells, and 1 injection well are on the parcels. Several volatile organic compounds (VOCs) at concentrations below State and Federal maximum contaminant levels (MCLs) have been consistently detected

in monitoring wells on transfer Parcel S1.5.1.1. Trichloroethene (TCE) is also consistently detected at concentrations exceeding its MCL in Extraction Well EW-OU2-06-A (adjacent to transfer Parcel E17). TCE was detected in Extraction Well EW-OU2-06-A at a maximum concentration of 14.8 micrograms per liter ($\mu\text{g}/\text{L}$) in the June 1999 basewide groundwater sampling round. Remediation of the contaminated groundwater is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat system for the remediation of the OU 2-groundwater plume is in place and operating "properly and successfully." Sampling of the monitoring wells present on the transfer parcels will continue under the Fort Ord basewide groundwater sampling program. The Army will reserve the rights of access to all wells on the parcel. Tampering with the wells will be prohibited. CERFA Parcel 21 was disqualified because of a release at IRP Site 24 and the presence of Machine Gun Square 3 (transfer Parcel S1.4). CERFA Parcel 25 was disqualified because hazardous substances were stored in Buildings 3766 and 3767 and due to the presence of USTs and IRP Site 23 (transfer Parcel S1.4). Parcel 33 was disqualified due to hazardous substance storage at Building 4487, which is not on the transfer parcels. CERFA Parcel 102 was disqualified due to the presence of the plant nursery where hazardous materials were suspected to have been stored (transfer Parcel S1.4).

The final CERFA report identifies the property as containing CERFA Qualified Parcels 113, 114, and 164 because of (1) Machine Gun Square 4, (2) the friable and nonfriable ACM observed within the buildings, and (3) the probable existence of LBP based on the construction dates of the buildings within these parcels.

4.2.5.10 GROUNDWATER MONITORING

The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to occupants of the parcels provided that groundwater from the contaminated aquifer is not used as a drinking water source. Well drilling and use of groundwater will be prohibited.

4.2.6 Parcels S2.1.3, S2.1.4.1, S2.5.1.1, S2.5.1.2, S2.5.2.1, and S2.5.2.2

One building (502) is located on Parcel S2.1.4.1 (Plate 6). Buildings 501 and 503, formerly present on Parcel S2.4.1.1 were demolished during underground storage tank (UST) removal in January 1996. Building 502 reportedly was used for storage of inflammable materials. A documented list of materials stored at the building was not available. This building was not identified as a hazardous waste storage area, and no releases are known to have occurred. No hazardous materials are currently stored in Building 502. The area around Building 502 is paved.

4.2.6.1 ASBESTOS

An asbestos survey conducted by the Army did not identify any ACM in Building 502.

4.2.6.2 LEAD-BASED PAINT

Building 502 is presumed to contain lead-based paint (LBP) because it was constructed prior to 1978 (1961). The Army does not intend to abate the LBP presumed to be present in this structure because (in accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992) it is not intended to be used as a residence. Appropriate LBP notice is provided herein (Attachment 1). Based on the fact that Building 502 is surrounded by pavement, lead is not likely to be present in soils around the building.

4.2.6.3 RADIOLOGICAL

No radiological surveys have been conducted within the building because radioactive materials were reportedly not used or stored in the building.

4.2.6.4 ORDNANCE & EXPLOSIVE

No OE locations are known to be within the parcels. One potential OE site, OE Site 2, is adjacent to Parcel S2.5.1.1. The current approximate extent of OE Site 2 is shown on Plate 4. Although no ordnance sites are located on the parcels, the potential exists for OE to be present because OE was used throughout the history of Fort Ord. This notice will be included in the deed.

OE Site 2, Pete's Pond, was identified in the Archives Search Report as a chemical training area and a landmine warfare training area. OE Site 2 was sampled for OE in 1994 and two expended inert items were found. A portion of OE Site 2 overlaps Installation and Restoration Program (IRP) Site 16 and is adjacent to IRP Site 17. During the investigation and remediation of IRP Sites 16 and 17, hundreds of 2.36-inch inert practice rockets were removed from burial pits located in former landfill areas within Sites 16 and 17. Landfill areas within OE Site 2 were fully excavated in 1997. Although ordnance was found at OE Site 2, the items were buried in disposal pits and were not associated with ordnance use at the site. The burial area within OE Site 2 has been excavated, backfilled and re-graded. Results of the ASR indicate that OE Site 2 was not an impact area. OE Site 2 was identified as requiring no further sampling and/or removal actions for OE (Action Memorandum 1, Twelve Sites, April 1998).

Additionally, a non-live fire training area, the Proficiency Training Area (PTA), overlaps a portion of Parcel S2.5.2.2. The PTA was described in a Fort Ord memorandum dated August 9, 1956. The memorandum describes the southern half of the test area as encompassing projected panel site for machine gun manipulation problems. Discussion with Fort Ord Range control indicated that this area was for dry firing training and possible firing of blank rounds.

4.2.6.5 UNDERGROUND STORAGE TANKS (USTs)

Eight USTs (501.1 through 501.4 and 503.1 through 503.4) were formerly located on Parcel S2.1.4.1. The four 10,000-gallon jet fuel tanks and four 25,000-gallon jet fuel tanks were located in a tank farm at Fritzche Army Airfield. All eight tanks were removed in January 1996.

Investigations of these USTs are complete, and the Monterey County Department of Health issued a closure letter for all eight USTs on January 6, 1997.

4.2.6.6 INSTALLATION RESTORATION PROGRAM (IRP)

Three IRP Sites are located on or adjacent to the parcels. Parcel S2.1.3 contains IRP Site 35 and Parcel S2.1.4.1 contains a portion of IRP Site 34. Parcels S2.5.1.1, S2.5.1.2, S2.5.2.1 and S2.5.2.2 overlie the OU 2 groundwater plume.

IRP Site 35, the Aircraft Cannibalization Yard, was characterized as a No Action Site. The "Plug-in" No Action Record of Decision (NoAROD) for all No Action Sites was signed on May 22, 1995. Documentation that site-specific no action criterion was met is provided through the approval memoranda process. This process is referred to as the "plug-in" process, because the Approval Memoranda plug into the NoAROD. The No Action Approval Memorandum for Site 35 was issued by the Army, and approved by the U.S. Environmental Protection Agency (U.S. EPA) on August 2, 1995 and by the California Department of Toxic Substances Control (DTSC), Department of Fish and Game and the Regional Water Quality Control Board, on August 18, 1995.

IRP Site 34 is the Fritzsche Army Airfield Fueling Facility. Portions of Site 34 were characterized as an IA site. The Draft Final Site Characterization Report for Site 34 was submitted to the U.S. EPA and DTSC in May 1994. In the draft final report, only Site 34A, Wash Rack 516 in the vicinity of Building 507, was recommended for additional investigation and possible remediation. Site 34A is outside of Parcel S2.1.4.1 and is not included in this transfer. The interim action (IA) approval memorandum for Site 34 was issued by the Army, and approved by the U.S. EPA on February 15, 1995 and the DTSC on February 22, 1995. Based on the Draft Final Site Characterization Report for Site 34 and the IA Approval Memorandum, all remedial actions necessary to protect human health and the environment have been taken for the portion of Site 34 included in this transfer.

Four groundwater monitoring wells (MW-OU2-50-180, MW-OU2-52-180, MW-B-18A and MW-B-20-A) are located on the parcels. Parcels S2.5.1.1, S2.5.1.2, S2.5.2.1 and S2.5.2.2, overlie a portion of the OU 2 groundwater plume. Monitoring Wells MW-OU2-50-180 and MW-OU2-52-180 are located on Parcels S2.5.2.1 and S2.5.1.1, respectively. TCE is consistently detected in these two wells. TCE was detected in Monitoring Well MW-OU2-52-180 at a maximum concentration of 15.3 micrograms per liter (ug/l) in the June 1999 groundwater sampling round. Remediation of the OU 2 groundwater plume is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat-system for the remediation of the OU 2 groundwater plume is in place and operating "properly and successfully." Sampling of the monitoring wells present on Parcels S2.5.1.1 and S2.5.2.1 will continue under the Fort Ord basewide groundwater sampling program. Historically, organic compounds have not been detected in Monitoring Wells MW-B-18-A and MW-B-20-A. These two wells are currently not sampled under the basewide groundwater sampling program.

The Army has recently discovered groundwater contamination consisting of carbon tetrachloride underlying Parcel S2.1.3 and nearby areas. This plume appears to be unrelated to the groundwater plume associated with OU2. A series of monitoring wells have been installed to identify the extent of contamination. MW-BW-32-A is located on the parcel. MW-BW-31-A and MW-BW-27-A are located nearby. Highest concentrations of carbon tetrachloride detected are 15.9 ug/L at MW-BW-27-A, 1.49 ug/L for MW-BW-31-A, and 8.12 ug/L for MW-BW-32-A. The Army is continuing to investigate the extent of contamination associated with this plume. With the participation of U.S. Environmental Protection Agency, California Department of Toxic Substances Control, and California Regional Water Quality Control Board, Central Coast Region, the Army will propose appropriate remedial measures when the investigation is sufficient to support such a decision.

