

WHEN RECORDED MAIL TO:

CERTIFIED COPY OF
ORIGINAL DOCUMENT
STEWART TITLE

City of Seaside
440 Harcourt Ave.
Seaside, CA 93955
Attn: Ray Corpuz

OCT 13 2005

Time: 8:00 AM
Series # 2005108852

THIS SPACE FOR RECORDER'S USE ONLY

Documentary Transfer Tax \$ EXEMPT

Computed on Full Value of Property conveyed
 or Computed on Full Value less liens and
encumbrances remaining at time of sale.

As declared by the Undersigned.

TITLE(S) OF DOCUMENT

QUITCLAIM DEED FOR PARCELS L 7.8, L 7.9, AND L 32.4.1 ON THE
FORMER FORT ORD, MONTEREY, CALIFORNIA
(Fort Ord Reuse Authority of the Redevelopment Agency of the City of Seaside)

L32.4.1.1

KUTAK ROCK L.L.P.
EXECUTION VERSION

1
2 WHEN RECORDED RETURN TO:
3
4 KUTAK ROCK LLP
5 1101 CONNECTICUT AVENUE, NW
6 WASHINGTON, DC 20036
7 ATTN: GEORGE SCHLOSSBERG
8
9
10

11 RECORDER STAMP

12
13 QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE
14 FORMER FORT ORD, MONTEREY, CALIFORNIA
15 (Fort Ord Reuse Authority to the Redevelopment Agency of the City of Seaside)

16
17 THIS QUITCLAIM DEED ("Deed") is made as of the 30th day of MARCH, 2005,
18 among the **FORT ORD REUSE AUTHORITY** (the "Grantor"), created under Title 7.85 of
19 the California Government Code, Chapters 1 through 7, inclusive, commencing with Section
20 67650, *et seq.*, and selected provisions of the California Redevelopment Law, including Division
21 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with
22 Section 33492, *et seq.*, and Article 4, commencing with Section 33492.70, *et seq.*, and
23 recognized as the Local Redevelopment Authority for the former Fort Ord Army Base,
24 California, by the Office of Economic Adjustment on behalf of the Secretary of Defense, and the
25 **REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE** (the "Grantee").

26
27 **WHEREAS**, The United States of America ("Government") was the owner of certain real
28 property, improvements and other rights appurtenant thereto together with all personal property
29 thereon, located on the former Fort Ord, Monterey County, California, which was utilized as a
30 military installation;

31
32 **WHEREAS**, The military installation at Fort Ord was closed pursuant to and in
33 accordance with the Defense Base Closure and Realignment Act of 1990, as amended (Public
34 Law 101-510; 10 U.S.C. § 2687 note);

35
36 **WHEREAS**, section 2859 of the National Defense Authorization Act for Fiscal Year
37 1996, (Public Law 104-106), authorized the Government to sell portions of the former Fort Ord
38 to the **Grantor** as surplus property;

39
40 **WHEREAS**, the **Grantor** and the Government entered into the Memorandum of
41 Agreement Between the United States of America Acting By and Through the Secretary of the
42 Army, United States Department of the Army and the Fort Ord Reuse Authority For the Sale of
43 Portions of the former Fort Ord, California, dated the 20th day of June 2000, ("MOA") and MOA

1 **QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER**
2 **FORT ORD**

1 Amendment No. 1, dated the 23rd day of October 2001, which sets forth the specific terms and
2 conditions of the sale of portions of the former Fort Ord located in Monterey County, California;
3

4 **WHEREAS**, pursuant to the MOA, the Government conveyed the property known as
5 Parcels L7.8, L7.9, and L32.4.1.1 on the former Fort Ord by quitclaim deed to the **Grantor** on
6 December 15, 2004 ("Government Deed");
7

8 **WHEREAS**, the **Grantor** and the City of Seaside, on behalf of **Grantee**, have entered into
9 the Implementation Agreement dated May 31, 2001 and recorded in the Office of the Monterey
10 County Recorder as Document: 2001088381 ("Implementation Agreement"), which sets forth the
11 specific terms and conditions upon which the **Grantor** agrees to convey and the **Grantee** agrees to
12 accept title to Parcels L7.8, L7.9, and L32.4.1.1.
13

14

15 **WITNESSETH**
16

17 The **Grantor**, for and in consideration of the sum of one dollar (\$1.00) plus other good and
18 valuable consideration, the receipt and sufficiency of which are hereby acknowledged, releases
19 and quitclaims to the **Grantee**, its successors and assigns forever, all such interest, right, title,
20 and claim as the **Grantor** has in and to Parcels L7.8 (0.336 acre), L7.9 (0.336 acre), and L32.4.1.1
21 (38.39 acres); totaling approximately 39.062 acres (the "Property") and buildings, more
22 particularly described in Exhibits "A" and "B", attached hereto and made a part hereof and
23 including the following:
24

25 A. All buildings, facilities, roadways, and other improvements, including the storm
26 drainage systems and the telephone system infrastructure, and any other improvements thereon,
27

28 B. All appurtenant easements and other rights appurtenant thereto, permits, licenses, and
29 privileges not otherwise excluded herein, and
30

31 C. All hereditaments and tenements therein and reversions, remainders, issues, profits,
32 privileges and other rights belonging or related thereto.
33

34 **Grantee** covenants for itself, its successors, and assigns and every successor in interest to
35 the Property, or any part thereof, that **Grantee** and such successors and assigns shall comply with
36 all provisions of the Implementation Agreement as if the **Grantee** were the referenced
37 Jurisdiction under the Implementation Agreement and specifically agrees to comply with the
38 Deed Restrictions and Covenants set forth in Exhibit F of the Implementation Agreement as if
39 such Deed Restrictions and Covenants were separately recorded prior to the recordation of this
40 Deed.
41

**QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER
FORT ORD**

1 The Government Deed conveying the Property to the **Grantor** was recorded prior to the
2 recordation of this Deed. In its transfer of the Property to the **Grantor**, the Government provided
3 certain information regarding the environmental condition of the Property. The **Grantor** has no
4 knowledge regarding the accuracy or adequacy of such information.

5
6 The italicized information below is copied verbatim (except as discussed below) from the
7 Government deed conveying the Property to the **Grantor**. The **Grantee** hereby acknowledges
8 and assumes all responsibilities with regard to the Property placed upon the **Grantor** under the
9 terms of the aforesaid Government deed to **Grantor** and **Grantor** grants to **Grantee** all benefits
10 with regard to the Property under the terms of the aforesaid Government deed. Within the
11 italicized information only, the term “**Grantor**” shall mean the Government, and the term
12 “**Grantee**” shall mean the Fort Ord Reuse Authority (“FORA”); to avoid confusion, the words
13 “the Government” have been added in parenthesis after the word “**Grantor**”, and “FORA” has
14 been added in parenthesis after the word “**Grantee**”.

15
16 **II. EXCLUSIONS AND RESERVATIONS**

17
18 *This conveyance is made subject to the following **EXCLUSIONS** and*
19 **RESERVATIONS:**

20
21 *A. The Property is taken by the Grantee (“FORA”) subject to any and all*
22 *valid and existing recorded outstanding liens, leases, easements, and any other*
23 *encumbrances made for the purpose of roads, streets, utility systems, rights-of-*
24 *way, pipelines, and/or covenants, exceptions, interests, liens, reservations, and*
25 *agreements of record, and any unrecorded leases, easements and any other*
26 *encumbrances made for the purpose of roads, streets, utility systems, rights-of-*
27 *way, pipelines, and/or covenants, exceptions, interests, reservations and*
28 *agreements of record between Grantor (“the Government”) and other*
29 *government entities.*

30
31 *B. The Grantor (“the Government”) reserves a perpetual unassignable*
32 *right to enter the Property for the specific purpose of treating or removing any*
33 *unexploded shells, mines, bombs, or other such devices deposited or caused by the*
34 *Grantor (“the Government”).*

35
36 *C. Access to USA Media Group, LLC, or its successor in interest, to TV*
37 *cable lines is reserved until expiration of its existing franchise agreement,*
38 *November 19, 2005.*

39
40 *D. The reserved rights and easements set forth in this section are subject*
41 *to the following terms and conditions:*

1
2 **QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER**
3 **FORT ORD**

1
2 (1) *to comply with all applicable Federal law and lawful existing*
3 *regulations;*

4
5 (2) *to allow the occupancy and use by the Grantee ("FORA"), its*
6 *successors, assigns, permittees, or lessees of any part of the easement areas not*
7 *actually occupied or required for the purpose of the full and safe utilization*
8 *thereof by the Grantor ("the Government"), so long as such occupancy and use*
9 *does not compromise the ability of the Grantor ("the Government") to use the*
10 *easements for their intended purposes, as set forth herein;*

11
12 (3) *that the easements granted shall be for the specific use*
13 *described and may not be construed to include the further right to authorize any*
14 *other use within the easements unless approved in writing by the fee holder of the*
15 *land subject to the easement;*

16
17 (4) *that any transfer of the easements by assignment, lease,*
18 *operating agreement, or otherwise must include language that the transferee*
19 *agrees to comply with and be bound by the terms and conditions of the original*
20 *grant;*

21
22 (5) *that, unless otherwise provided, no interest granted shall give*
23 *the Grantor ("the Government") any right to remove any material, earth, or stone*
24 *for consideration or other purpose except as necessary in exercising its rights*
25 *hereunder; and*

26
27 (6) *to restore any easement area so far as it is reasonably possible*
28 *to do so upon abandonment or release of any easement as provided herein, unless*
29 *this requirement is waived in writing by the then owner of the Property.*

30
31 E. *Grantor ("the Government") reserves mineral rights that Grantor*
32 *("the Government") owns with the right of surface entry in a manner that does*
33 *not unreasonably interfere with Grantee ("FORA")'s development and quiet*
34 *enjoyment of the Property.*

35
36 **TO HAVE AND TO HOLD** the Property unto the Grantee ("FORA") and
37 its successors and assigns forever, provided that this Deed is made and accepted
38 upon each of the following notices, covenants, restrictions, and conditions which
39 shall be binding upon and enforceable against the Grantee ("FORA"), its
40 successors and assigns, in perpetuity, as follows:

1 **QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER**
2 **FORT ORD**

1
2 **III. "AS IS, WHERE IS"**

3 *The Property is conveyed in an "As Is, Where Is" condition without any*
4 *representation, warranty or guarantee, except as otherwise stated herein, by the*
5 *Grantor ("the Government") as to quantity, quality, title, character, condition,*
6 *size, or kind, or that the same is in condition or fit to be used for the purpose for*
7 *which intended, and no claim for allowance or deduction upon such grounds will*
8 *be considered. There is no obligation on the part of the Grantor ("the*
9 *Government") to make any alterations, repairs, or additions, and said Grantor*
10 *("the Government") shall not be liable for any latent or patent defects in the*
11 *Property. This section shall not affect the Grantor's ("the Government")*
12 *responsibility under CERCLA COVENANTS, NOTICE, AND*
13 *ENVIRONMENTAL REMEDIATION and INDEMNITY herein.*

14
15 **IV. FEDERAL FACILITIES AGREEMENT ("FFA")**

16
17 *The Grantor ("the Government") acknowledges that former Fort Ord has been*
18 *identified as a National Priority List ("NPL") Site under CERCLA. The Grantee*
19 *("FORA") acknowledges that the Grantor ("the Government") has provided it*
20 *with a copy of the FFA entered into by the EPA Region IX, the State of California,*
21 *and the United States Department of the Army, effective on February 1990, and*
22 *will provide the Grantee ("FORA") with a copy of any amendments thereto. The*
23 *Grantee ("FORA") agrees that should any conflict arise between the terms of the*
24 *FFA as they presently exist or may be amended, and the provisions of this*
25 *Property transfer, the terms of the FFA will take precedence. The Grantee*
26 *("FORA") further agrees that notwithstanding any other provisions of the*
27 *Property transfer, the Grantor ("the Government") assumes no liability to the*
28 *Grantee ("FORA"), should implementation of the FFA interfere with their use of*
29 *the Property. Grantor ("the Government") shall give Grantee ("FORA")*
30 *reasonable notice of its action required by the FFA and use all reasonable means*
31 *to the extent practicable to avoid and/or minimize interference with Grantee's*
32 *("FORA"), its successors or assigns' use of the Property. The Grantee*
33 *("FORA"), or any subsequent transferee, shall have no claim on account of any*
34 *such interference against the Grantor ("the Government") or any officer, agent,*
35 *employee or contractor thereof. Grantor ("the Government") agrees to use its*
36 *best efforts to ensure that any amendment to the FFA will not be inconsistent or*
37 *incompatible with the Grantee's ("FORA") use of the Property and to provide*
38 *Grantee ("FORA") with a copy of any amendments to the FFA.*

39
40 **V. CERCLA COVENANTS, NOTICE, AND ENVIRONMENTAL**
41 **REMEDIATION**

1 **QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER**
2 **FORT ORD**

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31 *A. Pursuant to Section 120(h) of CERCLA, 42 U.S.C. § 9601, et seq., the Finding of Suitability to Transfer ("FOST"), and an environmental baseline survey ("EBS") known as Community Environmental Response Facilitation Act report, which is referenced in the FOST, sets forth the environmental condition of the Property. The FOST sets forth the basis for the Grantor's ("the Government") determination that the Property is suitable for transfer. The Grantee ("FORA") is hereby made aware of the notifications contained in the EBS and the FOST. The Grantee ("FORA") has inspected the Property and accepts the physical condition and current level of known environmental hazards on the Property and deems the Property to be safe for the Grantee's ("FORA") intended use. The Grantor ("the Government") represents that the Property is environmentally suitable for transfer to Grantee ("FORA") for the purposes identified in the Final Fort Ord Base Reuse Plan dated December 12, 1994, as amended on June 13, 1997, as approved by the Fort Ord Reuse Authority. If, after conveyance of the Property to Grantee ("FORA"), there is an actual or threatened release of a hazardous substance on the Property, or in the event that a hazardous substance is discovered on the Property after the date of the conveyance, whether or not such substance was set forth in the technical environmental reports, including the EBS, Grantee ("FORA") or its successor or assigns shall be responsible for such release or newly discovered substance unless such release or such newly discovered substance was due to Grantor's ("the Government") activities, ownership, use, presence on, or occupation of the Property, or the activities of Grantor's ("the Government") contractors and/or agents. Grantee ("FORA"), its successors and assigns, as consideration for the conveyance, agrees to release Grantor ("the Government") from any liability or responsibility for any claims arising out of or in any way predicated on release of any hazardous substance on the Property occurring after the conveyance, where such hazardous substance was placed on the property by the Grantee ("FORA"), or its agents or contractors, after the conveyance to the Grantee ("FORA").*

32
33
34
35 *B. Pursuant to Section 120(h)(3) of CERCLA, the Grantor ("the Government") hereby notifies the Grantee ("FORA"), its successors and assigns, of the storage, release, and disposal of hazardous substances on the Property.*

36
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38
39 *(1) The Grantor ("the Government") hereby covenants that prior to the date of this conveyance, all corrective, remedial and response actions necessary to protect human health and the environment have been taken with respect to the Property.*

QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER FORT ORD

1 (2) *The Grantor ("the Government") hereby covenants that all
2 corrective, remedial and response actions necessary to protect human health and
3 the environment with respect to any hazardous substances remaining on the
4 Property after the date of transfer shall be conducted by the Grantor ("the
5 Government").*

6
7 *C. The CERCLA warranty in Paragraph V.B.(1) and V.B.(2) above shall
8 not apply in any case in which the person or entity to whom the Property is
9 transferred is a "potentially responsible party," as defined under CERCLA
10 Section 107(a)(2)-(4) with respect to such hazardous substances.*

11
12 *D. Nothing in this Section is intended to, nor shall it be construed to,
13 alter, amend, increase or diminish the parties' rights, liabilities, and duties as set
14 forth more fully in Section 120(h) of CERCLA, 42 U.S.C. Section 9620(h).*

15
16 *E. The Grantor ("the Government"), EPA, and DTSC, and their officers,
17 agents, employees, contractors, and subcontractors will have the right, upon
18 reasonable notice to the Grantee ("FORA"), to enter upon the Property in any
19 case in which a response or corrective action is found to be necessary, after the
20 date of transfer of the Property, or such access is necessary to carry out a
21 response action or corrective action on adjoining property at no cost to the
22 Grantor ("the Government"), including, without limitation, the following
23 activities:*

24
25 *(1) To conduct investigations and surveys, including where
26 necessary, drilling, soil and water sampling, test-pitting, and other activities
27 related to the Fort Ord Installation Restoration Program ("IRP"), Ordnance and
28 Explosives ("OE") program, or FFA;*

29
30 *(2) To inspect field activities of the Army and its contractors and
31 subcontractors with regards to implementing the Fort Ord IRP, OE program, or
32 FFA;*

33
34 *(3) To conduct any test or survey related to the implementation of
35 the IRP by the EPA or the DTSC relating to the implementation of the FFA or
36 environmental conditions at Fort Ord or to verify any data submitted to the EPA
37 or the DTSC by the Government relating to such conditions;*

38
39 *(4) To construct, operate, maintain or undertake any other
40 investigation, corrective measure, response, or remedial action as required or
41 necessary under any Fort Ord FFA, Record of Decision ("ROD"), IRP or OE*

QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER FORT ORD

1 *program requirement; including, but not limited to monitoring wells, pumping wells, and treatment facilities.*

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3
4 *F. In exercising this access easement, except in case of imminent*
5 *endangerment to human health or the environment, the Grantor ("the*
6 *Government") shall give the Grantee ("FORA"), or the then record owner,*
7 *reasonable prior notice and shall use all reasonable means to the extent*
8 *practicable to avoid and/or minimize interference with the Grantee's ("FORA")*
9 *use of the Property. Grantee ("FORA") agrees that, notwithstanding any other*
10 *provisions of this Deed, the Grantor ("the Government") assumes no liability to*
11 *the Grantee ("FORA"), its successors or assigns, or any other person, should*
12 *remediation of the Property interfere with the use of the Property. The Grantee*
13 *("FORA") shall not, through construction or operation/maintenance activities,*
14 *interfere with any remediation or response action conducted by the Grantor ("the*
15 *Government") under this paragraph. The Grantee ("FORA"), the then record*
16 *owner, and any other person shall have no claim against the Grantor ("the*
17 *Government") or any of its officers, agents, employees or contractors solely on*
18 *account of any such interference resulting from such remediation.*

19
20 *G. Without the express written consent of the Grantor ("the*
21 *Government") in each case first obtained, neither the Grantee ("FORA"), its*
22 *successors or assigns, nor any other person or entity acting for or on behalf of the*
23 *Grantee ("FORA"), its successors or assigns, shall interfere with any response*
24 *action being taken on the Property by or on behalf of the Grantor ("the*
25 *Government"), or interrupt, relocate, or otherwise interfere with any remediation*
26 *system now or in the future located, over, through, or across any portion of the*
27 *Property.*

28
29 *H. This notice is provided pursuant to CERCLA 120(h)(1) and (3). A*
30 *pump-and-treat groundwater remediation system for Operable Unit ("OU") 2*
31 *(not located on the Property) is in place and shown to be operating effectively. A*
32 *Covenant to Restrict Use of Property ("CRUP") within the "Groundwater*
33 *Protection Zone" has been established between the Grantor ("the Government"),*
34 *DTSC and the California Regional Water Quality Control Board, Central Coast*
35 *Region, and is recorded in the County of Monterey, California, on September 28,*
36 *2004, Series Number 2004103512. Drilling of water wells or use or access to*
37 *groundwater beneath the Property is prohibited without prior written approval by*
38 *the above parties as describe in the CRUP.*

VI. INDEMNITY

QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER FORT ORD

1 The Grantor ("the Government") recognizes its obligation to hold
2 harmless, defend, and indemnify the Grantee ("FORA") and any successor,
3 assignee, transferee, lender, or lessee of the Grantee ("FORA") or its successors
4 and assigns, as required and limited by Section 330 of Public Law 102-484, the
5 National Defense Authorization Act of 1993, as amended (10 U.S.C. § 2687, note)
6 and to otherwise meet its obligations under Federal law.

VII. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

7 The following is applicable to Parcel L32.4.1.1:

8
9
10 A. The Grantee ("FORA") is hereby informed and does acknowledge that
11 friable and non-friable asbestos or asbestos-containing material ("ACM") have
12 been found on the applicable parcel, as described in the referenced asbestos
13 survey and summarized in the Environmental Baseline Surveys for the California
14 State University Monterey Bay Parcel, the Main Garrison Parcels, Surplus II
15 Parcels, and the UC Santa Cruz Parcel.

16
17 B. Several buildings have been determined to contain friable and non-
18 friable asbestos that may pose a threat to human health. Detailed information is
19 contained in the Asbestos Survey Report, Fort Ord Installation (April 26, 1993).
20 The remaining buildings contain non-friable ACM rated in good to fair condition.
21 The Grantor ("the Government") has agreed to transfer said buildings and
22 structures to the Grantee ("FORA"), prior to remediation of asbestos hazards, in
23 reliance upon the Grantee's ("FORA") express representation and promise that
24 the Grantee ("FORA") will, prior to use or occupancy of said buildings, demolish
25 said buildings or the portions thereof containing friable asbestos, disposing of
26 ACM in accordance with applicable laws and regulations. With respect to the
27 friable asbestos in said buildings and structures, the Grantee ("FORA")
28 specifically agrees to undertake any and all abatement or remediation that may
29 be required under CERCLA 120(h)(3) or any other applicable law or regulation.
30 The Grantee ("FORA") acknowledges that the consideration for the conveyance
31 of the applicable parcels was negotiated based upon the Grantee ("FORA")
32 agreement to the provisions contained in this section.

33
34 C. The Grantee ("FORA") covenants and agrees that its use and
35 occupancy of the applicable parcels will be in compliance with all applicable
36 laws relating to asbestos; and that the Grantor ("the Government") assumes no
37 liability for any future remediation of asbestos or future damages for personal
38 injury, illness, disability, or death, to the Grantee ("FORA"), its successors or
39 assigns, or to any other person, including members of the general public, arising
40 from or incident to the purchase, transportation, removal, handling, use,

QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER FORT ORD

1 disposition, or other activity causing or leading to contact of any kind whatsoever
2 with asbestos or ACM on the applicable parcels, whether the Grantee ("FORA"),
3 its successors or assigns have properly warned or failed to properly warn the
4 individual(s) injured. The Grantee ("FORA") agrees to be responsible for any
5 future remediation of asbestos found to be necessary on the applicable parcels as
6 a result of the Grantee's ("FORA") activities. The Grantee ("FORA") assumes
7 no liability for damages for personal injury, illness, disability, death or property
8 damage arising from (i) any exposure or failure to comply with any legal
9 requirements applicable to asbestos on any portion of the applicable parcels
10 arising prior to the Grantor's ("the Government") conveyance of such portion of
11 the applicable parcels to the Grantee ("FORA") pursuant to this Deed, or (ii) any
12 disposal, prior to the Grantor's ("the Government") conveyance of the applicable
13 parcels, of any asbestos or ACM.

14
15 D. Unprotected or unregulated exposures to asbestos in product
16 manufacturing, shipyard, and building construction workplaces have been
17 associated with asbestos-related diseases. Both Occupational Safety and Health
18 Administration ("OSHA") and the EPA regulate asbestos because of the potential
19 hazards associated with exposure to airborne asbestos fibers. Both OSHA and
20 EPA have determined that such exposure increases the risk of asbestos-related
21 diseases, which include certain cancers and which can result in disability or
22 death.

23
24 E. The Grantee ("FORA") acknowledges that it has inspected the
25 applicable parcels as to their asbestos content and condition and any hazardous
26 or environmental conditions relating thereto prior to accepting the
27 responsibilities imposed upon the Grantee ("FORA") under this section. The
28 failure of the Grantee ("FORA") to inspect, or to be fully informed as to the
29 asbestos condition of all or any portion of the applicable parcels offered, will not
30 constitute grounds for any claim or demand against the Grantor ("the
31 Government"), or any adjustment under this Deed.

32
33 F. The Grantee ("FORA") further agrees to indemnify and hold harmless
34 the Army, its officers, agents and employees, from and against all suits, claims,
35 demands or actions, liabilities, judgments, costs and attorneys' fees arising out of,
36 or in any manner predicated upon, future exposure to asbestos on any portion of
37 the applicable parcels after this conveyance of the applicable parcels to the
38 Grantee ("FORA") or any future remediation or abatement of asbestos or the
39 need therefor. The Grantee ("FORA") obligation hereunder shall apply
40 whenever the Grantor ("the Government") incurs costs or liabilities for actions
41 giving rise to liability under this section.

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3 **QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER**
4 **FORT ORD**

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7 **VIII. LEAD-BASED PAINT WARNING AND COVENANT**
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41
A. The Grantee ("FORA") 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. 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, and child occupied 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, 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.

B. 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 sampling for lead within the buildings on the Property has occurred. However, limited sampling for lead-based paint was conducted in former barracks buildings located on property immediately north of Parcel L32.2.2 (Industrial Hygiene Survey No. 55-71-R25A-94). One or more of the former barracks interior and/or exterior surface components (e.g., walls, doors, window sills, door frames, etc.) tested positive for LBP. Those barracks sampled were of the same construction type and were constructed in the same year (1954) as former barracks located on Parcel L32.2.2 (Buildings 4552 and 4562) and Parcel L32.4.1.1 (Buildings 4430, 4432, 4434, 4436, 4440, 4442, 4444, and 4446). Limited sampling for lead in soil surrounding some buildings at former Fort Ord has been completed. Soil samples were collected from soil surrounding 10 buildings in Parcel L23.3.2.1 (Buildings 6, 10, 20, 14, 16, 36, 71, 75, 82, and 108). The average concentration of lead detected in soil was 263 milligrams per kilogram (mg/kg) with a maximum concentration of

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1 2,211 mg/kg detected at Building 6 (Lead In Soil Survey For Ten Buildings At The
2 East Garrison, Fort Ord, California, April 8, 1998). As agreed upon in an agency
3 meeting on August 29, 1997, lead analytical results from soil samples collected
4 adjacent to buildings on the Peninsula Outreach and the Marina Sports Center
5 parcels can be used to represent lead concentrations in soil around the buildings
6 on the Main Garrison parcels (E2b.1.1.1, E2b.1.1.2, E2b.1.2, E2b.1.3, E2b.1.4,
7 E2b.2.1, E2b.2.3, E2b.2.4, E2b.3.1.1, E2c.3.1, E2c.3.2, E2c.3.3, E2c.4.2.1, E2d.1,
8 E2d.2, L12.2.2, L12.2.3, L12.3, L23.1.2, L23.1.3, L23.1.4, and L35.1) which were
.9 constructed of similar materials and during similar time periods. Average
10 concentrations of lead detected in soil around the buildings on the Peninsula
11 Outreach and Marina Sports Center parcels were 99.4 and 228 mg/kg,
12 respectively. The maximum background concentration for lead in soil at Fort Ord
13 is 51.8 mg/kg (Draft Final Basewide Background Soil Investigation, Fort Ord,
14 California, March 15, 1993). The Federal Preliminary Remediation Goal (PRG)
15 for residential non-play area bare soil is 1,200 mg/kg. All purchasers must
16 receive the Federally approved pamphlet on lead poisoning prevention. The
17 Grantee ("FORA") hereby acknowledges receipt of all of the information described
18 in this subparagraph.
19

20 C. The Grantee ("FORA") acknowledges that it has received the
21 opportunity to conduct its own risk assessment or inspection for the presence of
22 lead-based paint and/or lead-based paint hazards prior to execution of this
23 document.

24 D. The Grantee ("FORA") covenants and agrees that it shall not permit the
25 occupancy or use of any buildings or structures on the Property as Residential Real
26 Property, as defined in paragraph A, above, without complying with this section
27 and all applicable Federal, State, and local laws and regulations pertaining to lead-
28 based paint and/or lead-based paint hazards. Prior to permitting the occupancy of
29 the Property where its use subsequent to sale is intended for residential habitation,
30 the Grantee ("FORA") specifically agrees to perform, at its sole expense, the
31 Army's abatement requirements under Title X of the Housing and Community
32 Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of
33 1992) (hereinafter Title X).

34 E. The Grantee ("FORA") shall, after consideration of the guidelines and
35 regulations established pursuant to Title X: (1) Perform a reevaluation of the Risk
36 Assessment if more than 12 months have elapsed since the date of the last Risk
37 Assessment; (2) Comply with the joint HUD and EPA Disclosure Rule (24 CFR 35,
38 Subpart H, 40 CFR 745, Subpart F), when applicable, by disclosing to prospective
39 purchasers the known presence of lead-based paint and/or lead-based paint hazards

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3 as determined by previous risk assessments; (3) Abate lead dust and lead-based
4 paint hazards in pre-1960 residential real property, as defined in paragraph A,
5 above, in accordance with the procedures in 24 CFR 35; (4) Abate soil-lead
6 hazards in pre-1978 residential real property, as defined in paragraph A, above, in
7 accordance with the procedures in 24 CFR 35; (5) Abate lead-soil hazards
8 following demolition and redevelopment of structures in areas that will be
9 developed as residential real property; (6) Comply with the EPA lead-based paint
10 work standards when conducting lead-based paint activities (40 CFR 745, Subpart
11 L); (7) Perform the activities described in this paragraph within 12 months of the
12 date of the lead-based paint risk assessment and prior to occupancy or use of the
13 residential real property; and (8) Send a copy of the clearance documentation to the
14 Grantor ("the Government").

15 F. In complying with these requirements, the Grantee ("FORA") covenants
16 and agrees to be responsible for any abatement or remediation of lead-based paint
17 or lead-based paint hazards on the Property found to be necessary as a result of the
18 subsequent use of the Property for residential purposes. The Grantee ("FORA")
19 covenants and agrees to comply with solid or hazardous waste laws that may apply
20 to any waste that may be generated during the course of lead-based paint
21 abatement activities.

22 G. The Grantee ("FORA") further agrees to indemnify and hold harmless
23 the Army, its officers, agents and employees, from and against all suits, claims,
24 demands, or actions, liabilities, judgments, costs and attorney's fees arising out of,
25 or in a manner predicated upon personal injury, death or property damage
26 resulting from, related to, caused by or arising out of lead-based paint or lead-
27 based paint hazards on the Property if used for residential purposes.

28 H. The covenants, restrictions, and requirements of this Section shall be
29 binding upon the Grantee ("FORA"), its successors and assigns and all future
30 owners and shall be deemed to run with the land. The Grantee ("FORA") on behalf
31 of itself, its successors and assigns covenants that it will include and make legally
32 binding, this Section in all subsequent transfers, leases, or conveyance documents.

33 **IX. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF**
34 **PESTICIDES AND COVENANT**

35 A. The Grantee ("FORA") is hereby informed and does acknowledge that
36 pesticides may be present on the Property. To the best of Grantor's ("the
37 Government") knowledge, the presence of pesticides does not currently pose a
38 threat to human health or the environment, and the use and application of any

1 **QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER**
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1 *pesticide product by the Grantor ("the Government") was in accordance with its*
2 *intended purpose, and in accordance with CERCLA § 107 (i), which states:*

3
4 *"No person (including the Grantor ("the Government") or any State or Indian*
5 *tribe) may recover under the authority of this section for any response costs or*
6 *damages resulting from the application of a pesticide product registered under*
7 *the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. § 136 et seq.).*
8 *Nothing in this paragraph shall affect or modify in any way the obligations or*
9 *liability of any person under any other provision of State or Federal law,*
10 *including common law, for damages, injury, or loss resulting from a release of*
11 *any hazardous substance or for removal or remedial action or the costs of*
12 *removal or remedial action of such hazardous substance."*

13
14 B. Upon request, the Grantor ("the Government") agrees to furnish to the
15 Grantee ("FORA") any and all records in its possession related to the use of the
16 pesticides necessary for the continued compliance by the Grantee ("FORA") with
17 applicable laws and regulations related to the use of pesticides.

18
19 C. The Grantee ("FORA") covenants and agrees that its possession,
20 potential use and continued management of the Property, including any
21 demolition of structures, will be in compliance with all applicable laws relating to
22 hazardous substance/pesticides and hazardous wastes.

23
24 X. **NOTICE OF THE POTENTIAL FOR THE PRESENCE OF**
25 **POLYCHLORINATED BIPHENYLS ("PCBs")**

26
27 A. PCBs have been widely used as coolants and lubricants in
28 transformers, capacitors and other electrical equipment like fluorescent light
29 ballasts. EPA considers PCBs to be probable cancer causing chemicals in
30 humans. PCB and PCB-contaminated equipment that will be disposed of must be
31 stored in a hazardous storage facility. The Grantee ("FORA") is hereby
32 informed that fluorescent light ballasts containing PCBs are present on the
33 Property. The PCB-containing light ballasts do not currently pose a threat to
34 human health or the environment when managed properly. All PCB-containing
35 equipment is presently in full compliance with applicable laws and regulations.

36
37 B. Upon request, the Army agrees to furnish to the Grantee ("FORA")
38 any and all records in its possession related to such PCB equipment necessary for
39 the continued compliance by the Grantee ("FORA") with applicable laws and
 regulations related to the use and storage of PCBs or PCB-containing equipment.

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1 C. The Grantee ("FORA") covenants and agrees that its continued
2 possession, use, and management of any PCB-containing equipment will be in
3 compliance with all applicable laws relating to PCBs and PCB-containing
4 equipment and that the Army shall assume no liability for the future remediation
5 of PCB contamination or future damages for personal injury, illness, disability,
6 or death to the Grantee ("FORA"), its successors or assigns, or to any other
7 person, including members of the general public arising from or incident to future
8 use, handling, management, disposition, or other activity causing or leading to
9 contact of any kind whatsoever with PCBs or PCB-containing equipment, whether
10 the Grantee ("FORA"), its successors or assigns have properly warned or failed
11 to properly warn the individual(s) injured. The Grantee ("FORA") agrees to be
12 responsible for any future remediation of PCBs or PCB-containing equipment
13 found to be necessary on the Property.

14
15 D. This section shall not affect the Grantor's ("the Government")
16 responsibility under **CERCLA COVENANTS, NOTICE, AND**
17 **ENVIRONMENTAL REMEDIATION** and under **INDEMNITY** herein.

18
19 **XI. NOTICE OF THE PRESENCE OF CONTAMINATED**
20 **GROUNDWATER**

21
22 A. The groundwater beneath portions of the Property is contaminated
23 with volatile organic compounds ("VOCs"), primarily trichloroethene ("TCE").
24 The maximum TCE concentration in the groundwater beneath Parcel E2b.2.1,
25 which is not a part of this Deed, is 280 micrograms per liter (September 2001) as
26 measured in the groundwater extraction Well EW-12-02-180M. The maximum
27 concentrations of the chemicals of concern (associated with the OU2 and
28 Sites 2/12 groundwater plumes) detected in the groundwater monitoring wells on
29 the property (September 2001) are listed below. The quantity released of these
30 compounds is unknown. The OU2 and Sites 2/12 groundwater aquifer cleanup
31 levels ("ACLs"), presented in the OU2 and Basewide Remedial Investigation
32 Sites Record of Decision ("RODs"), are provided for comparison.