The Army will reserve the rights of access to all wells on the parcels. Tampering with the wells will be prohibited.

4.2.6.7 GROUNDWATER MONITORING

The Baseline Risk Assessment for OU 2 indicates that the groundwater does not pose a threat to occupants of the parcels, provided that groundwater from the contaminated aquifer is not used as a drinking water source. Well drilling and use of groundwater will be prohibited.

4.2.6.8 COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)

The final CERFA report identifies the transfer parcels as being within CERFA Disqualified Parcels 4, 56 and 57, CERFA Qualified Parcel 99, and CERFA Parcel 212. CERFA Parcel 4 was disqualified due to the location of transfer Parcels S2.5.1.1, S2.5.1.2, S2.5.2.1 and S2.5.2.2 above the OU 2 groundwater plume. CERFA Parcel 56 was disqualified because of IRP Site 34. CERFA Parcel 57 was disqualified because of IRP Site 35. CERFA Qualified Parcel 99 includes the Machine Gun Proficiency training Area. CERFA Parcel 212 is an uncontaminated area located in the southern half of Parcel S2.5.2.1. The Army will reserve the right of access to all wells on the parcels. Tampering with the wells will be prohibited.

Four groundwater monitoring wells (MW-OU2-50-180, MW-OU2-52-180, MW-B-48A and MW-B-20-A) are located on the parcels. Parcels S2.5.1.1, S2.5.1.2, S2.5.2.1 and S2.5.2.2, overlie a portion of the OU 2 groundwater plume. Monitoring Wells MW-OU2-50-180 and MW-OU2-52-180, are located on Parcels S2.5.2.1 and S2.5.1.1, respectively. TCE is consistently detected in these two wells. TCE was detected in Monitoring Well MW-OU2-52-180 at a maximum concentration of 15.3 micrograms per liter (ug/l) in the June 1999 groundwater sampling round. Remediation of the OU 2 groundwater plume is underway. The Army has received concurrence from the U.S. EPA (4 January 1996) that the pump-and-treat-system for the remediation of the OU 2 groundwater plume is in place and operating "properly and successfully." Sampling of the monitoring wells present on Parcels S2.5.1.1 and S2.5.2.1 will continue under the Fort Ord basewide groundwater sampling program. Historically, organic compounds have not been

detected in Monitoring Wells MW-B-18-A and MW-B-20-A. These two wells are currently not sampled under the basewide groundwater sampling program. The Army will reserve the rights of access to all wells on the parcels. Tampering with the wells will be prohibited.

4.2.6.9 LANDFILLS

This property appears to be located within 1000 feet of the landfill at Fort Ord. DTSC understands that methane concentrations in excess of the regulatory limit of 5% by volume have been detected at the landfill boundary. DTSC has been advised by the California Integrated Waste Management Board that given this proximity, there is a potential concern for gas build-up within any structures (including buildings, subsurface vaults, utilities) located within 1000 feet of a landfill. Future landowners should refer to Title 27, section 21190 of the California Code.

5.0 DEED RESTRICTIONS AND NOTIFICATIONS

The environmental documents listed in Section 1.3 were evaluated to identify environmental factors that may warrant constraints on certain activities in order to ensure that it is protective of human health and the environment. Such constraints are generally embodied as restrictions in the Deed or as specific notifications in the Deed or other documents supporting the transaction. The factors that require either deed restrictions or specific notifications are identified in the Environmental Response Obligation Addendum (EROA).

6.0 PUBLIC COMMENTS

On November 2, 1999, public notice of the proposed transfer of the property was provided by publication in two local newspapers of general circulation. Public comments received during the FOSET development were reviewed and incorporated as appropriate. Public comments and responses are provided in Attachment 2.

7.0 REGULATOR COORDINATION

The State of California and the United States Environmental Protection Agency Region IX (EPA) were notified of the initiation of the FOSET in June 1999, and invited to participate in preparing the Draft FOSET. For purposes of this document the term "State of California" shall mean the Department of Toxic Substance Control, and such other agency or instrumentality of the State of California as may have or as may acquire, by operation of law, regulatory jurisdiction concerning response actions. The State of California and EPA were also provided with a thirty (30) day formal comment period on the Draft FOSET concurrently with the public comment period starting November 2, 1999. Comments were received from EPA and State of California

via teleconference in December 1999. The comments were considered and incorporated as appropriate in the finalization of the FOSET.

8.0 FINDING OF SUITABILITY FOR EARLY TRANSFER

The proposal to transfer this property has been adequately assessed and evaluated for (a) the presence of hazardous substances and contamination on the property, (b) environmental impacts anticipated from the intended use of the property, (c) the presence of ordnance and explosives on the property, and (d) the adequacy of use restrictions and notifications to ensure that it is protective of human health and the environment.

The Army is conducting an RI/FS for OE at Fort Ord. In the event the results of the OE RI/FS indicate that further response action is necessary, the Army reserves the right to carry out those actions. One element of this OE RI/FS process is identification of so-called "Track 0 (No Action)" areas. Track 0 areas are those that contain no evidence of OE related activities of any kind. It is anticipated that the parcels included in this FOSET will meet the requirements for inclusion in the Track 0 ROD.

Should this property be considered for the proposed acquisition and/or construction of school properties utilizing State funding, a separate environmental review process in compliance with the California Education Code 17210 et seq. will need to be completed and approved by DTSC.

The future uses of this property do not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate notices and disclosures as addressed in the Environmental Response Obligation Addendum (EROA) at attachment 1.

Provided the restrictions of the Covenant to Restrict Use of Property, to be entered into by the Army and the State of California, are adhered to, no actual or potential hazard exists on the surface of the property from groundwater contamination or from possible soil gas volatilization resulting from groundwater contamination underlying the Property.

CERCLA 120(h)(3)(A)(ii)(I) requires that a covenant indicating that all remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the property has been taken prior to transfer by deed. The deferral of the covenant for this property has been adequately assessed and evaluated to assure that: (a) the transfer will not delay environmental response actions, (b) the reuse of the property will not pose a risk to human health or the environment, and (c) the federal government's obligation to perform all necessary response actions will not be affected by the early transfer of this property. The property, therefore, is suitable for early transfer.

The Army will submit to the designated representative of the EPA Administrator, for approval, and the Governor of the State of California, for concurrence, a request that the required covenant

of CERCLA 120(h)(3)(A)(ii)(I) be deferred for this property. The covenant required by CERCLA 120(h)(3)(A)(ii)(II) will be included in the Deed to ensure protection of human health and the environment, to ensure that environmental investigations and remedial activities will not be disrupted, and additional response action found to be necessary after the date of transfer will be accomplished by the Army. A clause will be included in the Deed granting the United States and U.S. EPA access to the property in any case upon reasonable notice where a remedial action, response action, or corrective action is found to be necessary after transfer. The Transferee will receive a warranty authorized under CERCLA 120(h)(3)(C)(iii) when all response actions have been taken in accordance with the provisions of the Federal Facilities Agreement entered into by the Army with U.S. EPA Region IX and the State of California. Pursuant to California Civil Code section 1471(c), the Department of the Army, California Department of Toxic Substance Control, and the California Regional Water Quality Control Board, Central Coast Region has agreed to sign a groundwater covenant to protect present or future human health or safety or the environment. Transfer of property cannot occur until after the request for the covenant deferral is approved by the delegated representative of the EPA Administrator with the concurrence of the Governor of the State of California or his designated representative.



Raymond J. Fatz
Deputy Assistant Secretary of the Army
Environment, Safety, and Occupational Health 03 DEC 2001

ATTACHMENT 1

ENVIRONMENTAL RESPONSE OBLIGATION ADDENDUM

(EROA)

FOSET
HOUSING AREAS & GARRISON PARCELS
FORMER FORT ORD, CA

Attachment 1

December 1, 2001
Final

ENVIRONMENTAL RESPONSE OBLIGATION ADDENDUM

INTRODUCTION: This addendum identifies the assurance required in the deed or contract. The following table lists the notices required to be included in the deed or contract. See section 5.0 of this attachment for the notice of the potential presence of Polychlorinated Biphenyls (PCBs) in all parcels that contain fluorescent light ballasts.

PARCEL NUMBER	LBP NOTICE	ACM NOTICE	OU2-PLUME NOTICE	HAZ-SUBST NOTICE	OE NOTICE
L2.1	YES	YES	NO	NO	YES
E4.1.1	YES	YES	YES	NO	YES
E4.2	YES	YES	YES	NO	YES
E4.3.1 (portion)	YES	YES	YES	NO	YES
L2.4.2	YES	YES	NO	YES	YES
L2.4.3.1	YES	YES	NO	NO	YES
L2.4.3.2	NO	NO	NO	NO	YES
L32.4.1.2 (former part of L32.4.1)	YES	YES	NO	YES	YES
L37	YES	YES	NO	YES	YES
S1.3.1	YES	YES	YES	YES	YES
S1.5.2	YES	YES	YES	YES	YES
S1.4	YES	YES	NO	YES	YES
S1.5.1.1	YES	YES	YES	YES	YES
E17 (former part of E2c.3.3)	YES	YES	YES	NO	YES
S2.1.3	YES	NO	NO	NO	YES
S2.1.4.1	YES	NO	NO	NO	YES
S2.5.1.1	NO	NO	YES	NO	YES
S2.5.1.2	NO	NO	YES	NO	YES
S2.5.2.1	NO	NO	YES	NO	YES
S2.5.2.2	NO	NO	YES	NO	YES

A1-1

DEED ASSURANCES:

1.0 NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

- a. The Grantee is hereby informed and does acknowledge that friable and nonfriable asbestos or asbestos-containing material (ACM) have been found on the Property, as described in the EBS and referenced asbestos surveys. The interior asbestos does not present a "release or threat of release into the environment" as defined by CERCLA.
- b. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos; and that the Grantor assumes no liability for future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Grantee, its successors or assigns, sublessees, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property, whether the Grantee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Grantee agrees to be responsible for any future remediation of ACM, as identified in the FOSET or found within buildings or structures on the Property. The Grantee agrees to provide the Army and regulators with a copy of all final reports pertaining to the remediation of any or all ACM identified in this FOSET or found within buildings or structures on the Property.
- c. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.
- d. The Grantee acknowledges that it has inspected the property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the property, including, without limitation, any asbestos hazards or concerns.
- e. No warranties, either express or implied, are given with regard to the condition of the property, including, without limitation, whether the property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of the Grantor to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand against the United States.

- f. The Grantee further agrees to indemnify and hold harmless the Grantor, its officers, agents and employees, from and against all suits, claims, demands or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in any manner predicated upon, exposure to asbestos on any portion of the Property after this conveyance of the Property to the Grantee or any future remediation or abatement of asbestos or the need therefor. The Grantee's obligation hereunder shall apply whenever the United States incurs costs or liabilities for actions giving rise to liability under this section.

2.0 NOTICE OF THE PRESENCE OF LEAD-BASED PAINT

- a. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint (LBP). Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that such property 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, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. "Residential Real Property" means dwelling units, common areas, building exterior surfaces, and any surrounding land, including outbuildings, fences and play equipment affixed to the land, available for use by residents but not including land used for agricultural, commercial, industrial, or other non-residential purposes, and not including paint on the pavement of parking lots, garages, or roadways and buildings visited regularly by the same child, 6 years of age or under, on at least two different days within any week, including day-care centers, preschools and kindergarten classrooms.
- b. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint or lead-based paint hazards, and the condition of painted surfaces is contained in the *U. S. Army Environmental Hygiene Agency, Industrial Hygiene Survey No. 55-71-R25A-94 Lead-Based Paint Inspection in Military Housing Fort Ord, California, 1 November 1993 – 11 March 1994 (June 1994)*, the *Draft Report of Patton Park Lead Based Paint Risk Assessment, Fort Ord, California (December 2000)* and the Environmental Baseline Surveys, which have been provided to the Grantee. All purchasers must also receive the federally approved pamphlet on lead poisoning prevention. Buildings constructed prior to 1978 are assumed to contain lead-based paint. Buildings constructed after 1977 are assumed to be free of lead-based paint. No other surveys or studies assessing the possible presence of lead-based paint in former or existing buildings on the Property were performed by the Army. The Grantee hereby acknowledges receipt of the information described in this Subparagraph.

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- c. The Grantee acknowledges that it has received the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this Transfer.
- d. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Real Property, as defined in paragraph A, above, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992) (hereinafter Title X).

The Grantee shall, after consideration of the guidelines and regulations established pursuant to Title X: (1) Perform a Risk Assessment if more than 12 months have elapsed since the date of the last Risk Assessment; (2) Comply with the joint HUD and EPA Disclosure Rule (24 CFR 35, Subpart H, 40 CFR 745, Subpart F), when applicable, by disclosing to prospective purchasers the known presence of lead-based paint and/or lead-based paint hazards as determined by previous risk assessments; (3) Abate lead dust and lead-based paint hazards in pre-1960 residential real property, as defined in paragraph A, above, in accordance with the procedures in 24 CFR 35; (4) Abate soil-lead hazards in pre-1978 residential real property, as defined in paragraph A, above, in accordance with the procedures in 24 CFR 35; (5) Abate lead-soil hazards following demolition and redevelopment of structures in areas that will be developed as residential real property; (6) Comply with the EPA lead-based paint work standards when conducting lead-based paint activities (40 CFR 745, Subpart L); (7) Perform the activities described in this paragraph within 12 months of the date of the lead-based paint risk assessment and prior to occupancy or use of the residential real property; and (8) Send a copy of the clearance documentation to the Grantor.

In complying with these requirements, the Grantee covenants and agrees to be responsible for any abatement or remediation of lead-based paint or lead-based paint hazards on the Property found to be necessary as a result of the subsequent use of the property for residential purposes. The Grantee covenants and agrees to comply with solid or hazardous waste laws that may apply to any waste that may be generated during the course of lead-based paint-abatement activities.

- e. The Grantee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands, or actions, liabilities, judgments, costs and attorneys' fees arising out of, or in a manner predicated upon personal injury, death or property damage resulting from, related to, caused by or arising out of lead-based paint or lead-based paint hazards on the Property if used for residential purposes.

3.0 NOTICE OF THE POTENTIAL FOR THE PRESENCE OF ORDNANCE & EXPLOSIVES

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Based on a review of existing records and available information, none of the buildings or land proposed for transfer is known to contain unexploded ordnance (UXO). In the event the GRANTEE, its successors, and assigns, should discover any ordnance on the Property, it shall not attempt to remove or destroy it, but shall immediately notify the local Police Department and the Directorate of Law enforcement at the Presidio of Monterey and competent GRANTOR or GRANTOR designated explosive ordnance personnel will be dispatched promptly to dispose of such ordnance at no expense to the GRANTEE.

4.0 NOTICE OF HAZARDOUS SUBSTANCE STORAGE, RELEASE, OR DISPOSAL

The Grantor hereby notifies the Grantee of the former storage release, or disposal of hazardous substances on the Property. The items typically stored on the Property are listed in the table at the end of this section. The information regarding this storage indicates that it was conducted in a manner that would not pose a threat to human health and the environment. Releases occurred at IA Site 24 (Parcel S1.4) from previous grease rack operations, ASTs and pesticide use. Soil samples collected from the site contained Aroclor 1260; 4,4'-DDT; dieldrin; chlordane; oil and grease and unknown hydrocarbons. Remediation of Site 24 is complete. Releases occurred on Parcel S1.3.1 from waste oil USTs 4534.1 and 4538.3 and at Interim Action (IA) Site 22. Remediation of waste oil impacted soil at the former UST locations is complete and the USTs were granted closure. Remediation at Site 22 included the removal of hydrocarbon impacted soil at a former grease rack location. Organic chemicals detected in soil at Site 22 considered to be site related included toluene, unknown petroleum hydrocarbons as diesel, total recoverable petroleum hydrocarbons, and oil and grease. Inorganic chemicals detected in soil at Site 22 considered to be site related for the purposes of a screening risk evaluation were barium, cadmium, total chromium, lead, mercury, nickel, selenium, and silver. Remediation of Site 22 is complete. A release occurred at Interim Action Site 14B (Parcel S1.5.1.1) from previous grease rack operations. Remediation at Site 14B included the removal of hydrocarbon impacted soil at the former grease rack location. Organic chemicals detected in soil at Site 14B considered to be site related included chrysene and petroleum hydrocarbons. Remediation of Site 14B is complete. This notice is given pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) § 120(h)(1) and (3), and no additional action is necessary under CERCLA to protect human health and the environment. CERCLA requires the Grantor to reserve a right of access to the Property in any case in which the potential for a response action or corrective action is found to be necessary. The Grantor shall give Grantee responsible notice of action requiring access to the Property, and Grantor shall, consistent with feasible methods for complying with these actions, endeavor to minimize the disruption of the Grantee's use of the Property.

LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
Building 4469 (Parcel L32.4.1.2)	Flammable Materials/Unknown	--	Multiple	--	Unknown	None / None
Former UST 4441.1 (Parcel L2.4.2)	Waste oil/500 gallons	--	Multiple	--	1974-1995	None / None
IA Site 24 Areas A2, B and C (Parcel S1.4)					1950's-1995	Yes / None
	Aroclor-1260/Unknown	PCBs	11096825	None assigned		
	4,4'-DDT/Unknown	DDT	50293	U061		
	Dieldren/Unknown	--	60571	P037		
	Chlordane/Unknown	--	57749	U036		
	Oil and grease/ Unknown	--	Multiple	--		
	Unknown hydro-carbons /Unknown	--	Multiple	--		
FTO-004 (Parcel S1.5.2)					Unknown - 1994	None / None
	Paint/25,000 lbs. per year	--	Multiple	--		
	Anti freeze/10,000 lbs. per year	Ethylene Glycol	107211	None assigned		
	Paint thinner/8,000 lbs. per year	--	Multiple	--		
	Hydraulic fluid/5,000 lbs. per year	--	Multiple	--		
FTO-004 (Parcel S1.5.2) cont'd	Toner/1,000 lbs. per year	--	Multiple	--		None / None
	Adhesive brake cleaner/500 lbs. per year	--	Multiple	--		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Oil filters/10,000 lbs. per year	N/A	N/A	N/A		
	Windshield deicer/500 lbs. per year	--	Multiple	--		
	Gasoline/1,000 lbs. per year	--	Multiple	--		
	Varnish/500 lbs. per year	--	Multiple	--		
	Lube oil/ 25,000 lbs. per year	--	Multiple	--		
	Brake shoes/5,000 lbs. per year	Asbestos	1332214	None assigned		
	Diesel/20,000 lbs. per year	--	Multiple	--		
FTO-005 S1.3.1) (Parcel)					Unknown - 1994	None / None
	Spent solvent/4,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Brake shoes/ 1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste lube oil/ 15,000 lbs. per year	--	Multiple	--		
	Waste transmission fluid/1,000 lbs. per year	--	Multiple	--		
FTO-013 S1.5.1.1) (Parcel)	Medical waste	--	--	--	1984-1992 ..	None / None
FTO-017 S1.5.1.1) (Parcel)	Methylenedianiline/ Unknown	4,4'-methylenedianiline	101779	None assigned	Unknown - 1994	None / None
	Phenyl-mercuric propionate/Unknown	--	53404685	None assigned		
	Methylene chloride/Unknown	Dichloromethane	75092	U080		
	Uralite/Unknown	--	9011056	None assigned		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Polyester resin/Unknown	--	109160	None assigned		
FTO-018 (Parcel S1.3.2)					1967 - 1994	None / None
	Paint equipment/100,000 lbs. per year	--	Multiple	--		
	Pesticides (warfarin, lindane, chlordane, sevin, baygon, diazinon, and rarely malathion)/ 60,000 lbs. per year	Warfarin	81812	None assigned		
		Lindane	58899	U129		
		Chlordane	57749	U036		
		Sevin	63252	None assigned		
		Baygon	114261	None assigned		
		Diazinon	333415	None assigned		
		Malathion	121755	None assigned		
FTO-023 (Parcel S1.3.1)	See below/~50 gallons per year				Unknown - 1994	None / None
	Used solvents	--	Multiple	--		
	Used paint	--	Multiple	--		
	Used potassium hydroxide	Caustic potash	1310583	None assigned		
FTO-025 (Parcel S1.3.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	Petroleum, oil, and lubricants (POL) contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-026 (Parcel S1.3.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-035 (Parcel S1.3.1)					Unknown-1994	None / None

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Waste oil/15,000 lbs. per year	-	Multiple	-		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	-	Multiple	-		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-040 (Parcel S1.S.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	-	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
FTO-040 (Parcel S1.5.1.1) cont'd	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-041 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-044 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-049 (Parcel S1.5.1.1)		--			Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-050 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-051 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-052 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	Ethylene Glycol	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-053 SI 5.1.1) (Parcel					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
FTO-054 (Parcel S1.4)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
FTO-054 (Parcel S1.4) cont'd	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-057 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A		
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-058 (Parcel S1.5.1.1)					Unknown - 1994	None / None
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	N/A	N/A	N/A	1995	
	Used hydraulic fluid/500 lbs. per year	--	Multiple	--		
	Used ethylene glycol/2,500 lbs. per year	Ethylene Glycol	107211	None assigned		
	Used brake shoes and pads/1,000 lbs. per year	Asbestos	1332214	None assigned		
	Waste JP4/100 lbs. per year	--	Multiple	--		
	Fuel filters/500 lbs. per year	N/A	N/A	N/A		
	POL contaminated soil and rags/1,000 lbs. per year	N/A	N/A	N/A		
FTO-063 (Parcel S1.5.1.1)	Unknown	N/A	N/A	N/A	Unknown	None / None
FTO-064 (Parcel S1.5.1.1)	Unknown	N/A	N/A	N/A	Unknown	None / None
FTO-069 (Parcel S1.4)	Unknown	N/A	N/A	N/A	Unknown	None / None
Former USTs (Parcel S1.3.1)						
4534.1	Waste oil/550-gallon	--	Multiple	--	Unknown - 1991	Yes / None
4544.2	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None / None
4543.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None / None
4540.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1992	None / None

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
4547.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None / None
4548.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1992	None / None
4538.2	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	None/None
4538.3	Waste oil/275-gallon	--	Multiple	--	Unknown - 1996	Yes / None
IA Site 22 (Parcel S1.3.1)						
Grease	Rack	Residue from grease rack operations	Toluene	108883	U220	1950s - 1995
			Cadmium	7440439	None assigned	
			Chromium	7440473	None assigned	
			Lead	7439921	U151	
			Mercury	7439976	None assigned	
			Nickel	7440020	None assigned	
			Selenium	7782492	None assigned	
			Silver	7440224	None assigned	
Former USTs Parcel S1.5.1.1						
1434.1	Stoddard Solvent/9,000-gallon	--	Multiple	--	1951 - 1995	None/None
1434.2	Stoddard Solvent/3,000-gallon	--	Multiple	--	1951 - 1995	None/None
1434.3	Stoddard Solvent/3,000-gallon	--	Multiple	--	1951 - 1992	None/None
1487.1	Waste Oil/550-gallon	--	Multiple	--	1976-1992	None/None
1489.2	Waste Oil/550-gallon	--	Multiple	--	1976-1995	None/None
1489.3	Waste Oil/275-gallon	--	Multiple	--	1976-1996	None/None
1492.1	Waste Oil/550-gallon	--	Multiple	--	1976-1996	None/None
1494.1	Waste Oil/550-gallon	--	Multiple	--	1976-1996	None/None

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LOCATION	MATERIAL STORED/ QUANTITY	REGULATORY SYNONYM	CASRN*	RCRA WASTE NUMBER	DURATION	RELEASE/ DISPOSAL
1495.2	Waste Oil/550-gallon	--	Multiple	--	1976-1996	None/None
1495.3	Waste Oil/500 gallon	--	Multiple	--	1976-1996	None/None
1636.1	Waste Oil/1,000-gallon	--	Multiple	--	1985-1992	None/None
1680.1	Waste Oil/1,000-gallon	--	Multiple	--	1983-1996	None/None
1689.1	Waste Oil/1,000-gallon	--	Multiple	--	1985-1992	None/None
1697.2	Waste Oil/550-gallon	--	Multiple	--	1981-1992	None/None
1699.1	Waste Oil/550-gallon	--	Multiple	--	1981-1992	None/None
Existing UST (Parcel S1.5.1.1)	Heating oil/2000 -gallon	--	Multiple	--	Unknown- 2000	Unknown/None
1422.1						
Parcel S1.4						
UST 3766.2	Waste Oil/5,000-gallon	--	Multiple	--	1941-1991	None/None
IA 14B						
(Parcel S1.5.1.1)	Residue from grease rack operations	1,2-Benzphenanthrene	Chrysene 218019	U050	1950s – 1994	Yes/None

*Chemical Abstract Service Registry Number

5.0 NOTICE OF THE POTENTIAL FOR THE PRESENCE OF POLYCHLORINATED BIPHENYLS (PCBs)

PCB's have been used widely as coolants and lubricants in transformers, capacitors, and other electrical equipment like fluorescent light ballasts. EPA considers PCB's to be probable cancer-causing chemicals in humans. PCB and PCB-contaminated items that will be disposed, must be stored in a hazardous waste storage facility. The Grantee is hereby informed that fluorescent light ballasts containing PCBs may be present on the Property. The PCB containing equipment does not currently pose a threat to human health or the environment. All PCB equipment is presently in full compliance with applicable laws and regulations. The Grantee agrees that its continued

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possession, use and management of any PCB containing equipment will be in compliance with all applicable laws relating to PCBs and PCB containing equipment and that the Army shall assume no liability for the future remediation of PCB contamination or damages for personal injury, illness or disability or death to the Permittee, its successors or assigns, or to any other person, including members of the general public arising from or incident to future use, handling, management, disposition or any activity causing or leading to contact of any kind whatsoever with PCB containing equipment during the period of this Lease. The Grantee agrees to be responsible for any remediation of PCB containing equipment found to be necessary on the Premises resulting from its use or possession thereof. This section is to serve as notice of the potential presence of PCBs on any of the parcels. This notice is applicable to all buildings that contain fluorescent light ballasts.