33
34 Chemicals of Concern in Groundwater
35 (OU 2, Sites 2/12, and Carbon Tetrachloride Plume)
36 and Aquifer Cleanup Levels

Chemical Name	Regulatory Synonym	CASRN*	RCRA Waste Number	Concentrations ($\mu\text{g/L}$)	ACL
Benzene	Benzol	71432	U019	4.7	1.0
Carbon Tetrachloride	Methane, tetrachloro-	56235	U211	6.4	0.5
Chloroform	Methane, trichloro-	67663	U044	5.6	2.0
1,1-Dichloroethane	Ethane, 1,1-dichloro-	75343	U076	48	5.0
1,2-Dichloroethane	Ethane, 1,2-dichloro-	107062	U077	6.7	0.5
1,1-Dichloroethene	Ethene, 1,1-dichloro-	75354	U078	3.3	6.0
Cis-1,2-Dichloroethene	Ethene, 1,2-dichloro(E)	156605	U079	130	6.0

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<i>1,2-Dichloropropane</i>	<i>Propane, 1,2-dichloro-</i>	78875	U083	1.7	1.0
<i>Total 1,3-Dichloropropene</i>	<i>Propene, 1,3-dichloro-</i>	542756	--	<i>ND</i>	0.5
<i>Methylene Chloride</i>	<i>Methane, dichloro-</i>	75092	U080	110	5.0
<i>Tetrachloroethene</i>	<i>Ethene, tetrachloro-</i>	127184	U210	23	3.0
<i>Trichloroethene</i>	<i>Ethene, trichloro-</i>	79016	U228	280	5.0
<i>Vinyl chloride</i>	<i>Ethene, chloro-</i>	75014	U043	1.3	0.1

1
2 *Chemical Abstract Services Registry Number
3

4 *B. A recorded Covenant to Restrict Use of Property ("CRUP") within the*
5 *"Groundwater Protection Zone" has been established between the Grantor ("the*
6 *Government"), DTSC, and the California Regional Water Quality Control Board,*
7 *Central Coast Region, recorded in the County of Monterey, California on*
8 *September 28, 2004, Series Number 2004103512.*

9
10 *C. The Grantee ("FORA") covenants for itself, its successors, and*
11 *assigns not to access or use groundwater underlying the Property for any*
12 *purpose. For the purpose of this restriction, "groundwater" shall have the same*
13 *meaning as in section 101(12) of CERCLA. The Grantee ("FORA"), for itself, its*
14 *successors or assigns covenants that it will not undertake nor allow any activity*
15 *on or use of the Property that would violate the restrictions contained herein.*
16 *These restrictions and covenants are binding on the Grantee ("FORA"), its*
17 *successors and assigns; shall run with the land; and are forever enforceable by*
18 *the parties identified in Section XI.D.*

19
20 *D. The restrictions and conditions stated in Section XI.C benefit the*
21 *public in general and the territory surrounding the Property, including lands*
22 *retained by the Grantor ("the Government"), and, therefore, are enforceable by*
23 *the Grantor ("the Government") and the State of California. The Grantee*
24 *("FORA") covenants for itself, its successors, and assigns that it shall include*
25 *and otherwise make legally binding, the restrictions in Section XI.C in all*
26 *subsequent lease, transfer or conveyance documents relating to the Property*
27 *subject hereto.*

28
29 *E. The Grantor ("the Government") and its representatives shall, for all*
30 *time, have access to the Property for the purpose of installing and/or removing*
31 *groundwater monitoring wells, and to perform continued monitoring of*
32 *groundwater conditions, allowing chemical and/or physical testing of wells to*
33 *evaluate water quality and/or aquifer characteristics. The Property owner shall*
34 *allow ingress and egress of all equipment necessary to accomplish the same.*

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1
2 **XII. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF**
3 **ORDNANCE AND EXPLOSIVES**

4 A. Ordnance and explosives ("OE") investigations indicate that it is not
5 likely that OE is located within the Property. All parcels on the Property lie on
6 property identified as non-OE areas, or areas at the former Fort Ord that contain
7 no evidence of OE. However, there is a potential for OE to be present because
8 OE was used throughout the history of Fort Ord. In the event the Grantee
9 ("FORA"), its successors, and assigns, should discover any ordnance on the
10 Property, they shall not attempt to remove or destroy it, but shall immediately
11 complete Section A of the Ordnance and Explosives Incident Reporting Form, fax
12 the form to the Presidio of Monterey Police Department at (831) 242-7740 and
13 notify the Presidio of Monterey Police Department via telephone at
14 (831) 242-7851 and competent Grantor ("the Government") or Grantor ("the
15 Government")-designated explosive ordnance personnel will promptly be
16 dispatched to dispose of such ordnance at no expense to the Grantee ("FORA").
17 The Grantee ("FORA") hereby acknowledges receipt of the "Ordnance and
18 Explosives Safety Alert" pamphlet and the Ordnance and Explosives Incident
19 Reporting Form.

20
21 B. In addition, the Army offers OE familiarization training to anyone
22 conducting ground disturbance activities (digging holes, excavating trenches,
23 repairing underground utilities, etc.) at the former Ford Ord. The OE Safety
24 Specialist conducts a thirty-minute training session. This training session
25 includes a lecture on what OE might be found, the procedure to follow if
26 something is found and "Safety Alert" brochures are also distributed. To
27 schedule this training, please contact the Directorate of Environmental and
28 Natural Resources at (831) 242-7919.

29
30 C. The Grantor ("the Government") reserves the right to conduct any
31 remedial action and/or investigation that the Army is responsible for, as required
32 or necessary as a result of the ongoing OE Remedial Investigation/Feasibility
33 Study.

34
35 **XIII. ENDANGERED SPECIES**

36
37 The Grantee ("FORA"), its successors or assigns shall comply with the
38 requirements, if any and if applicable, of the Fort Ord Installation-Wide Multi-
39 species Habitat Management Plan ("HMP") for Former Fort Ord, California.
40

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1 A. *The Property is within HMP Development Areas. No resource
2 conservation requirements are associated with the HMP for these parcels.
3 However, small pockets of habitat may be preserved within and around the
4 Property.*

5
6 B. *The Biological Opinion identifies sensitive biological resources that
7 may be salvaged for use in restoration activities within reserve areas, and allows
8 for development of the Property.*

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

22
23 D. *The HMP serves as a management plan for both listed and candidate
24 species, and is a prelisting agreement between the USFWS and the local
25 jurisdiction for candidate species that may need to be listed because of
26 circumstances occurring outside the area covered by the HMP.*

27
28 E. *Implementation of the HMP would be considered suitable mitigation
29 for impacts to HMP species within HMP prevalent areas and would facilitate the
30 USFWS procedures to authorize the incidental taking of these species by
31 participating entities as required under ESA Section 10. No further mitigation
32 will be required to allow development on the Property unless species other than
33 the HMP target species are proposed for listing or are listed.*

34
35 F. *The HMP does not authorize the incidental taking of any species listed
36 as threatened or endangered under the ESA by entities acquiring land at the
37 former Fort Ord. The USFWS has recommended that all non-federal entities
38 acquiring land at former Fort Ord apply for ESA Section 10(a)(1)(B) incidental
39 taking permits for the species covered in the HMP. The definition of "take"
40 under the ESA includes to harass, harm, hunt, shoot, wound, kill, trap, capture, or
41 collect, or attempt to engage in any such conduct. Although the USFWS will not*

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1 require further mitigation from entities that are in conformance with the HMP,
2 those entities without incidental taking authorization would be in violation of the
3 ESA if any of their actions resulted in the taking of a listed animal species. To
4 apply for a Section 10(a)(1)(B) incidental taking permit, an entity must submit an
5 application form (Form 3-200), a complete description of the activity sought to be
6 authorized, the common and scientific names of the species sought to be covered
7 by the permit, and a conservation plan (50 CFR 17.22[b]).
8

9 G. The Grantee ("FORA") acknowledges that it has read the HMP dated
10 April 1997, and will cooperate with adjacent property owners in implementing
11 mitigation requirements identified in the HMP for adjacent sensitive habitat
12 areas.

XIV. AIR NAVIGATION RESERVATION AND RESTRICTIONS

15 The Monterey Airport and the former Fritzsche Airfield, now known as the
16 Marina Municipal Airport, are in close proximity to the Property. Accordingly,
17 in coordination with the Federal Aviation Administration, the Grantee ("FORA")
18 covenants and agrees, on behalf of it, its successors and assigns and every
19 successor in interest to the Property herein described, or any part thereof, that,
20 when applicable, there will be no construction or alteration unless a
21 determination of no hazard to air navigation is issued by the Federal Aviation
22 Administration in accordance with Title 14, Code of Federal Regulations, Part
23 77, entitled, Objects Affecting Navigable Airspace, or under the authority of the
24 Federal Aviation Act of 1968, as amended.
25

XV. ENFORCEMENT AND NOTICE REQUIREMENT

28 A. The provisions of this Deed benefit the governments of the United
29 States of America, the State of California, acting on behalf of the public in
30 general, the local governments, and the lands retained by the Grantor ("the
31 Government") and, therefore, are enforceable, by resort to specific performance
32 or legal process by the United States, the State of California, the local
33 governments, and by the Grantee ("FORA"), and its successors and assigns.
34 Enforcement of this Deed shall be at the discretion of the parties entitled to
35 enforcement hereof, and any forbearance, delay or omission to exercise their
36 rights under this Deed in the event of a breach of any term of this Deed, shall not
37 be deemed to be a waiver by any such party of such term or of any subsequent
38 breach of the same or any other terms, or of any of the rights of said parties under
39 this Deed. All remedies available hereunder shall be in addition to any and all
40 other remedies at law or in equity, including CERCLA. The enforcement rights
41 set forth in this Deed against the Grantee ("FORA"), or its successors and

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1 assigns, shall only apply with respect to the Property conveyed herein and held by
2 such Grantee ("FORA"), its successors or assigns, and only with respect to
3 matters occurring during the period of time such Grantee ("FORA"), its
4 successors or assigns, owned or occupied such Property or any portion thereof.

5
6 B. The Grantee ("FORA"), its successors or assigns, shall neither
7 transfer the Property, nor any portion thereof, nor grant any interest, privilege, or
8 license whatsoever in connection with the Property without the inclusion, to the
9 extent applicable to the Property or any portion thereof, of the environmental
10 protection provisions contained in this Deed: Exclusions and Reservations,
11 Federal Facilities Agreement ("FFA"); CERCLA Covenants, Notice, and
12 Environmental Remediation; Notice of the Presence of Asbestos and Covenant;
13 Lead-Based Paint Warning and Covenant; Notice of the Potential for the
14 Presence of Pesticides and Covenant; Notice of the Potential for the Presence of
15 Polychlorinated Biphenyls ("PCBs"); Notice of the Presence of Contaminated
16 Groundwater; Notice of the Potential for the Presence of Ordnance and
17 Explosives; Endangered Species, Air Navigation Reservation and Restrictions,
18 and Enforcement and Notice Requirement, and shall require the inclusion, to the
19 extent applicable, of such environmental protection provisions in all further
20 deeds, transfers, leases, or grant of any interest, privilege, or license.
21

22 C. The obligations imposed in this section upon the successors or assigns
23 of Grantee ("FORA") shall only extend to the Property conveyed to any such
24 successor or assign.
25

XVI. OTHER CONDITIONS

26 Should the Property be considered for the proposed acquisition and
27 construction of school properties utilizing State funding, at any time in the future,
28 a separate environmental review process in compliance with the California
29 Education Code Section 17210 et seq., will need to be conducted and approved by
30 DTSC.
31

XVII. NOTICE OF NON-DISCRIMINATION

32 With respect to activities related to the Property, the Grantee ("FORA")
33 covenants for itself, its successors and assigns, that the Grantee ("FORA"), and
34 such successors and assigns, shall not discriminate upon the basis of race, color,
35 religion, sex, age, handicap, or national origin in the use, occupancy, sale or
36 lease of the Property, or in their employment practices conducted thereon in
37 violation of the provisions of Title VI of the Civil Rights Act of 1964, as amended
38
39
40
41

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(42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); and the Rehabilitation Act of 1973, as amended, (29 U.S.C. § 794). The Grantor ("the Government") shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the vicinity of the Property hereby conveyed, and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

XVIII. ANTI-DEFICIENCY ACT STATEMENT

The Grantor's ("the Government") obligation to pay or reimburse any money under this Deed is subject to the availability of appropriated funds to the Department of the Army, and nothing in this Deed shall be interpreted to require obligations or payments by the Grantor ("the Government") in violation of the Anti-Deficiency Act (Public Law 97-258, 31 U.S.C. § 1341).

The responsibilities and obligations placed upon, and the benefits provided to, the **Grantor** by the Government shall run with the land and be binding on and inure to the benefit of all subsequent owners of the Property unless or until such responsibilities, obligations, or benefits are released pursuant to the provisions set forth in the MOA and the Government deed. **Grantee** and its successors and assigns, respectively, shall not be liable for any breach of such responsibilities and obligations with regard to the Property arising from any matters or events occurring after transfer of ownership of the Property by **Grantee** or its successors and assigns, respectively; provided, however, that each such party shall, notwithstanding such transfer, remain liable for any breach of such responsibilities and obligations to the extent caused by the fault or negligence of such party.

General Provisions:

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

B. Severability. If any provision of this Deed, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

C. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of title in any respect.

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FORT ORD**

1 D. Captions. The captions in this Deed have been inserted solely for convenience of
2 reference and are not a part of this Deed and shall have no effect upon construction or
3 interpretation.

4
5 E. Right to Perform. Any right which is exercisable by the **Grantee**, and its
6 successors and assigns, to perform under this Deed may also be performed, in the event of non-
7 performance by the **Grantee**, or its successors and assigns, by a lender of the **Grantee** and its
8 successors and assigns.

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

22
23
24
25

[Signature Pages Follow]

**QUITCLAIM DEED FOR PARCELS L7.8, L7.9, AND L32.4.1.1 ON THE FORMER
FORT ORD**

IN WITNESS WHEREOF, the Grantor, the FORT ORD REUSE AUTHORITY, has caused these presents to be executed this 30th day of MARCH, 2005.

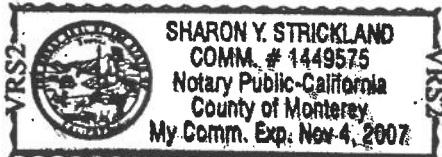
THE FORT ORD REUSE AUTHORITY

By: National Director
EXECUTIVE OFFICER

STATE OF CALIFORNIA)
) ss
COUNTY OF MONTEREY)

On March 30 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared the Michael Hawkenapple Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



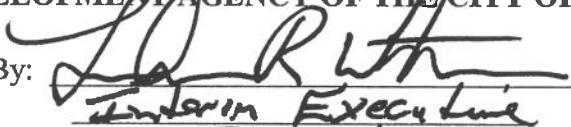
Notary Public, State of California

1
2 QUITCLAIM DEED FOR PARCEL L32.4.1.2 ON THE FORMER FORT ORD
3

4
5 ACCEPTANCE:
6
7

8
9
10 In Testimony Whereof, witness the signature of the REDEVELOPMENT AGENCY
11 OF THE CITY OF SEASIDE, this 5th day of April, 2005 hereby accepts and
12 approves this Deed for itself, its successors and assigns, and agrees to all the conditions,
13 reservations, restrictions, and terms contained therein.
14
15

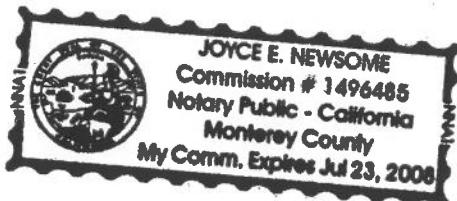
16 REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE
17
18 STATE OF CALIFORNIA)
19) ss
20 COUNTY OF MONTEREY)
21

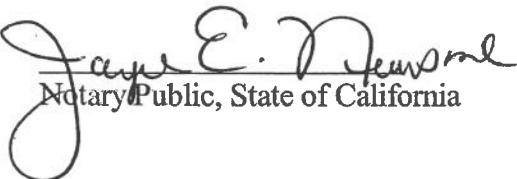
22 By: 
23 Les White
24 Executive Director
25
26
27

28
29
30
31
32
33
34 STATE OF CALIFORNIA)
) ss
COUNTY OF MONTEREY)

On April 5, 2005 before me, the undersigned, a Notary Public in and for said state, personally appeared Les White personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

28
29 WITNESS my hand and official seal.
30
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34




Joyce E. Newsome
Notary Public, State of California

LEGAL DESCRIPTION:

A 38.39 ACRE PARCEL OF LAND, BEING A PORTION OF "SEASIDE V" AND MORE PARTICULARLY KNOWN AS "L32.4.1.1", AS DESIGNATED FOR ECONOMIC DEVELOPMENT CONVEYANCE.

All that certain real property situate in Rancho Noche Buena, Monterey City Lands Tract No. 1, City of Seaside, County of Monterey, State of California, being a portion of the "Seaside V" parcel, as said parcel is shown and so designated on the map filed for record in Volume 23, "Surveys", at Page 96, Records of Monterey County, California, said portion being more particularly described as follows:

BEGINNING at the northeasterly corner of the "Seaside V" parcel; thence,

- 1) South $02^{\circ}12'30''$ West, 60.00 feet; thence,
- 2) North $87^{\circ}45'49''$ West, 414.88 feet; thence,
- 3) South $02^{\circ}14'47''$ West, 155.03 feet; thence,
- 4) South $87^{\circ}46'07''$ East, 414.99 feet; thence,
- 5) South $02^{\circ}12'30''$ West, 653.19 feet; thence,
- 6) North $87^{\circ}49'30''$ West, 1025.78 feet; thence,
- 7) North $02^{\circ}14'01''$ East, 779.15 feet; thence, non-tangentially,
- 8) Northwesterly, along the arc of a curve to the left, concave to the southwest, the center of which bears North $87^{\circ}46'17''$ West, 30.00 feet, through a central angle of $90^{\circ}00'00''$, a distance of 47.12 feet; thence,
- 9) North $87^{\circ}46'17''$ West, 201.00 feet; thence,
- 10) South $02^{\circ}14'00''$ West, 809.37 feet; thence,
- 11) North $87^{\circ}49'19''$ West, 855.18 feet; thence,
- 12) North $02^{\circ}10'21''$ East, 142.85 feet; thence,
- 13) North $87^{\circ}12'30''$ East, 117.57 feet; thence,
- 14) North $60^{\circ}24'00''$ East, 56.50 feet; thence,
- 15) South $87^{\circ}23'00''$ East, 197.15 feet; thence,

- 16) North $15^{\circ}36'00''$ East, 312.79 feet; thence,
- 17) South $87^{\circ}46'00''$ East, 392.97 feet; thence,
- 18) North $02^{\circ}14'00''$ East, 324.24 feet; thence,
- 19) North $87^{\circ}46'00''$ West, 550.23 feet; thence,
- 20) South $02^{\circ}14'00''$ West, 118.10 feet; thence,
- 21) North $87^{\circ}46'00''$ West, 274.63 feet; thence,
- 22) South $02^{\circ}14'00''$ West, 205.98 feet; thence,
- 23) South $87^{\circ}47'21''$ East, 109.80 feet; thence,
- 24) South $30^{\circ}43'16''$ East, 36.81 feet; thence,
- 25) South $10^{\circ}27'00''$ East, 236.04 feet; thence,
- 26) North $87^{\circ}49'42''$ West, 851.79 feet; thence,
- 27) North $02^{\circ}13'56''$ East, 556.13 feet; thence, non-tangentially,
- 28) Northwesterly, along the arc of a curve to the left, concave to the southwest, the center of which bears North $87^{\circ}46'24''$ West, 30.00 feet, through a central angle of $90^{\circ}00'22''$, a distance of 47.13 feet to a point of cusp; thence,
- 29) North $87^{\circ}45'57''$ West, 878.30 feet; thence, non-tangentially
- 30) Southwesterly, along the arc of a curve to the left, concave to the southeast, the center of which bears South $02^{\circ}11'48''$ West, 30.00 feet, through a central angle of $90^{\circ}09'38''$, a distance of 47.21 feet to a point of cusp; thence,
- 31) South $02^{\circ}08'23''$ West, 69.85 feet; thence,
- 32) North $87^{\circ}46'00''$ West, 60.00 feet; thence,
- 33) North $02^{\circ}08'00''$ East, 159.92 feet; thence,
- 34) South $87^{\circ}46'00''$ East, 874.31 feet; thence,
- 35) North $02^{\circ}15'00''$ East, 202.37 feet; thence,

- 36) South 87°46'09" East, 256.86 feet; thence,
- 37) South 02°15'00" West, 202.38 feet; thence,
- 38) South 87°45'59" East, 1112.75 feet; thence,
- 39) South 87°46'17" East, 1533.74 feet, to the Point of Beginning.

EXCEPTING THEREFROM:

A 0.41 ACRE PARCEL OF LAND, MORE PARTICULARLY KNOWN AS "F5.2", AS DESIGNATED FOR ECONOMIC DEVELOPMENT CONVEYANCE.

All that certain real property situate in Rancho Noche Buena, Monterey City Lands Tract No. 1, City of Seaside, County of Monterey, State of California, being Parcel 2, as said Parcel 2 is shown and so designated on the map filed for record in Volume 20, "Surveys", at Page 71, Records of Monterey County, California, said portion being more particularly described as follows:

COMMENCING at the northeasterly corner of the "Seaside V" parcel, as said parcel is shown and so designated on the map filed for record in Volume 23, "Surveys", at Page 96, Records of Monterey County, California; thence, westerly along the northerly line of Colonel Durham Road as shown on said map, North 87°46'17" West, 1533.74 feet to a 1 ¼" iron pipe with plastic plug marked "RCE 15310"; thence, North 87°45'59" West, 1035.84 feet; thence, South 02°40'54" West, 60.00 feet to the True Point of Beginning; thence, from said True Point of Beginning,

- 1) South 02°40'54" West, 120.15 feet; thence,
- 2) North 87°47'08" West, 18.45 feet; thence,
- 3) North 87°45'13" West, 130.27 feet; thence,
- 4) North 02°14'30" East, 90.12 feet; thence, non-tangentially
- 5) Northeasterly, along the arc of a curve to the right, concave to the southeast, the center of which bears South 87°56'13" East, 30.00 feet, through a central angle of 90°01'46", a distance of 47.14 feet to a point of cusp; thence,
- 6) South 87°43'34" East, 119.72 feet, to the True Point of Beginning.

Containing 0.41 Acres, more or less.

ALSO EXCEPTING THEREFROM:

A 1.68 ACRE PARCEL OF LAND MORE PARTICULARLY KNOWN AS "L15.1", AS DESIGNATED FOR ECONOMIC DEVELOPMENT CONVEYANCE.

All that certain real property situate in Rancho Noche Buena, Monterey City Lands Tract No. 1, City of Seaside, County of Monterey, State of California, being Parcel 1, as said Parcel 1 is shown and so designated on the map filed for record in Volume 21, "Surveys", at Page 96, Records of Monterey County, California, said portion being more particularly described as follows:

COMMENCING at the northeasterly corner of the "Seaside V" parcel, as said parcel is shown and so designated on the map filed for record in Volume 23, "Surveys", at Page 96, Records of Monterey County, California; thence, westerly along the northerly line of Colonel Durham Road as shown on said map, North 87°46'17" West, 1533.74 feet to a 1 1/4" Iron pipe with plastic plug marked "RCE 15310"; thence, North 87°45'59" West, 1035.38 feet; thence, South 02°40'54" West, 60.00 feet to the True Point of Beginning; thence, from said True Point of Beginning,

- 1) South 87°46'19" East, 180.23 feet; thence, non-tangentially
- 2) Southeasterly, along the arc of a curve to the right, concave to the southwest, the center of which bears South 02°13'56" West, 30.00 feet, through a central angle of 90°00'42", a distance of 47.13 feet to a point of cusp; thence,
- 3) South 02°12'56" West, 299.03 feet; thence,
- 4) North 87°47'27" West, 229.51 feet; thence,
- 5) North 02°10'34" East, 208.96 feet; thence,
- 6) South 87°47'08" East, 18.45 feet; thence,
- 7) North 02°40'54" East, 120.15 feet to the True Point of Beginning.

Containing 1.68 Acres, more or less.

ALSO EXCEPTING THEREFROM:

A 1.16 ACRE PARCEL OF LAND MORE PARTICULARLY KNOWN AS "L36", AS DESIGNATED FOR ECONOMIC DEVELOPMENT CONVEYANCE.

All that certain real property situate in Rancho Noche Buena, Monterey City Lands Tract No. 1, City of Seaside, County of Monterey, State of California, being a portion of Parcel 4

(Exception), as said Parcel 4 is shown and so designated on the map filed for record in Volume 23, "Surveys", at Page 96, Records of Monterey County, California, said portion being more particularly described as follows:

COMMENCING at the northeasterly corner of the "Seaside V" parcel, as said parcel is shown and so designated on the map filed for record in Volume 23, "Surveys", at Page 96, Records of Monterey County, California; thence, westerly along the northerly line of Colonel Durham Road as shown on said map, North $87^{\circ}46'17''$ West, 1533.74 feet to a 1 $\frac{1}{4}$ " Iron pipe with plastic plug marked "RCE 15310"; thence, North $87^{\circ}45'59''$ West, 605.36 feet; thence, South $02^{\circ}14'32''$ West, 60.03 feet to a $\frac{3}{4}$ " iron pipe with plastic plug marked "RCE 15310", said point being the True Point of Beginning; thence, from said True Point of Beginning,

- 1) South $02^{\circ}14'01''$ West, 118.08 feet; thence,
- 2) South $02^{\circ}14'50''$ West, 205.76 feet; thence,
- 3) North $87^{\circ}47'14''$ West, 156.10 feet; thence,
- 4) North $02^{\circ}12'53''$ East, 293.91 feet; thence, non-tangentially,
- 5) Northeasterly, along the arc of a curve to the right, concave to the southeast, the center of which bears South $87^{\circ}47'14''$ East, 30.00 feet, through a central angle of $90^{\circ}03'54''$, a distance of 47.16 feet to a point of cusp; thence,
- 6) South $87^{\circ}45'22''$ East, 126.23 feet to the True Point of Beginning.

Containing 1.16 Acres, more or less.



Legal Description
Parcel L7.8

Certain real property situate in the City of Seaside, County of Monterey, State of California, being a portion of the Fort Ord Military Reservation, Parcel 1, as shown on that map filed September 7, 1994, in Volume 19 Surveys at Page 1, records of Monterey County, California, being more particularly described as follows:

beginning at a point on the north side of a sixty foot wide road shown as Colonel Durham Road on that map filed August 25, 2003, in Volume 26 Surveys at Page 102, from which the southeast corner of Parcel "1" as shown on that map filed September 27, 1996, in Volume 20 of Surveys at Page 71, records of Monterey County, California, bears South $2^{\circ} 13' 43''$ East, 672.77 feet; thence leaving said road,

- 1) North $2^{\circ} 13' 43''$ East, 87.03 feet; thence,
- 2) South $87^{\circ} 46' 17''$ East, 168.03 feet; thence,
- 3) South $2^{\circ} 13' 43''$ West, 87.03 feet to a point on the north side of said road; thence,
- 4) along the north line of said road, South $87^{\circ} 46' 17''$ East, 168.03 feet to the point of beginning.

containing 0.336 acres.



Legal Description
Parcel L7.9

Certain real property situate in the City of Seaside, County of Monterey, State of California, being a portion of the Fort Ord Military Reservation, Parcel 1, as shown on that map filed September 7, 1994, in Volume 19 Surveys, Page 1 at records of Monterey County, California, being more particularly described as follows:

beginning at a point on the north side of a sixty foot wide road shown as Colonel Durham Road on that map filed August 25, 2003, in Volume 26 Surveys at Page 102, from which the southeast corner of Parcel "1" as shown on that map filed September 27, 1996, in Volume 20 of Surveys at Page 71, records of Monterey County, California, bears South $2^{\circ} 13' 43''$ East, 1290.75 feet; thence leaving said road,

- 1) North $2^{\circ} 13' 43''$ East, 87.03 feet; thence,
- 2) South $87^{\circ} 46' 17''$ East, 168.05 feet; thence,
- 3) South $2^{\circ} 13' 43''$ West, 87.03 feet to a point on the north side of said road; thence,
- 4) along the north line of said road, South $87^{\circ} 46' 17''$ East, 168.05 feet to the point of beginning.

containing 0.336 acres.



EXPIRES 6/30/2007

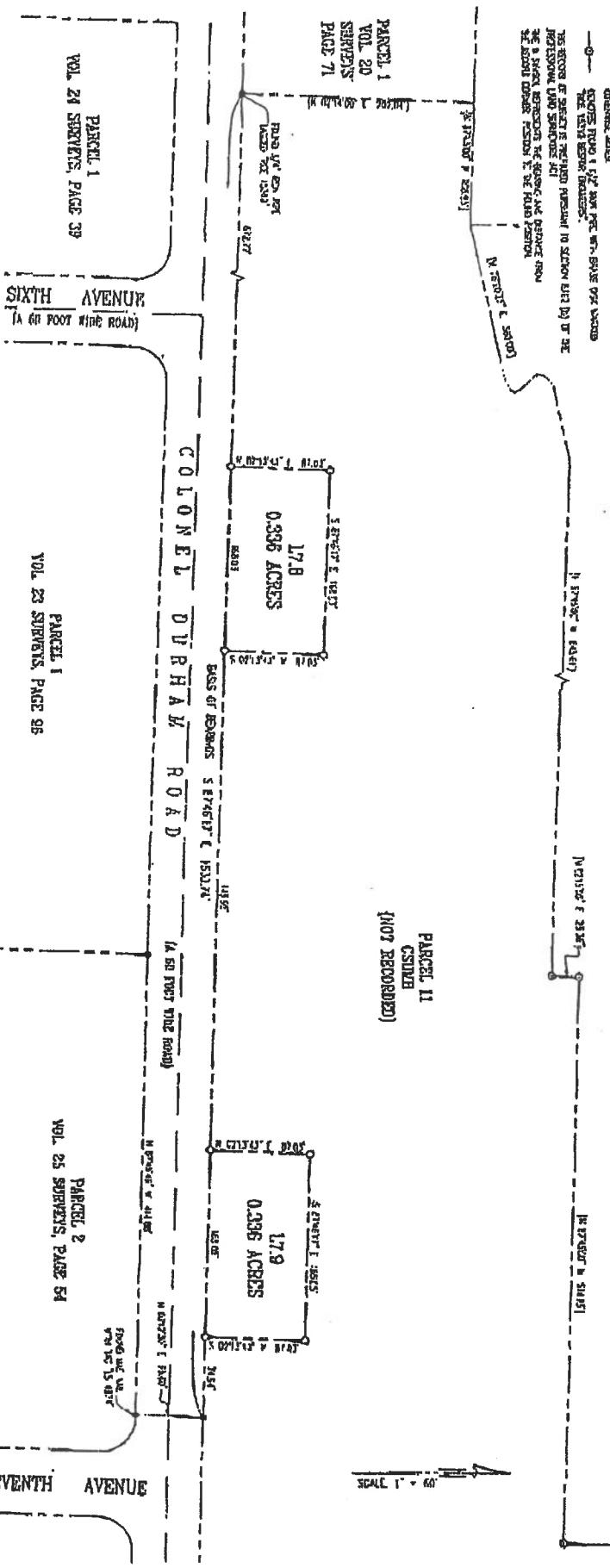
LEGEND AND NOTES

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BASE OF BEARINGS

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AND APRIL 1892. THE RAILROADS OF THE U.S. AS SEEN IN THIS AND PAST
VOLUME 28, SEPTEMBER, NOVEMBER, DECEMBER, JANUARY, FEBRUARY, MARCH,
AND APRIL 1892.

PASCAL, 1
VOL. 19 SURVEY, PAGE 15



SURVEYOR'S STATEMENT

THE MAP-OPENERY PRESENTS A SERIES MADE BY THE LEADERS IN
DIRECTION IN PHOTOGRAPHY WITH THE REQUIREMENTS OF THE
PROFESSIONAL. THESE SUBJECTS ARE AS THE REQUIREMENT OF THE LEADERS
SERIES IN PHOTOGRAPHY.



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COUNTY SURVEYOR'S STATEMENT

THE M.P. WAS TOLD EXACTLY IN ACCORDANCE WITH SECTION ONE OF THE PROFESSIONAL AND PERSONAL ACTS 1855—1861

WIL 21 SERV'D, PAGE 39

SIXTH AVENUE

VOL. 22 NUMBER 1 PAGE 98

WPL 25 SURVEYS, PAGE 54

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**FINDING OF SUITABILITY TO TRANSFER
(FOST)**

**TRACK 0 PARCELS
FORMER FORT ORD, CALIFORNIA**

May 2003

EXHIBIT C

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- 1 List of Property Recipients and Intended Reuse
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- 4 Notification of Hazardous Substance Storage, Release, or Disposal
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- 1-16 Site Maps/Plates

ATTACHMENTS

1. Environmental Protection Provisions
2. Documents Review List
3. Unresolved Comments
4. Memo, U.S. Army Corps of Engineers, Golf Course Inspection, Dated 17 September 2002
5. Concurrence Letter – Environmental Protection Agency – Region IX

**FINDING OF SUITABILITY TO TRANSFER (FOST)
TRACK 0 PARCELS
FORMER FORT ORD, CALIFORNIA
May 2003**

1.0 PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of certain parcels or property at the former Fort Ord (FFO), California for transfer to fifteen (Table 1) recipients for a variety of uses including education, mixed use, and development, consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DoD) policy. In addition, the FOST identifies use restrictions, as specified in the Environmental Protection Provisions, necessary to protect human health and the environment after such transfers (Attachment 1).

2.0 PROPERTY DESCRIPTION

The property proposed for transfer includes 1,184 buildings and structures on approximately 1,234 acres of developed and undeveloped land (Table 2). The property is to be transferred to the listed recipients for a variety of uses as described in Table 1. Site parcels maps of the property are shown on plates 1-16 in Attachment 2.

3.0 ENVIRONMENTAL CONDITION OF PROPERTY

A determination of the Environmental Condition of the facilities was made based on the Final Community Environmental Response Facilitation Act (CERFA) Report (April 1994), the Environmental Baseline Survey (EBS) for University of California at Santa Cruz Parcel (March 1994), the EBS for California State University Monterey Bay Parcel (December 1994), the EBS for the Main Garrison Parcels (September 1997), the EBS for the Surplus II Parcels (May 1998), and on a visual site inspection performed in August 2001. The information provided in this FOST is the result of an extensive search of agency files during the development of these environmental surveys. A list of documents that provide information on environmental conditions of the property is included as Attachment 3.

3.1 Environmental Condition of Property Categories

On the basis of environmental condition, each parcel was placed in one of four CERFA/DoD Environmental Condition of Property (ECP) Categories. Table 3 lists the parcels, the corresponding category, and brief descriptions of necessary remedial actions that have been taken. The four categories and the corresponding parcels are as follows:

ECP Category 1 (areas where no release or disposal of hazardous substances or petroleum products has occurred [including no migration of these substances from adjacent areas]), Parcels: E11b.1, E11b.2, F7.2, L19.3, L20.9, L20.10.1.2, L20.10.2, L20.14.1.2, L32.2.1, L32.3, L35.3, S4.1.3, S4.1.2.2, L20.10.3, L20.20, S4.1.2.1, S4.1.4, and S4.1.5.

ECP Category 3 (areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response) Parcels: E2b.1.1.1, E2b.1.1.2, E2b.1.2, E2b.1.3, E2b.1.4, E2b.1.5, E2b.2.2, E2b.2.3, E2b.2.4, E2b.3.1.1, E2b.3.2, F2.7.2, L12.2.2, L12.2.3, L12.3, L20.10.1.1, L20.16.1, L20.16.3, L23.1.2, L23.1.3, L23.1.5, L27, and L35.6.

ECP Category 4 (areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken) Parcels: E2b.2.1, E2b.2.5, E2c.1, E2c.2, E2c.3.1, E2c.3.2, E2c.3.3, E2c.4.1.1, E2c.4.2.1, E2d.1, E2d.2, E2e.1, E2e.2, E4.5, E8a.1.2, E8a.1.3, E8a.1.4, E8a.1.5, E11b.3, E11b.4, E15.1, L1.1, L2.2.1, L5.8.1, L5.8.2, L7.8, L7.9, L15.1, L19.2, L19.4, L20.16.2, L20.17.1, L20.19.2, L20.21.1, L20.21.2, L20.22, L23.1.1, L23.1.4, L23.3.1, L23.3.2.1, L23.4, L23.6, L32.2 L32.2.2, L32.4.1.1, L32.4.2, L33.1, L33.2, L35.1, L35.2, L35.7, L35.8, L36, S1.3.3, S1.5.1.2, and S2.1.4.2.

3.1.1 CERFA Investigation

The CERFA investigation conducted at former Fort Ord classified Fort Ord property as "Uncontaminated", "Qualified" or "Disqualified. Qualified* areas were identified based on the potential presence of UXO, radon, radionuclides (contained within products being used for their intended purposes), asbestos (contained within building materials), or lead-based paint (present on building material surfaces). Disqualified areas were identified based on evidence of release, disposal, or storage for more than one year of a CERCLA hazardous substance, petroleum, or petroleum derivative; or a portion of the installation threatened by such release or disposal.