6.0 NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER

The groundwater beneath Parcels S1.5.1.1, S1.5.2, S2.5.1.1, S2.5.1.2, S2.5.2.1, S2.5.2.2, E17, E4.1.1, E4.2, and E4.3.1, is contaminated with volatile organic compounds (VOCs), primarily trichloroethene (TCE), associated with OU2. The maximum estimated concentration of TCE in the groundwater beneath the Property is 43.7 ug/L (Parcel E4.3.1). The maximum estimated concentrations at or above aquifer cleanup levels (ACLs) of chemicals of concern frequently detected in the groundwater plume associated with OU2 in June 1999 are listed in the table below, the quantity released of these compounds is unknown.

Chemical Name	Regulatory Synonym	CASRN*	RCRA Waste Number	Concentration s (ug/l)	ACL
1,1-Dichloroethane	Ethane, 1,1-dichloro	75343	U076	ND	5.0
1,2-Dichloroethane	Ethane, 1,2-dichloro	107062	U077	ND	0.5
Cis-1,2-Dichloroethene	Ethene, 1,2-dichloro(E)	156605	U079	19.2	6.0
1,2-Dichloropropane	Propane, 1,2-dichloro	78875	U083	ND	1.0
Chloroform	Methane, trichloro	67663	U044	3.47	2.0
Tetrachloroethene	Ethene, tetrachloro	127184	U210	12.7	3.0
Trichloroethene	Ethene, trichloro	79016	U228	43.7	5.0
Vinyl chloride	Ethene, chloro	75014	U043	0.762	0.1

This notice is provided pursuant to CERCLA 120(h)(1) and (3). A pump-and-treat groundwater remediation system for OU2 is in place and shown to be operating effectively. Drilling of water wells or use or access to groundwater beneath the Property is prohibited, and will be recorded in the deed. A Covenant to Restrict us of Property (CRUP) within the "Groundwater Protection Zone" has been established between the United States Army, the State of California (DTSC), and the California Regional Water Quality Control Board, Central Coast Region.

Without the express written consent of the Grantor in each case first obtained, neither the Grantee, its successors or assigns, nor any other person or entity acting for or on behalf of the Grantee, its successors or assigns, shall interfere with any response action being taken on the Property by or on behalf of the Grantor, or interrupt, relocate, or interfere with any remediation system now or in the future located on, over, through, or across any portion of the Property.

The deed will reserve a nonexclusive easement to allow continued access for the Army (or its designated contractor) and the regulatory agencies to permit necessary groundwater monitoring at wells located on the Property and the installation of new treatment or monitoring wells if required for the pump and treat operations. Furthermore, the deed will prohibit all others from tampering with the groundwater monitoring wells.

7.0 GRANTOR RESERVATION OF ACCESS

The Grantor reserves a right of access to any and all portions of the Property for environmental investigation and remediation, or other corrective action. This reservation includes the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. These rights shall be exercisable in any case in which a remedial action, response

action or corrective action is found to be necessary after the date of conveyance of the Property, or such access is necessary to carry out a remedial action, response action or corrective action on adjoining property. Pursuant to this reservation, the United States and its officers, agents, employees, contractors, and subcontractors shall have the right (upon reasonable notice to the Grantee, or the then owner and any authorized occupant of the Property) to enter upon the herein described tracts of land and conduct investigations and surveys, to include drillings, test-pitting, borings, data and/or record compilation, and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary under applicable authorities, including but not limited to monitoring wells, pumping wells, and treatment. Grantee agrees that notwithstanding any other provisions of the Deed, the Grantor assumes no liability to the Grantee, the then owner, or any other person, should the grantor's exercise of its rights hereunder interfere with the Grantee's use of the Property.

CONTRACTUAL ASSURANCES

PROJECTED SCHEDULE OF REMEDIAL INVESTIGATION/FEASIBILITY STUDY

OE Agreement	Apr	2000
Track 0 ROD	Sept	2001*
RI	Jan	2004
FS	Jan	2004
Proposed Plans	July	2004
ROD	July	2005

* It is anticipated that the parcels identified in this early transfer will meet the requirements for inclusion in the Track 0 (No Action) ROD. Track 0 areas are those with no evidence of OE use.

8.0 DEFERRED WARRANTY

The Army, with the concurrence of U.S. EPA Region IX and DTSC, shall execute and deliver to the Grantee, or its successor and assigns, an appropriate document, containing a warranty that all response actions necessary to protect human health and the environment with respect to any substances remaining on the property on the date of transfer have been taken, as required by law. This warranty shall be in a form that is recordable in the Office of the Recorder, Monterey County, California.

9.0 BUDGETING FOR RESPONSE ACTIONS

The Army has submitted and will continue to submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required. Expenditure of any Federal funds for such investigations or response actions is subject to congressional authorization and appropriation of funds for that purpose. The Army will submit

its funding request for the projects needed to meet the schedule of necessary response actions as follows:

- a. The projects for the necessary Remedial Investigation/ Feasibility Study (RI/FS) will be identified to and coordinated with the BRAC Cleanup Team (BCT).
- b. After coordination with the BCT, the projects will be submitted through TRADOC to HQDA for funding validation and approval.
- c. All correspondence regarding these projects will recite that these projects are being undertaken on property being transferred pursuant to CERCLA §120(h)(3)(C) and that once validated, approved, and funded, the funding may not be withdrawn without the consent of the Assistant Secretary of the Army for Installations and Environment.

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FOSET
HOUSING AREAS & FORMER GARRISON PARCEL
FORMER FORT ORD

Final
December 1, 2001

ATTACHMENT 2

RESPONSIVENESS SUMMARY

FOSET
HOUSING AREAS & FORMER GARRISON PARCEL
FORMER FORT ORD

FINAL
December 1, 2001

RESPONSIVENESS SUMMARY
ON THE DRAFT FINDING OF SUITABILITY FOR EARLY TRANSFER (FOSET) WITH A
CERCLA 120(h)(3) COVENANT DEFERRAL HOUSING AREAS AND FORMER
GARRISON PARCELS
FORMER FORT ORD, CALIFORNIA
DATED NOVEMBER, 1999

I. FORT ORD TOXICS PROJECT, INC., ARC ECOLOGY, COMMENTS DATED DECEMBER 3, 1999

General Comments:

Comment: In order to execute the proposed Covenant Deferred CERCLA transfer the Army must show the subject parcels have been adequately addressed and evaluated to assure that:

- (a) the transfer will not delay environmental response actions
- (b) the reuse of the property will not pose a risk to human health or the environment
- (c) the federal government's obligation to perform all necessary response actions will not be affected by early transfer of the property.

After reviewing the FOSET, I conclude that the Army has failed to prove items (b) and (c).

The Army has not proved the claim that reuse of the subject parcels will not pose a risk to human health. There are three reasons:

- (1) Transferring these parcels will improve public access to adjacent parcels known or suspected to be contaminated with ordnance waste. This is particularly true of Parcel L32.4.1.
- (2) The Army did not base their conclusions on the latest information available. The Army did not consider or rely on the information collected in the Draft Literature Review Report (09/1999), nor the analysis presented in the Draft Track 0 Technical Memorandum for Ordnance and Explosives (11/1999). The Army should refrain from signing the FOSET at least until these documents have been finalized and included into the FOSET.
- (3) The Army has not investigated the possibility of finding Chemical Warfare Materials (CWM) such as Chemical Agent Identifications Sets (CAIS) in and around the landfill areas off of Imjin Road. Two incidents in 1997 indicate that CAIS are buried in the area (see attachments). Furthermore the Army report entitled "Survey and Analysis Report, Second Edition," by the US Army Manager for Chemical Demilitarization makes the case that CAIS was used at Fort Ord, and disposed of by burying (the common method of disposal at

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the time), prior to 1974. If encountered by unsuspecting people, these CAIS sets and other CWM will pose a serious risk to human health and safety.