) Parcels located within areas originally identified as CERFA Qualified or Disqualified, but through additional site investigation were determined to be Uncontaminated (DOD Category 1) include, F7.2, L19.3, L20.10.3, L20.14.1.2, L32.3, S4.1.2.1, S4.1.4, and S4.1.5.

Parcel F7.2 (water supply well pump house)

As part of the DoD Authorization act for Fiscal Year 1997, Congress expanded the definition of "uncontaminated property" to include the storage of hazardous substances, petroleum products and their derivatives. As a result property may now be classified as uncontaminated if there were hazardous substances or petroleum products stored there, provided there was no release or disposal of these materials. Such property is considered uncontaminated and available for transfer under CERCLA 120(h) (4). Parcel F7.2 was originally determined to be CERFA qualified due to the storage of diesel in former UST 560.1 and current AST 560. No releases at UST 560.1 and AST 560 have occurred and the parcel meets the definition of CERFA clean property (DOD Category 1).

Parcel 19.3 (Multi-Use Courts)

A portion of the parcel was categorized as CERFA Disqualified due to its proximity to Installation Restoration Program (IRP) Site 10 (Burn Pit). A portion of the site was also CERFA Qualified because of the storage of hazardous substances, the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials, in buildings that are

*Qualified areas are subset of CERFA parcels for which investigation reveals no evidence of storage for one year or more, release, or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances; however the areas contain related environmental, hazard, or safety issues.

adjacent to the parcel. No buildings are present on Parcel L19.3 and no impact to the parcel was identified during characterization activities at IRP Site 10. Therefore, Parcel L19.3 meets the definition of CERFA clean property.

Parcel L20.10.3 (portion of Reservation Road)

A portion of this parcel was classified as CERFA Qualified due to its proximity to Site OE-33. The Site OE-33 boundary was re-defined during completion of the Archives Search Report and does not fall within the boundary of the parcel. The parcel meets the definition of CERFA clean property.

Parcel L32.3 (portion of Light Fighter Drive)

A portion of the parcel was categorized as CERFA Qualified due to the proximity of the parcel to IRP Site 24, and because of the storage of hazardous substances, the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials, in buildings that are adjacent to the parcel. No buildings are present on Parcel L32.3 and no impact to the parcel was identified during characterization activities at IRP Site 24. Therefore, Parcel L32.3 meets the definition of CERFA clean property.

Parcel L20.14.1.2 (portion of Inter-Garrison Road)

A portion of the parcel was categorized as CERFA Disqualified due to its proximity to IRP Site 32 (East Garrison Sewage Treatment Plant). A portion of the site was also CERFA Qualified because of the presence of asbestos containing material (ACM) and probable lead-based paint in buildings adjacent to the parcel. No buildings are present on Parcel L20.14.1.2 and no impact to parcels adjacent to IRP Site 32 was identified during site characterization activities. Therefore, Parcel L20.14.1.2 meets the definition of CERFA clean property.

Parcel S4.1.4 (portion of Highway 1)

A portion of this parcel was classified as CERFA Disqualified because of the storage of hazardous substances in buildings adjacent to the parcel and because a portion of the parcel lies within Installation Restoration (IRP) Site 13. A portion of the parcel was also CERFA Qualified because of the presence of asbestos containing material (ACM) and probable lead-based paint (LBP) in buildings adjacent to the parcel. The remainder of the parcel was classified as CERFA Uncontaminated. On the basis of site characterization activities, IRP Site 13 was categorized as a No Action site (Section 3.2.2). Because there are no buildings on Parcel S4.1.4 and because no release occurred at Site 13, the parcel meets the definition of CERFA clean property.

Parcel S4.1.5 (portion of Highway 1)

A portion of this parcel was classified as CERFA Disqualified because of the storage of hazardous substances and petroleum products in buildings adjacent to the parcel. Other portions of the parcel were CERFA Qualified because of the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials (Section 3.7) in buildings adjacent to the parcel. The remainder of the parcel was classified as CERFA Uncontaminated. Because there are no buildings present on Parcel S4.1.5 and no releases were identified on adjacent property, the parcel meets the definition of CERFA clean property.

Parcel S4.1.2.1 (portion of Highway 1)

A portion of this parcel was classified as CERFA Disqualified because of the proximity of the parcel to Installation Restoration Program (IRP) Site 20, the storage of hazardous substances and petroleum products in buildings adjacent to the parcel and because of metals contamination associated with the small arms firing ranges at IRP Site 3. A portion of the parcel was classified as CERFA Qualified due to its proximity to Site OE-22, Site OE-20 and a Machine Gun Square. No evidence was observed during the CERFA assessment to indicate storage, release or disposal of hazardous substances within Site OE-20 or the machine gun square. The Site OE-20 boundary was re-defined during completion of the Archives Search Report. The current Site OE-20 boundary does not fall within the boundary of parcel S4.1.2.1. Other portions of the parcel were CERFA Qualified because of the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials in buildings adjacent to the parcel. The remainder of the parcel was classified as CERFA Uncontaminated. No buildings are present on Parcel S4.1.2.1 and no impact to parcels adjacent to IRP Sites 20 and 3 were identified during characterization activities at those sites. Therefore, Parcel S4.1.2.1 meets the criteria of CERFA clean property.

3.2 Storage, Release, or Disposal of Hazardous Substances

On the property proposed for transfer, hazardous substances were stored for one year or more in excess of the requirement of the 40 Code of Federal Regulations (CFR) Part 373. With the exception of one above-ground storage tank (AST), hazardous substance storage operations have been terminated on the property. AST 4492B (Parcel L32.2.1) is currently used to store waste oil (Plate 12-Attachment 2). AST 4492B is regularly inspected and maintained by the installation, and does not require permitting by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), because the tank is only used as a 90-day storage tank (i.e., it is emptied every 90 days). A summary of the areas in which hazardous substances were stored is provided in Table 4 – Notification of Hazardous Substance Storage, Release, or Disposal.

Hazardous substances were released in excess of the 40 CFR Part 373 reportable quantities on the property. These hazardous substances were remediated as part of the installation restoration program (IRP). All necessary response actions have been taken and are described in Section 4.0. A summary of the areas in which hazardous substance releases occurred is provided in Tables 3 and 4.

3.2.1 Solid Waste Management Units (SWMUs)

Seventeen SWMUs (FTO-007, -008, -009, -011, -015, -024, -036, -037, -038, -042, -048, -060, -061, -062, -065, -068, and -071) are located within the boundaries of the property. The SWMUs were identified as former hazardous waste storage or disposal areas. Eleven of the seventeen SWMUs were identified during a 1988 Army Environmental Hygiene Agency (AEHA) investigation. The 1988 AEHA Interim Final Report on SWMUs noted no evidence of release at the eleven SWMUs. In 1993, a SWMU verification and update was completed. No evidence of release was observed at the eleven SWMUs during site visits conducted as part of the 1993 investigation.

In 1996, under the Resource Conservation and Recovery Act (RCRA) and CERCLA integration that occurred as part of base closure, an inspection was completed for all SWMUs identified in 1988. Several new SWMUs were also identified, six of which are located within the boundaries of the property (FTO-060, -061, -062, -065, -068, and -071). Results of the inspections were presented in the *Draft Field Investigation and Data Review Solid Waste Management Units, Fort Ord, California, 1996*. Additionally, disposal or releases were identified at several of the SWMUs during the CERCLA investigation. Evidence of Disposal and/or releases were identified at the following Track 0 SWMUs: FTO-007, -008, -011, -060, -062, and -065. SWMUs FTO-007 (Cannibalization Yard), FTO-060 (Lower Meadow Disposal Area), FTO-062 (Pete's Pond/Pete's Pond Extension), and FTO-065 (Disposal Area) were remediated under CERCLA (Remedial Investigation Sites 12, 16, and 17; Section 3.2.2). SWMU FTO-008 (Defense Reutilization and Marketing Office [DRMO]) was a RCRA permitted storage facility located within Parcel L23.3.2.1. Closure of SWMU FTO-008 was conducted under RCRA and included the completion of soil borings and the excavation of soil impacted by the storage of hazardous waste at the facility. Additionally, a video survey of the underlying storm drain system was conducted and storm drain sediments were removed. Based on the results of closure activities conducted at FTO-008, the unit meets the criteria for clean closure. The DTSC concurred with the RCRA closure of FTO-008 in a letter dated January 25, 2001.

As part of the cleanup of SWMU FTO-011 (IRP Site 32, East Garrison Sewage Treatment Plant), all waste sludge (approximately 7,160 cubic yards) associated with the operation of the sewage treatment plant was removed (Parcel E11b.3). Additionally, the treatment plant Dotten tanks (sludge settling tanks) were emptied and sealed with concrete. The SWMU cleanup was conducted concurrently with the Site 32 Interim Action activities discussed in Section 3.2.2.

Six of the seventeen SWMUs were active at the time of the 1996 inspection (FTO-015, -024, -036, -061, -068, and -071). Four of the six (FTO-036, -061, -068, and -071) were maintained as RCRA generator-only temporary storage areas, and all waste was disposed within 90 days of generation. On the basis of the 1996 draft SWMU field investigation and data review, it was recommended that deactivation activities at SWMUs FTO-015, -024, -036, -061, -068, and -071 include removal of remaining inventory and cleaning and recycling, as appropriate, of the temporary storage units. Inactive SWMUs FTO-009, -037, -038, -042, and -048 were inspected and with the exception of FTO-009, no further action in regard to the SWMUs was recommended. SWMU FTO-009 (DRMO PCB Storage Building T-111) was a California hazardous waste interim status storage unit located within Parcel L23.3.2.1. Hazardous waste stored at SWMU FTO-009 was primarily waste oil containing more than five parts per million (ppm) PCB. Closure of SWMU FTO-009 is being conducted under RCRA and will be completed prior to the transfer of Parcel L23.3.2.1.

As a follow-up to the 1996 SWMU inspections, field verifications were completed in December 2001 for SWMUs that were active in 1996. As part of the field verification, inspections were completed and the status updated at SWMUs FTO-015, FTO-024, FTO-036, FTO-061, FTO-068, and FTO-071 (*Draft Final Field Investigation and Data Review Solid Waste Management Units, Fort Ord, California, July 2002*). FTO-015, FTO-036, and FTO-061 were closed in 1997. FTO-024 was closed in 2000. The December site visit verified that all inventory had been removed from the storage units. SWMUs FTO-068 and FTO-071 are still in use. SWMU FTO-068 (the Auto Craft Shop) is used by military personnel, Federal government employees, and California State University Monterey Bay (CSUMB) and University of

California students and faculty, for personal vehicle maintenance. SWMU FTO-068 (including AST 4492B) is a RCRA generator-only storage area and is inspected monthly by the Army. Under an arrangement between CSUMB and the Army, following the transfer of Parcel L32.2.1, the Army will lease the Auto Craft Shop from CSUMB and SWMU FTO-068 will continue to be used to support auto maintenance activities. SWMU FTO-071 is within Parcel F2.7.2. Parcel F2.7.2 contains the Golf Course maintenance area and is currently under lease to the City of Seaside. FTO-071 is being used to store materials associated with golf course maintenance, including herbicides, fungicides, fertilizers and solvents. Storage of similar materials is anticipated after transfer. A summary of the SWMUs, including materials and quantities stored, is provided in Table 4. A list of the SWMUs, including any recommended action and the applicable decision document is provided in Table 5.

3.2.2 Installation Restoration Program (IRP)

At least part of 19 Installation Restoration Program (IRP) sites (12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 24, 28, 29, 30, 32, 33, 34, 37, and 39A) are on the property (Plates 10 through 16-Attachment 2). Investigation of the IRP sites was conducted under the Fort Ord Basewide Remedial Investigation/Feasibility Study (RI/FS) program. Site characterization activities completed at each of the sites included soil gas surveys, soil sampling, and monitoring well installation and sampling.

No Action Sites

IRP Sites 13, 18, 19, 28, 29, and 37 were categorized as No Action Sites. The "plug-in" No Action Record of Decision (NoA ROD) for all No Action sites was signed by 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 NoA ROD. Agency concurrence that Sites 13, 18, 19, 28, 29, and 37 meet the criteria for No Action was granted in the fall of 1995.

Interim Action Sites

Nine sites (14, 15, 20, 22, 24, 30, 32, 34, and 39A) were categorized as Interim Action (IA) Sites based on the results of site characterization activities. IA sites by definition have limited surficial soil contamination that can be addressed by excavation and follow-up confirmation sampling. The selected interim action completed at each site addressed immediate, imminent, and/or significant risks to human health and the environment posed by limited contaminated soil. The IA ROD presented remedial alternatives to be implemented at IA sites. The IA ROD was signed by the DTSC and the U.S. Environmental Protection Agency (EPA) in March 1994. The IA excavations at two of the sites (20 and 22) did not occur on Track 0 parcels. The sites are discussed here because the site boundary overlaps a Track 0 parcel and the IA area was immediately adjacent to Track 0 property. A discussion of the interim actions conducted at these nine sites follows.

Site 14. The IA at Site 14 (707th Maintenance Facility) was completed in 1995 and included excavation and removal of hydrocarbon-impacted soils surrounding two former grease racks. One of the two grease racks was located on Track 0 property, in the southern portion of Parcel L5.8.1 (IA Area 14B). The Site 14 IA Confirmation Report was submitted to the regulatory

agencies in February 1996. The EPA and DTSC concurred that contamination was adequately remediated and that no further remedial action was required (EPA letter dated March 7, 1996 and DTSC letter dated February 11, 1998).

Site 15. The IA at Site 15 (Directorate of Engineering and Housing Yard) was completed in 1996 and included excavation and removal of pesticide-impacted soil at a possible pesticide mixing area. The possible pesticide mixing area was located on the eastern side of Parcel L20.17.1 and partially within Parcel E2e.1 (IA Area 15A). The Site 15 IA Confirmation Report was submitted to the regulatory agencies in August 1996. The EPA and DTSC concurred that contamination was adequately remediated and that no further remedial action was required (EPA letter dated April 14, 1997 and DTSC letter dated February 11, 1998).

Site 20. The IA at Site 20 (South Parade Ground, 3800 and 519th Motor Pool) was completed in 1995 and included excavation and removal of hydrocarbon-impacted soil surrounding two former grease racks. The IA area is not located on Track 0 property, but was completed in the area between Parcels E15.1 and L33.1. The Site 20 IA Confirmation Report was submitted to the regulatory agencies in July 1996. The EPA and DTSC concurred that contamination was adequately remediated at Site 20 (EPA letter dated July 28, 1997 and DTSC letter dated March 12, 1998).

Site 22. The IA at Site 22 (4400/4500 Motor Pools) was completed in 1994, and included excavation and removal of hydrocarbon-impacted soil at a former grease rack location. The IA area is not located on Track 0 property, but was completed adjacent to Parcel L32.2.1. The Site 22 IA Confirmation Report was submitted to the regulatory agencies in May 1996. The EPA concurred that contamination was adequately remediated at Site 22 in a letter dated September 19, 1996; DTSC concurred in June 1998.

Site 24. The IA at Site 24 (Old Directorate of Engineering and Housing Yard) was completed in May 1996, and included soil excavation, soil sampling, and excavation backfilling. Four IA areas (A1, A2, B, and C) were identified within IRP Site 24. Three of the IA areas (A1, A2, and B) were within Track 0 Parcels. IA Area A1 is within Parcel L33.1; IA Areas A2 and B overlap the southeastern boundary of Parcel L33.1; and Area C is approximately 600 feet east of Parcel L33.1 and is not on Track 0 property (Plate 4-Attachment 2; Surplus II Parcels EBS). IA Area A1 is the location of former ASTs; IA Area A2 is the location of a former grease rack; IA Area B is the location of a former nursery. Oil and grease and TPH (as extractable unknown hydrocarbons) were detected in the soil at IA Areas A1 and A2. Pesticides were detected in a sample collected from a soil boring at IA Area B. Results of the IA confirmation sampling indicated that soil with concentrations of chemicals above their respective target cleanup concentrations had been removed. The Site 24 Confirmation Report was submitted to the regulatory agencies in January 1997. The EPA and DTSC concurred (letters dated April 14, 1997 and March 12, 1998, respectively) that contamination was adequately remediated at Site 24.

Site 30. The IA at Site 30 (Driver Training Area) was completed in June 1995 and consisted of excavation of soil containing metals and hydrocarbons released at a former grease rack location. The IA area is located on Track 0 property in the northern portion of Parcel L23.3.1 (IA Area 30A). The Site 30 IA Confirmation Report was submitted to the regulatory agencies in February 1996. The EPA and DTSC concurred that no further action is necessary at Site 30 (EPA letter dated April 14, 1997; DTSC letter dated October 23, 2002).

Site 32. The IA at Site 32 (East Garrison Sewage Treatment Plant) was completed in 1997 and included excavation and removal of soil containing hydrocarbons, pesticides, and metals at a sewage outfall and at an unlined percolation pond (IA Areas 32A and 32B, respectively). The IA areas are located on Track 0 property within Parcel E11b.3. The Site 32 IA Confirmation Report was submitted to the regulatory agencies in March 1998. The EPA and DTSC concurred that no further action is necessary at Site 32 (EPA letter dated March 19, 1998 and DTSC letter dated October 23, 2002).

Site 34. The IA at Site 34 (the Fritzsche Army Airfield Fueling Facility) was completed in 1997. Areas of concern evaluated at Site 34 included a vehicle wash rack, four wash aprons, and their associated oil/water separators. Only the vehicle wash rack is located on Track 0 property (Parcel S2.1.4.2). The vehicle wash rack (516) was designated an IA area (IA Area 34A). The IA at Wash Rack 516 included the excavation and removal of hydrocarbon impacted soil at the former vehicle wash rack location. The Site 34 IA Confirmation Report was submitted to the regulatory agencies in September 1998. The EPA and DTSC concurred that no further action is necessary at Site 34 (EPA letter dated February 2, 2002 and DTSC letter dated October 23, 2002).

Site 39A. The IA at Site 39A (East Garrison Ranges) was completed in 1998 and included excavation and removal of soil impacted by the use of the East Garrison small arms ranges. One of the East Garrison ranges, a former skeet range, was located on Track 0 property (Parcel L23.3.1). Soils containing lead, arsenic, and polynuclear aromatic hydrocarbons (PAHs) exceeding PRGs, resulting from accumulation of lead shot and clay pigeon fragments, were removed (Study Area 4). The Site 39A IA Confirmation Report was submitted to the regulatory agencies in October 1998. The EPA concurred that no further action is necessary at Site 39A (letter dated February 2, 2002). As part of a site visit conducted in support of the Track 0 FOST, the DTSC observed an area within Site 39A that contained clay pigeon fragments in excess of six inches. The DTSC submitted a Site 39A comment letter on June 17, 2002. In October 2002, the Army conducted the removal of clay pigeon fragments in three areas where the debris was found to exceed a depth of six inches. The clay pigeon debris was removed from these three areas down to native soil and laterally out to where debris remaining did not exceed a depth of approximately two inches. Approximately 65 cubic yards of debris and soil were removed. Sampling conducted as part of the characterization of Site 39A concluded that PAHs (a component of clay pigeons) were not detected in soil in areas containing accumulations of clay pigeon fragments of 4 inches or less, except where the clay pigeons are powdered (*Draft Final Site Characterization, Site 39A – East Garrison Ranges, Fort Ord, California, May 16, 1997*). As discussed above, PAHs in soil exceeding PRGs were removed during the IA conducted at Site 39A. On March 11, 2003 the Army submitted a letter addressing DTSC concerns expressed in the June 17, 2002 comment letter. The Army response letter included documentation of the removal of “significant clay pigeon fragments” observed by the DTSC during their site visit.

Remedial Investigation Sites

Sites 12, 16, 17, and 33 were categorized as Remedial Investigation (RI) Sites. The Basewide ROD addressed RI Sites 12, 16, 17, and 33 and presents the selected remedial actions for soil and groundwater at these sites. The selected remedial actions addressed actual or threatened releases of hazardous substances at the RI sites, which may present current or future risks to public health, welfare, or the environment. The Basewide ROD was signed by the DTSC on

January 16, 1997, by the EPA on January 17, 1997, and by the Regional Water Quality Control Board (RWQCB) on January 22, 1997. A discussion of the remedial actions conducted at Sites 12, 16, 17, and 33 follows.

Site 12. Three soil remedial units [(SRUs), the Lower Meadow Disposal Area (SRU 12-1), Outfall 31 (SRU 12-2), and the Cannibalization Yard (SRU 12-3)] were identified as requiring remediation at Site 12. Remediation of SRU 12-1 included the excavation and removal of approximately 16,000 cubic yards of hydrocarbon-impacted soil and debris associated with the historic disposal of construction debris, scrap metal, oil and batteries (SWMU FTO-060). Remediation of SRU 12-2 included excavation of soil containing hydrocarbons (diesel, motor oil, oil and grease) resulting from surface and stormwater runoff from a nearby motor pool. Remediation of SRU 12-3 included excavation of soil containing hydrocarbons related to surface water runoff from an adjacent vehicle parts yard (SWMU FTO-007). The *Site 12 Remedial Action Confirmation Report And Post-Remediation Health Risk Assessment* was submitted to the regulatory agencies in June 1999. Concurrence of no further remedial action with regard to soil was granted by the EPA on September 20, 1999 and by the DTSC on October 23, 2002.

Site 16. Three SRUs, the DOL Maintenance Yard (SRU 16-1), Pete's Pond Extension (SRU 16-2), and Pete's Pond (SRU 16-3), were identified as requiring remediation at Site 16. Remediation of SRU 16-1 included excavation and removal of soil containing hydrocarbons, metals, and dioxins from a release at the heavy equipment maintenance yard. Remediation of SRU 16-2 included excavation and removal of debris and soil containing hydrocarbons, VOCs, SOC_s, dioxins, and metals associated with a former disposal area (SWMU FTO-062). Remediation of SRU 16-3 included excavation and removal of debris and soil containing low levels of VOCs, oil and grease, pesticides, dioxins, and metals related to past dumping and releases (SWMU FTO-062). The *Site 16 Remedial Action Confirmation Report And Post-Remediation Health Risk Assessment* was submitted to the regulatory agencies in April 1999. Agency concurrence of no further remedial action was granted by the EPA on September 20, 1999 and by the DTSC on June 3, 1999.

Site 17. One location, Disposal Area (SRU 17-1), was identified as requiring remediation at Site 17. Remediation of SRU 17-1 included excavation and removal of debris and soil containing hydrocarbons, dioxins, and metals released from a former disposal area (SWMU FTO-065). The *Site 17 Remedial Action Confirmation Report And Post-Remediation Health Risk Assessment* was submitted to the regulatory agencies in April 1999. Agency concurrence of no further remedial action was granted by the EPA on September 20, 1999 and by the DTSC on June 3, 1999.

Site 33. A release occurred at RI Site 33 at a former pesticide mixing location within the golf course maintenance area (Parcel F2.7.2). Pesticides, herbicides, and metals were detected in soil at concentrations below preliminary remediation goals (PRGs) that were determined based on intended reuse. The Human Health Risk Assessment for soil at Site 33 evaluated the exposure of a golf course maintenance worker to chemicals of potential concern. Based on the assessment, adverse health effects are not expected for the proposed reuse. The selected remedy for Site 33 is a deed restriction with reuse restricted to nonresidential use (Parcel F2.7.2 only). A Covenant to Restrict Use of Property (CRUP) for Parcel F2.7.2 will be provided to the grantee. The non-residential use restriction can be removed provided chemicals of concern remaining in soil at Site 33 are remediated to levels below PRGs for residential soil. Residential use will be

prohibited and this prohibition will be recorded in the deed. The residential use restriction for Parcel F2.7.2 is detailed in the attached Environmental Protection Provisions (Attachment 1).

3.2.3 Groundwater Contamination

Two plumes of contaminated groundwater, Operable Unit 2 (OU2) and Sites 2 and 12, underlie portions of the property (Plates 12, 13, and 15-Attachment 2). The OU2 groundwater plume is being remediated in accordance with the OU2 Record of Decision (ROD). On January 4, 1996, the Army received concurrence from the EPA that the pump-and-treat system for remediation of the OU2 groundwater plume is in place and operating "properly and successfully." The Baseline Risk Assessment for the OU2 groundwater plume indicated that the groundwater does not pose a threat to occupants of the buildings on the property, provided groundwater from the contaminated aquifers is not used as a drinking water source. A CRUP for groundwater applicable to all of the Track 0 parcels except F2.7.2, L20.9, L20.10.3, and L27, will be provided to the grantee. Well drilling (except for the express purpose of monitoring potential environmental impacts) and use of groundwater will be prohibited, and this prohibition will be recorded in the deed. Restriction and notification for groundwater contamination are detailed in the attached Environmental Protection Provisions (Attachment 1).

The Sites 2 and 12 groundwater plume is being remediated by extraction and treatment in accordance with the Basewide Remedial Investigation Sites ROD. Since the installation and start-up of the Sites 2 and 12 groundwater treatment system (April 1999), the extent of the plume has been significantly reduced. The *Sites 2 and 12 Groundwater Remedy Operating Properly and Successfully Evaluation Report* was submitted to the regulatory agencies in November 2001. On July 3, 2002, the Army received concurrence from the EPA that the pump-and-treat system for remediation of the Sites 2 and 12 groundwater plume is in place and operating "properly and successfully".

A third groundwater plume containing predominantly carbon tetrachloride lies adjacent to some Track 0 parcels (Plate 15-Attachment 2). The Army is currently evaluating the presence of carbon tetrachloride in groundwater through the installation and sampling of monitoring wells. None of the groundwater monitoring wells on the property contain carbon tetrachloride exceeding the Federal maximum contaminant level (MCL) of 5 parts per billion (ppb) or the State MCL of 0.5 ppb.

3.3 Petroleum and Petroleum Products

3.3.1 Storage, Release, or Disposal of Petroleum Products

Based on a review of existing records and available information, there is no evidence that petroleum products in excess of 55 gallons at one time were stored, released, or disposed of on the property as the result of non-UST/AST petroleum activities. Accordingly, there is no need for notification regarding non-UST/AST petroleum product storage, release, or disposal.

3.3.2 Above-ground and Underground Storage Tanks (AST/UST)

There are four aboveground storage tanks (ASTs) on the property (ASTs 4110.1, 4110.2, 4110.3, and 560) that are currently used for storage of petroleum products (Table 6). There are three ASTs on the property (3108.1, 3108.2, and 4901) that are no longer in use. Additionally, there

were seven ASTs on the property that have been removed (ASTs 64, 2420, 2436, 2725, 3877.1, 3877.2, and 4975). There is no evidence of petroleum release from these tanks.

On the property, there were 66 underground storage tanks (USTs) that were used for storage of petroleum products. All 66 of the USTs have been removed or closed in-place. Releases of petroleum products occurred at the following USTs: 509.1, 511.1, 511.2, 1060.1, 1060.2, 1060.3, 1483.3, 2253.1, 2754.1, 3004A.1, 3016A.1, 3803.1, 3803.2, and 4110.1. The release of petroleum products from these USTs was remediated and closure granted by the Monterey County Department of Health (MCDOH) for all 66 of the USTs. A summary of petroleum product storage is provided in Table 6.

3.4 Polychlorinated Biphenyls (PCB)

There are no PCB-containing transformers currently on the property and no evidence of unremediated releases from PCB-containing equipment. Based on a review of existing records and available information, PCB-containing light ballasts may be present in buildings on the property. Fluorescent light ballasts manufactured or installed prior to 1978 may contain PCBs in the potting material. PCB-containing light ballasts do not pose a threat to human health and the environment when managed properly. The deed will include the PCB notification and covenant contained in the Environmental Protection Provisions (Attachment 1).

3.5 Asbestos

Based on the *Asbestos Survey Report, Fort Ord Installation (April 26, 1993)*, asbestos containing materials (ACM) were identified within buildings on the property. Detailed descriptions of the asbestos type, location, and condition rating (at the time of survey) are provided in the Asbestos Survey Report and are summarized in the *Fort Ord CERFA Report*, and in the Environmental Baseline Surveys (EBSs) for the following: University of California at Santa Cruz Parcel (March 22, 1994), California State University Monterey Bay Parcel (December 16, 1994), Main Garrison Parcels (September 26, 1997), and the Surplus II Parcels (May 19, 1998). A list of the buildings and whether asbestos was identified is provided in Table 2.

As noted in the *Asbestos Survey Report*, some of the buildings contain friable ACM. Friable ACM may pose a health risk if not managed properly. Friable ACM can be effectively managed in place, provided the proper precautions are taken to minimize or eliminate exposure of personnel to airborne asbestos. The Army does not intend to remove or repair the ACM present in the buildings, but discloses its existence and condition. The friable asbestos that has not been removed or encapsulated will not present an unacceptable risk to human health because it will be managed by the grantee as described in Item 11 of the Environmental Protection Provisions. Any recommended inspection of ACM present in these buildings will be the responsibility of the recipient. Appropriate asbestos notice is given herein and will be included in the deed. The deed will include the asbestos warning and covenant included in the Environmental Protection Provisions (Attachment 1).

3.6 Lead-Based Paint (LBP)

Based on the age of the buildings (constructed before 1978), or because the construction date is unknown, most buildings on the property are presumed to contain lead-based paint (LBP). The Army does not intend to remove or repair the LBP in the buildings or remove lead possibly in the soil surrounding the buildings. Residential or child-occupied use of the buildings is prohibited

unless all LBP hazards have been abated. The deed will include the lead-based paint warning and covenant provided in the Environmental Protection Provisions (Attachment 1).

No sampling for lead within the buildings on the property has occurred. However, limited sampling for lead-based paint was conducted in former barracks buildings located on property immediately north of Parcel L32.2.2 (Industrial Hygiene Survey No. 55-71-R25A-94). One or more of the former barracks interior and/or exterior surface components (e.g., walls, doors, window sills, door frames, etc.) tested positive for LBP. Those barracks sampled were of the same construction type and were constructed in the same year (1954) as former barracks located on Parcel L32.2.2 (Buildings 4552 and 4562) and Parcel L32.4.1.1 (Buildings 4430, 4432, 4434, 4436, 4440, 4442, 4444, and 4446).

Limited sampling for lead in soil has occurred on the property. Twenty-nine composite soil samples were collected and analyzed for lead from several locations around 10 buildings (6, 10, 14, 16, 20, 36, 71, 75, 82, and 108) on Parcel L23.3.2.1 (Plate 8-Attachment 2). This sampling was conducted at the request of the U. S. Army to assess the presence of lead in soil associated with LBP. The buildings selected for sampling were chosen because the condition of the painted surfaces of these buildings was observed to be among the worst of the buildings on the parcel. Samples were collected from soil beneath the building drip lines and 10 feet out from the drip lines from each of the above buildings. Total lead was detected in 27 of the 29 composite samples. Average concentrations detected in soil beneath the drip lines ranged from 21.6 to 1,065 milligrams per kilogram (mg/kg). The average concentration detected in soil samples collected 10 feet out from the drip line ranged from 13.5 to 111 mg/kg. The yard-wide average lead concentration in soil (calculated by averaging the results from the drip line and 10 feet away from the drip line) ranged from 31 to 582 mg/kg. For comparison, the maximum background concentration for lead in soil at Fort Ord is 51.8 mg/kg (*Draft Final Basewide Background Soil Investigation, Fort Ord, California, March 15, 1993*), and the Federal Preliminary Remediation Goal (PRG) for residential non-play area bare soil is 1,200 mg/kg.

As agreed upon in an agency meeting on August 29, 1997, lead analytical results from soil samples collected adjacent to buildings on the Peninsula Outreach and the Marina Sports Center parcels can be used to represent anticipated lead concentrations in soil around the buildings on the Main Garrison parcels (E2b.1.1.1, E2b.1.1.2, E2b.1.2, E2b.1.3, E2b.1.4, E2b.2.1, E2b.2.3, E2b.2.4, E2b.3.1.1, E2c.3.1, E2c.3.2, E2c.3.3, E2c.4.2.1, E2d.1, E2d.2, L12.2.2, L12.2.3, L12.3, L23.1.2, L23.1.3, L23.1.4, and L35.1) because they were constructed of similar materials and during similar time periods. Average concentrations of lead detected in soil around the buildings on the Peninsula Outreach and Marina Sports Center parcels were 99 and 228 mg/kg, respectively.

3.7 Radiological Materials

Twenty-eight buildings on the Property (16, 87, 509, 1483, 1711, 1751, 1913, 1914, 1933, 1936, 1953, 1974, 1990, 2065, 2083, 2084, 2223, 2911, 4430, 4434, 4436, 4440, 4442, 4444, 4450, 4552, 4562, and 4885) are confirmed to have been used for storage or use of radioactive commodities (e.g., compasses, watches, gun sights, moisture/density testers, chemical agent monitors, etc.). The use of radioactive commodities at former Fort Ord was limited to those under the control of a specific Nuclear Regulatory Commission (NRC) license, or those authorized and managed under Department of the Army authorization. A radiological survey of

the 28 buildings was performed in 1994 by the U.S. Army Environmental Hygiene Agency (AEHA; currently known as the U.S. Army Center for Health Promotion and Preventive Medicine [USACHPPM]). Wipe sample results from all but one of the 28 buildings (Building 4885) were below the release criteria. Wipe samples collected from Building 4885 contained tritium levels above the release criteria. Building 4885 was decontaminated during the decommissioning process, and USACHPPM recommended that the building be released for unrestricted use in a memorandum dated May 2, 1997. In addition to the 28 buildings with documented use or storage of radioactive commodities, 183 buildings on the property are among 230 former Fort Ord buildings that were suspected to have been used for storage or use of radioactive commodities at some point in the past, but for which no documented evidence exists. Twenty percent of the 230 buildings were randomly sampled by the U.S. AEHA. No radiological health hazards were identified for the twenty percent sampled, and USACHPPM, recommended that all 230 buildings be released for unrestricted use (memorandum dated May 2, 1997). In a memorandum dated October 1, 1997, the California Department of Health Services (DHS) released all buildings with documented or suspected use or storage of radioactive commodities (including Building 4885) for unrestricted use.

3.8 Radon

Radon levels exceeding 4 picocuries per liter (pCi/L) were detected in Building 4562 (Parcel L32.2.2) during a 1990 survey at Fort Ord. All radon levels measured during the re-testing of Building 4562 on April 21, 1994, were below 1 pCi/L. No further testing for radon was necessary. All radon levels were below 4 pCi/L in other buildings on the property.

3.9 Ordnance and Explosives (OE)

Based on a review of existing records and available information including the Active Search Report (ASR), ASR Supplement No. 1 and the draft Revised ASR (December 1993, November 1994 and December 1997, respectively), *Site 39 Data Summary Work Plan (February 1994)*, *the Draft Final Literature Review Report (January 2000)*, the Track 0 Technical Memorandum (January 2000), OE contractor after-action reports, working maps, Fort Ord Training Facilities Maps, and associated interviews from various ordnance-related community relations activities, none of the buildings or surrounding land proposed for transfer are known to contain ordnance and explosives. All parcels included in this FOST lie on property identified as non-OE areas, or areas at the former Fort Ord that contain no evidence of OE and have never been suspected as having been used for OE-related activities of any kind. The Track 0 process addresses single or grouped areas of land at the former Fort Ord that have no history of OE-related use and for which No Action is necessary to protect human health and the environment. The Track 0 No Action Record of Decision (ROD) addresses the parcels included in this FOST. The Track 0 Record of Decision (ROD) was signed on July 2, 2002.

One potential OE site (Site OE-2) partially overlaps a portion of two of the Track 0 parcels (Parcels L5.8.2 and L20.17.1; Plate 12-Attachment 2). Several other potential OE sites (Site OE-1, Site OE-4A, Site OE-5, Site OE-13A, Site OE-13B, Site OE-22, Site OE-31, and Site OE-33) are adjacent to the property (Plates 10 through 16-Attachment 2) and are discussed in this section. 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 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. Appropriate OE notice is given herein and will be included in the deed. The deed will include the OE warning and covenant included in the Environmental Protection Provisions (Attachment 1).

Site OE-2. Site OE-2, Pete's Pond, was identified in the ASR as a chemical training area and a landmine warfare training area. Results of the ASR indicate that Site OE-2 was not an impact area. Site OE-2 partially overlaps Parcels L5.8.2 and L20.17.1 and is adjacent to Parcels S1.5.1.2, L5.8.1, E2c.4.1.1, L2.2.1, E2e.1, E2d.2, and E2c.4.2.1 (Plates 12 and 13-Attachment 2). Site OE-2 was sampled for OE in 1994 and two expended inert items (OE scrap) were found. A portion of Site OE-2 overlaps IRP Site 16 and is adjacent to IRP Site 17. During the investigation and remediation of IRP Sites 16 and 17, 468 2.36-inch inert practice rockets were removed from burial pits located in former landfill areas within Sites 16 and 17. Landfill areas within Site OE-2 were fully excavated in 1997. Although OE scrap items were found at Site OE-2, the items were buried in disposal pits and were not associated with ordnance use at the site. The burial area within Site OE-2 has been excavated, backfilled and re-graded. Site OE-2 was identified as requiring no further sampling and/or removal actions for OE (Action Memorandum 1, Twelve Sites, April 1998). However, Site OE-2 will undergo additional evaluation in the OE RI/FS.

Site OE-1. Site OE-1 was identified as a flame thrower range on Fort Ord training facilities maps from the late 1950s and early 1960s. Site OE-1 lies adjacent to Parcel E2c.1 (Plate 13-Attachment 2). An OE contractor completed sampling of Site OE-1 in 1994 and found one inert practice mine (OE scrap). It was recommended that additional grids be sampled in the open area north of Site OE-1. Eight additional grids were sampled and 4 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 Site OE-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 Site OE-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, two expended practice mine fuzes and one expended flame thrower ignition cartridge, were found. On the basis of the site investigation results, no further action was recommended (*Final OE Sampling After Action Report, Site OE-1, November 2000*). However, Site OE-1 will undergo additional evaluation in the OE RI/FS.

Site OE-13A. Site OE-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. Site OE-13A lies adjacent to Parcel E8.a.1 (Plate 14-Attachment 2). In 1994 boundaries for Site OE-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. No evidence of OE was found during the construction of the housing area. Initial sampling of the site in 1994 found no evidence of OE use. Based on the intended future use of the land that includes Site OE-13A, the Phase 1 EE/CA

recommended additional confirmatory sampling. In 1997, the sample grids that were surveyed in 1994 and the OE site boundary were resurveyed. Two additional confirmatory sample grids were established and sampled. Because 20 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 at one of the two sample grid locations. On the basis of the investigation results, no further action was recommended (*Final OE Sampling After Action Report, Site OE-13A, December 2000*). However, Site OE-13A will undergo additional evaluation in the OE RI/FS.

A portion of Site OE-13A overlies a portion of the OU 2 sanitary landfill (Area A; Plate 14-Attachment 2). The southwestern portion of Site OE-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-related 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 regraded. 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 Site OE- 13A.

Site OE-4A. Site OE- 4A was identified as a Chemical, Biological, and Radiological (CBR) Training Area on historical maps. Site OE-4A is near Parcels L32.4.1.1 and L32.4.2 (Plate 12-Attachment 2). OE sampling of this site resulted in the discovery of 70 UXO items including 1 rifle grenade, 2 illumination signals, and small arms ammunition, as well as 67 grenade fuzes found in a burial pit, and 5 OE scrap items. On the basis of the sampling results, a removal action to a depth of 4 feet was completed over the entire OE site. One UXO item (illumination signal) and 8 OE scrap items were found and removed during the removal action. On the basis of the investigation results, no further action was recommended (*Draft Final Sampling And Removal After Action Report, Site OE-4A, October 2000*). However, Site OE-4A will undergo additional evaluation in the OE RI/FS.

Site OE-13B. Site OE-13B was identified through the archive search as a practice mortar range. Site OE-13B is near Parcels L32.2.1 and L32.4.2 (Plate 12-Attachment 2). 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 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 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. UXO items found and removed included pyrotechnics (simulators, flares and signals), smoke grenades, fuzes, and projectiles of various sizes. On the basis of the investigation results, no further action was recommended (*Final OE Removal After Action Report, Site OE-13B, December 2000*). However, Site OE-13B will undergo additional evaluation in the OE RI/FS.

During the removal action at Site OE-13B, two partial Chemical Agent Identification Sets (CAIS) were found. Two cardboard tubes containing intact glass vials were discovered adjacent to metal canisters buried at depths of 1 and 1.5 feet. The sets were removed by the Technical Escort Unit dispatched from Dugway Proving Ground, Utah. On the basis of the initial chemical

analysis of the 24 vials, 12 vials were disposed through the Fort Ord DRMO and the remaining 12 vials were transferred to Aberdeen Proving Grounds, Maryland for further analysis.

Site OE-31. Site OE- 31, the 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. UXO items found during the OE removal actions included projectiles, rockets, smoke grenades, fuzes, pyrotechnics (e.g., flares and simulators), and practice mines. Based on the presence of established, developed areas west of the site (motor pools and barracks), it is expected that live firing would have been toward the east, away from the developed areas. Site OE-31 lies adjacent to Parcel S1.3.3 (Plate 14-Attachment 2). Site OE-31 will undergo additional evaluation in the OE RI/FS.

Site OE-22. Site OE-22, the Beach Ranges, were small arms ranges located along the former Fort Ord beachfront. Several Track 0 Parcels lie adjacent to the site: Parcels S4.1.2.1, S4.1.2.2, S4.1.3, S4.1.4 and S4.1.5 (Plates 10, 11, and 13-Attachment 2). Firing at the ranges was toward the west away from the Track 0 parcels. Sampling of Site OE- 22 was performed in 1993 through 1994. Numerous live small arms and several OE scrap items (fins from a 60mm mortar, an inert training grenade, expended smoke grenade and grenade fuze, and a 40mm cartridge case) were found. Additional sampling was completed in 1997 and one OE scrap item (unfuzed Japanese-made mortar) was found. No UXO was found during either sampling effort and no further action was deemed necessary (*Draft Final SS/GS Sampling After Action Report, Site OE-22, October 2000*). Site OE-22 will undergo additional evaluation in the OE RI/FS.

Site OE-5: The northern boundary of Site OE-5 is located to the south of Track 0 Parcels E11b.1, L23.3.1, L23.3.2.1, and L35.6 (Plate 16-Attachment 2). Site OE-5, south of East Garrison, was established because a scrap 3.5" rocket motor was found in the branches of an oak tree in the area. No known range for rocket firing was located in this area. An ordnance removal contractor sampled this site for OE and did not find evidence of ordnance use. As shown on Plate 16 (Attachment 2), undeveloped land separates the northern boundary of Site OE-5 and Track 0 Parcels E11b.1, L23.3.1, L23.3.2.1, and L35.6. Site OE-5 will undergo additional evaluation in the OE RI/FS.

Site OE-33. Site OE-33 lies adjacent to Track 0 Parcel L20.10.3 (Plate 16-Attachment 2). Site OE-33 (OE Cache) was identified by the Fort Ord Federal Police. The Federal Police located a foxhole containing small arms ammunition, a live practice 40mm cartridge, and five live 40mm smoke cartridges. A 4-foot-deep soil removal was performed over the entire site and additional small arms and 40mm cartridges were removed. Site OE-33 will undergo additional evaluation in the OE RI/FS.

Additionally, other non-live fire training areas (Machine Gun Square and Rifle Instruction Circles [RICs]) were formerly located on some of the Track 0 Parcels. Machine Gun Squares and RICs were identified from training maps, aerial photographs, and Fort Ord basic training yearbooks. Machine gun squares and RICs (Plates 11 and 12-Attachment 2) were training areas where soldiers were instructed on the proper technique and handling (e.g., aiming, posture) of machine guns and rifles (dry fire training). Ranges where these weapons were fired (live fire ranges) were present outside of the Track 0 parcels at the Beach Ranges and in the Multi-Range

Area (MRA). A former Proficiency Test Area (PTA) lies immediately adjacent to Parcels E8a.1.4 and S1.3.3 (Plate 14-Attachment 2). PTAs were areas where infantry soldiers were tested on their basic training knowledge prior to moving on to more advanced technical training. Testing included written, oral and physical exams. Discussion with Fort Ord Range Control indicated that this area was also used for dry firing training and possible firing of blank rounds.

As agreed upon by the Army, the DTSC and USEPA, and conducted as part of an OE evaluation and confirmation of Track 0 property, a USACE UXO Safety Specialist completed a site walk around two groups of barracks on Parcel E2b.3.1.1 (Plate 11-Attachment 2) and over a portion of Parcel E11b.1 (Plate 8-Attachment 2). The inspection around the barracks involved walking around the outside of the buildings and looking under the building where openings in the building skirt allowed a view into the crawl space. The site walk of Parcel E11b.1 was part of a visual inspection of undeveloped Track 0 property that included walking selected undeveloped parcels looking for evidence of OE training. No UXO or OE scrap was found during the site walks.

A review of Explosive Ordnance Detachment (EOD) records archived at Moffett Field (Mountain View, California) and of recent ordnance incident reports identified eleven documented OE-related responses that have occurred on the property:

- In November 1992 members of the 49th EOD removed three OE items (2 airburst simulators and 1 grenade simulator) from the Military Police Investigation (MPI) Building 1025 (Parcel E2b.3.1.1; Plate 3-Attachment 2). The items were brought to Building 1025 and were being held as evidence during a criminal investigation conducted by the Fort Ord military police.
- In February 1993 members of the 49th EOD removed 100 5.56mm blank rounds and one 20 round clip from MPI Building 1025. The items were brought to Building 1025 and were being held as evidence during a criminal investigation conducted by the Fort Ord military police.
- On three occasions, March, April and May 1993, the 49th EOD was called to the Non-Commissioned Officers (NCO) Academy located at Building 14 (Parcel L23.3.2.1; Plate 8-Attachment 2) to remove OE items, including drill rounds, found by NCO's during training activities conducted at other locations. With the exception of drill rounds, all items were taken to the safe holding area for disposal. The drill rounds were returned for training.
- In May 1993 members of the 49th EOD were called to the Nuclear, Biological, and Chemical (NBC) School at Building 21 (Parcel L23.3.2.1) and asked to provide certification that two training devices (105mm illumination round and a practice mine) were in fact inert training items. Certification was given by the 49th EOD and the items were returned to the NBC School's inventory of training devices.
- In September of 1993 a practice antitank mine was removed by the 49th EOD from Building 3107 (Parcel L35.1; Plate 5-Attachment 2). It was determined that the practice mine was brought to Building 3107 to be sold in a garage sale-type event and was not related to ordnance training in the area. The inert training device was returned to inventory for training.
- In late 1993 an inert practice mine was removed by the 49th EOD from a recreational vehicle storage yard in Parcel L35.1 (Plate 5-Attachment 2). Fort Ord Range Control questioned the

responding EOD personnel and found that the item as an inert training device. Because no ordnance training took place in this area, it is likely that the practice mine was a discarded item.

- In March 1996 the Fort Ord Federal Police were notified of the presence of a projectile lying behind Building 4885 (Parcel L5.8.1; Plate 4-Attachment 2). The responding EOD personnel identified the projectile as an inert 37mm armor piercing (AP) projectile and disposed of the item as OE scrap. It was determined that the 37mm projectile was a discarded item and its presence at Building 4885 was not a result of ordnance training in that area.
- In July 2001 an expended 3.5-inch practice rocket was discovered during a horseback ride adjacent to a trail in Parcel E8.1.4 (Plate 4-Attachment 2). The USACE UXO Safety Specialist removed and disposed of the item. It was concluded that the 3.5-inch rocket was a discarded and was not related to ordnance training in this area.
- In February 2002 a 75mm projectile (partially detonated) was found during a site inspection near Building 2882 (Parcel E2b.1.1.1; Plate 3-Attachment 2). The USACE UXO Safety Specialist released the item to the OE removal contractor for disposal. No other evidence of 75mm ordnance has been found in the vicinity of the discovery and it was determined that it was most likely a discarded item.

With the exception of the inert practice mine found in late 1993, detailed reports on these incidents were submitted to the DTSC and the EPA on June 3, 2002. A discussion of the inert practice mine found in late 1993 was presented in the *Draft Final Data Summary and Work Plan, Site 39 – Inland Ranges, Fort Ord California*.

3.10 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. Based on all available evidence, 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; strichnine; brodifacoum; zinc phosphide

- Thurgicide (Dipel)

3.11 Other Conditions

Clean Air Act General Conformity Rule requirements for this transfer were satisfied by a Record of Non-Applicability based upon an exemption for property transfers or leases where the proposed action will be a transfer of ownership, interest and title in the land, facilities, and associated real and personal property as soon as it meets the requirements under CERCLA.

A geophysical survey to evaluate the presence of buried metal drums within Parcel L23.3.2.1 was completed. The investigation was undertaken on the basis of a report made to the RWQCB that metal drums might have been buried in open areas between Buildings 29, 30, 33, 34, 35, and 36. Anomalies identified from the survey were excavated and soil samples were collected and submitted for chemical analysis. No drums or other potential containers of contaminants were found within the excavated anomaly locations. Sampling results indicated chemicals detected were below Preliminary Remediation Goals. Based on these results no further action was recommended. The draft Data Summary Report for this investigation was submitted to the RWQCB, EPA, and DTSC in January 2001. In a letter dated May 4, 2001, the RWQCB concurred with the reports recommendation of no further action at the East Garrison magnetic anomaly sites. The EPA and DTSC agreed that no further action was necessary in the February 7, 2002 BRAC Cleanup Team (BCT) meeting.

Portions of the property are located within 1000 feet of the Fort Ord OU 2 Landfill. In order to evaluate methane levels in soil adjacent to the OU 2 landfill, monitoring probes were installed within the landfill and around the landfill perimeter. The probes were placed at a spacing of 1000 feet or less (Plate 14). Methane concentrations generally exceed the California Integrated Waste Management Board (CIWMB) standard of 5% by volume in probes located within the landfill fence. However, the methane concentrations do not exceed the 5% limit at the property boundary, with the exception of areas on the eastern side bordering property that is not included in this FOST. The Army has implemented a gas collection and treatment system along the eastern side of the landfill adjacent to the existing housing. In order to decrease the potential for landfill gas migration to surrounding property a buffer was added extending 100 feet beyond the perimeter fencing (Plate 14). Future landowners should refer to Title 27, Section 21190 of the California Code, which identifies protective measures for structures built within 1000 feet of a landfill.

Should the subject parcels be considered for the proposed acquisition and construction of school properties utilizing State funding at any time in the future, a separate environmental review process in compliance with the California Education Code Section 17210 et seq will need to be conducted and approved by California Department of Toxic Substances Control.

4.0 REMEDIATION

The following environmental agreement is applicable to the property: the Fort Ord Federal Facility Agreement (FFA). All remediation activities on the property required by the FFA are completed or in place and operating properly and successfully (OPS). The deed and any

easement will include a provision reserving the Army's right to conduct remediation activities (Attachment 1).

5.0 REGULATORY COORDINATION AND COMMENTS

The U.S. Environmental Protection Agency (EPA) Region IX and the California EPA Department of Toxic Substances Control (DTSC) were notified of the initiation of the FOST. The public/regulatory review period for the Track 0 FOST was from August 22 through September 30, 2002. No comments from the public were received. Comments were received from the DTSC and the US EPA and are included in Attachment 4. All US EPA comments were resolved with the exception of one concerning the asbestos notice and covenant and one concerning the lead-based paint warning and covenant included in the Environmental Protection Provisions (Attachment 1). It is the Army's opinion that the comments are not relevant to the determination of the property's suitability to transfer. US EPA also agrees that the lack of resolution does not preclude transfer. Discussions between the Army and the DTSC regarding comments on the Track 0 FOST are in progress. It is the Army's belief that most if not all of the DTSC comments will be resolved prior to the transfer of property included in this FOST. The responses to the DTSC and US EPA comments, including the unresolved US EPA comments, are provided in Attachment 4.

6.0 NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE AND CONSISTENCY WITH LOCAL REUSE PLAN

The environmental impacts associated with the proposed transfer of the property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis have been documented in the "Final Environmental Impact Statement Fort Ord Disposal And Reuse," June 1993, associated Record of Decision, December 1993 and "Supplemental Environmental Impact Statement Fort Ord Disposal And Reuse," June 1996. Any encumbrances or conditions identified in such analysis as necessary to protect human health or the environment have been incorporated into the FOST. In addition, the proposed use of the property is consistent with the intended reuse of the property set forth in the Fort Ord Reuse Plan.

7.0 ENVIRONMENTAL PROTECTION PROVISIONS

On the basis of the above results from the CERFA Report and other environmental studies and in consideration of the intended use of the property, certain terms and conditions are required for the proposed transfer. The terms and conditions are set forth in the attached Environmental Protection Provisions (Attachment 1) and will be included in the deed/easement.

Provided the restrictions of the CRUP, 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.

8.0 FINDING OF SUITABILITY TO TRANSFER

Based on the above information, I conclude that all DoD requirements to reach a finding of suitability to transfer have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions (Attachment 1).

For ECP Category 1 Parcels:

The deed/easement for this transaction will also contain the following provisions,

- The covenant under CERCLA §120(h)(4)(D)(i) warranting that any response action or corrective action found to be necessary after the date of transfer shall be conducted by the United States.
- A clause as required by CERCLA §120(h)(4)(D)(ii) granting the United States access to the property in any case in which a response action or corrective action is found to be necessary after the date of transfer for the property, or such access is necessary to carry out a response action on adjoining property.

For ECP Category 3 & 4 Parcels:

All removal or remedial actions necessary to protect human health and the environment have been taken and the property is transferable under CERCLA Section 120(h) (3). As required under CERCLA Section 120(h) and DoD FOST Guidance, notification of hazardous substance activities and petroleum product activities shall be provided in the deed/easement. See Table 4 – Notification of Hazardous Substance Storage, Release, or Disposal and Table 6 – Notification of Petroleum Product Storage, Release, or Disposal. Notice of response actions taken will be provided in the deed(s), as appropriate, based on the information contained in Table 3. In addition to the Environmental Protection Provisions, the deed/easement for this transaction will also contain;

- The covenant under CERCLA §120(h)(3)(A)(ii)(I) warranting that all remedial action under CERCLA necessary to protect human health and the environment with respect to hazardous substances remaining on the property has been taken before the date of transfer.
- The covenant under CERCLA §120(h)(3)(A)(ii)(II) warranting that any remedial action under CERCLA found to be necessary after the date of transfer with respect to such hazardous substances remaining on the property shall be conducted by the United States.
- The clause as required by CERCLA §120(h)(3)(A)(iii) granting the United States access to the property in any case in which remedial action or corrective action is found to be necessary after the date of transfer.

MAY 27 2003



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TABLES

Table 1 – List of Property Recipients and Intended Reuse

Parcel Number	Recipient	Intended Reuse
E11b.1	Fort Ord Reuse Authority (FORA)	Development/mixed use
E11b.2	FORA	Development/mixed use
E11b.3	FORA	Sewer treatment facility/development mix
E11b.4	FORA	Water storage
E15.1	FORA	Right of Way (ROW)/retail
E2b.1.1.1	FORA	Development/mixed use
E2b.1.1.2	FORA	Development/mixed use
E2b.1.2	FORA	ROW road
E2b.1.3	FORA	Development/mixed use
E2b.1.4	FORA	ROW road
E2b.1.5	FORA	Development/mixed use
E2b.2.1	FORA	Development/mixed use
E2b.2.2	FORA	ROW road
E2b.2.3	FORA	ROW road
E2b.2.4	FORA	Development/mixed use
E2b.2.5	FORA	Groundwater treatment facility
E2b.3.1.1	FORA	Development/mixed use
E2b.3.2	FORA	ROW 8th St
E2c.1	FORA	Development/mixed use
E2c.2	FORA	Groundwater treatment facility
E2c.3.1	FORA	Development/mixed use
E2c.3.2	FORA	ROW road
E2c.3.3	FORA	Development/mixed use
E2c.4.1.1	FORA	ROW road
E2c.4.2.1	FORA	Development/mixed use
E2d.1	FORA	Development/mixed use
E2d.2	FORA	ROW
E2e.1	FORA	ROW 6th Ave/8th St Road
E2e.2	FORA	ROW Intergarrison Road
E4.5	FORA	Water storage
E8a.1.2	FORA	Commercial/Retail
E8a.1.3	FORA	Commercial/Retail
E8a.1.4	FORA	Commercial/Retail
E8a.1.5	FORA	Commercial/Retail
F2.7.2	City of Seaside	Maintenance
F7.2	University of California Monterey Bay Education Science and Technology Center (UCMBEST)	Water Well 31 (C)
L1.1	Monterey College of Law	Education
L2.2.1	Federal Highway Administration (Monterey-Salinas Transit)	Park and Ride I

Table 1 – List of Property Recipients and Intended Reuse

Parcel Number	Recipient	Intended Reuse
L5.8.1	City of Marina	Maintenance center
L5.8.2	City of Marina	Maintenance center
L7.8	Monterey Peninsula Unified School District (MPUSD)	Education
L7.9	MPUSD	Education
L12.2.2	Shelter Outreach Plus	Housing
L12.2.3	Shelter Outreach Plus	Housing
L12.3	Shelter Outreach Plus	Warehouse
L15.1	Housing Authority Monterey County	Offices
L19.2	City of Seaside	Athletic facility
L19.3	City of Seaside	Multi-sport fields
L19.4	City of Seaside	Development/mixed use
L20.9	FOR A	ROW/South Reservation Road
L20.10.1.1	FOR A	ROW/North Reservation Road
L20.10.1.2	FOR A	ROW/North Reservation Road
L20.10.2	FOR A	ROW/North Reservation Road
L20.10.3	FOR A	ROW/North Reservation Road
L20.14.1.2	Monterey County	ROW/Intergarrison Road
L20.16.1	Monterey County	RR Spur Intermodal warehouses
L20.16.2	Monterey County	RR Spur Intermodal Trans
L20.16.3	Monterey County	RR Spur Intermodal 8 th Street
L20.17.1	Monterey County	Maintenance Center Bldg. 4900
L20.19.2	Monterey County	ROW/Barloy Canyon Road
L20.20	FOR A	ROW/West Camp Street
L20.21.1	Monterey County	ROW/Watkins Gate Road
L20.21.2	Monterey County	ROW/Watkins Gate Road
L20.22	Monterey County	ROW/Chapel Hill Road
L23.1.1	Monterey Peninsula College	Satelite Campus
L23.1.2	Monterey Peninsula College	Satelite Campus
L23.1.3	Monterey Peninsula College	Satelite Campus
L23.1.4	Monterey Peninsula College	Satelite Campus
L23.1.5	Monterey Peninsula College	Satelite Campus
L23.3.1	Monterey Peninsula College	Development/mixed use
L23.3.2.1	FORA/Monterey Peninsula College	Development/mixed use/historic district
L23.4	Monterey Peninsula College	Education
L23.6	Monterey Peninsula College	Education
L32.2.1	CSUMB	Campus addition
L32.2.2	CSUMB	Campus addition
L32.3	CSUMB	Campus addition

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Parcel Number	Recipient	Intended Reuse
L32.4.1.1	FORA	Development mixed use/retail
L32.4.2	FORA	ROW/development/mixed use
L33.1	CSUMB	Campus addition
L33.2	CSUMB	Campus addition
L35.1	FORA (Marina Coast Water District [MCWD])	Corporation yard
L35.2	FORA (MCWD)	Future water tank
L35.3	FORA (MCWD)	Travel camp pump
L35.6	FORA (MCWD)	Water storage tank
L35.7	FORA (MCWD)	Sewage lift station #96
L35.8	FORA (MCWD)	Sewage lift station #31
L36	Catholic Diocese of Monterey	Education
S1.3.3	CSUMB	ROW/Intergarrison Road
S1.5.1.2	CSUMB	Maintenance area
S2.1.4.2	UCMBEST	Education
S4.1.2.1	California Department of Transportation	Highway 1 Right of Way
S4.1.2.2	California Department of Transportation	Highway 1 Right of Way
S4.1.3	California Department of Transportation	Highway 1 Right of Way/xRR
S4.1.4	California Department of Transportation	Highway 1 Right of Way/RR UP
S4.1.5	California Department of Transportation	Highway 1 Right of Way

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Présent	Lead-Based Paint ¹	Approximate Construction Date
E11b.1 (24.5)	No Buildings or Structures	Development/mixed use			
E11b.2 (41.7)	No Buildings or Structures	Development/mixed use			
E11b.3 (6.2)	145	Sewage Treatment Plant	No	Yes	1940
	145A	Sew Pl Doten Tk	Unknown	Unknown	Unknown
E11b.4 (0.1)	147	Ground Storage Tank	No	Yes	1977
E15.1 (49.1)	1001A	Range Spt Bldg	Yes	Unknown	Unknown
	3862	Water Pump House	No	Yes	1952
	4215A	Sentry Station	Not surveyed	Unknown	Unknown
	4215B	Bus Stop Shelter	Not surveyed	Unknown	Unknown
	R101	Relocatable Bldg	Not surveyed	Unknown	Unknown
E2b.1.1.1 (22.8)	2793	Administration	Yes	Yes	1940
	2795	Clinic	Yes	Yes	1940
	2797	Administration	Yes	Yes	1940
	2809	Guest House	Yes	Yes	1940
	2810	Administration	Yes	Yes	1940
	2811	Administration	Yes	Yes	1940
	2812	Administration	Yes	Yes	1941
	2813	Guest House	Yes	Yes	1940
	2827	Guest House	Yes	Yes	1940
	2828	Guest House	Yes	Yes	1940
	2829	Administration	Yes	Yes	1940
	2830	Administration	Yes	Yes	1940
	2831	Administration	Yes	Yes	1940
	2832	Administration	Yes	Yes	1940
	2833	Administration	Yes	Yes	1940
	2834	Administration	Yes	Yes	1940
	2844	Administration	Yes	Yes	1940
	2845	Administration	Yes	Yes	1940
	2846	Administration	Yes	Yes	1940
	2847	Administration	Yes	Yes	1940
	2848	Administration	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2849	Guest House	Yes	Yes	1940
	2850	Photo Lab	Yes	Yes	1940
	2851	Administration	Yes	Yes	1940
	2852	Administration	Yes	Yes	1940
	2853	Administration	Yes	Yes	1940
	2854	Administration	Yes	Yes	1940
	2855	Administration	Yes	Yes	1941
	2861	Administration	Yes	Yes	1941
	2862	General Instruction	Yes	Yes	1940
	2863	Administration	Yes	Yes	1940
	2864	Administration	Yes	Yes	1940
	2865	Administration	Yes	Yes	1940
	2866	Guest House	Yes	Yes	1940
	2867	Administration	Yes	Yes	1940
	2868	Administration	Yes	Yes	1940
	2869	Administration	Yes	Yes	1940
	2870	Administration	Yes	Yes	1940
	2871	Administration	Yes	Yes	1940
	2872	Administration	Yes	Yes	1940
	2873	Administration	Yes	Yes	1940
	2874	Administration	Yes	Yes	1940
	2875	Administration	Yes	Yes	1941
	2880	Exchange Branch	Yes	Yes	1940
	2881	Company Headquarters	Yes	Yes	1940
	2882	Company Headquarters	Yes	Yes	1940
	2883	Company Headquarters	Yes	Yes	1940
	2884	Company Headquarters	Yes	Yes	1940
	2885	Company Headquarters	No	Yes	1940
	2886	Company Headquarters	Yes	Yes	1940
	2887	Applied Instruction	Yes	Yes	1940
	2888	Applied Instruction	Yes	Yes	1940
	2889	Company Headquarters	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2890	Company Headquarters	Yes	Yes	1940
	2891	Company Headquarters	Yes	Yes	1940
	2892	Company Headquarters	Yes	Yes	1940
	2893	Company Headquarters	Yes	Yes	1940
	2894	Company Headquarters	Yes	Yes	1940
	2895	Company Headquarters	Yes	Yes	1941
	2900	Administration	Yes	Yes	1940
	2901	Administration	Yes	Yes	1941
	2902	Administration	Yes	Yes	1941
	2903	Administration	Yes	Yes	1941
	2904	Administration	Yes	Yes	1941
	2905	Administration	Yes	Yes	1941
	2906	Administration	Yes	Yes	1941
	2907	Administration	Yes	Yes	1941
	2908	Administration	Yes	Yes	1941
	2909	Administration	Yes	Yes	1941
	2910	Administration	Yes	Yes	1941
	2911	Administration	Yes	Yes	1941
	2912	Administration	Yes	Yes	1941
	2913	Administration	Yes	Yes	1941
	2914	Administration	Yes	Yes	1941
	2915	Administration	Yes	Yes	1941
	2917	Administration	Yes	Yes	1940
	2925	Administration	Yes	Yes	1940
E2b.1.1.2 (1.2)	2801	Guest House	Yes	Yes	1941
E2b.1.2 (10.6)	2826	Administration	Yes	Yes	1940
E2b.1.3 (33.6)	2520	Administration	Yes	Yes	1941
	2521	Barracks	Yes	Yes	1941
	2522	Barracks	Yes	Yes	1941
	2523	Barracks	Yes	Yes	1941
	2524	Barracks	Yes	Yes	1941
	2525	Barracks	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2526	Barracks	Yes	Yes	1941
	2527	Barracks	Yes	Yes	1941
	2528	Barracks	Yes	Yes	1941
	2529	Barracks	Yes	Yes	1941
	2530	Barracks	Yes	Yes	1941
	2531	Class VI Store	Yes	Yes	1944
	2540	Administration	Yes	Yes	1940
	2541	Barracks	Yes	Yes	1941
	2542	Barracks	Yes	Yes	1941
	2544	Barracks	Yes	Yes	1941
	2545	Barracks	Yes	Yes	1941
	2546	Barracks	Yes	Yes	1941
	2547	Barracks	Yes	Yes	1941
	2548	Barracks	Yes	Yes	1941
	2549	Barracks	Yes	Yes	1941
	2550	Barracks	Yes	Yes	1941
	2560	Exchange Branch	Yes	Yes	1941
	2561	Administration	Yes	Yes	1941
	2562	Battalion HQ	Yes	Yes	1941
	2563	Det Day Room	Yes	Yes	1941
	2567	Dining	Yes	Yes	1941
	2568	Dining	No	Yes	1941
	2569	Dining	Yes	Yes	1941
	2580	Administration	Yes	Yes	1941
	2581	Administration	Yes	Yes	1941
	2582	Administration	Yes	Yes	1941
	2583	Barracks	Yes	Yes	1941
	2584	Barracks	Yes	Yes	1941
	2585	Barracks	Yes	Yes	1941
	2586	Barracks	Yes	Yes	1941
	2587	General Purpose	Yes	Yes	1941
	2588	Barracks	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2590	Barracks	Yes	Yes	1941
	2601	Company Headquarters	Yes	Yes	1941
	2603	Company Headquarters	Yes	Yes	1941
	2604	Company Headquarters	Yes	Yes	1941
	2605	Company Headquarters	Yes	Yes	1941
	2608	Company Headquarters	Yes	Yes	1941
	2609	Company Headquarters	Yes	Yes	1941
	2622	Guest House	Yes	Yes	1941
	2627	Officers Quarters	Yes	Yes	1941
	2631	Guest House	Yes	Yes	1941
	2632	Guest House	Yes	Yes	1941
	2633	Guest House	Yes	Yes	1941
	2634	Guest House	Yes	Yes	1941
	2635	Guest House	Yes	Yes	1941
	2636	Guest House	Yes	Yes	1941
	2642	Guest House	Yes	Yes	1941
	2643	Guest House	Yes	Yes	1941
	2644	Guest House	Yes	Yes	1941
	2645	Guest House	Yes	Yes	1941
	2652	Guest House	Yes	Yes	1941
	2654	Guest House	Yes	Yes	1941
	2656	Transient Qtrs	Yes	Yes	1941
	2658	Guest House	Yes	Yes	1941
	H272	HWSF	Yes	Unknown	Unknown
E2b.1.4 (2.3)	2501	Administration	Yes	Yes	1941
	2502	Det Day Room	Yes	Yes	1941
	2503	Deploy Storage Bldg	Yes	Yes	1941
	2504	Storehouse	Yes	Yes	1941
	2505	Arms Building	Yes	Yes	1941
	2506	Deploy Storage Bldg	Yes	Yes	1941
	2507	Storehouse	Yes	Yes	1941
	2508	Company Headquarters	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2509	Det Day Room	Yes	Yes	1941
	2510	Det Day Room	Yes	Yes	1941
E2b.1.5 (12.2)	1637	Vehicle Maintenance	Yes	No	1985
	2240	Skill Dev Cen	Yes	Yes	1941
	2241	Skill Dev Cen	Yes	Yes	1941
	2242	Skill Ctr/Auto	Yes	Yes	1941
	2250	Skill Dev Cen	Yes	Yes	1941
	2250A	Relocatable Bldg	Yes	Yes	1950
	2251	Skill Ctr Annex	Yes	Yes	1941
	2251A	Relocatable Bldg	Yes	Unknown	Unknown
	2252	Skill Dev Cen	Yes	Yes	1941
	2252A	Car Wash	Not surveyed	Unknown	Unknown
	2252B	Car Wash	Yes	Unknown	Unknown
	2260	Guest House	Yes	Yes	1943
	2290	Recreation Bldg	Yes	Yes	1941
	2291	Company Headquarters	Yes	Yes	1941
	2292	Storehouse	Yes	Yes	1942
	2293	Exchange Branch	Yes	Yes	1941
	2294	Administration	Yes	Yes	1941
	R161	Relocatable Bldg	Yes	Unknown	Unknown
	R222	Relocatable Bldg	Yes	Unknown	Unknown
E2b.2.1 (71.1)	1A34	Relocatable Bldg	Yes	Unknown	Unknown
	2055	Storehouse	Yes	Yes	1941
	2068	Laundry	Yes	Yes	1941
	2069	Heat Plant	Yes	Yes	1941
	2072	Oil Storage	Yes	Yes	1943
	2073	Warehouse	Yes	Yes	1943
	2074	Open Storage Area	No	No	1986
	2089	Fe Facility	Yes	Yes	1942
	2321	Barracks	Yes	Yes	1941
	2322	Barracks	Yes	Yes	1941
	2323	Barracks	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2324	Barracks	Yes	Yes	1941
	2325	Barracks	Yes	Yes	1941
	2326	Barracks	Yes	Yes	1941
	2327	Barracks	Yes	Yes	1941
	2328	Barracks	Yes	Yes	1941
	2329	Barracks	Yes	Yes	1941
	2330	Barracks	Yes	Yes	1941
	2331	Barracks	Yes	Yes	1941
	2332	Barracks	Yes	Yes	1941
	2333	Administration	Yes	Yes	1941
	2334	Administration	Yes	Yes	1941
	2335	Administration	Yes	Yes	1941
	2336	Administration	Yes	Yes	1942
	2341	Barracks	Yes	Yes	1941
	2342	Barracks	Yes	Yes	1941
	2343	Storage	Yes	Yes	1941
	2344	Barracks	Yes	Yes	1941
	2345	Barracks	Yes	Yes	1941
	2346	Barracks	Yes	Yes	1941
	2347	Barracks	Yes	Yes	1941
	2348	Barracks	Yes	Yes	1941
	2349	Barracks	Yes	Yes	1941
	2350	Barracks	Yes	Yes	1941
	2351	Barracks	Yes	Yes	1941
	2352	Administration	Yes	Yes	1941
	2353	Administration	Yes	Yes	1941
	2354	Administration	Yes	Yes	1941
	2355	Administration	Yes	Yes	1941
	2356	Administration	Yes	Yes	1942
	2361	Battalion Headquarters	Yes	Yes	1941
	2362	Battalion Headquarters	Yes	Yes	1941
	2363	Dining	No	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2364	Dining	Yes	Yes	1941
	2365	Dining	No	Yes	1941
	2366	Dining	Yes	Yes	1941
	2367	Dining	Yes	Yes	1941
	2368	Storehouse	Yes	Yes	1941
	2369	Dining	Yes	Yes	1941
	2370	Dining	Yes	Yes	1941
	2371	Administration	Yes	Yes	1941
	2372	ADP Building	No	Yes	1940
	2373	Administration	Yes	Yes	1941
	2374	Dining	Yes	Yes	1941
	2375	Administration	Yes	Yes	1941
	2376	Administration	Yes	Yes	1942
	2381	Barracks	Yes	Yes	1941
	2382	Barracks	Yes	Yes	1941
	2383	Bn Classrooms	Yes	Yes	1941
	2384	Barracks	Yes	Yes	1941
	2385	Barracks	Yes	Yes	1941
	2386	Barracks	Yes	Yes	1941
	2387	Barracks	Yes	Yes	1941
	2388	Barracks	Yes	Yes	1941
	2389	Barracks	Yes	Yes	1941
	2390	Lab Gen Purp	Yes	Yes	1941
	2391	Barracks	Yes	Yes	1941
	2392	Administration	Yes	Yes	1941
	2393	Administration	Yes	Yes	1941
	2394	Administration	Yes	Yes	1941
	2395	Storehouse	No	Yes	1967
	2396	Storehouse	Yes	Yes	1943
	2401	Fe Facility	Yes	Yes	1941
	2402	Det Day Room	Yes	Yes	1941
	2403	Company Headquarters	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2404	Company Headquarters	Yes	Yes	1941
	2405	Company Headquarters	Yes	Yes	1941
	2406	Company Headquarters	Yes	Yes	1941
	2407	Company Headquarters	Yes	Yes	1941
	2408	Company Headquarters	Yes	Yes	1941
	2409	Company Headquarters	Yes	Yes	1941
	2410	Company Headquarters	Yes	Yes	1941
	2411	Company Headquarters	Yes	Yes	1941
	2412	Company Headquarters	Yes	Yes	1941
	2413	Company Headquarters	Yes	Yes	1941
	2414	Administration	Yes	Yes	1941
	2415	Administration	Yes	Yes	1941
	2416	Storehouse	Yes	Yes	1941
	2419	Photo Lab	Yes	No	1990
	2420	Warehouse	No	Yes	1941
	2424	Warehouse	Yes	Yes	1942
	2425	Maintenance Shop	Yes	Yes	1942
	2426	Vehicle Maintenance	Yes	Yes	1941
	2427	Vehicle Maintenance	Yes	Yes	1941
	2429	Warehouse	Yes	Yes	1941
	2429A	Maintenance Shop	Yes	Unknown	Unknown
	2430	Warehouse	Yes	Yes	1941
	2433	Storehouse	Yes	Yes	1977
	2435	Storehouse	Yes	Yes	1945
	2435A	Storehouse	Yes	Unknown	Unknown
	2436	Storehouse	Yes	Yes	1945
	2437	Administration	Yes	Yes	1941
	2438	Storehouse	No	Yes	1945
	2439	Administration	Yes	Yes	1941
	2450	Storage	Yes	Yes	1941
	2459	Administration	Yes	Yes	1942
	2460	Storage	No	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2700	Warehouse	Yes	Yes	1943
	2701	Storehouse	Yes	Yes	1941
	2702	Storehouse	Yes	Yes	1940
	2703	Storehouse	Yes	Yes	1941
	2704	Storehouse	Yes	Yes	1941
	2707	Dispatch Bldg	Yes	Yes	1941
	2710	Warehouse	Yes	Yes	1943
	2711	Lavatory	Yes	Yes	1941
	2712	Storehouse	Yes	Yes	1940
	2713	Storehouse	No	Yes	1940
	2714	Storehouse	No	Yes	1940
	2715	Warehouse	Yes	Yes	1943
	2716	Warehouse	Yes	Yes	1943
	2717	Warehouse	No	Yes	1943
	2719	Vehicle Maintenance	Yes	Yes	1941
	2720	Lavatory	Yes	Yes	1941
	2721	Storage Shed	No	Yes	1968
	2722	Vehicle Maintenance	Yes	Yes	1942
	2723	Wash Platform	Not surveyed	Yes	1942
	2724	Oil Storage	Yes	Yes	1942
	2725	Compt Clean Facility	No	Yes	1960
	2725A	Storage	Not surveyed	Unknown	Unknown
	2726	Vehicle Maintenance	Yes	Yes	1950
	2752	Vehicle Maintenance	Yes	Yes	1943
	2754	Oil Storage	Yes	Yes	1942
	2756	Vehicle Maintenance	Yes	Yes	1943
	2780	Vehicle Storage	Yes	Yes	1941
	2784	Vehicle Maintenance	Yes	Yes	1941
	H271	Hwsf Fence Wall	Not surveyed	Unknown	Unknown
	R201	Relocatable Bldg	Yes	Unknown	Unknown
E2b.2.2 (0.8)	No Buildings or Structures	Right of Way			
E2b.2.3 (4.4)	2046	Administration	Yes	Yes	1942