The Army also has not proved the claim that transferring these parcels now will not interfere with the federal government's obligation to perform all necessary response actions. The Army has already decided these parcels are "clean," without their having completed the no-further-action CERCLA record of decision (ROD) for the subject parcels (scheduled to happen in April of 2000). If transferred for unrestricted use, it will be left up to the new owners/users to find any remaining ordnance and CWM contamination. In other words, the Army appears to be relying on civilian "construction support" to finish their remedial cleanup obligations. This strategy in fact interferes with the orderly and safe investigation and cleanup of these Superfund site land parcels. This is particularly true of parcels L32.4.1, L1515.1, L2.4.2, L2.4.3.1.

Parcel S.2.5.2.1 appears to be located in the landfill area. How the Army will ensure any redevelopment in this area will not interfere with the integrity of the landfill cap (and sidewalls) and the functioning of the groundwater extraction/injection treatment system located in the area is not clear. This must be spelled out in the FOSET.

Response: (1). None of the OE sites near the parcels proposed for transfer in this FOSET are presently suspected to be contaminated with OE. All ordnance sites adjacent to or near the parcels proposed for transfer in this FOSET have undergone an evaluation for the potential presence of OE. Each potential OE area underwent an initial evaluation consisting of an archive search to determine if the area in question was used as an OE training area and if so, what the type and duration of use was. If the archive search identified an area as suspect, OE sampling was performed. All OE sites near the parcels proposed for transfer in this FOSET have undergone, at a minimum, OE sampling. If no OE was found the site was recommended for no further action. If OE was found during sampling or evidence of high explosive (HE) use was identified (as OE scrap), a removal action was completed.

(2) The Army did utilize the results of both the Draft Final Literature Review Report and the Draft Final Track 0 Technical Memorandum in the preparation of this FOSET. References to these documents were added to the Version 2 FOSET.

(3) No attachment was included with the comment letter. The landfill area to the north of Imjin Road has been completely excavated, all material has been incorporated beneath the landfill cap to the south of Imjin Road. The area to the south of Imjin is not being considered for early transfer at this time, but has been extensively investigated, with some areas excavated as part of the landfill closure. No chemical agent identification sets or chemical warfare materiel was encountered during the excavation of the landfill north of Imjin, or in any other excavation completed in the area of Imjin Road. During the excavation of the landfill north of Imjin, two incidents occurred which required work be stopped for further

investigation. Analysis showed that the volatile compound involved was methane, not unexpected in landfills.

The possibility of chemical warfare materiel use at Fort Ord had been researched by the Army's Non-Stockpile Chemical Warfare Materiel Program. The Non-Stockpile Chemical Warfare Materiel Program oversees the handling and disposal of all types of non-stockpile chemical materiel within Department of Defense. A comprehensive search was conducted at Fort Ord but did not uncover any evidence in records, interviews or other information sources to indicate that chemical weapons were ever stored, used, or buried at Fort Ord. The installation did, however, receive chemical warfare materiel in the form of Chemical Agent Identification Sets (CAIS). CAIS were used on Fort Ord prior to 1974 to train soldiers in the identification of chemical warfare agent and in proper responses upon identification. There has been only one instance of CAIS discovery at Fort Ord, during an OE removal action at OE Site 13B in 1997. This discovery was properly handled in accordance with protocols established by the Non-Stockpile Chemical Warfare Materiel Program.

Regarding the report cited, Fort Ord is identified as classification 4 (possible burial). To meet that classification, an installation need only meet one of the following: (1) the installation was operational during the timeframe when burial of chemical weapons might be possible; (2) that the normal duties performed at the site indicate some possibility that chemical weapons may have been buried; or (3) that some literature exists that chemical agent identification sets were used extensively at the site in such a way that (although the literature does not indicate it) some chemical materiel may be present. In 1997, two Chemical Agent Identification Sets were discovered in one incident during ordnance removal actions in OE Site 13B, an area not currently being considered for early transfer. The sets were removed from the installation and properly disposed. No other evidence of chemical agent identification sets or chemical materiel has been discovered in the excavations, borings, and other intrusive activities conducted as part of the extensive investigation of the Installation.

Parcel S2.5.2.1 is not located over any part of the landfill. The deed will restrict well drilling, tampering with the monitoring wells, and use of the groundwater below the property for drinking water supply.

Specific Comments:

Comment 1: It would be helpful if the maps showing parcel locations were more detailed. The maps should show not only where on the former Fort Ord the parcel is located (using an insert) but also the street names, building numbers, and location of adjacent OE sites.

Response 1: The adjacent OE sites have been added to the FOSET plates. Detailed maps for the FOSET parcels are included in the Community Environmental

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Response Facilitation Act (CERFA) Report and the Environmental Baseline Surveys (EBSs) referenced in the FOSET.

- Comment 2:** Five parcels listed on the "Property Description" table in the FOSET are not listed on "Table 1: Track 0 Parcels Groupings." Although the Draft Track 0 Technical Memorandum is not specifically referenced in the FOSET, it is my understanding that only "Track 0" parcels were considered for early transfer. The subject parcel numbers are E4.3.2.2, S.1.3.1, S1.5.2, S1.5.2, and S2.5.1.1. If these parcels do not qualify for Track 0, then they have outstanding ordnance contamination that precludes them from being suitable for early transfer.
- Response 2:** All parcels in this document do not contain OE sites and would thus also be classified as Track 0 Parcels in the ongoing OE RI/FS, which is being prepared independently and parallel to this FOSET. However, any work done so far in the OE RI/FS process is reflected in the FOSET. The requirement for an early transfer is not the absence of OE sites or identification as "Track 0", but the finding that the property is protective of human health and the environment for the intended reuse.

Summary Comment:

In summary, for these reasons I find this FOSET inadequate. I recommend that the Army not sign this FOSET. I believe the Army needs to modify/improve the FOSET (by providing more detail and context, including information from the Army's Literature Review Report, Non-Stockpile Chemical Material Report, Track 0 analysis, and resolving other discrepancies) and offer it again for public comment.

I also recommend that the Army remove the "Surplus II Area B" parcels from the FOSET unless the Army can prove (a) that CWM/CAIS is not likely to be found at Fort Ord, and (b) adequate site security will be provided on adjacent OE-contaminated parcels.

Likewise, the UCMBEST parcels located on or adjacent to existing landfill cells should be reconsidered for early transfer unless (a) CWM/CAIS is demonstrated to not be on site, and (b) the OU-2 landfill pump and treat system integrity can be shown to be unaffected by transfer and proposed redevelopment.

Response: Comments were received from the U.S. EPA, the Department of Toxic Substance Control (DTSC) Cal EPA, Sierra Club-Ventana Chapter, and U.S. EPAs Technical Assistance Grant (TAG) recipient. The FOSET was modified based on comments received.

Regarding CAIS, see comment 3 above.

Regarding the UCMBEST parcels see comment 3 above.

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FOSET
HOUSING AREAS & FORMER GARRISON PARCEL
FORMER FORT ORD

FINAL
December 1, 2001

II. SIERRA CLUB-VENTANA CHAPTER, DATED DECEMBER 5, 1999

General Comments:

The Sierra Club, Ventana Chapter, among other impacted parties in the Monterey Bay area, has stated previously that early transfer of Fort Ord lands is not acceptable. The demand has repeatedly been made that no additional lands be transferred until the RI/FS (Remedial Investigation Feasibility Study) process has been completed.

The RI/FS analysis must include all former Fort Ord lands, fence line to fence line, whether any particular parcel has been transferred to an entity other than Army or not.

Response : A September 1996 amendment to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) allows Federal agencies to transfer property through a deferral process, before all necessary cleanup actions have been taken. Deferral of the CERCLA covenant is based upon, among other findings, that the property is suitable for transfer for the use intended by the transferee, and the intended use is consistent with protection of human health and the environment. Early transfer of former Fort Ord land will include: 1) those areas where no evidence of ordnance use exists; 2) suspect areas where OE sampling has occurred, but no OE was found and; 3) former areas of ordnance use that have undergone a removal of ordnance and are in a condition that is suitable for the intended reuse.

The comment is not applicable to the FOSET.

Specific Comments:

The following are examples of concerns regarding the above referenced documents:

Comment 1: FOSET parcels are proposed for transfer on the basis of no "paper trail" indicating that there was any OEW activity on those sites. In other words, the absence of information leads to the conclusion that there was not any activity. This is not acceptable. A physical search for OEW must be completed on all parcels.

Response 1: This FOSET includes parcels of land that were developed by the Army at the time of purchase and show no evidence of ordnance use through the archives search and the literature review. Numerous site walks in support of the completion of the CERFA investigation, the EBSs, and the Basewide RI/FS for chemical contamination, found no evidence of ordnance use. Additionally, the Basewide RI/FS investigation included geophysical surveys and the excavation of several areas within the parcels, as well as adjacent to, and no evidence of ordnance use was found. The parcels in this FOSET include former military housing and military support facilities.