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2048	Elec Mnt Shop	Yes	Yes	1959
	2303	Det Day Room	Yes	Yes	1941
	2305	Det Day Room	Yes	Yes	1941
	2306	Det Day Room	Yes	Yes	1941
	2307	Det Day Room	Yes	Yes	1941
	2309	Det Day Room	Yes	Yes	1941
	2310	Det Day Room	Yes	Yes	1941
	2311	Det Day Room	Yes	Yes	1941
	2312	Det Day Room	Yes	Yes	1941
	2313	Det Day Room	Yes	Yes	1941
	2314	Det Day Room	Yes	Yes	1941
	2315	Det Day Room	Yes	Yes	1941
	2316	Det Day Room	Yes	Yes	1941
E2b.2.4 (7.5)	2047	Administration	Yes	Yes	1941
	2223	ADP Building	Yes	Yes	1941
	2229	Chapel	Yes	Yes	1941
	2282	Administration	Yes	Yes	1941
	2283	Officers Quarters	Yes	Yes	1941
	2284	General Inst	Yes	Yes	1941
	R221	Relocatable Bldg	Yes	Unknown	Unknown
E2b.2.5 (1.5)		Sites 2 and 12 Treatment Facility	Not surveyed	No	2000
E2b.3.1.1 (108.4)	1002	Officers Quarters	Yes	Yes	1940
	1003	Officers Quarters	Yes	Yes	1940
	1004	Gen Inst Bldg	Yes	Yes	1940
	1005	Officers Quarters	Yes	Yes	1940
	1006	General Instruction	Yes	Yes	1940
	1007	Barracks	Yes	Yes	1940
	1022	Officers Quarters	Yes	Yes	1941
	1023	Officers Quarters	Yes	Yes	1941
	1024	General Instruction	Yes	Yes	1941
	1025	Administration	Yes	Yes	1941
	1026	Battalion Headquarters	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1027	Recreation Bldg	Yes	Yes	1940
	1040	Museum	Yes	Yes	1941
	1041	Administration	Yes	Yes	1953
	1042	Administration	Yes	Yes	1940
	1043	Mil Pers Bldg	Yes	Yes	1958
	1044	Administration	Yes	Yes	1941
	1045	Mil Pers Bldg	Yes	Yes	1941
	1046	Administration	Yes	Yes	1940
	1047	Administration	Yes	Yes	1940
	1048	Mil Pers Bldg	Yes	Yes	1940
	1061	Theater	Yes	Yes	1941
	1063	Exch Svc Outlet	Yes	Yes	1951
	1064	Public Toilet	Yes	Yes	1951
	1065	Exch Svc Outlet	Yes	Yes	1951
	1068	Storehouse	Yes	Yes	1941
	1701	Barracks	Yes	Yes	1941
	1702	Barracks	Yes	Yes	1941
	1703	Barracks	Yes	Yes	1941
	1704	Barracks	Yes	Yes	1941
	1705	Barracks	Yes	Yes	1941
	1706	Barracks	Yes	Yes	1941
	1707	Barracks	Yes	Yes	1941
	1708	Barracks	Yes	Yes	1941
	1709	Barracks	Yes	Yes	1941
	1710	Barracks	Yes	Yes	1941
	1711	Administration	Yes	Yes	1941
	1720	Battalion Headquarters	No	Yes	1940
	1721	Company Headquarters	Yes	Yes	1940
	1722	Company Headquarters	Yes	Yes	1940
	1723	Company Headquarters	No	Yes	1940
	1724	Company Headquarters	Yes	Yes	1940
	1725	Company Headquarters	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1726	Company Headquarters	Yes	Yes	1940
	1727	Company Headquarters	Yes	Yes	1940
	1728	Company Headquarters	Yes	Yes	1940
	1729	Company Headquarters	Yes	Yes	1940
	1730	Company Headquarters	Yes	Yes	1940
	1731	Company Headquarters	Yes	Yes	1940
	1740	Battalion Headquarters	Yes	Yes	1941
	1741	Dining	No	Yes	1940
	1742	Company Headquarters	Yes	Yes	1940
	1743	Dining	No	Yes	1940
	1744	Dining	Yes	Yes	1940
	1746	Dining	Yes	Yes	1940
	1747	Dining	Yes	Yes	1940
	1748	Battalion Headquarters	Yes	Yes	1940
	1749	Classrooms	Yes	Yes	1940
	1750	Arms Building	Yes	Yes	1940
	1760	Administration	Yes	Yes	1940
	1761	Barracks	Yes	Yes	1940
	1762	Barracks	Yes	Yes	1940
	1763	Barracks	Yes	Yes	1940
	1764	Barracks	Yes	Yes	1941
	1765	Barracks	Yes	Yes	1941
	1766	Barracks	Yes	Yes	1941
	1767	Barracks	Yes	Yes	1941
	1768	Barracks	Yes	Yes	1940
	1769	Barracks	Yes	Yes	1940
	1770	Barracks	Yes	Yes	1940
	1772	Barracks	Yes	Yes	1940
	1775	Barracks	Yes	Yes	1940
	1777	Exch Sp Support Fac	Yes	Yes	1944
	1780	Storehouse	Yes	Yes	1940
	1781	Barracks	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1782	Barracks	Yes	Yes	1940
	1783	Barracks	Yes	Yes	1940
	1784	Barracks	Yes	Yes	1940
	1785	Barracks	No	Yes	1940
	1786	Barracks	Yes	Yes	1940
	1787	Barracks	Yes	Yes	1940
	1788	Barracks	Yes	Yes	1940
	1789	Barracks	Yes	Yes	1940
	1790	Barracks	Yes	Yes	1940
	1801	Det Day Room	Yes	Yes	1940
	1805	Det Day Room	Yes	Yes	1940
	1806	Det Day Room	Yes	Yes	1940
	1807	Det Day Room	Yes	Yes	1940
	1808	Storehouse	Yes	Yes	1940
	1809	Storehouse	Yes	Yes	1940
	1812	Storehouse	Yes	Yes	1940
	1817	Chapel	Yes	Yes	1941
	1820	General Purpose	Yes	Yes	1940
	1822	Exchange Branch	Yes	Yes	1940
	1824	Battalion Headquarters	Yes	Yes	1941
	1828	General Instruction	Yes	Yes	1943
	1831	Clinic	Yes	Yes	1940
	1834	Storehouse	Yes	Yes	1940
	1836	Exch Svc Outlet	Yes	Yes	1941
	1883	Battalion Headquarters	Yes	Yes	1941
	1885	Chapel	Yes	Yes	1941
	1888	Gen Inst Bldg	Yes	Yes	1943
	1891	Battalion HQ	Yes	Yes	1940
	1894	Storehouse	Yes	Yes	1940
	1895	Wait Shelter	Yes	Yes	1953
	1901	General Purpose	Yes	Yes	1940
	1902	Battalion Headquarters	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1903	Battalion Headquarters	Yes	Yes	1940
	1904	Chapel	Yes	Yes	1940
	1905	Company Headquarters	Yes	Yes	1940
	1906	Company Headquarters	Yes	Yes	1940
	1907	Company Headquarters	Yes	Yes	1940
	1908	Company Headquarters	Yes	Yes	1940
	1909	Company Headquarters	Yes	Yes	1940
	1910	Company Headquarters	Yes	Yes	1940
	1911	Battalion Classrms	Yes	Yes	1940
	1912	Company Headquarters	Yes	Yes	1940
	1913	ARMS Building	Yes	Yes	1940
	1914	ARMS Building	Yes	Yes	1940
	1915	Deploy Storage Bldg	Yes	Yes	1941
	1916	Det Day Room	Yes	Yes	1941
	1917	Bus Station	Yes	Yes	1941
	1920	Regiment HQ	Yes	Yes	1941
	1921	General Purpose	Yes	Yes	1940
	1922	Barracks	Yes	Yes	1940
	1923	Barracks	Yes	Yes	1940
	1924	Barracks	Yes	Yes	1940
	1925	Battalion Admin & Clrm	Yes	Yes	1940
	1926	Storage	Yes	Yes	1940
	1927	General Purpose	Yes	Yes	1940
	1928	General Purpose	Yes	Yes	1940
	1929	General Purpose	Yes	Yes	1940
	1930	General Purpose	Yes	Yes	1940
	1932	Barracks	Yes	Yes	1940
	1933	Barracks	Yes	Yes	1940
	1934	Barracks	Yes	Yes	1940
	1935	Barracks	Yes	Yes	1941
	1936	Barracks	Yes	Yes	1941
	1940	Rgt Hq Bldg	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1941	General Purpose	Yes	Yes	1940
	1942	Barracks	Yes	Yes	1940
	1943	Storage	Yes	Yes	1940
	1944	Deploy Stge Bg	Yes	Yes	1940
	1945	General Purpose	Yes	Yes	1940
	1946	General Purpose	Yes	Yes	1940
	1947	Deploy Stge Bg	Yes	Yes	1940
	1948	General Purpose	Yes	Yes	1940
	1949	General Purpose	Yes	Yes	1940
	1950	Battalion Headquarters	Yes	Yes	1940
	1951	Barracks	Yes	Yes	1940
	1952	Barracks	Yes	Yes	1940
	1953	Barracks	Yes	Yes	1940
	1954	Barracks	Yes	Yes	1940
	1955	Barracks	Yes	Yes	1941
	1956	Barracks	Yes	Yes	1941
	1957	Clo Sales Stor	Yes	Yes	1940
	1960	General Purpose	Yes	Yes	1940
	1961	Battalion Headquarters	Yes	Yes	1940
	1962	Appl Inst Bldg	Yes	Yes	1940
	1963	Administration	Yes	Yes	1940
	1964	Dining	Yes	Yes	1940
	1965	ARMS Building	Yes	Yes	1940
	1966	Battalion Headquarters	Yes	Yes	1940
	1967	Company Headquarters	Yes	Yes	1940
	1968	Company Headquarters	Yes	Yes	1940
	1969	Dining	Yes	Yes	1940
	1970	Company Headquarters	Yes	Yes	1940
	1971	Dining	Yes	Yes	1940
	1972	Appl Inst Bldg	Yes	Yes	1940
	1973	Det Day Room	No	Yes	1940
	1974	Company Headquarters	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1975	Company Headquarters	Yes	Yes	1941
	1976	Dining	No	Yes	1941
	1980	General Purpose	Yes	Yes	1940
	1981	Company Headquarters	Yes	Yes	1940
	1982	Company Headquarters	Yes	Yes	1941
	1983	Company Headquarters	Yes	Yes	1940
	1984	Company Headquarters	Yes	Yes	1940
	1985	Company Headquarters	Yes	Yes	1940
	1987	Company Headquarters	Yes	Yes	1940
	1988	Company Headquarters	Yes	Yes	1940
	1989	Company Headquarters	Yes	Yes	1940
	1990	Arms Building	Yes	Yes	1940
	1991	Company Headquarters	Yes	Yes	1940
	1992	Company Headquarters	Yes	Yes	1940
	1993	Company Headquarters	Yes	Yes	1940
	1995	Company Headquarters	Yes	Yes	1941
	1996	Company Headquarters	Yes	Yes	1941
	1997	Warehouse	Yes	Yes	1961
	2000	Storehouse	Yes	Yes	1940
	2001	General Purpose	Yes	Yes	1941
	2002	Storage	Yes	Yes	1941
	2003	Battalion Arms Stge	Yes	Yes	1941
	2004	Storage	Yes	Yes	1941
	2005	General Purpose	Yes	Yes	1941
	2006	Battalion Headquarters	Yes	Yes	1941
	2007	Warehouse	Yes	Yes	1941
	2008	Warehouse	Yes	Yes	1941
	2009	Warehouse	Yes	Yes	1941
	2010	Battalion Classrms	Yes	Yes	1941
	2011	Battalion Headquarters	Yes	Yes	1941
	2012	Barracks	Yes	Yes	1941
	2013	Barracks	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2014	Barracks	Yes	Yes	1941
	2015	Barracks	Yes	Yes	1941
	2016	Battalion Classrms	Yes	Yes	1941
	2017	Exchange Café	Yes	Yes	1940
	2022	Storehouse	Yes	Yes	1941
	2024	Storehouse	Yes	Yes	1941
	2052	Qm Repair Shop	Yes	Yes	1941
	2053	Qm Repair Shop	Yes	Yes	1941
	2054	Storehouse	Yes	Yes	1941
	2080	Warehouse	Yes	Yes	1942
	2081	Warehouse	Yes	Yes	1942
	2082	Warehouse	Yes	Yes	1942
	2083	Warehouse	Yes	Yes	1942
	2084	Warehouse	Yes	Yes	1942
	2100	Administration	Yes	Yes	1940
	2101	Company Headquarters	Yes	Yes	1940
	2102	Company Headquarters	Yes	Yes	1940
	2103	Company Headquarters	Yes	Yes	1940
	2104	Company Headquarters	Yes	Yes	1940
	2105	Company Headquarters	Yes	Yes	1940
	2106	Company Headquarters	Yes	Yes	1940
	2107	Company Headquarters	Yes	Yes	1940
	2108	Company Headquarters	Yes	Yes	1940
	2120	Exchange Branch	Yes	Yes	1940
	2121	Adm & Sup Bldg	Yes	Yes	1941
	2122	Appl Inst Bldg	Yes	Yes	1940
	2123	Dining	Yes	Yes	1940
	2124	Appl Inst Bldg	Yes	Yes	1940
	2125	Dining	Yes	Yes	1940
	2126	Dining	Yes	Yes	1940
	2127	Det Day Room	Yes	Yes	1940
	2128	Det Day Room	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2140	Barracks	Yes	Yes	1940
	2141	Barracks	Yes	Yes	1940
	2142	Barracks	Yes	Yes	1940
	2144	Barracks	Yes	Yes	1940
	2145	General Purpose	Yes	Yes	1940
	2146	Barracks	Yes	Yes	1940
	2147	Barracks	Yes	Yes	1940
	2148	Barracks	Yes	Yes	1940
	2160	Barracks	Yes	Yes	1941
	2161	Barracks	Yes	Yes	1940
	2162	Barracks	Yes	Yes	1940
	2163	Barracks	Yes	Yes	1940
	2164	Barracks	Yes	Yes	1940
	2165	General Purpose	Yes	Yes	1940
	2166	Barracks	Yes	Yes	1940
	2167	Barracks	Yes	Yes	1940
	2168	Barracks	Yes	Yes	1940
	2180	ADP Building	Yes	Yes	1940
	2181	Det Day Room	Yes	Yes	1940
	2183	Det Day Room	Yes	Yes	1940
	2185	Battalion Headquarters	Yes	Yes	1940
	2186	Arms Building	Yes	Yes	1940
	2187	Arms Building	Yes	Yes	1940
	2188	Arms Building	Yes	Yes	1940
	2201	Barracks	Yes	Yes	1941
	2202	Barracks	Yes	Yes	1941
	2203	Barracks	Yes	Yes	1941
	2204	Barracks	Yes	Yes	1941
	2205	Battalion Headquarters	Yes	Yes	1941
	2206	Barracks	Yes	Yes	1941
	2207	Barracks	Yes	Yes	1941
	2208	Barracks	Yes	Yes	1941

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
E2b.3.2 (0.1)	No Buildings or Structures	8th Street Right of Way			
E2c.1 (13.3)	3060	Public Toilet	Yes	No	1988
E2c.2 (1.1)		OU2 Treatment Facility	Not surveyed	No	1993
E2c.3.1 (10)	3099	Exchange Branch	Yes	No	1980
E2c.3.2 (13.8)	1A142A	Coastside Ctv	No	Unknown	Unknown
E2c.3.3 (29.3)	3005	Civ Pers Bldg	Yes	Yes	1941
	3007	Civ Pers Bldg	Yes	Yes	1941
	3007A	Heat Plant	Yes	Yes	1976
	3010	Administration	Yes	Yes	1941
	3010A	Heat Plant	Yes	Yes	1976
	3010B	Relocatable Bldg	Yes	Unknown	Unknown
	3025	Child Supp Ctr	Yes	Yes	1941
	3025A	Heat Plant	Yes	Yes	1976
	3045	Child Supp Ctr	Yes	Yes	1941
	3046	Child Supp Ctr	Yes	Yes	1941
	3046A	Heat Plant	Yes	Yes	1976
	3065	Child Supp Ctr	Yes	Yes	1941
	3066	Child Supp Ctr	Yes	Yes	1941
	3066A	Heat Plant	Yes	Yes	1976
	3114	Fe Facility	Yes	Yes	1943
	3118	Storehouse	Yes	Yes	1943
	3181	Storehouse	Yes	Yes	1943
	3182	Storehouse	Yes	Yes	1943
	3183	Storehouse	Yes	Yes	1943
	3184	Storehouse	Yes	Yes	1943
	3185	Storehouse	Yes	Yes	1943
	3186	Storehouse	Yes	Yes	1943
	3187	Storehouse	Yes	Yes	1943
	3188	Storehouse	Yes	Yes	1943
	1A142	Coastside Ctv	Yes	Unknown	Unknown

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
E2c.4.1.1 (10.5)	No Buildings or Structures	Right of Way			
E2c.4.2.1 (13.4)	4950	Guard Tower	Yes	Yes	1941
	4951	Storehouse	Yes	Yes	1951
	4952	Guard Tower	Yes	Yes	1941
	4953	Confinement Facility	Yes	Yes	1953
	4953A	Storage	Yes	Unknown	Unknown
	4954	Confinement Facility	Yes	Yes	1969
	4955	Power Plant	Yes	Yes	1973
	4956	Guard Tower	Yes	Yes	1941
	4957	Sew Pump Station	Yes	Yes	1954
	R491	Relocatable Bldg	Not surveyed	Unknown	Unknown
	R492	Relocatable Bldg	Not surveyed	Unknown	Unknown
E2d.1 (15)	2999	Barracks	Yes	Yes	1942
	3000	Administration	Yes	Yes	1941
	3000A	Heat Plant	Yes	Yes	1976
	3003	Officers Quarters	Yes	Yes	1941
	3004	Officers Quarters	Yes	Yes	1941
	3004A	Heat Plant	Yes	Yes	1976
	3019	Barracks	Yes	Yes	1942
	3080	Barracks	Yes	Yes	1941
E2d.2 (5.4)	2997	Barracks	Yes	Yes	1943
	2998	Barracks	Yes	Yes	1943
	3039	Barracks	Yes	Yes	1943
	3039A	Heat Plant	Yes	Yes	1976
	3079	Barracks	Yes	Yes	1941
E2e.1 (6.1)	3915	Fe Facility	Yes	Yes	1959
E2e.2 (0.2)	No Buildings or Structures	Intergarrison Road			
E4.5 (2.9)	4974	Water Pump	Yes	Yes	1954
	4975	Water Trmt Bldg	Yes	Yes	1956
	4976	Ground Storage Tank	Yes	Yes	1954
	4978	Water Pump	Not surveyed	Unknown	Unknown

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
E8a.1.2 (21.4)	6160	Exchange Branch	No	No	1987
	6165	Exch Sp Spt Fac	No	No	1989
	6165A	Car Wash	Not surveyed	Unknown	Unknown
E8a.1.3 (2.6)	No Buildings or Structures	Landfill			
E8a.1.4 (30.3)	No Buildings or Structures	Research/Landfill			
E8a.1.5 (20.9)	No Buildings or Structures	Landfill			
F2.7.2 (2.2)	4109	Warehouse	No	Yes	1953
	4110	Storehouse	Yes	Yes	1962
	4110C	Relocatable Bldg	Not surveyed	Unknown	Unknown
F7.2 (1.1)	560	Wtr Well Sp Bldg	Yes	No	1985
L1.1 (3.1)	4473	Administration	Yes	Yes	1970
	4474	General Purpose	Yes	Yes	1970
	4477	Administration	Yes	Yes	1941
L2.2.1 (2)	No Buildings or Structures	Park and Ride I			
L5.8.1 (7.1)	1A125	Relocatable Bldg	No	Unknown	Unknown
	1A127	Relocatable Bldg	No	Unknown	Unknown
	4867	Oil Storage	No	Yes	1953
L5.8.2 (4.9)	4868	Grease Rack	Not surveyed	Yes	1953
	4885	Vehicle Maintenance	No	No	1979
	4891	Recycling Fac	No	No	1989
L7.8 (0.4)	4906	Sewage Pump	No	Yes	1956
	H482	HWSF Fence Wall	Not surveyed	Unknown	Unknown
	R481	Sentry Station	No	Unknown	Unknown
L7.9 (0.3)	R482	Relocatable Bldg	No	Unknown	Unknown
	R483	Relocatable Bldg	No	Unknown	Unknown
	TR481	Mobile Trailer	Not surveyed	Unknown	Unknown
Maintainance Center					
4550	Battalion Headquarters	No	Yes	1954	
4560	Battalion Headquarters	No	Yes	1954	

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
L12.3 (0.8)	2434	Data Processing	Yes	Yes	1969
L12.2.2 (0.3)	2835	Guest House	Yes	Yes	1941
L12.2.3 (0.3)	2837	Guest House	Yes	Yes	1941
L15.1 (1.7)	4481	Exchange Branch	Yes	Yes	1970
L19.2 (3.9)	4480	Gymnasium	Yes	Yes	1970
L19.3 (1.5)	No Buildings or Structures	Multi-Sport Fields			
L19.4 (7.4)	4418	Administration	Yes	Yes	1954
	4450	Administration	Yes	Yes	1970
	R443	Relocatable Bldg	Yes	Unknown	Unknown
L20.9 (18.9)	No Buildings or Structures	Reservation Road			
L20.10.1.1 (17)	No Buildings or Structures	Reservation Road			
L20.10.1.2 (9.2)	No Buildings or Structures	Reservation Road			
L20.10.2 (5.2)	No Buildings or Structures	Reservation Road			
L20.10.3 (2.2)	No Buildings or Structures	Reservation Road			
L20.14.1.2 (7.8)	No Buildings or Structures	Intergarrison Road			
L20.16.1 (3.9)	2060	Warehouse	Yes	Yes	1941
	2061	Warehouse	Yes	Yes	1941
	2062	Warehouse	Yes	Yes	1941
	2063	Warehouse	Yes	Yes	1941
	2064	Warehouse	Yes	Yes	1941
	2065	Warehouse	Yes	Yes	1941
L20.16.2 (10.6)	2030	Storehouse	Yes	Yes	1940
	2031	Storehouse	Yes	Yes	1940
	2032	Storehouse	Yes	Yes	1940
	2033	Storehouse	Yes	Yes	1940
	2034	Storehouse	Yes	Yes	1940
	2035	Storehouse	Yes	Yes	1940
	2036	Storehouse	Yes	Yes	1940

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	2037	Gas Station	Yes	Yes	1941
	2039	Gas Station	Yes	Yes	1941
	2040	Gas Station	Yes	Yes	1941
	2041	Gas Station	Yes	Yes	1941
	2042	Gas Station	Yes	Yes	1941
	2071	Warehouse	Yes	Yes	1953
	R203	Administration	Yes	Unknown	Unknown
L20.16.3 (0.1)	No Buildings or Structures	Railroad Spur/8th Street			
L20.17.1 (8)	4900	General Purpose	Yes	Yes	1956
	4902	Wash Platform	Not surveyed	Yes	1956
	4903	Oil Storage	Yes	Yes	1961
	4909	Storehouse	Yes	Yes	1966
	4910	Dispatch Bldg	Yes	Yes	1967
	4911	Inflam Mat Sths	Not surveyed	Yes	1967
	4912	Inflam Mat Sths	No	Yes	1967
	4913	Inflam Mat Sths	Yes	Yes	1967
	4914	Storehouse	No	Yes	1964
	4915	Administration	Yes	Yes	1940
	H491	HWSF Fence Wall	Not surveyed	Unknown	Unknown
	R493	Relocatable Bldg	Not surveyed	Unknown	Unknown
	R494	Relocatable Bldg	Not surveyed	Unknown	Unknown
L20.19.2 (0.6)	No Buildings or Structures	North Barloy Canyon Road			
L20.20 (2.3)	No Buildings or Structures	West Camp Street			
L20.21.1 (2.6)	No Buildings or Structures	Watkins Gate Road			
L20.21.2 (1.8)	No Buildings or Structures	Watkins Gate Road			
L20.22 (2.4)	No Buildings or Structures	Chapel Hill Road			
L23.1.1 (5.6)	No Buildings or Structures	Tennis Courts			

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
L23.1.2 (2.4)	No Buildings or Structures	Parade Grounds			
L23.1.3 (4.9)	2858	Division Hq	Yes	Yes	1940
	2859	Division Hq	Yes	Yes	1941
	2860	Administration	Yes	Yes	1941
	2878	Administration	Yes	Yes	1941
	2879	Division Hq	Yes	Yes	1942
	2898	Administration	Yes	Yes	1940
L23.1.4 (6.6)	3013	Warehouse	Yes	Yes	1941
	3014	Administration	Yes	Yes	1941
	3015	Recreation	Yes	Yes	1941
	3016	Child Supp Ctr	Yes	Yes	1941
	3016A	Heat Plant	Yes	Yes	1976
	3017	Administration	Yes	Yes	1941
	3018	Administration	Yes	Yes	1941
L23.1.5 (1.3)	2856	Guest House	Yes	Yes	1941
	2857	Guest House	Yes	Yes	1941
	2876	Guest House	Yes	Yes	1941
	2877	Guest House	Yes	Yes	1941
	2896	Administration	Yes	Yes	1941
	2897	Administration	Yes	Yes	1940
L23.3.1 (54.4)	4A75	Latrine	No	Unknown	Unknown
	136	Rapelling Tower	No	No	1986
	138	Vehicle Maintenance	Yes	Yes	1941
	140	Vehicle Maintenance	Yes	Yes	1941
	142	Storehouse	Yes	Yes	1961
	346	Recreation	No	No	1984
	347	Recreation	No	No	1984
	348	Observation Tower	No	No	1984
	351	Recreation	No	No	1984
	352	Recreation	Unknown	No	1984
	353	Observation Tower	No	No	1984
	354	Power Plant	No	No	1984

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Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	357	Recreation	No	No	1984
	359	Observation Tower	No	No	1984
	360	Power Plant	No	No	1984
	364	Recreation	No	No	1984
	365	Observation Tower	No	No	1984
	366	Power Plant	No	No	1984
L23.3.2.1 (85.3)	5	Storehouse	Yes	Yes	1941
	6	Clinic	Yes	Yes**	1941
	7	Administration	Yes	Yes	1941
	8	Storehouse	No	Yes	1940
	9	Lavatory	Yes	Yes	1941
	10	Storehouse	Yes	Yes**	1941
	12*	Lavatory	No	Yes	1940
	13*	Apl Inst Bldg	No	Yes	1940
	14*	Administration	Yes	Yes**	1940
	16*	Dining	No	Yes**	1940
	17*	Lavatory	No	Yes	1940
	20	Storehouse	Yes	Yes**	1941
	22	Administration	No	Yes	1941
	23	Storehouse	Yes	Yes	1941
	24	Administration	Yes	Yes	1941
	25	Dining	Yes	Yes	1941
	26	Dining	Yes	Yes	1941
	27*	Warehouse	Yes	Yes	1940
	29*	Dining	Yes	Yes	1940
	30*	Learn Res Ctr	Yes	Yes	1940
	33*	Dining	Yes	Yes	1940
	34*	Dining	Yes	Yes	1940
	35*	Dining	Yes	Yes	1940
	36*	Dining	Yes	Yes**	1940
	37*	Dining	Yes	Yes	1940
	38*	Administration	Yes	Yes	1940

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Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	54A	Storehouse	Yes	Yes	1942
	55	Salv & Sur Prop	Yes	Yes	1976
	56	Salv & Sur Prop	Yes	Yes	1976
	57	Salv & Sur Prop	Yes	Yes	1976
	58	Salv & Sur Prop	Yes	Yes	1976
	71	Warehouse	Yes	Yes**	1944
	73	Warehouse	Yes	Yes	1944
	74*	Lavatory	No	Yes	1940
	75*	Storehouse	No	Yes**	1940
	76*	Lavatory	No	Yes	1940
	77*	Lavatory	Yes	Yes	1940
	78*	Lavatory	No	Yes	1940
	79*	Lavatory	No	Yes	1940
	80*	Lavatory	Yes	Yes	1940
	81*	Lavatory	Yes	Yes	1940
	82*	Lavatory	No	Yes**	1940
	83*	Lavatory	Yes	Yes	1940
	85	Administration	Yes	Yes	1941
	86	General Purpose	Yes	Yes	1941
	87	Appl Inst Bldg	Yes	Yes	1941
	88	Administration	Yes	Yes	1941
	91*	Exchange Branch	Yes	Yes	1942
	92	Theater	Yes	Yes	1941
	97	General Purpose	Yes	Yes	1941
	98	Appl Inst Bldg	Yes	Yes	1941
	99	Det Day Room	Yes	Yes	1941
	100	Deploy Stge Bldg	Yes	Yes	1941
	101	Storehouse	Yes	Yes	1941
	104	Administration	Yes	Yes	1941
	105	Fire Station	Yes	Yes	1941
	106	Det Day Room	Yes	Yes	1941
	107	Det Day Room	Yes	Yes	1941

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Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	108	Det Day Room	Yes	Yes**	1941
	110*	Storehouse	No	Yes	1940
	111*	Storehouse	No	Yes	1940
	112*	Storehouse	No	Yes	1940
	113*	Storehouse	No	Yes	1940
	115*	Storehouse	No	Yes	1940
	116*	Storehouse	No	Yes	1940
	117*	Storehouse	No	Yes	1940
	118*	Storehouse	No	Yes	1940
	120	Storehouse	No	Yes	1940
	121	Storehouse	Yes	Yes	1941
	123	General Purpose	Yes	Yes	1940
	124*	Rod-Gun Club	Yes	Yes	1940
	128	Appl Inst Bldg	Yes	Yes	1942
	132	Storehouse	Yes	Yes	1941
	135	Chapel	Yes	Yes	1941
	H091	HWSF Fence Wall	Yes	Unknown	Unknown
	R011	Relocatable Bldg	No	Unknown	Unknown
	R015	Relocatable Bldg	Yes	Unknown	Unknown
L23.4 (1)	4885	Vehicle Maintenance	No	No	1979
L23.6 (3.5)	4464	Administration	Yes	Yes	1970
	4465	Administration	Yes	Yes	1970
L27 (52)	Facilities not owned by the Army	Brostrom Park	Not surveyed	Unknown	Unknown
L32.2.1 (23.6)	4479	General Purpose	Yes	No	1987
	4490	Med Supply Whs	No	No	1982
	4491	Med Supply Whs	Yes	No	1987
	4492	Skill Ctr/Auto	Yes	No	1988
	4492A	Inflam Mat Sths	No	No	1988
	4492B	Slop Tank	No	No	1988
	4492C	Sentry Station	No	No	1988
	4572	Snack Bar	Yes	Yes	1970

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	4572A	Snack Bar	No	Unknown	Unknown
	H442	HWSF Relocatable	Not surveyed	Unknown	Unknown
	H443	HWSF Relocatable	Not surveyed	Unknown	Unknown
	TR452	Mobile Trailer	Not surveyed	Unknown	Unknown
L32.2.2 (9.2)	4424	Ground Storage Tank	Yes	Yes	1954
	4424A	Water Pump	Not surveyed	Unknown	Unknown
	4552	Barracks	Yes	Yes	1954
	4562	Barracks	Yes	Yes	1954
L32.3 (3.8)	No Buildings or Structures	Campus Addition			
L32.4.1.1 (37.3)	4408	Administration	Yes	Yes	1954
	4430	Barracks	Yes	Yes	1954
	4432	Barracks	Yes	Yes	1954
	4434	Barracks	Yes	Yes	1954
	4436	Barracks	Yes	Yes	1954
	4438	Headquarters Building	Yes	Yes	1954
	4440	Barracks	Yes	Yes	1954
	4442	Barracks	Yes	Yes	1954
	4444	Barracks	Yes	Yes	1954
	4446	Barracks	Yes	Yes	1954
	4451	Barracks	Yes	Yes	1970
	4452	Barracks	Yes	Yes	1970
	4453	Dining	Yes	Yes	1970
	4454	Barracks	Yes	Yes	1970
	4456	Barracks	Yes	Yes	1970
	4457	Barracks	Yes	Yes	1970
	4483	Chapel	Yes	Yes	1970
L32.4.2 (4.4)	4447	Scale House	Yes	No	1987
L33.1 (48.8)	1A86	Relocatable Bldg	Not surveyed	Unknown	Unknown
	3725	Administration	Yes	No	1981
	3725A	Sentry Station	No	Unknown	Unknown
	3861	Administration	Yes	No	1987
	3877	Administration	Yes	Yes	1943

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Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	3880	Bank of America	Yes	Unknown	Unknown
	3891	Phys Fit Center	Yes	Yes	1953
	3892	Football Field	Not surveyed	Yes	1953
	3892A	Football Fd Switch	No	Unknown	Unknown
	3895	Bowling Center	Yes	Yes	1966
	3900	Power Plant	Yes	Yes	1963
	4700	Substation	Yes	Yes	1954
	R383	Relocatable Bldg	Not surveyed	Unknown	Unknown
	R382	Relocatable Bldg	Not surveyed	Unknown	Unknown
L33.2 (12.5)	3854	Elec Mnt Shop	No	No	1987
	3855	General Purpose	Yes	Yes	1961
	3856	General Purpose	Yes	Yes	1961
	3857	General Purpose	Yes	Yes	1961
	3858	General Purpose	Yes	Yes	1961
	3859	Vehicle Storage	Yes	Yes	1976
	3860	Administration	Yes	No	1987
	3863	Wash Platform	Yes	Yes	1957
	3865	Elec Mnt Shop	No	No	1987
	3895A	Latrine	Not surveyed	Unknown	Unknown
	3896	Recycling Facility	No	No	1990
	3897	Vehicle Maintenance	Yes	Yes	1957
	3898	Vehicle Maintenance	Yes	Yes	1957
	3899	Recycling Fac	No	No	1990
	R380	Reloc Admin	Yes	Unknown	Unknown
	R381	Relocatable Bldg	Not surveyed	Unknown	Unknown
	R384	Relocatable Bldg	No	Yes	1957
	R386	Reloc Admin	Yes	Unknown	Unknown
	R387	Reloc Admin	No	Unknown	Unknown
	R388	Reloc Admin	No	Unknown	Unknown
	R389	Reloc Admin	Yes	Unknown	Unknown
L35.1 (10.6)	Unnumbered	Storage Shed	Unknown	Unknown	Unknown
	Unnumbered	Storage Shed	Unknown	Unknown	Unknown

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	3101	Warehouse	No	Yes	1943
	3102	Warehouse	No	Yes	1943
	3104	General Instruction	No	Yes	1941
	3106	Exchange Branch	No	Yes	1941
	3107	Administration	No	Yes	1941
	3107A	Heat Plant	No	Yes	1976
	3109	Recreation Bldg	No	Yes	1943
	3121	Lavatory	No	Yes	1943
	3122	Confinement Fac	No	Yes	1943
	3123	Confinement Fac	No	Yes	1943
	3124	Confinement Fac	No	Yes	1943
	3125	Self-Sv Sup Ct	No	Yes	1943
	3126	Confinement Fac	No	Yes	1943
	3127	Confinement Fac	No	Yes	1943
	3128	Confinement Fac	No	Yes	1943
	3129	Confinement Fac	No	Yes	1943
	3131	Lavatory	No	Yes	1943
	3132	Administration	No	Yes	1940
	3133	Confinement Fac	No	Yes	1943
	3134	Confinement Fac	No	Yes	1943
	3135	Confinement Fac	No	Yes	1943
	3145	Confinement Fac	No	Yes	1969
L35.2 (1.7)	No Buildings or Structures	Future Water Tank			
L35.3 (0.1)	449	Water Pump	No	No	1983
L35.6 (0.1)	344	Ground Storage Tank	No	Yes	1940
L35.7 (0.1)	96	Sewage Pump	No	Yes	1940
L35.8 (0.1)	31	Sewage Pump	No	Yes	1940
L36 (1.2)	4458	Admin Support	No	Yes	1970
S1.3.3 (9.3)	No Buildings or Structures	Intergarrison Road			
S1.5.1.2 (11.4)	1474	Storage Shed	No	No	1984
	1480	Grease Rack	Not surveyed	Yes	1977

Table 2 – List of Buildings and Structures on the Property

Parcel Number (Acreage)	Facility Number	Description	Asbestos Present	Lead-Based Paint ¹	Approximate Construction Date
	1481	Oil Storage	Yes	Yes	1977
	1483	Vehicle Maintenance	Yes	Yes	1977
	1484	Wash Platform	Not surveyed	Yes	1977
	1485	Wash Platform	Not surveyed	Yes	1977
	H142	HWSF Fence Wall	Not surveyed	Unknown	Unknown
	H143	HWSF Fence Wall	Not surveyed	Unknown	Unknown
S2.1.4.2 (3.6)	505	Sewage Pump	No	No	1985
	508	Oil Storage	Yes	Yes	1977
	511	Fuel Station	No	Yes	1977
S4.1.2.1 (148.4)	No Buildings or Structures	Highway 1			
S4.1.2.2 (0.2)	No Buildings or Structures	Highway 1			
S4.1.3 (0.2)	No Buildings or Structures	Highway 1 ROW			
S4.1.4 (0.4)	No Buildings or Structures	Railroad Underpass			
S4.1.5 (5.5)	No Buildings or Structures	Highway 1			

¹ The presence or absence of lead-based paint is assumed based on the date of construction.

* East Garrison Historic District contributing building (Parcel L23.3.2.1).

** Limited soil sampling around building (see Section 3.6).

Table 3 – Environmental Condition of Property

Parcel Designation	Condition Category*	Remedial Actions
E11b.1, E11b.2, L20.9, L20.10.1.2, L20.10.2, L20.20, L32.2.1, L35.3, S4.1.3, S4.1.2.2	1	None; the U.S. Environmental Protection Agency (EPA) concurred that the areas that include these parcels are uncontaminated in a letter dated April 19, 1994.
F7.2	1	None; diesel storage only. Under the DOD Authorization Act for 1997, Congress expanded the definition of "Uncontaminated Property" to include the storage of hazardous substances, petroleum products and their derivatives provided there was no release or disposal of these materials. This parcel meets the definition of CERFA clean property.
L19.3	1	None; a portion of the parcel was categorized as CERFA Disqualified due to its proximity to Site 10 (Burn Pit), and CERFA Qualified because of the storage of hazardous substances, the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials, in buildings that are adjacent to the parcel. No buildings are present on Parcel L19.3 and no impact to the parcel was identified during characterization activities at IRP Site 10. Therefore, Parcel L19.3 meets the definition of CERFA clean property.
L20.10.3	1	None; a portion of the parcel was categorized as CERFA Qualified due to its proximity to Site OE-33. The OE site boundary was re-defined during completion of the Archives Search Report and does not fall within the boundary of the parcel. The parcel meets the definition of CERFA clean property.
L20.14.1.2	1	None; a portion of the parcel was categorized as CERFA Disqualified due to its proximity to IRP Site 32 (East Garrison Sewage Treatment Plant), and CERFA Qualified because of the presence of asbestos containing material (ACM) and probable lead-based paint in buildings adjacent to the parcel. No buildings are present on Parcel L20.14.1.2 and no impact to parcels adjacent to IRP Site 32 was identified during site characterization activities. Therefore, Parcel L20.14.1.2 meets the definition of CERFA clean property.
L32.3	1	None; a portion of the parcel was categorized as CERFA Qualified due to the proximity of the parcel to IRP Site 24, and because of the storage of hazardous substances, the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials, in buildings that are adjacent to the parcel. No buildings are present on Parcel L32.3 and no impact to the parcel was identified during characterization activities at IRP Site 24. Therefore, Parcel L32.3 meets the definition of CERFA clean property.
S4.1.2.1	1	None; a portion of the parcel was categorized as CERFA Disqualified because of the proximity of the parcel to IRP Site 20, the storage of hazardous substances and petroleum products in buildings adjacent to the parcel and because of metals contamination associated with the small arms firing ranges at IRP Site 3. A portion of the parcel was classified as CERFA Qualified due to its proximity to Site OE-20, Site OE-22, and a Machine Gun Square. Other portions of the parcel were CERFA Qualified because of the presence of asbestos containing material (ACM), probable lead-based paint (LBP) and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials in buildings adjacent to the parcel. No evidence was observed during the CERFA assessment to indicate storage, release or disposal of hazardous substances within Site OE-20 or the machine gun squares. The Site OE-20 boundary was re-defined during completion of the Archives Search Report. The current Site OE-20 boundary does not fall within the boundary of Parcel S4.1.2.1. No buildings are present on Parcel S4.1.2.1 and no impact to parcels adjacent to IRP Sites 3 and 20 were identified during characterization activities at those sites. Therefore, Parcel S4.1.2.1 meets the definition of CERFA clean property.

Table 3 – Environmental Condition of Property

Parcel Designation	Condition Category*	Remedial Actions
S4.1.4	1	None; a portion of the parcel was categorized as CERFA Disqualified because of the storage of hazardous substances within buildings adjacent to the parcel and because a portion of the parcel lies within IRP Site 13. A portion of the parcel was also CERFA Qualified because of the presence of asbestos containing material (ACM) and probable lead-based paint in buildings adjacent to the parcel. On the basis of site characterization activities, IRP Site 13 was categorized as a No Action site. Because there are no buildings present on Parcel S4.1.4 and no releases were identified on adjacent property, the parcel meets the definition of CERFA clean property.
S4.1.5	1	None; a portion of the parcel was categorized as CERFA Disqualified because of the storage of hazardous substances within buildings adjacent to the parcel. A portion of the parcel was also CERFA Qualified because of the presence of asbestos containing material (ACM) and probable lead-based paint and the storage, use or repair of equipment containing Nuclear Regulatory Commission (NRC) licensed materials in buildings adjacent to the parcel. Because there are no buildings present on Parcel S4.1.5 and no releases were identified on adjacent property, the parcel meets the definition of CERFA clean property.
F2.7.2	3	Release associated with the pesticide mixing area at the golf course maintenance area (RI Site 33). The selected remedy for Site 33 is a deed restriction with reuse restricted to other than residential use. Agency concurrence of No Further Action with a deed restriction prohibiting residential use of the parcel 1/17/97 (EPA), 1/16/97 (California Environmental Protection Agency, Department of Toxic Substances Control [DTSC]).
L27	3	Excavation and removal of soils impacted by petroleum products released from UST 4110.1. UST 4110.1 granted closure 1/97 by the Monterey County Department of Health (MCDOH).
L35.6	3	<u>Site 37.</u> Soil samples collected within the Trailer Park Maintenance Shop. Unidentified Volatile Organic Compound (VOC) and unidentified total petroleum hydrocarbon detected, but at concentrations that do not require a remedial response.
L12.2.2, L12.2.3, L20.10.1.1, L23.1.2, L23.1.3, L23.1.5, E2b.1.1.1, E2b.1.2, E2b.1.3, E2b.1.4, E2b.1.5, E2b.2.2	3	Release of lead, arsenic and polynuclear aromatic hydrocarbons (PAHs) at Interim Action (IA) Site 39A, but at concentrations that do not require a remedial response.
L12.3, L20.16.1, L20.16.3, E2b.1.1.2, E2b.2.3, E2b.2.4, E2b.3.2	3	Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2), but at concentrations that do not require a remedial response.
E2b.3.1.1	3	Migration of volatile organic compounds (VOCs) from the RI Sites 2 and 12 groundwater plume, but at concentrations that do not require a remedial response.
		Release of diesel and gasoline occurred from USTs 1060.1, 1060.2, and 1060.3. Excavation and removal of petroleum impacted soil. UST closure granted by the MCDOH April 2000.
		Migration of volatile organic compounds (VOCs) from the RI Sites 2 and 12 groundwater plume, but at concentrations that do not require a remedial response.

Table 3 – Environmental Condition of Property

Parcel Designation	Condition Category*	Remedial Actions
L2.2.1, L23.1.1, L23.1.4, L35.1, L35.2, E4.5, E2c.1, E2c.2, E2c.3.1, E2c.3.2, E2c.3.3, E2c.4.1.1, E2c.4.2.1, E2d.1, E2d.2, E2e.1, E2e.2, E8a.1.2, E8a.1.3, E8a.1.4, E8a.1.5, S1.3.3	4	<p>Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2) at concentrations exceeding MCLs. Groundwater remediation treatment system installed. EPA concurrence that the OU2 groundwater treatment system is operating properly and successfully on 1/4/1996.</p> <p>Parcel E2c.2 contains the OU2 groundwater treatment facility. The Army will continue operation of the OU2 groundwater treatment facility post transfer.</p>
E2b.2.1	4	<p>Migration of volatile organic compounds (VOCs) from the RI Sites 2 and 12 groundwater plume at concentrations exceeding MCLs. Groundwater remediation treatment system installed. The EPA concurred that the Sites 2 and 12 groundwater treatment system is operating properly and successfully on July 3, 2002.</p>
E2b.2.5, L20.16.2	4	<p>Releases at RI Site 12 Lower Meadow (SRU 12-1), Stormwater Outfall 31 (SRU 12-2) and the Cannibalization Yard (SRU 12-3). Remediation included the excavation and removal of debris and soil containing petroleum hydrocarbons and metals from the Lower Meadow and removal of soil containing petroleum hydrocarbons from the Outfall 31 area and the Cannibalization Yard. Agency concurrence of no further remedial action 9/20/99 (EPA) and 10/23/02 (DTSC).</p> <p>Migration of volatile organic compounds (VOCs) from the RI Sites 2 and 12 groundwater plume at concentrations exceeding MCLs. Groundwater remediation treatment system installed. The EPA concurred that the Sites 2 and 12 groundwater treatment system is operating properly and successfully on July 3, 2002.</p>
E11b.3, E11b.4	4	<p>Parcel E2b.2.5 contains the Sites 2/12 groundwater treatment facility. The Army will continue operation of the Sites 2/12 groundwater treatment facility post transfer.</p> <p><u>Site 32.</u> Excavation of soil containing hydrocarbons, pesticides, and heavy metals released at the East Garrison Sewage Treatment Plant IA Site 32. Agency concurrence of no further remedial action 3/19/98 (EPA) 10/23/02 (DTSC).</p>
L5.8.1	4	<p>Removal of all waste sludge associated with the operation of the sewage treatment plant (SWMU FTO-011). Sludge settling tanks were also emptied and filled with concrete. The SWMU cleanup was conducted concurrently with the Site 32 IA.</p> <p>Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2) at concentrations exceeding MCLs. Groundwater remediation treatment system installed. EPA concurrence that the OU2 groundwater treatment system is operating properly and successfully 1/4/1996.</p> <p><u>Site 14.</u> Releases associated with grease rack operations at IA Site 14 (Interim Action Area 14B). Excavation to remove soils impacted with petroleum hydrocarbons. Agency concurrence of no further remedial action 3/7/96 (EPA) and 2/11/98 (DTSC).</p> <p>Release of tritium associated with the maintenance of weapon fire control devices in Building 4885. Building went through decontamination and the U.S. Army Environmental Hygiene Agency (AEHA) determined that the remaining tritium levels were a negligible health risk. The California Department of Health Services released Building 4885 for unrestricted use in a memo dated October 1, 1997.</p>

Table 3 – Environmental Condition of Property

Parcel Designation	Condition Category*	Remedial Actions
L5.8.2	4	<p>Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2) at concentrations exceeding MCLs. Groundwater remediation treatment system installed. EPA concurrence that the OU2 groundwater treatment system is in place and effective 1/4/1996.</p> <p>Releases occurred at RI Site 16, Pete's Pond Extension (Soil Remedial Unit [SRU] 16-2), and Pete's Pond (SRU 16-3). Remediation included the excavation and removal of debris and soil containing hydrocarbons, VOCs, SOCs, dioxins and metals (SRU 16-2) and the excavation and removal of debris and soil containing low levels of VOCs, oil and grease, pesticides, dioxins, and metals (SRU 16-3). Agency concurrence of no further remedial action 9/20/99 (EPA) and 6/3/99 (DTSC).</p>
L20.17.1	4	<p>Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2) at concentrations exceeding MCLs. Groundwater remediation treatment system installed. EPA concurrence that the OU2 groundwater treatment system is in place and effective 1/4/1996.</p> <p><u>Site 15.</u> Releases associated with possible pesticide mixing area at IA Site 15 (Interim Action Area 15A). Excavation to remove pesticide-impacted soils. Agency concurrence of no further remedial action 4/14/97 (EPA) and 2/11/98 (DTSC).</p> <p>Releases associated with RI Site 16, the DOL Maintenance Yard (Soil Remedial Unit [SRU] 16-1) and Pete's Pond Extension (SRU 16-2). Remediation included the excavation and removal of soil containing hydrocarbons, metals and dioxins (SRU 16-1) and the excavation and removal of debris and soil containing hydrocarbons, VOCs, SOCs, dioxins and metals (SRU 16-2). Agency concurrence of no further remedial action 9/20/99 (EPA) and 6/3/99 (DTSC).</p>
L20.19.2, L20.21.1, L20.21.2, L20.22, L23.3.1	4	<p><u>Site 30.</u> Excavation of soil containing metals and hydrocarbons released at former grease rack location (IA Site 30). Agency concurrence of no further remedial action 4/14/97 (EPA) 10/23/02 (DTSC).</p> <p><u>Site 39A.</u> Excavation of soil containing lead, arsenic, and polynuclear aromatic hydrocarbons (PAHs) exceeding PRGs at former skeet range (IA Site 39A, Study Area 4). Agency concurrence of no further remedial action 2/2/02 (EPA); As part of a site visit conducted in support of the Track 0 FOST, the DTSC observed an area within Site 39A that contained clay pigeon fragments in excess of six inches. The DTSC submitted a Site 39A comment letter on June 17, 2002. In October 2002, the Army conducted the removal of clay pigeon fragments in three areas where the debris was found to exceed a depth of six inches. The clay pigeon debris was removed from these three areas down to native soil and laterally out to where debris remaining did not exceed a depth of approximately two inches. Approximately 65 cubic yards of debris and soil were removed. Sampling conducted as part of the characterization of Site 39A concluded that PAHs (a component of clay pigeons) were not detected in soil in areas containing accumulations of clay pigeon fragments of 4 inches or less, except where the clay pigeons are powdered (<i>Draft Final Site Characterization, Site 39A – East Garrison Ranges, Fort Ord, California, May 16, 1997</i>). As discussed above, PAHs in soil exceeding PRGs were removed during the IA conducted at Site 39A. On March 11, 2003 the Army submitted a letter addressing DTSC concerns expressed in the June 17, 2002 comment letter. The Army response letter included documentation of the removal of "significant clay pigeon fragments" observed by the DTSC during their site visit.</p>

Table 3 – Environmental Condition of Property

Parcel Designation	Condition Category*	Remedial Actions
L23.3.2.1	4	<p><u>Site 29.</u> Release at the Hazardous Waste Container Storage Unit (HWCSU) within the DRMO (No Action Site 29). Agency concurrence of no further action for Site 29 (excluding the fenced HWCSU) was granted on 9/25/95 (EPA) and 10/10/95 (DTSC). Closure activities at the DRMO completed under RCRA, consisted of a soil boring investigation, excavation and removal of soils impacted with PCBs and motor oil, video survey and sub-surface sampling of the storm drain system (SDS) and removal of sediments from the SDS and DRMO surface and collection and analysis of rinsate samples from the SDS and DRMO surface decontamination. RCRA closure of the DRMO was granted by the DTSC on January 25, 2001.</p> <p>Excavation and soil sampling conducted at magnetic anomaly locations located in the vicinity of Buildings 29, 30, and 33 through 36. No evidence of burial/disposal identified. Draft Data Summary Report submitted to the Regional Water Quality Control Board (RWQCB), the DTSC, and EPA in January 2001. In a letter dated May 4, 2001, the RWQCB concurred with the reports recommendation of no further action at the East Garrison magnetic anomaly sites. The EPA and DTSC agreed that no further action was necessary in the February 7, 2002 BRAC Cleanup Team (BCT) meeting.</p>
L35.7, L35.8	4	<p><u>Site 29.</u> Release from the DRMO HWCSU as described above. The area remediated was outside of these parcels. RCRA closure of the DRMO HWCSU was granted by the DTSC on January 25, 2001.</p>
L23.4	4	<p>Release of tritium associated with the maintenance of weapon fire control devices in Building 4885. Building went through decontamination and the U.S. Army Environmental Hygiene Agency (AEHA) determined that the remaining tritium levels were a negligible health risk. The California Department of Health Services released Building 4885 for unrestricted use in a memo dated October 1, 1997.</p> <p>Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2) at concentrations exceeding MCLs. Groundwater remediation treatment system installed. EPA concurrence that the OU2 groundwater treatment system is in place and effective 1/4/1996.</p>
E15.1, L33.2	4	<p><u>Site 20.</u> Release associated with grease rack operations at Interim Action Site 20. IA included soil excavation and soil sampling around former grease racks. The IA area is not located within either parcel, but is adjacent to them. Agency concurrence of no further remedial action 7/28/97 (EPA) and 3/12/98 (DTSC).</p>
L1.1, L7.8, L7.9, L15.1, L19.2, L19.4, L23.6, L32.2., L32.2.2, L32.4.1.1, L32.4.2, L36	4	<p><u>Site 22.</u> Release associated with grease rack operations at Interim Action Site 22. IA included soil excavation and soil sampling around a former grease rack. This IA area is not located on the parcels, but was adjacent to the parcels. Agency concurrence of no further remedial action 9/19/96 (EPA) and 6/8/98 (DTSC).</p>
L33.1	4	<p><u>Site 24.</u> Releases associated with former grease rack operations and pesticide use at IA Site 24 (Interim Action areas A1, A2, and B). Excavation to remove soils impacted with petroleum hydrocarbons, oil and grease, and pesticides. Agency concurrence of no further remedial action 4/14/97 (EPA) and 3/12/98 (DTSC).</p> <p>Excavation and removal of soils impacted by petroleum products released from USTs 3803.1 and 3803.2. UST closure granted 8/22/96 (MCDOH).</p>

Table 3 – Environmental Condition of Property

Parcel Designation	Condition Category*	Remedial Actions
S1.5.1.2	4	<p>Migration of volatile organic compounds (VOCs) from the Fort Ord landfill (OU 2) at concentrations exceeding MCLs. Groundwater remediation treatment system installed. US EPA concurrence that the OU2 groundwater treatment system is in place and effective 1/4/1996.</p> <p>Excavation and removal of soils impacted by diesel released from UST 1483.1 and by waste oil released from USTs 1483.2 and 1483.3. USTs 1483.1, 1483.2 and 1483.3 were granted closure by the MCDOH in letters dated 8/22/96, 3/3/95, and 2/13/98, respectively.</p> <p>Release at RI Site 17 Disposal Area (SRU 17-1). Remediation included the excavation and removal of debris and soil containing hydrocarbons, dioxins and metals. Agency concurrence of no further remedial action 9/20/99 (EPA) and 6/3/99 (DTSC).</p>
S2.1.4.2	4	<p>Site 34. Releases associated with former vehicle wash rack at IA Site 34. Remediation consisted of excavation and removal of petroleum hydrocarbon-impacted soils. Agency concurrence of no further remedial action 2/2/02 (EPA); 10/23/02 (DTSC).</p> <p>Excavation and removal of soils impacted by petroleum products released from USTs 509.1, 511.1 and 511.2. UST 509.1 granted closure 3/98 and USTs 511.1 and 511.2 granted closure 1/94 by the MCDOH.</p>

*Environmental Condition of Property Categories.

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

Category 2: Areas where only release or disposal of petroleum products has occurred.

Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Category 4: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
Parcel E2b.1.5						
Building 2242	Super Tropical Bleach / Unknown	--	Multiple	--	1990-1994	No/No
	DS-2/Unknown	--	Multiple	--	1990-1994	No/No
Parcel E2b.2.1						
SWMU - FTO-037					Unknown-1994	No/No
	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, dry sweep and rags/1,000 lbs. per year	N/A	N/A	N/A		
SWMU - FTO-038					Unknown-1994	No/No
	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		

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	POL contaminated soil, dry sweep and rags/1,000 lbs. per year	N/A	N/A	N/A		
RI Site 12						
Site 12 Groundwater Plume	Chemicals of concern in groundwater/Quantity released is unknown				Unknown	Yes/Unknown (See Table 3, Parcel E2b.2.1)
	Chloroform	Methane, trichloro-	67663	U044		
	1,2-Dichloroethane	Ethane, 1,2-dichloro-	107062	U077		
	1,1-Dichloroethene	Ethylene, 1,1-dichloro-	75354	U078		
	cis-1,2-Dichloroethene	Ethylene, 1,2-dichloro-	156605	U079		
	Total 1,3- Dichloropropene	1-Propene, 1,3-dichloro-	542756	U084		
	Tetrachloroethene	Perchloroethylene	127184	U210		
	Trichloroethene	Trichloroethylene	79016	U228		
	Vinyl Chloride	Ethene, chloro-	75014	U043		
Lower Meadow Disposal Area/SWMU - FTO- 060 (Soil Remedial Unit 12-1)	Construction debris, scrap metal, oil, and batteries/approximately 16,000 cubic yards (cy) disposed.	--	N/A	--	Unknown	Yes/Yes (See Table 3, Parcel E2b.2.1)
Outfall 31 (Soil Remedial Unit 12-2)	Surface and storm water runoff with hydrocarbons- diesel/Unknown	--	N/A	--	1940s - 1994	Yes/No (See Table 3, Parcel E2b.2.1)
Cannibalization Yard/SWMU – FTO - 007 (Soil Remedial Unit 12-3)	Surface water runoff with hydrocarbons/Unknown	--	N/A	--	1964 - 1994	Yes/No (See Table 3, Parcel E2b.2.1)
USTs						
2426.2	Stoddard solvent/550- gallon	--	Multiple	--	1942 - 1991	No/No
2430.1	Waste oil/550-gallon	--	Multiple	--	Unknown - 1991	No/No
Parcel E2b.3.1.1						
Building 1040	Flammable materials/ Unknown	--	N/A	--	Unknown	No/No
Building 2022	Poison and flammable materials/Unknown	--	N/A	--	Unknown	No/No
Building 2024	Poison and flammable materials/Unknown	--	N/A	--	Unknown	No/No

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
Parcel E11b.3						
IA Site 32 (SWMU – FTO-011), East Garrison Sewage Treatment Plant	Liquid and solid sewage/1,200 to 3,400 cubic meters per month of hydraulic load.	--		--	1930s - 1996	Yes/Yes (See Table 3, Parcel E11b.3)
Parcel F2.7.2						
SWMU - FTO-071	This area is actively maintained and inspected as a RCRA generator-only temporary storage site.				1989 - present	No/No
	Fertilizers/300 lbs.	--	N/A	--		
	Herbicides/300-gallons	--	N/A	--		
	Fungicides/2,100-gallons	--	N/A	--		
	Solvents/200-gallons	--	N/A	--		
	Antifreeze (Ethylene glycol)/100-gallons	Ethylene Glycol	107211	None assigned		
	Waste oil/unknown	--	Multiple	--		
	Pesticides/unknown	--	N/A			
	Chlorpyrifos/125 lbs.	--	2921882	None assigned		
RI Site 33 (Golf course maintenance area)	Pesticides and herbicides/Quantity released is unknown				1954 -1989	Yes/No (See Table 3, Parcel F2.7.2)
	Dieldrin	--	60571	P037		
	Endrin	--	72208	P051		
	Chlordane	Chlordane, alpha & gamma isomers	57749	U036		
	4,4'-DDD	Dichlorodiphenyldichloroethane	72584	U060		
	4,4'-DDT	Dichlorodiphenyltrichloroethane	50293	U061		
	Dicamba	--	1918009	None assigned		
	2,4-D	2,4'-D salts and esters	94757	U240		
	Mercury	--	7439976	U151		

**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	Arsenic	--	7440382	None assigned		
	Lead	--	7439921	None assigned		
	Thallium	--	7440280	None assigned		
	Chromium	--	7440473	None assigned		
	Copper	--	7440508	None assigned		
	Cadmium	--	7440439	None assigned		
	Zinc	--	7440666	None assigned		
Parcel S1.5.1.2						
SWMU – FTO-048						No/No
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	POL contaminated dry sweep/1,000 lbs. per year	--	N/A	N/A		
	Flammable liquids/unknown	--	Multiple	--		
	Rust inhibitor/unknown	--	Multiple	--		
	Paint/25,000 lbs. per year	--	Multiple	--		
RI Site 17						
Disposal Area/ SWMU-FTO-065 (Soil Remedial Unit 17-1)	Disposal of incinerated and un-incinerated debris/approximately 130,750 cy of soil and debris excavated	--	N/A	--	1940s – 1950s	Yes/Yes (See Table 3, Parcel S1.5.1.2)
USTs						
1480.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	No/No
1482.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	No/No
1483.2	Waste oil/550-gallon	--	Multiple	--	1976 - 1992	Yes/No (See Table 3, Parcel S1.5.1.2)
1483.3	Waste oil/275-gallon	--	Multiple	--	1976 - 1996	Yes/No (See Table 3,

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
						Parcel S1.5.1.2)
Parcel S2.1.4.2						
SWMU – FTO-042					Unknown-1994	No/No
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Used oil filters/1,000 lbs. per year	--	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		
	POL contaminated soil, dry sweep and rags/1,000 lbs. per year	--	N/A	N/A		
USTs						
509.2	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	No/No
509.3	Waste oil/550-gallon	--	Multiple	--	1976 - 1995	No/No
513.1	Waste oil/550-gallon	--	Multiple	--	1976 - 1996	No/No
IA Site 34						
Wash Rack 516	Residue from wash rack operations	--	Ethyl-benzene 100414	None	1950s - 1995	Yes/No (See Table 3, Parcel S2.1.4.2)
		--	Xylenes 1330207	U239		
	Gasoline	--	Multiple	--		
	Unknown Hydrocarbons/Unknown	--	Selenium 7782492	None		
		--	Thallium 7440280	None		
Parcel L5.8.1						

**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
SWMU – FTO-015						
Building 4891	Non-PCB transformers	--	N/A	N/A	1995 - 1997	No/No
H482					1989 - 1997	No/No
	Flammable Liquids	--	Multiple	--		
	Waste solvents/14 lbs.	--	Multiple	--		
	Waste paints with solvents and metals/50,426 lbs.	--	Multiple	--		
	Lab-packs (combustible and flammable liquids)/5454 lbs.	--	Multiple	--		
	Adhesives/1621 lbs.	--	Multiple	--		
	Asphalt/tar compounds/567 lbs.	--	Multiple	--		
	Waste alcohols/796 lbs.	--	Multiple	--		
	Adhesives/1621 lbs.	--	Multiple	--		
	Fuel, gasoline, propane/3346 lbs.	--	Benzene 71432 Multiple	U109		
	Combustible Liquids					
	Diesel/3313 lbs.	--	Multiple	--		
	Lab-pack, small containers/22 lbs.	--	Multiple	--		
SWMU - FTO-061					1994 - 1997	No/No
	Flammable solids/3 lbs.	--	Multiple	--	1994 - 1995	
	Gopher cartridges/2869 lbs.	--	Multiple	--	1994 - 1995	
	Aerosols					
	Flammable/4539 lbs.	--	Multiple	--	1994 - 1995	
	Corrosive/45 lbs.	--	Multiple	--	1994 - 1995	
	Non-RCRA/1552 lbs.	--	Multiple	--	1994 - 1995	
	Corrosive Liquid					
	Alkaline/5678 lbs.	--	Multiple	--	1994 - 1995	
	Photo solutions/145 lbs.	--	Ammonia 7664417	None assigned	1994 - 1995	
	Acid/1596 lbs.	--	Multiple	--	1994 - 1995	
	Corrosive solid/58 lbs.	--	Multiple	--	1994 - 1995	

**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	Batteries					
	Lithium sulfur dioxide/242 lbs.	--	Not listed	Not listed	1994 - 1995	
	Magnesium/137 lbs.	--	Not listed	Not listed	1994 - 1995	
	Mercury/1838 lbs.	--	7439976	U151	1994 - 1995	
	Nickel cadmium, dry/2029 lbs.	--	Nickel Compounds	--	1994 - 1995	
	Nickel cadmium, wet/139 lbs.	--	Nickel Compounds	--	1994 - 1995	
	Lead acid, wet/54480 lbs.	--	Lead 7439921	None assigned	1994 - 1995	
	Oxidizer					
	Calcium hypochlorite, dry/5976 lbs	--	Not listed	Not listed	1994 - 1995	
	Lab-pack, small containers/152 lbs.	--	Multiple	--	1994 - 1995	
	Toxic (RCRA)					
	Solvent/401 lbs.	--	Multiple	--	1994 - 1995	
	Freon/18 lbs.	--	107211	None assigned	1994 - 1995	
	Paint chips/lead (solid)/3466 lbs.	--	Lead 7439921	None assigned	1994 - 1995	
	Site clean up w/metals/5260 lbs.	--	Multiple	--	1994 - 1995	
	Water w/metals/16363 lbs.	--	Multiple	--	1994 - 1995	
	Mercury compounds (LIQ)/436 lbs.	--	Multiple	--	1994 - 1995	
	Barium compounds/329 lbs.	--	Multiple	--	1994 - 1995	
	Lab-pack, small container solid/3235 lbs.	--	Multiple	--	1994 - 1995	
	Lab-pack, small container liq./58 lbs.	--	Multiple	--	1994 - 1995	
	Pesticides					
	Chlordane/368 lbs.	Chlordane	57749	U036	1994 - 1995	
	Cyanide solutions/14 lbs.	--	57125	P030	1994 - 1995	
	Lindane/19 lbs.	γ-BHC	58899	U129	1994 - 1995	

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	Zinc phosphide (Solid)/904 lbs.	Zinc Phosphide	1314847	P122	1994 - 1995	
	Lab-pack, liquid/1001 lbs.	--	Multiple	--	1994 - 1995	
	Lab-pack, solid/526 lbs.	--	Multiple	--	1994 - 1995	
	Formaldehyde/40 lbs.	--	50000	U122	1994 - 1995	
	Fixer w/silver/152 lbs.	--	Silver 7440224	None assigned	1994 - 1995	
	Amalgam/79 lbs.	--	Multiple	--	1994 - 1995	
	Non-RCRA liquid/116161 lbs.	--	Multiple	--	1994 - 1995	
	Non-RCRA solids/489186 lbs.	--	Multiple	--	1994 - 1995	
	PCB (TSCA Regulated)	Aroclors	1336363	None assigned		
	Ballasts/3955.9 lbs.	--	Multiple	--	1994 - 1995	
	Oil/680.68 lbs.	--	Multiple	--	1994 - 1995	
Bldg. 4885	Tritium containing fire control devices/unknown	--	10028178	None assigned	1979 - 1994	Yes/No (See Table 3, Parcel L5.8.1)
IA Site 14B	Residue from grease rack operations				1950s - 1994	Yes/No (See Table 3, Parcel L5.8.1)
	Petroleum hydrocarbons		Multiple	--		
	Chrysene/unknown	1,2-Benzphenanthrene	218019	U050		
Parcel L5.8.2						
RI Site 16					1950s - 1994	Yes/Yes (See Table 3, Parcel L5.8.2)
Pete's Pond Extension/SWMU – FTO-062 (Soil Remedial Unit 16-2)	Chemicals released at the site/Quantity released is unknown					
	Hydrocarbons	--	Multiple	--		
	Copper	--	7440508	None assigned		
	Lead	--	7439921	None assigned		

**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	Zinc	--	7440666	None assigned		
	Dioxins	--	Multiple	--		
	Hydrocarbons	--	Multiple	--		
	Tetrachloroethene	Tetrachlorethylene	127184	U210		
	Trichloroethene	Trichlalorethylene	79016	U228		
	Pentachlorophenol	PCP	87865	U242		
Pete's Pond/SWMU – FTO-062 (Soil remedial Unit 16-3)	Chemicals released at the site/Quantity released is unknown					
	Oil and Grease	--	Multiple	--		
	4,4'-DDT	DDT	50293	U061		
	Dioxins	--	Multiple	--		
	Xylenes	--	13330207	None assigned		
	Cadmium		7440439	None assigned		
	Copper	--	7440508	None assigned		
	Lead	--	7439921	None assigned		
	Zinc	--	7440666	None assigned		
Parcel L20.17.1						
SWMU – FTO-036 (Building R494)					Unknown-1997	No/No
	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		