Comment 2: FOSET Parcels E4.3.1 and E4.3.2.2 (part of Abrams) and E4.1.1 and E4.2 (part of Lower and Upper Patton) are contiguous to the Parcel associated with OE-13A. It is not acceptable to transfer land destined for urban reuse that is contiguous to contaminated OEW parcels. Further, it must be stressed that OE-13A is also contiguous to the former Fort Ord landfill which produced at least one toxic plume in the groundwater. No future housing or other urban reuse should be allowed on OE-13A or contiguous to the capped toxic landfill.

Response 2: Parcels E4.1.1 and E4.3.1 are not contiguous with any OE sites, they are only adjacent to areas surrounding suspect OE sites. Parcel E4.2 is not adjacent to any OE area and Parcel E4.3.2.2 is no longer part of this FOSET. In addition Site 13A has undergone an OE removal action.

The parcels in question are not contiguous to the landfill cap. The U.S. EPA concurred that the pump-and-treat remediation system for the OU 2 groundwater plume is in place and operating properly and successfully" in a letter dated January 4, 1996. Drilling of wells and use of the groundwater under the property as well as tampering with the monitoring wells will be prohibited in the deed.

Comment 3: There is great concern over exposing construction workers and residents to OEW parcels. The issue of the proximity of civilian housing to the capped, vented landfill must be addressed.

Response 3: None of the Parcels in this document were suspect of containing OE. Of the areas remaining on Fort Ord that may contain OE, the areas that pose risk have been fenced and warning signs are posted. The Army is in the process of completing the removal actions in other areas. In addition the Army has a public education program to ensure that the people living and working on the former Fort Ord are aware of the potential presence of OE that may exist on some parts of the Installation.

The proximity of the capped landfill to housing was evaluated in the Basewide RI/FS and approved in an OU2 ROD, dated October 1995.

General Comment:

For these reasons the Ventana Chapter cannot support early transfer or piecemeal release of Fort Ord lands without a full comprehensive RI/FS process from fence line to fence line. Transfer of lands without analysis and cleanup via the RI/FS process is not acceptable.

The Sierra Club, Ventana Chapter, is not only concerned about the particular actions and process being contemplated by Army but is concerned with the precedent that is being established.

Please withdraw the above referenced FOST and FOSET from consideration. Army and other interested parties must concentrate efforts on

the RI/FS process for the lands formerly known as Fort Ord.

Response:

Based on the present work that has already been accomplished for the Basewide RI/FS; the Army can make the statement that the proposed property transfer is consistent with the protection of human health and the environment for the intended use and thus the property is eligible to be transferred under a FOSET.

III. DEBORA BAILEY, COMMENTS DATED NOVEMBER 16, 1999

General Comments:

Comment 1: The early transfer is not necessary – “job and revenue loss” is a big myth – the real cause of revenue loss was the opening of big-box stores in Sand City.

Response 1: The Early Transfer of Property is initiated by the future recipient of the Property. The environmental documentation is not to determine future jobs and revenues, but rather to examine if the property is protective of human health and the environment for the intended reuse.

Comment 2: The “Early” or “dirty” transfer must not happen! The Army fails to adequately describe the environmental condition of the property in these documents.

Response 2: The document has been revised to include more detail describing the Environmental Condition of the Property and thus adequately assesses the property for the intended reuse.

Comment 3: The Army has failed to interview enough people who served, worked, or lived, or witnessed what happened at Fort Ord. The Army only contacted or interviewed 23 people (of which only 7 were referenced in the Draft OE RL/FS Literature Review Report). Those 23 people were not at Fort Ord from the beginning to the end. They could not have witnessed every incident, accident, authorized burial, unauthorized burial, and dumping that was apparently common on the Superfund Site known as the Former Fort Ord.

Response 3: The Army did attempt to locate others who might have information on training at Fort Ord through publishing advertisements in both USA Today and the Army Times. Information collected from these interviews was included in the Literature Review. Interviews are not the sole basis for investigating historic uses of the former Fort Ord, but only one avenue used in the Literature Review. See Section 6.0 of the Draft Final Literature Review Report for the complete list of the references. Furthermore, this comment was addressed in the Army “Summary Of Public Comments And Responses On The Draft Literature Review Report”, included as Appendix E to the Draft Final Literature Review Report, dated January 4, 2000.

Comment 4: The Army and Harding Lawson Associates admit that records have been lost or destroyed. The archive search report is incomplete. Police records were not searched because it “would take too long.”

Response 4: The Army has made a conscientious attempt to search all applicable archives. The Military Police records would not shed too much light on any OE discoveries, since the Explosive Ordnance Disposal Detachment would have been notified to handle the incident and it would thus have been covered in those archives.

- Comment 5:** The current ordnance removal contractor, USA Environmental, Inc., does not fill out incident reports in response to ordnance finds that they determine are OE scrap. This is an outrage. All OE, OEW, UXO, and OE scrap must be fully documented. If OE scrap is found that proves OE was used in the area.
- Response 5:** This comment is not applicable to the FOSET and was addressed in the Army "Summary Of Public Comments And Responses On The Draft Literature Review Report", included as Appendix E to the Draft Final Literature Review Report, dated January 4, 2000.
- Comment 6:** The Army fails to assess and evaluate these properties and others for (a) hazardous substances and contamination, (b) environmental impacts anticipated from intended use, (c) ordnance and explosives, and (d) the adequacy of use restrictions and notifications.
- Response 6:** Fort Ord, as well as parcels under consideration for transfer in the FOSET, were evaluated for the potential presence of chemical contamination under the Fort Ord Basewide Remedial Investigation /Feasibility Study. Environmental impacts anticipated from the intended reuse were evaluated in the Environmental Impact Statement, Fort Ord Disposal and Reuse. All of Fort Ord was evaluated for potential ordnance use in the Archives Search Reports. The Literature Review was a follow-up to the Archives Search and evaluated information identified after the completion of the archives search investigation. The known OE sites were evaluated through a literature search, interviews, site walks, and in many cases OE sampling and removal actions. Use restrictions, if applicable, will be included in the deed. Environmental notifications are included in the transfer documentation, as well as the deed.
- Comment 7:** The Army's Draft Ordnance and Explosives Remedial Investigation/Feasibility Study program is absurd in its inconsistencies. In the Draft Literature Review Report there is a paucity of contacts or interviews, missing records, lack of documentation, inadequate sampling, inadequate site walks, etc. It proves that more interviews, investigation, testing, and action is absolutely necessary for the protection of human health and the environment.
- Response 7:** A similar comment was addressed in "Summary Of Public Comments And Responses On The Draft Literature Review Report", included as Appendix E to the Draft Final Literature Review Report, dated January 4, 2000.
- Comment 8:** The future uses of these properties (and others at the former Fort Ord) does indeed present a current and future risk to human health and the environment.
- Response 8:** Based on the information gathered and evaluated to date, no threats to human health and the environment have been identified.

Comment 9: The Army has repeatedly failed to comply with the laws that are set in place by the U.S. Government and the State of California to protect human and the environment.

Response 9: The cleanup of chemical contamination at the former Fort Ord was completed in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendment and Reauthorization Act (SARA), established by the United States Government. The cleanup is done in combined effort with EPA, DTSC, and RWQCB. The Army is performing the Fort Ord OE RI/FS in accordance with the requirements for completing such studies contained in CERCLA.

Comment 10: The Restoration Advisory Board (RAB) must be reestablished. The community must be informed in order to oversee the "cleanup" process. The Army would rather not have the public and community involved, even though it is, and will be, the public and surrounding communities who are and will be suffering if proper cleanup is not implemented.

Response 10: The Comment is not applicable to this document.

Since 1994, monthly community meetings have been held to inform the public of the status of the Fort Ord environmental cleanup program and respond to questions and concerns about issues related to the cleanup program. A detailed description about the past community outreach activities is provided in Section 3.7 of the *Draft Community Relation Plan Update*.

Currently, community involvement meetings are held monthly and announced through local newspaper ads, e-mail mailing lists, and regular mailing lists, as well as on the Fort Ord Environmental Cleanup web page. Ms. Bailey is on our regular mailing list and is provided with meeting notices as well as information materials such as the quarterly newsletter, *Advance*.

Comment 11: The citizens of Marina would know very little were it not for EPA's Technical Assistance Grant recipient, the Fort Ord Toxics Project.

Response 11: Comment noted. The comment is not applicable to the FOSET.

Comment 12: The surrounding cities and the Fort Ord Reuse Authority (FOR A) must not be so greedy as to risk the health and safety of humans and the environment with this early or dirty transfer. I understand why the Army wants to dump this land on our cities. The Army is known for dumping toxic and dangerous substances and materials. Why is Marina also willing to harm their citizens and the environment?

Response 12: Comment is not applicable to the FOSET.