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

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, dry sweep and rags/1,000 lbs. Per year	N/A	N/A	N/A		
IA Site 15A	Chemicals released at the site/Quantity released is unknown				1967 - 1994	Yes/No (See Table 3, Parcel L20.17.1)
	1,2-Dichloroethene	Ethylene, 1,2-dichloro-	156605	U079		
	Toluene	Benzene, methyl-	108883	U220		
	Xylene	Benzene, dimethyl-	13330207	None assigned		
	Chlordane	Chlordane, alpha & gamma isomers	57749	U036		
	Dieldrin	Aldrin epoxide	60571	P037		
	Heptachlor	Heptachlorane	76448	P059		
	Heptachlor epoxide	Epoxyheptachlor	1024573	None assigned		
	4,4'-DDE	DDE	72559	None assigned		
	4,4'-DDT	DDT	50293	U061		
	Cadmium	--	7440439	None assigned		
	Copper	--	7440508	None assigned		
RI Site 16					1950s - 1994	Yes/No (See Table 3, Parcel L20.17.1)
DOL Maintenance Yard (Soil remedial Unit 16-1)	Chemicals released at the site/Quantity released is unknown					
	Antimony	--		None assigned		
	Arsenic	--	7440382	None assigned		

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	Chromium	--	7440473	None assigned		
	Copper	--	7440508	None assigned		
	Lead	--	7439921	None assigned		
	Mercury	--	7439976	U151		
	Dioxins	--	Multiple	--		
	Hydrocarbons	--	Multiple	--		
AST 4900	Waste oil/500-gallon	--	Multiple	--	1996 - present	No/No
Parcel L23.3.1						
IA Site 30, Area A	Residue from grease rack operations				Unknown	Yes/No (see Table 3, Parcel L23.3.1)
Grease Rack	Beryllium/Unknown	--	N/A	N/A		
	Chromium/Unknown	--	7440473	None assigned		
	Lead/Unknown	--	7439921	None assigned		
	Zinc/Unknown	--	7440666	None assigned		
	Carbon disulfide/ Unknown	--	75150	PO22		
	Oil and Grease	--	N/A	N/A		
IA Site 39A, Study Area 4	Chemicals released at the site/Quantity released is unknown				1960s - 1994	Yes/No
	Lead	--	7439921	None assigned		
	Arsenic	--	7440382	None assigned		
	Indeno(1,2,3-cd)pyrene	Indenopyrene	193395	U137		
	Benzo(a)pyrene	Benzopyrene	50328	U022		
	Benzo(a)anthracene	Benzathracene	56553	U018		

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
Parcel L23.3.2.1						
SWMU – FTO-008 (DRMO)					1973 - 1994	No/No
	Chromic acid/42 lbs.	--	11115745	None assigned		
	Sulfuric acid/2,227 lbs.	--	7664939	None assigned		
	Hydrofluoric acid/576 lbs.	Hydrogen fluoride	7664393	U134		
	Ethylene glycol (antifreeze)/37,190 lbs.	--	107211	None assigned		
	Ammonia/284 lbs.	--	7664417	None assigned		
	Asbestos/168,060 lbs.	--	1332214	None assigned		
	Lead (batteries)/3,169 lbs.	--	7439921	None assigned		
	Mercury (batteries & waste medical)/3,230 lbs.	--	7439976	U151		
	Nickel (NiCad batteries)/4,069 lbs.	--	7440020	None assigned		
	Cadmium (NiCad batteries)/4,069 lbs.	--	7440439	None assigned		
	Lead (lead-acid batteries)/65,334	--	7439921	None assigned		
	Calcium hypochlorite	--	7778543	None assigned		
	Waste solvents/7,231 lbs.	--	Multiple	-		
	1,1,1-Trichloroethane	Ethane, 1,1,1-trichloro-	71556	U226		
	Trichloroethylene	Ethene, trichloro-	79016	U228		
	Xylene	Benzene, dimethyl-	1330207	U239		
	Toluene	Benzene, methyl	108883	U220		
	Methylene chloride	Dichloromethane	75092	U080		
	Diazinon/30 lbs.	--	333415	None assigned		
	Ferric chloride solution/1,936 lbs.	--	7705080	None assigned		
	Formaldehyde solution/320 lbs.	--	50000	U122		

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**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
	Lindane/88 lbs.	γ -BHC	58899	U129		
	Waste oil/94,491 lbs.	--	Multiple	--		
	Waste paints, thinners and lacquers/32,510	--	Multiple	--		
	PCB contaminated electrical components/ 4,218 gallons	Aroclors	1336363	None assigned		
	POL contaminated fluids and solids/185,521 lbs. per year	N/A	N/A	N/A		
	Sodium nitrate/4,720 lbs.	--	7632000	None assigned		
	DDT contaminated soil/2,382 lbs.	Benzene, 1,1'-(2,2,2- triichloroethylidene)bis[4-chloro-	50293	U061		
SWMU – FTO-009 (Building T-111)	PCB and material containing PCB/3,000 kg annually	Aroclors	1336363	None assigned	1985 - 1995	No/No
Building 91	Super Tropical Bleach / Unknown	--	Multiple	--	1986-1989	No/No
	DS-2/Unknown	--	Multiple	--	1986-1989	No/No
DRMO Hazardous Waste Container Storage Unit	Chemicals released at the site/Quantity released is unknown				1973 - 1994	Yes/No (See Table 3, Parcel L23.3.2.1)
	Aroclor-1016	PCB	12674112	None assigned		
	Aroclor-1254	PCB	11097691	None assigned		
	Aroclor-1260	PCB	11096825	None assigned		
	Total petroleum hydrocarbons (motor oil)	--	Multiple	--		
Parcel L23.4						
UST 4885.2	Waste oil/550-gallon	--	Multiple	--	1978 - 1996	No/No

**Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal**

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
Parcel L32.2.1						
SWMU – FTO-068 (Building 4492)	This area is actively maintained and inspected as a RCRA generator-only temporary storage area.				1988 - present	No/No
	Used antifreeze/200 gallons per year	Ethylene Glycol	107211	None assigned		
	Used filters (oil and fuel)/3,600 lbs. per year	N/A	N/A	N/A		
	Waste oil/1,500 gallons per year	--	Multiple	--		
	Rags and dry sweep/120 gallons per year	N/A	N/A	N/A		
	Used solvent/200 gallons per year	--	Multiple	--		
AST 4492B	Waste oil/1,000-gallon	--	Multiple	--	1996 - present	No/No
UST 4492.1	Waste oil/2,500-gallon	--	Multiple	--	1986 - 1997	No/No
UST 4492.2	Waste solvent/500-gallon	--	Multiple	--	1986 - 1997	No/No
Parcel L33.1						
IA Site 24 - Areas A1, A2 and B					1950's - 1995	Yes/No (See Table 3, Parcel L33.1)
	Oil and grease/ Unknown	--	Multiple	--		
	Unknown hydro-carbons/Unknown	--	Multiple	--		
	Aroclor-1260/Unknown	PCBs	11096825	None assigned		
	4,4'-DDT/Unknown	DDT	50293	U061		
	Dieldren/Unknown	--	60571	P037		
	Chlordane/Unknown	Chlordane, alpha & gamma isomers	57749	U036		
Building 3877	Flammable materials/Unknown	--	Multiple	--	Unknown	No/No
Building 3895	Flammable materials/Unknown	--	Multiple	--	Unknown	No/No

Table 4 – Notification of Hazardous Substance Storage,
Release, or Disposal

Location	Material Stored/ Quantity	Regulatory Synonym	CASRN*	RCRA Waste Number	Duration	Release/ Disposal
Parcel L33.2						
SWMU – FTO-024 (Buildings 3896 and 3899)					Unknown - 2000	No/No
	Waste oil/15,000 lbs. per year	--	Multiple	--		
	Oil filters/10,000 lbs. per year	--	N/A	N/A		
	Used brake fluid/500 lbs. per year	--	Multiple	--		
	POL contaminated dry sweep/1,000 lbs. per year	--	N/A	N/A		
UST 3876.1	Waste oil/6,500-gallon	--	Multiple	--	1942 - 1991	No/No

*Chemical Abstract Service Registry Number

The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. Section 9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substance's CERCLA reportable quantity (which ever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantity. See 40 CFR Part 373.

Table 5 – Solid Waste Management Unit Summary

NPL Site Number	SWMU Number	Associated Building	SWMU Name	Unit Type	Recommendations or Comment	Applicable Decision Document
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RCRA Interim Status Sites

Near 29	FTO-008 *	53A	DRMO Hazardous Waste Storage Area	Container Storage / Transfer Point	Closed under RCRA; no further action.	RCRA Closure Certification Report ¹
29	FTO-009 *	T-111	DRMO PCB Storage Area	Temporary Container Storage	Formal RCRA closure.	RCRA Closure Certification Report to be submitted

Sewage Treatment Plant

32	FTO-011	145	East Garrison Sewage Treatment Plant	Wastewater Treatment	No further action	Interim Action ROD ² ; Interim Action Confirmation Report ³
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RI/FS Sites

12	FTO-007	2460	Cannibalization Area	Waste Pile	No further action.	Basewide ROD ⁴ ; Remedial Action Confirmation Report ⁵
12	FTO-037	2726	DOL Main Automotive Yard	Temporary Container Storage	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁵
12	FTO-038	2424	DOL General Equipment Maintenance Yard	Temporary Container Storage	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁵
12	FTO-060	--	Lower Meadow Disposal Area	Landfill	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁵
14	FTO-061	4885	Transfer Station South of Building 4885	Temporary Container Storage Lockers (5)	No further action.	Interim Action ROD; Interim Action Confirmation Report ⁶

1 of 3

Table 5 – Solid Waste Management Unit Summary

NPL Site Number	SWMU Number	Associated Building	SWMU Name	Unit Type	Recommendations or Comment	Applicable Decision Document
15	FTO-015	4891, H482	PCB Storage Area	Temporary Container Storage (2)	No further action.	Interim Action ROD; Interim Action Confirmation Report ⁷
16	FTO-036	4900	DOL Heavy Equipment Maintenance Yard	Temporary Container Storage	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁸
16	FTO-062	--	Pete's Pond and Pete's Pond Extension	Landfill	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁸
17	FTO-048	1483	6th/8th Field Artillery Battalion Motor Pool	Temporary Container Storage (2)	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁸
17	FTO-065	1483	Site 17 Disposal Area	Landfill	No further action.	Basewide ROD; Remedial Action Confirmation Report ⁸
20	FTO-024	3896, 3899	519th Maintenance Company	Temporary Container Storage (2)	No further action.	Interim Action ROD; Interim Action Confirmation Report ⁹
22	FTO-068	4492	Auto Craft Shop	Temporary Container Storage	Active. Continue monthly inspections until property transfer.	Interim Action ROD; Interim Action Confirmation Report ¹⁰
33	FTO-071	4110	Golf Course Maintenance Area	Temporary Container Storage	Active. Managed by City of Seaside, no further action.	Basewide ROD; Site Characterization Report ¹¹
34	FTO-042	509	HHC Combat Aviation Brigade Motor Pool	Temporary Container Storage	No further action.	Interim Action ROD; Interim Action Confirmation Report ¹²

Table 5 – Solid Waste Management Unit Summary

Notes:

* RCRA Interim Status Units

RCRA Resource Conservation and Recovery Act

ROD Record of Decision

- 1 RCRA Closure Certification Report, DRMO Hazardous Waste Container Storage Unit, Former Fort Ord, California. December 6, 2002.
- 2 Interim Action Record of Decision, Contaminated Surface Soil Remediation, Ford Ord, California. February 23, 1994.
- 3 Interim Action Confirmation Report, Site 32 – East Garrison Sewage Treatment Plant, Fort Ord, California. March 5, 1998
- 4 Record of Decision, Basewide Remedial Investigation Sites, Fort Ord, California. January 13, 1997.
- 5 Remedial Action Confirmation Report and Post-Remediation Health Risk Assessment, Site 12 Remedial Action, Basewide Remediation Sites, Fort Ord, California. June 1999.
- 6 Confirmation Report, Site 14 – 707th Maintenance Facility, Fort Ord, California. February 12, 1996
- 7 Confirmation Report, Site 15 – Directorate of Engineering and Housing Yard, Fort Ord, California. August 13, 1996.
- 8 Remedial Action Confirmation Report and Post-Remediation Health Risk Assessment, Sites 16 and 17 Remedial Action, Basewide Remediation Sites, Former Fort Ord, California. April 1999.
- 9 Interim Action Confirmation Report, Site 20 – South Parade Ground 3800 519th Motor Pool, Fort Ord, California. July 1, 1996
- 10 Interim Action Confirmation Report Site 22 – 4400/4500 Motor Pool, West Block, Fort Ord, California. May 22, 1996
- 11 Final Site Characterization Site 33 – Golf Course, Fort Ord, California. December 12, 1997.
- 12 Final Interim Action Confirmation Report Site 34 – Fritzche Army Airfield Fueling Facility, Former Fort Ord, California. September 1998.

Table 6 – Notification of Petroleum Product Storage,
Release, or Disposal

Parcel Number	Tank Number	Product Type	Date of Storage, Release, or Disposal	Remedial Action
E2b.1.5	2253.1	Diesel	12,000-gallon UST operated between 1942 and 1991. Release occurred during UST operation.	UST removed in March 1991. Removal of petroleum impacted soil. Closure granted by the Monterey County Department of Health (MCDOH) in August 1996.
	2420	Gasoline	500-gallon AST with unknown duration of use. No evidence of petroleum release.	AST removed after 1993; no remedial action necessary.
E2b.2.1	2425.1	Heating Oil	1,000-gallon undocumented UST. No evidence of petroleum release.	UST removed in November 2001. Closure granted by the MCDOH in September 2002.
	2426.1	Diesel	550-gallon UST operated between 1942 and 1991. No evidence of petroleum release.	UST removed in February 1991. Closure granted by the MCDOH in April 1994.
E2b.2.1	2426.3	Diesel	550-gallon UST operated between 1942 and 1991. No evidence of petroleum release.	UST removed in February 1991. Closure granted by the MCDOH in April 1994.
	2433.1	Diesel	850-gallon UST operated between 1976 and 1992. No evidence of petroleum release.	UST removed in September 1992. Closure granted by the MCDOH in January 1994.
E2b.2.1	2436		Undocumented AST of unknown size, contents, and duration of use. No evidence of petroleum release.	AST removed; no remedial action necessary.
	2700.1	Diesel	500-gallon undocumented UST. No evidence of petroleum release.	UST removed in November 2001. Closure granted by the MCDOH in September 2002.
E2b.2.1	2705.1	Gasoline	12,000-gallon UST operated between 1941 and 1991. No evidence of petroleum release.	UST removed in February 1991. Closure granted by the MCDOH in April 1994.
	2705.2	Gasoline	12,000-gallon UST operated between 1941 and 1991. No evidence of petroleum release.	UST removed in February 1991. Closure granted by the MCDOH in April 1994.
E2b.2.1	2725	Diesel	400-gallon AST with unknown duration of use. No evidence of petroleum release.	AST removed; no remedial action necessary.
	2754.1	Gasoline	1,000-gallon UST operated between 1942 and 1991. Release occurred during UST operation.	UST removed in February 1991. Removal of petroleum impacted soil. Closure granted by the MCDOH in August 1996.
E2b.3.1.1	1060.1	Diesel	10,000-gallon UST operated between 1941 and 1995. Release occurred during UST operation.	UST removed in December 1995. Removal of petroleum impacted soil. Closure granted by the MCDOH in April 2000.
	1060.2	Gasoline	10,000-gallon UST operated between 1976 and 1995. Release occurred during UST operation.	UST removed in December 1995. Removal of petroleum impacted soil. Closure granted by the MCDOH in April 2000.
	1060.3	Gasoline	10,000-gallon UST operated between 1941 and 1995. Release occurred during UST operation.	UST removed in December 1995. Removal of petroleum impacted soil. Closure granted by the MCDOH in April 2000.
E2c.3.2	3012A.1	Diesel	3,000-gallon UST operated between 1976 and 1991. No evidence of petroleum release.	UST removed in November 1991. Closure granted by the MCDOH in January 1994.

Table 6 – Notification of Petroleum Product Storage,
Release, or Disposal

Parcel Number	Tank Number	Product Type	Date of Storage, Release, or Disposal	Remedial Action
	3030	Unknown	100-gallon UST with unknown duration of use.	UST removed in September 2002. Closure granted by the MCDOH in February 2003.
E2c.3.3	3007A.1	Diesel	3,000-gallon UST operated between 1976 and 1991. No evidence of petroleum release.	UST removed in December 1991. Closure granted by the MCDOH in January 1994.
	3010A.1	Diesel	1,500-gallon UST operated between 1976 and 1995. No evidence of petroleum release.	UST removed in June 1995. Closure granted by the MCDOH in December 1995.
	3025A.1	Diesel	1,000-gallon UST operated between 1976 and 1992. No evidence of petroleum release.	UST removed in June 1992. Closure granted by the MCDOH in January 1994.
	3046A.1	Diesel	2,000-gallon UST operated between 1976 and 1991. No evidence of petroleum release.	UST removed in November 1991. Closure granted by the MCDOH in April 1994.
	3050A.1	Diesel	4,000-gallon UST operated between 1976 and 1992. No evidence of petroleum release.	UST removed in June 1992. Closure granted by the MCDOH in January 1994.
	3066A.1	Diesel	2,000-gallon UST operated between 1976 and 1992. No evidence of petroleum release.	UST removed in January 1992. Closure granted by the MCDOH in January 1994.
	3111A.1	Gasoline	UST of unknown size operated between 1941 and 1976.	Undocumented UST removal September 1976. Excavation conducted to address undocumented tank removal. Closure granted by the MCDOH in April 2000.
E2d.1	2999.1	Diesel	8,000-gallon UST operated between 1942 and 1991. No evidence of petroleum release.	UST removed in March 1991. Closure granted by the MCDOH in April 1994.
	3000A.1	Diesel	1,000-gallon UST operated between 1976 and 1991. No evidence of petroleum release.	UST removed in November 1991. Closure granted by the Monterey County Department of health in January 1994.
	3004A.1	Diesel	2,000-gallon UST operated between 1976 and 1995. Release occurred during UST operation.	UST removed in June 1995. Removal of petroleum impacted soil. Closure granted by the Monterey County Department of health in January 1999.
	3039A.1	Diesel	1,000-gallon UST operated between 1976 and 1991. No evidence of petroleum release.	UST removed in November 1991. Closure granted by the MCDOH in January 1994.
E4.5	4974.1	Gasoline	500-gallon UST operated between 1954 and 1993. No evidence of petroleum release.	UST removed in October 1993. Closure granted by the MCDOH in April 1994.
	4975	Gasoline	500-gallon AST with unknown duration of use. No evidence of petroleum release.	AST removed after 1993; no remedial action necessary.
E8a.1.2	6160.1	Gasoline	10,000-gallon UST operated between 1986 and 1997. No evidence of petroleum release.	UST removed in January 1997. Closure granted by the MCDOH in November 1997.
	6160.2	Gasoline	10,000-gallon UST operated between 1986 and 1997. No evidence of petroleum release.	UST removed in January 1997. Closure granted by the MCDOH in November 1997.
	6160.3	Gasoline	10,000-gallon UST operated between 1986 and 1997. No	UST removed in January 1997. Closure granted by the MCDOH in November

Table 6 – Notification of Petroleum Product Storage,
Release, or Disposal

Parcel Number	Tank Number	Product Type	Date of Storage, Release, or Disposal	Remedial Action
			evidence of petroleum release.	1997.
F2.7.2	4110.1	Gasoline	500-gallon UST operated between 1962 and 1992. Release occurred during UST operation.	UST removed in June 1992. Remediation consisted of the removal of petroleum impacted soil. Closure granted by the MCDOH in January 1997.
	4110.1	Gasoline	Existing 500-gallon AST. In use.	None.
	4110.2	Diesel	Existing 500-gallon AST. In use.	None.
	4110.3	Propane	Existing 500-gallon AST. In use.	None.
F7.2	560.1	Diesel	1,000-gallon UST operated between 1984 and 1995. No evidence of petroleum release.	UST removed in August 1995. Closure granted by the MCDOH in January 1996.
	560	Diesel	Existing 1,000-gallon AST. In use.	None.
L5.8.1	4885.1	Diesel	550-gallon UST operated between 1978 and 1996. No evidence of petroleum release.	UST removed in April 1996. Closure granted by the MCDOH in January 1997.
L20.16.2	2037.1	Diesel	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2037.2	Gasoline	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2038.1	Diesel	12,000-gallon UST operated from about 1941 to 1995. No evidence of petroleum release.	UST removed in June 1995. Closure granted by the MCDOH in April 2000.
	2038.2	Diesel	12,000-gallon UST operated from about 1941 to 1995. No evidence of petroleum release.	UST removed in June 1995. Closure granted by the MCDOH in April 2000.
	2039.1	Diesel	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2039.2	Gasoline	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2040.1	Diesel	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2040.2	Diesel	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2041.1	Diesel	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2041.2	Gasoline	12,000-gallon UST operated from about 1941 to 1996. No evidence of petroleum release.	UST removed in January 1996. Closure granted by the MCDOH in January 1997.
	2042.1	Kerosene	12,000-gallon UST operated from about 1941 to 1993. No evidence of petroleum release.	UST removed in October 1993. Closure granted by the MCDOH in April 1994.
L20.17.1	4900.1	Diesel	1,500-gallon UST operated between 1956 and 1992. No evidence of petroleum release.	UST removed in February 1992. Closure granted by the MCDOH in January 1994.
	4901	Diesel	Existing 400-gallon AST. Not in use.	None.

Table 6 – Notification of Petroleum Product Storage,
Release, or Disposal

Parcel Number	Tank Number	Product Type	Date of Storage, Release, or Disposal	Remedial Action
	4911.1	Gasoline	3,500-gallon UST operated between 1967 and 1991. No evidence of petroleum release.	UST removed in February 1991. Closure granted by the MCDOH in April 1994.
	4911.2	Diesel	500-gallon UST operated between 1967 and 1991. No evidence of petroleum release.	UST removed in February 1991. Closure granted by the MCDOH in April 1994.
L23.1.4	3016A.1	Diesel	3,000-gallon UST operated between 1976 and 1991. Release occurred during UST operation.	UST removed in December 1991. Remediation consisted of the removal of petroleum impacted soil. Closure granted by the MCDOH in March 1995.
L23.3.1	139.1	Gasoline	UST of unknown size and unknown duration of use.	UST removed in 1976. Soil borings completed as part of IRP Site 30 investigation. Closure granted by the MCDOH in January 1997.
	139.2	Gasoline	UST of unknown size and unknown duration of use.	Undocumented UST removal in 1976. Soil borings completed as part of IRP Site 30 investigation. Closure granted by the MCDOH in April 1994.
L23.3.2.1	64	Gasoline	50-gallon AST operated between 1960s and 1995. No evidence of petroleum release.	AST removed; no remedial action necessary.
	93.1	Gasoline	4,600-gallon UST operated between 1941 and 1991. No evidence of petroleum release.	UST removed in March 1991. Closure granted by the MCDOH in April 1994.
	93.2	Gasoline	5,500-gallon UST operated between 1941 and 1991. No evidence of petroleum release.	UST removed in March 1991. Closure granted by the MCDOH in April 1994.
	128.1	Unknown	UST of unknown contents and unknown duration of use.	UST removed in March 1991. Closure granted by the MCDOH in April 1994.
L32.2.1	4562.1	Diesel	3,500-gallon UST operated between 1954 and 1992. No evidence of petroleum release.	UST closed in place in April 1992. Closure granted by the MCDOH in January 1994.
L32.2.2	4552.1	Diesel	3,500-gallon UST operated between 1954 and 1992. No evidence of petroleum release.	UST removed in April 1992. Closure granted by the MCDOH in January 1994.
L32.4.1.1	4430.1	Diesel	3,000-gallon UST operated between 1954 and 1992. No evidence of petroleum release.	UST closed in place in April 1992. Closure granted by the MCDOH in January 1994.
L32.4.2	4440.1	Diesel	3,000-gallon UST operated between 1954 and 1992. No evidence of petroleum release.	UST closed in place in February 1992. Closure granted by the MCDOH in January 1994.
L33.1	3803.1	Gasoline	1,500-gallon UST operated between 1942 and 1991. Release occurred during UST operation.	UST removed in March 1991. Remediation consisted of the removal of petroleum impacted soil. Closure granted by the MCDOH in August 1996.
	3803.2	Gasoline	1,500-gallon UST operated between 1942 and 1991. Release occurred during UST operation.	UST removed in March 1991. Remediation consisted of the removal of petroleum impacted soil. Closure granted by the MCDOH in August 1996.
	3803.3	Diesel	5,000-gallon UST operated between 1942 and 1991. No evidence of petroleum release.	UST removed in March 1991. Closure granted by the MCDOH in August 1996.

Table 6 – Notification of Petroleum Product Storage,
Release, or Disposal

Parcel Number	Tank Number	Product Type	Date of Storage, Release, or Disposal	Remedial Action
	3855.1	Unknown	500-gallon UST of unknown contents and unknown duration of use.	UST removed in October 1996. Closure granted by the MCDOH in January 1997.
	3855.2	Unknown	600-gallon UST of unknown contents and unknown duration of use.	UST removed in October 1996. Closure granted by the MCDOH in January 1997.
	3877.1	Diesel	600-gallon AST with unknown duration of use. No evidence of petroleum release.	AST removed; no remedial action necessary.
	3877.2	Gasoline	600-gallon AST with unknown duration of use. No evidence of petroleum release.	AST removed; no remedial action necessary.
L35.1	3107A.1	Diesel	4,000-gallon UST operated between 1976 and 1992. No evidence of petroleum release.	UST removed in January 1992. Closure granted by the MCDOH in January 1994.
	3108.1	Propane	Existing 25,000-gallon AST. Not in use.	None.
	3108.2	Propane	Existing 300-gallon AST. Not in use.	None.
S1.5.1.2	1483.1	Diesel	2,500-gallon UST operated between 1976 and 1994. Release occurred during UST operation.	UST removed in June 1994. Remediation consisted of the removal of petroleum impacted soil. Closure granted by the MCDOH in August 1996.
S2.1.4.2	509.1	Diesel	1,000-gallon UST operated between 1976 and 1995. Release occurred during UST operation.	UST removed in June 1995. Remediation consisted of the removal of petroleum impacted soil. Closure granted by the MCDOH in March 1998.
	511.1	Gasoline	5,000-gallon UST operated between 1989 and 1992. Release occurred during UST operation.	UST removed in March 1992. Remediation consisted of the removal of petroleum impacted soil and installation of a soil vapor extraction system. Closure granted by the MCDOH in January 1994.
	511.2	Diesel	10,000-gallon UST operated between 1976 and 1992. Release occurred during UST operation.	UST removed in January 1992. Remediation consisted of the removal of petroleum impacted soil and installation of a soil vapor extraction system. Closure granted by the MCDOH in January 1994.

SITE MAPS/PLATES

- 1 Location Map – Former Fort Ord
- 2 Parcel Location Map A
- 3 Parcel Location Map B
- 4 Parcel Location Map C
- 5 Parcel Location Map D
- 6 Parcel Location Map E
- 7 Parcel Location Map F
- 8 Parcel Location Map G
- 9 Parcel Location Map H
- 10 Parcel Location Map A and Environmental Issues
- 11 Parcel Location Map B and Environmental Issues
- 12 Parcel Location Map C and Environmental Issues
- 13 Parcel Location Map D and Environmental Issues
- 14 Parcel Location Map E and Environmental Issues
- 15 Parcel Location Map F and Environmental Issues
- 16 Parcel Location Map G and Environmental Issues

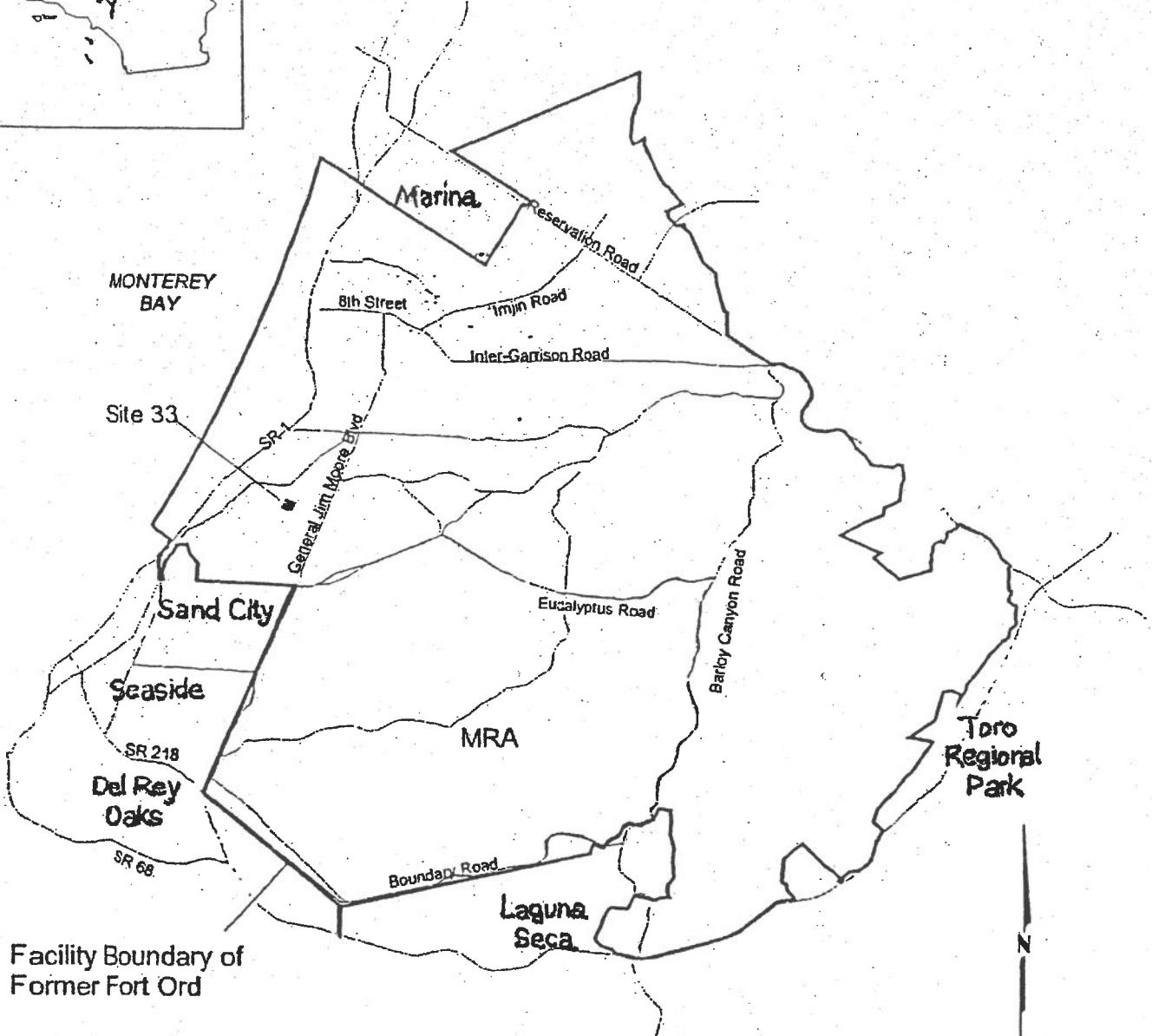


Exhibit A Location Map
Site 33 CRUP
Former Fort Ord
Monterey, California

PLATE

1

Harding ESE



DRAWN
JCF

JOB NUMBER
52703 00174

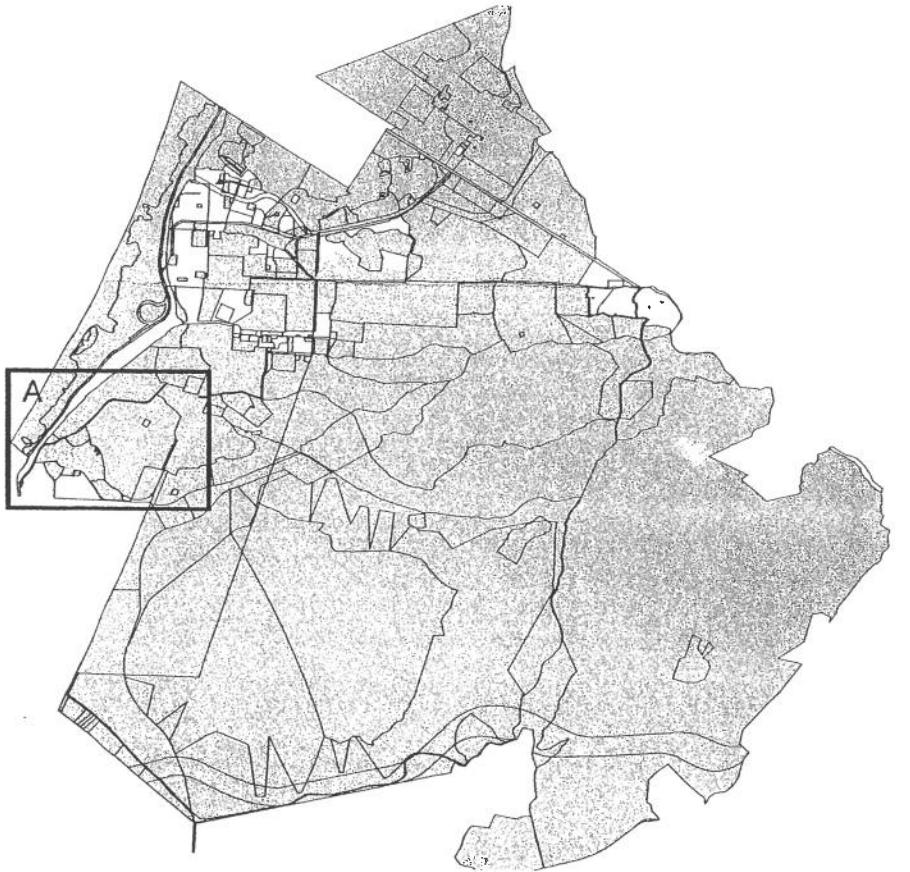
APPROVED

fz

DATE
3/03

REVISED DATE

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

PLATE

2

Parcel Location Map A
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

DATE

10/01

REVISED DATE

2/03

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EXPLANATION

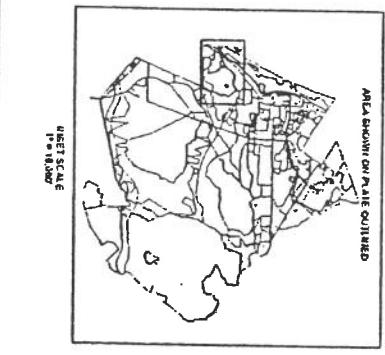
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PARCEL NUMBER**