Comment 13: Whereas the Army fails to adequately describe the environmental condition of the property, whereas the Army has failed to interview adequate numbers of people who served at Fort Ord, whereas the Army admits to missing or

destroying records and a lack of documentation, the Governor, EPA and DTSC must not defer the covenants that are required by law to protect human health, safety, and the environment.

"Facts do not cease to exist because they are ignored."

Response 13: The Environmental Condition of the Property has been adequately described to meet requirements as described under CERCLA for early transfer of the Property.

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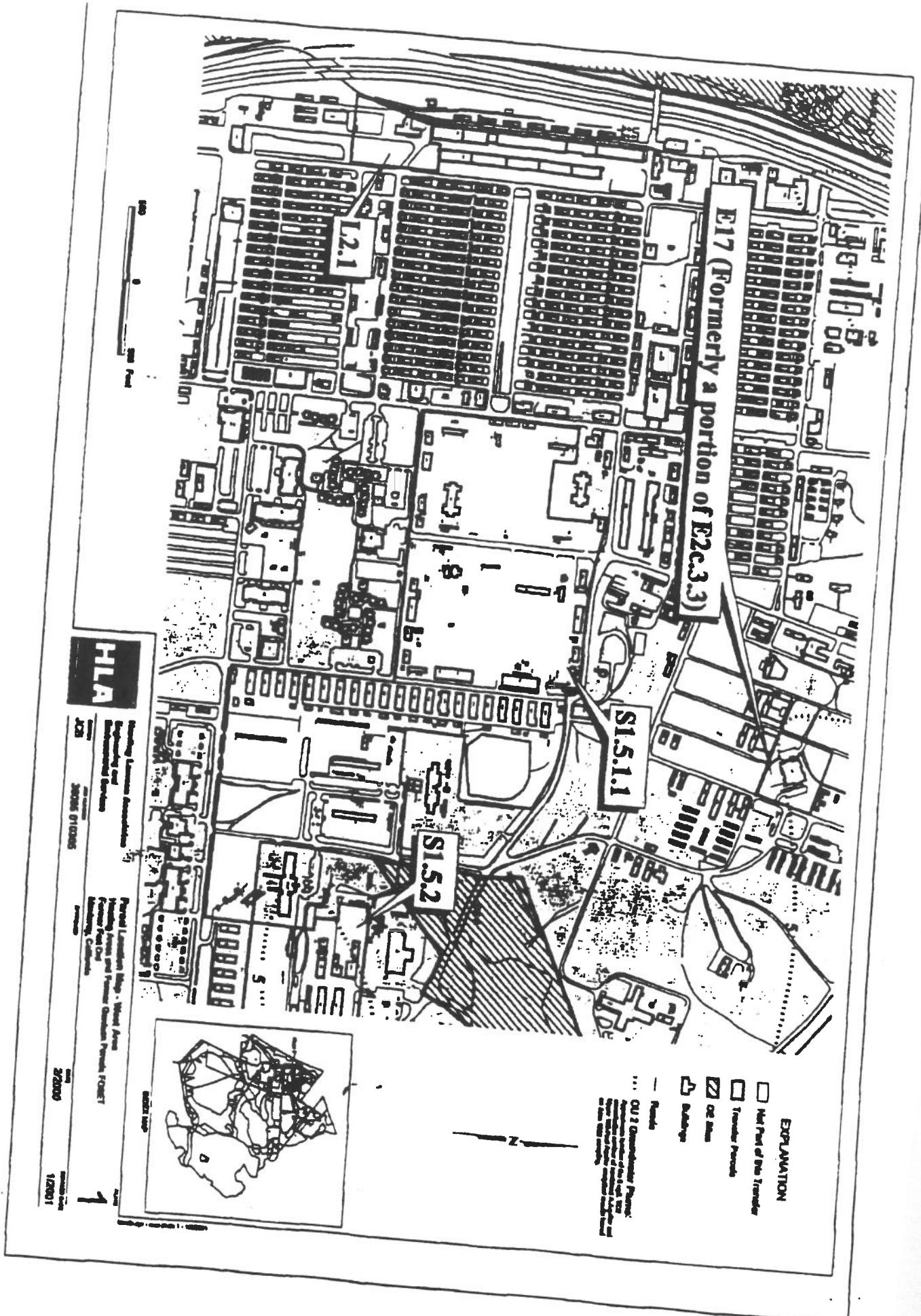
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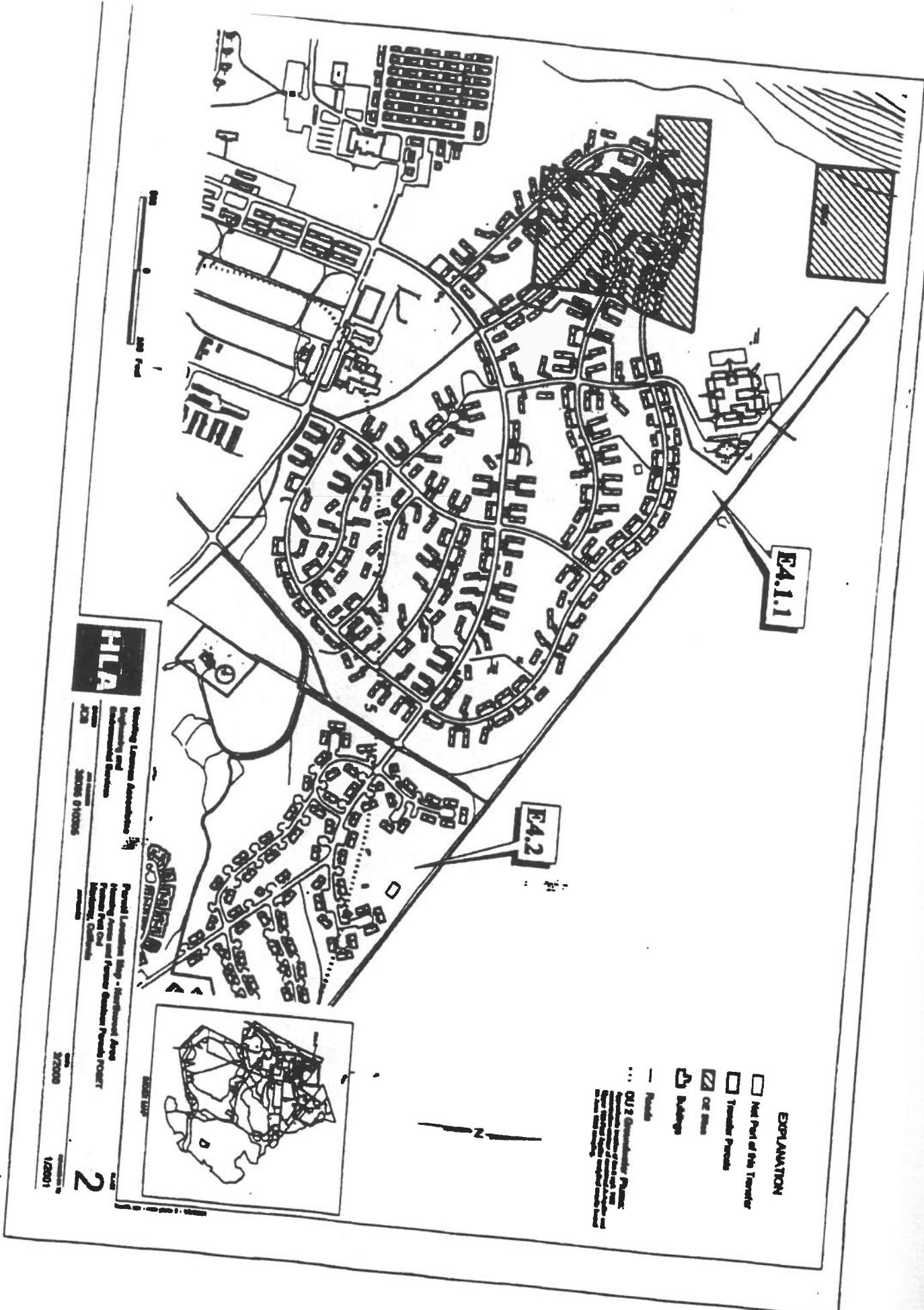
FINAL
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ATTACHMENT 3

PLATES/MAPS 1-6

1. West Area - E.17, S15.1.1, S15.2 & L2.1
2. Northwest Area - E4.1.1 & E4.23
3. East Area - E4.2 & E4.3.1
4. Southwest Area - S1.4, S1.3.1, L2.4.3.1, L37, L2.4.3.2, L2.4.2, & L32.4.1.2
5. Southeast Area - S2.5.1.1, S1.5.2, S2.5.2.1, S2.5.2.2, S2.5.1.2, & E4.3.1
6. Northeast Area - S2.1.3, S2.1.4.1, & E4.3.1





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