■ **PARCEL NOT PART OF
THIS TRANSFER**

TR101 **BUILDING/STRUCTURE WITH
IDENTIFICATION NUMBER**

□ **FORMER BUILDING LOCATION**

— **ROADS**

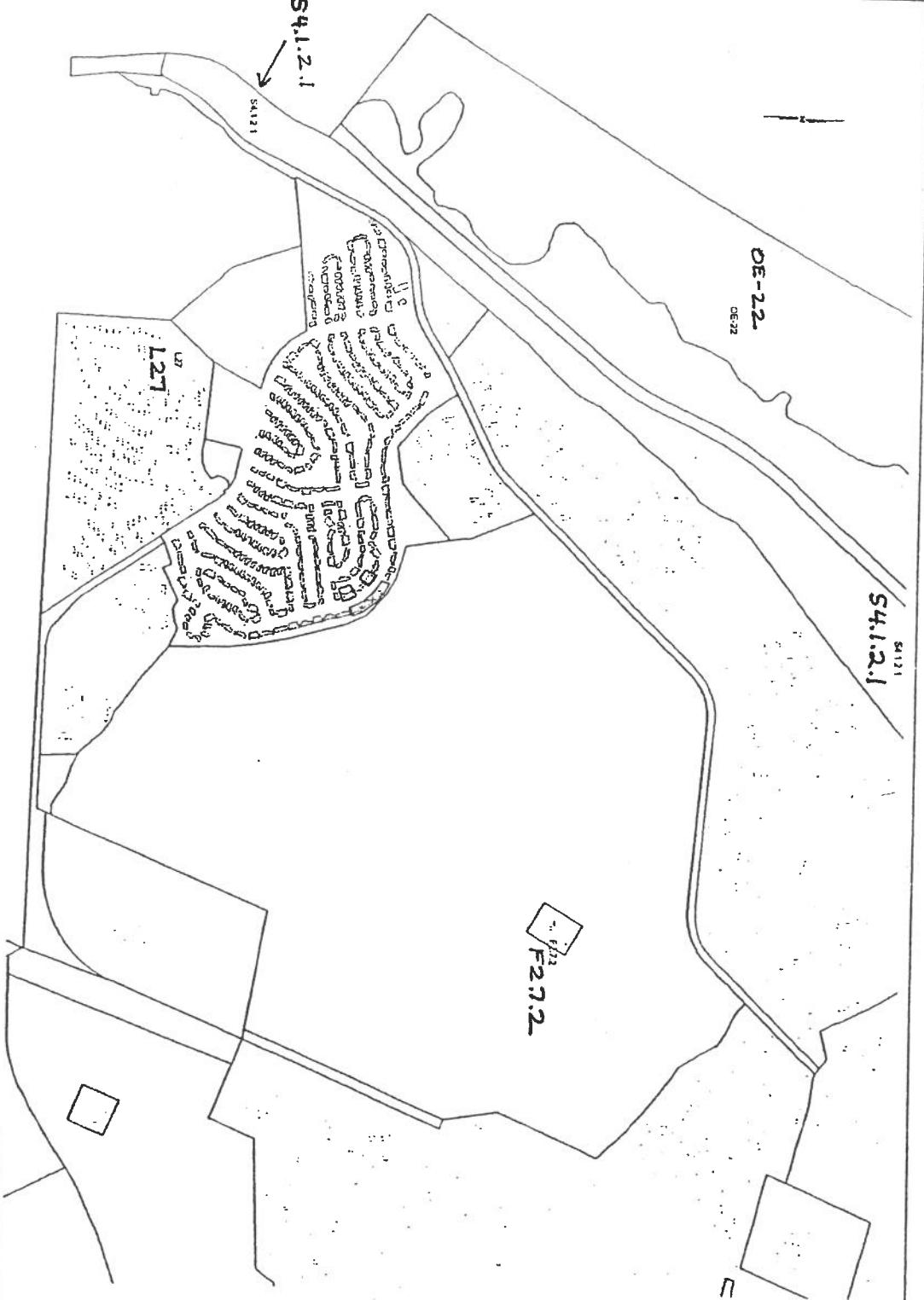


See larger map attached

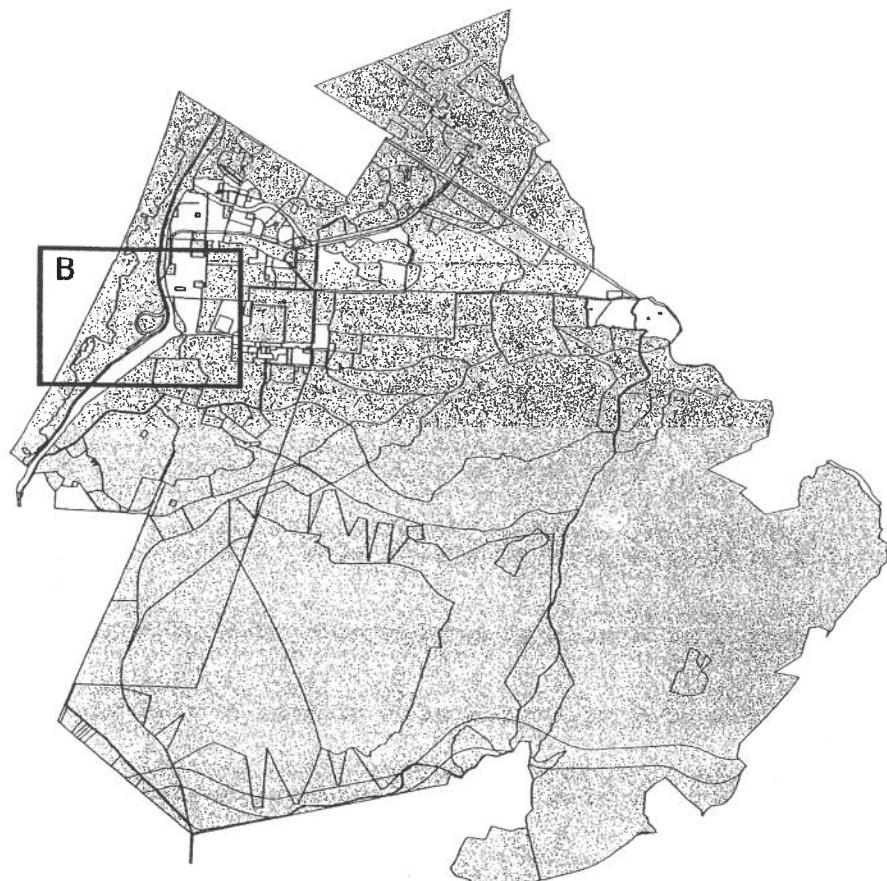
Harding ESE

PLATE 2

2



AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

10001a - layout 3 - 8/25/02

PLATE

3

Parcel Location Map B
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

DATE

REVISED DATE

10/01

2/03

EXPLANATION

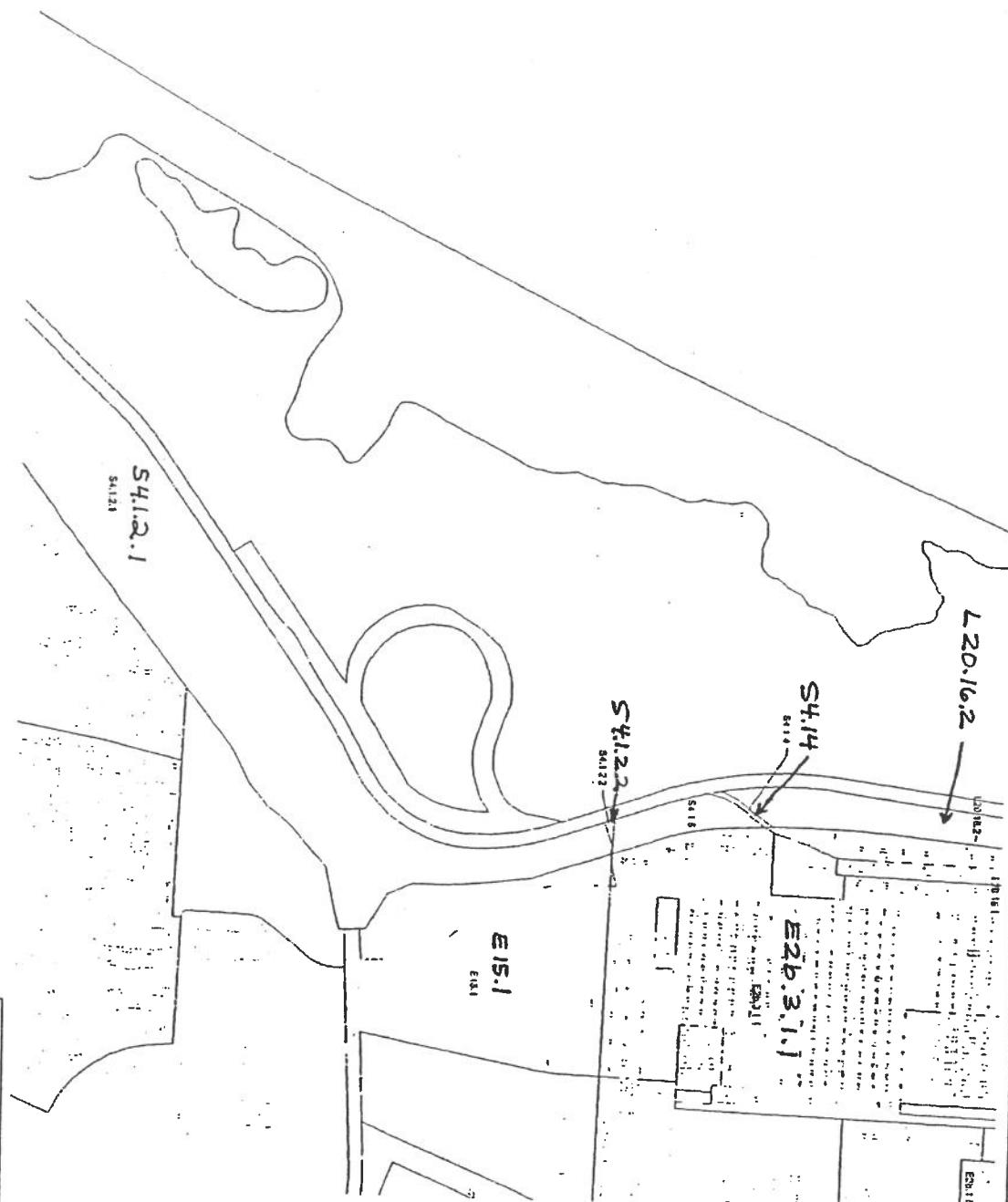
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PARCEL NOT PART OF
THIS TRANSFER

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IDENTIFICATION NUMBER

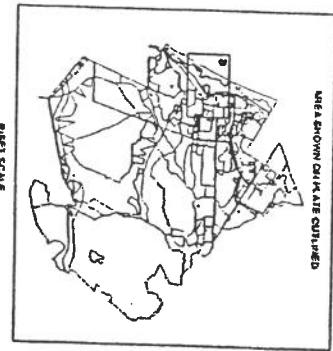
FORMER BUILDING LOCATION

— ROADS

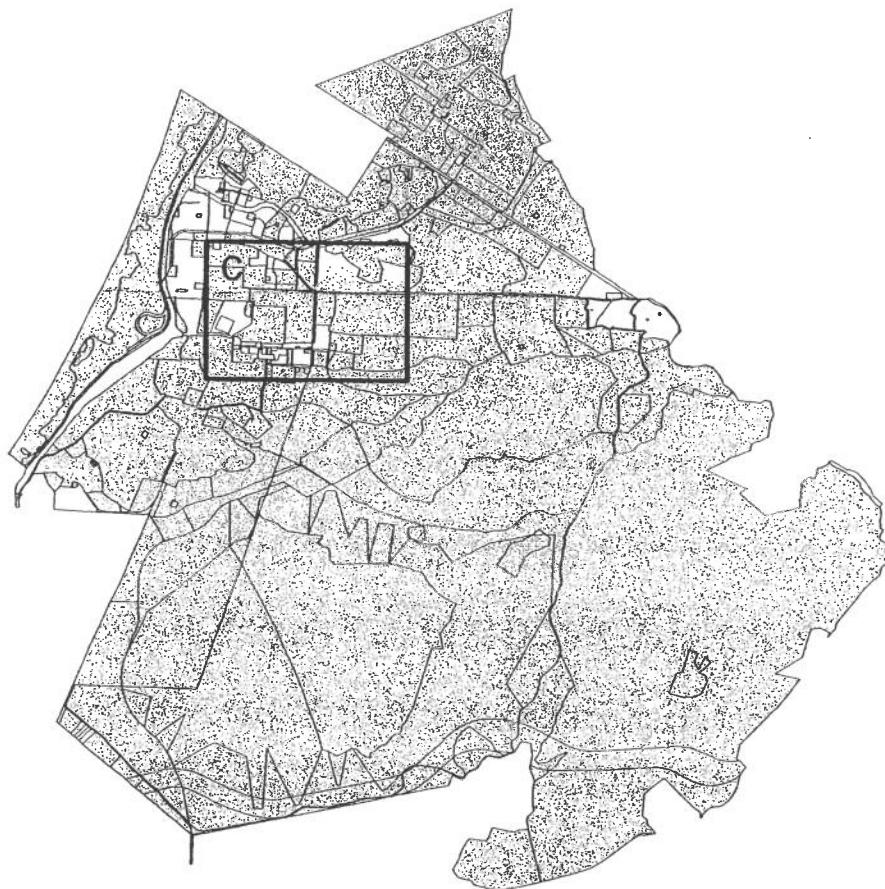


Harding ESE

PLATE 3



AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

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PLATE

4

Parcel Location Map C
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

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DATE

10/01

REVISED DATE

2/03

EXPLANATION

L7.9 TRACK 0 PARCEL AND
 PARCEL NUMBER

PARCEL NOT PART OF
THIS TRANSFER

4555 BUILDING/STRUCTURE WITH
IDENTIFICATION NUMBER

FORMER BUILDING LOCATION

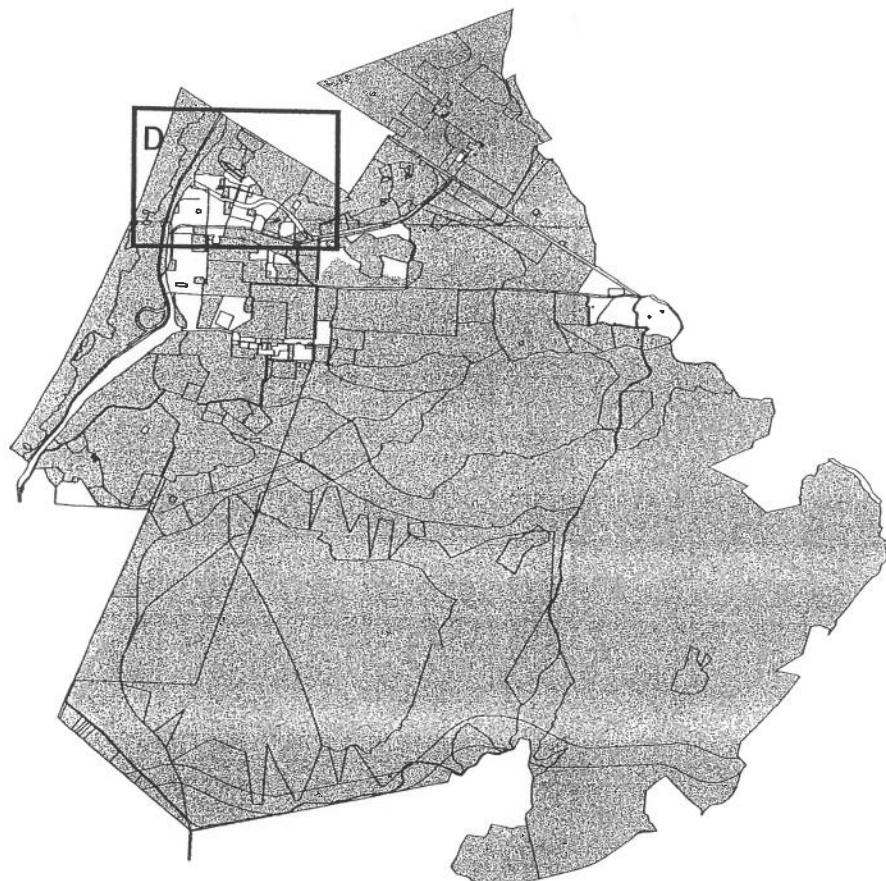
— ROADS

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Harding ESE PLATE 4

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

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Parcel Location Map D
Track 0 FOST
Former Fort Ord
Monterey, California

PLATE

5

APPROVED

DATE

10/01

REVISED DATE

2/03

EXPLANATION

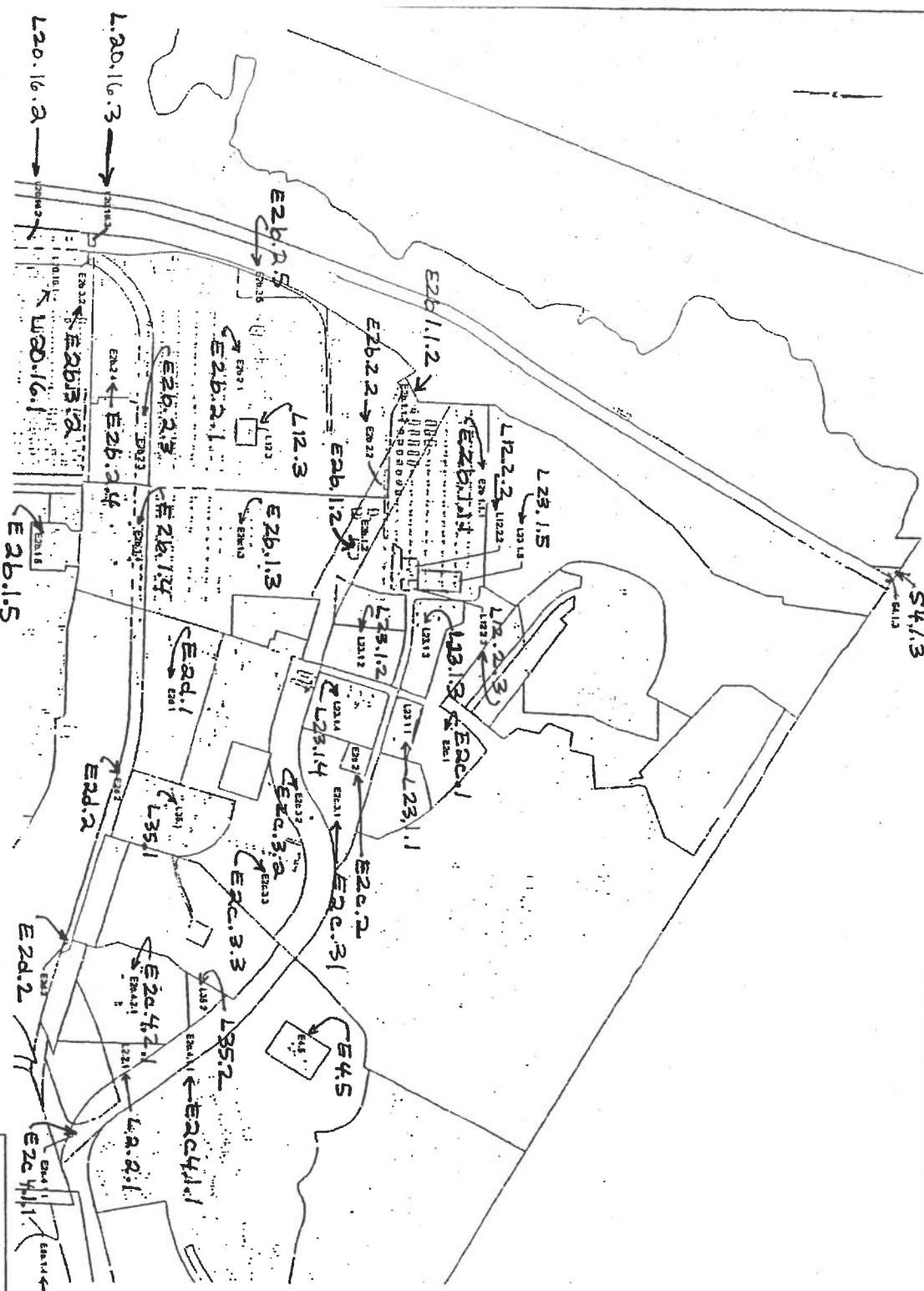
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 PARCEL NUMBER

PARCEL NOT PART OF
THIS TRANSFER

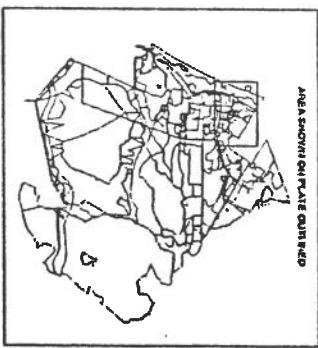
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IDENTIFICATION NUMBER

FORMER BUILDING LOCATION

— ROADS



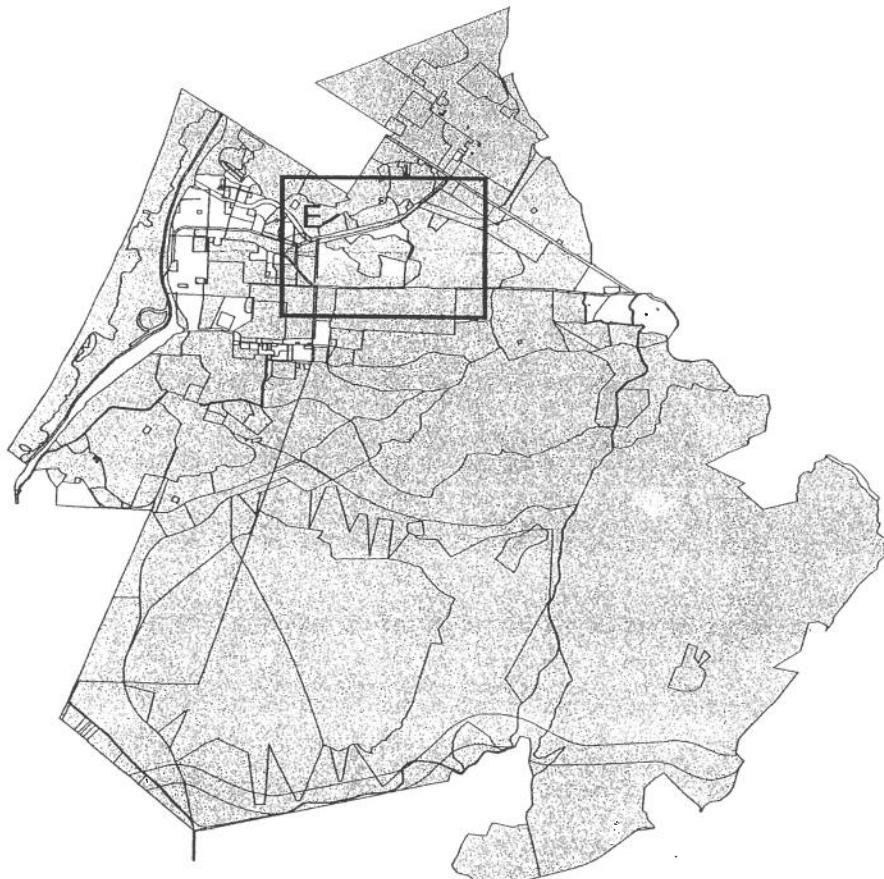
See larger map attached



Harding ESE

PLATE 5

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

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PLATE

6

Parcel Location Map E
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

DATE

REVISED DATE

10/01

1/03

EXPLANATION

E8a.1.2 TRACK 0 PARCEL AND

PARCEL NUMBER

**PARCEL NOT PART OF
THIS TRANSFER**

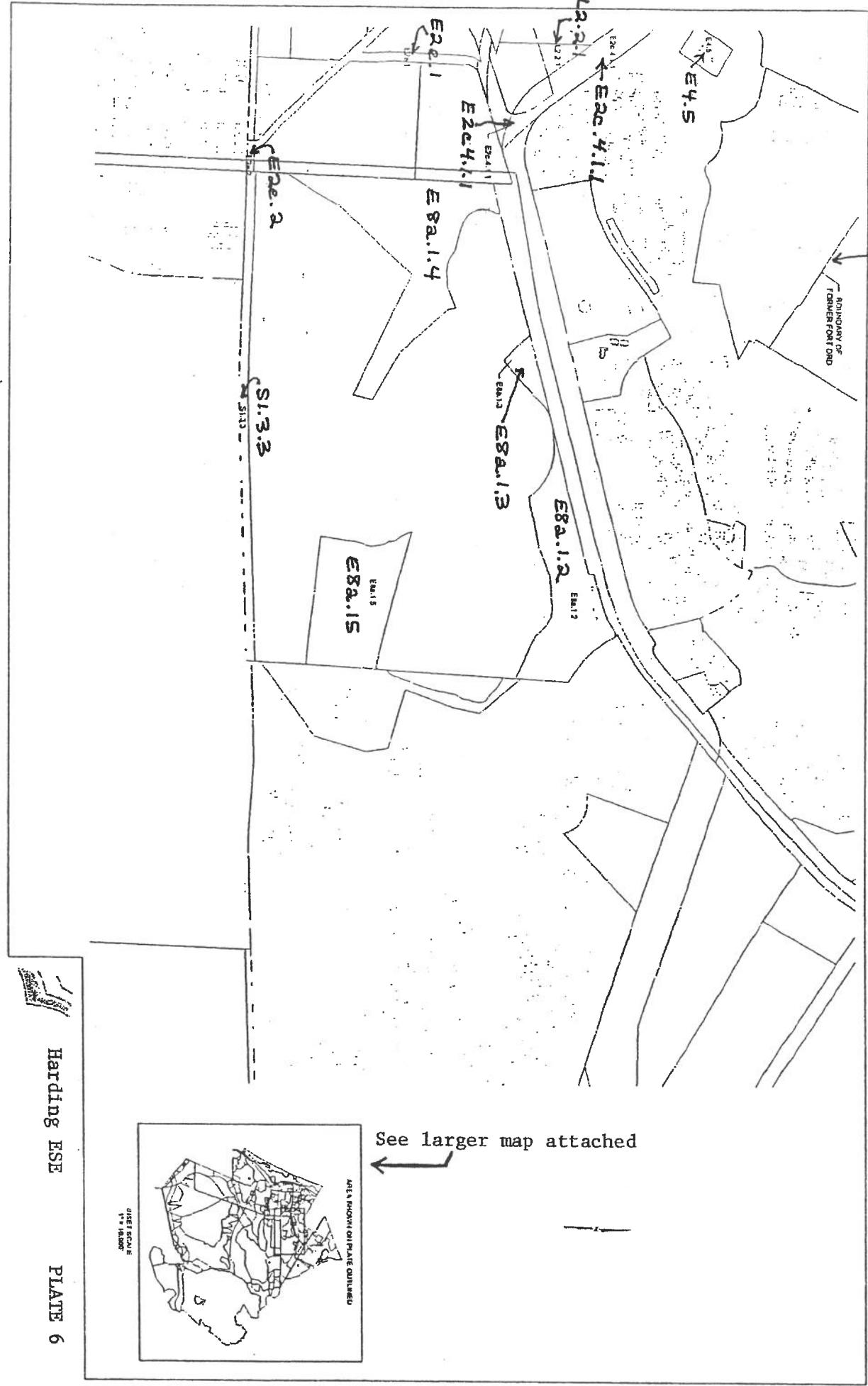
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IDENTIFICATION NUMBER**

FORMER BUILDING LOCATION

— ROADS



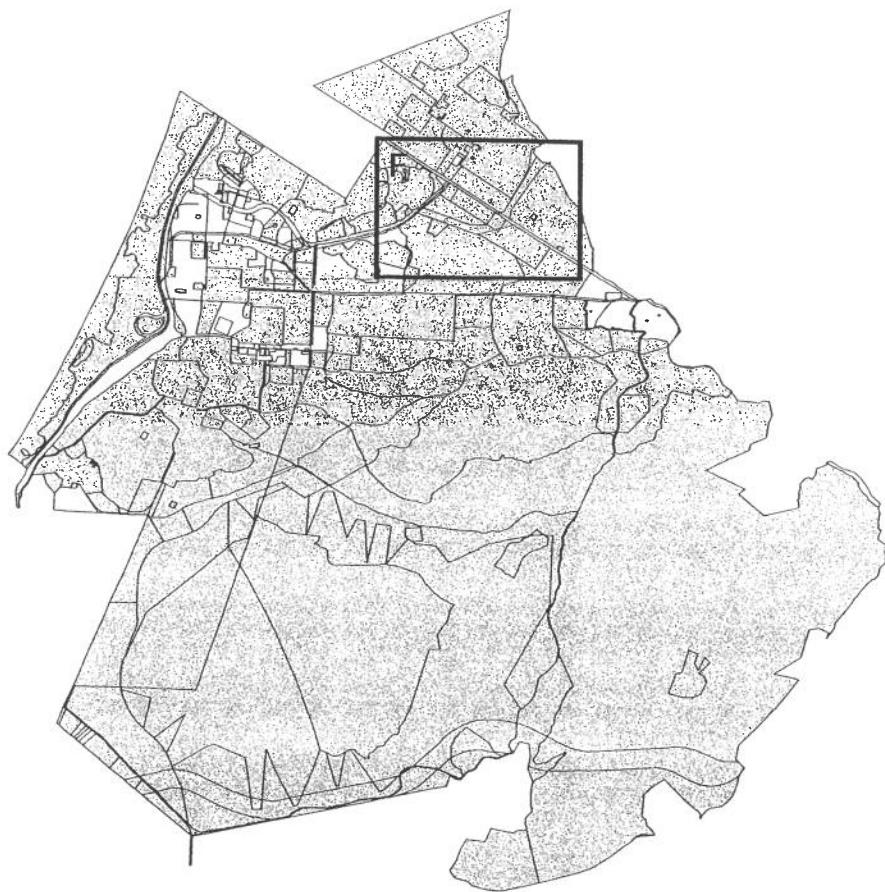
Boundary of Former Fort Ord



Harding ESE

PLATE 6

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

L:\Fort_Ord_GIS\GIS_Project\Foster0901a.apr - layout 7 - 7/12/02

PLATE

7

Parcel Location Map F
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

fz

DATE

10/01

REVISED DATE

2/03

EXPLANATION

S2.1.4.2 TRACK 0 PARCEL AND
 PARCEL NUMBER

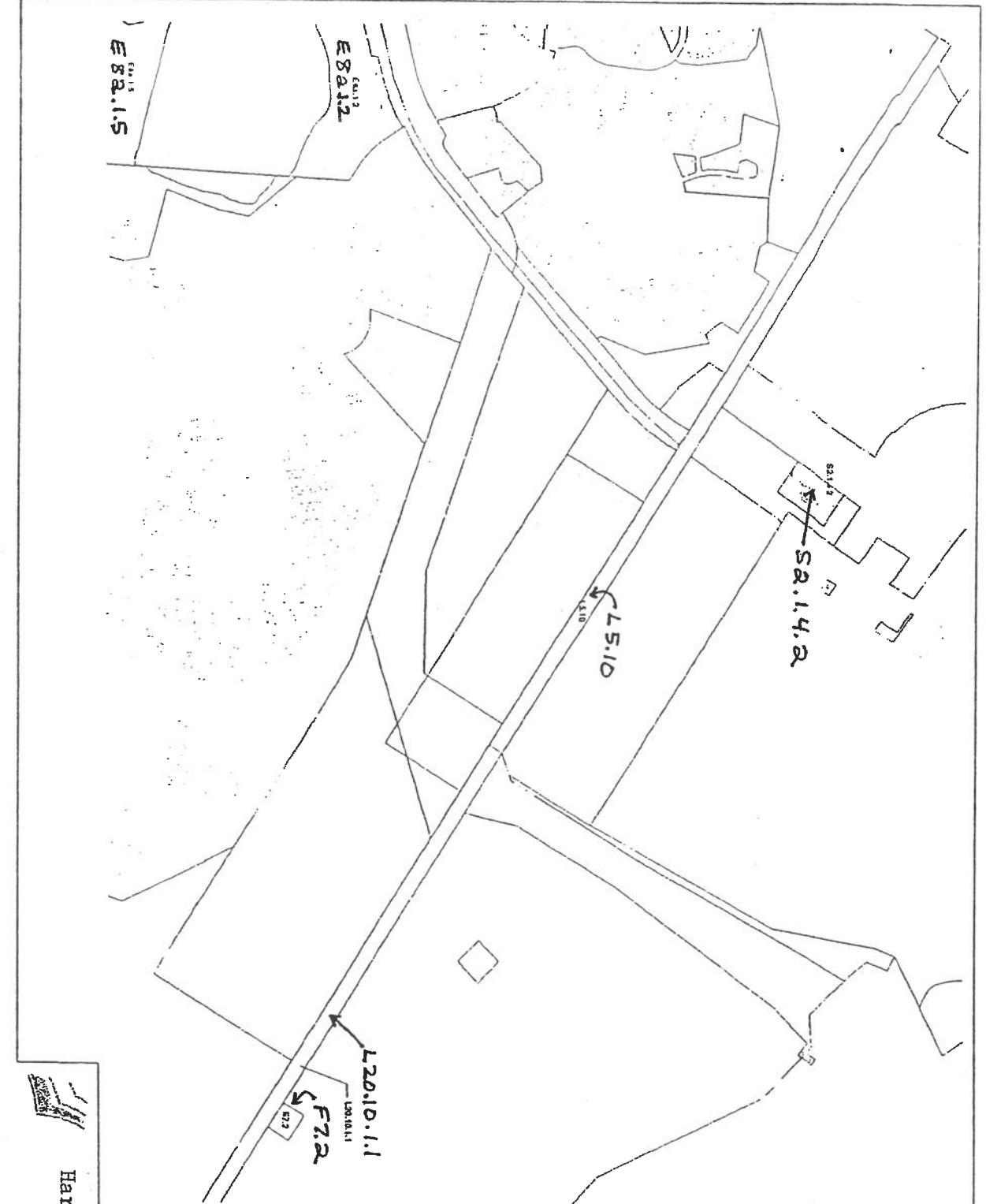
PARCEL NOT PART OF
THIS TRANSFER

505 BUILDING/STRUCTURE WITH
 IDENTIFICATION NUMBER

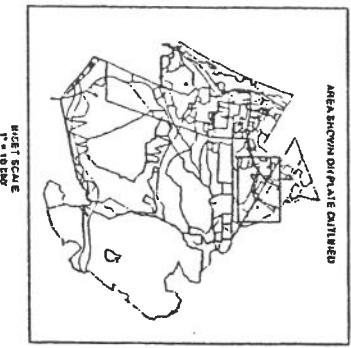
FORMER BUILDING LOCATION

— ROADS





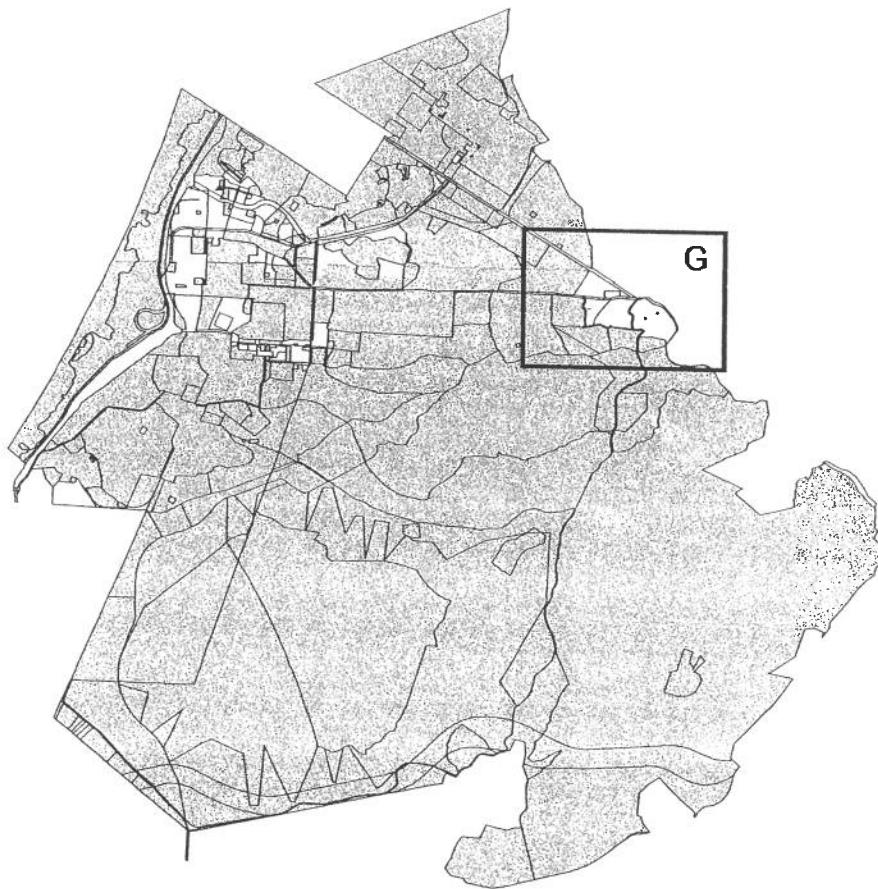
See larger map attached



Harding ESE

PLATE 7

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

L:\Fort_Ord_GIS\GIS_Project\Fosett\0901a.apr - layout 8 - 7/12/02

PLATE

8

Parcel Location Map G
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

JZ

DATE

10/01

REVISED DATE

2/03

EXPLANATION

L35.3 TRACK 0 PARCEL AND
 PARCEL NUMBER

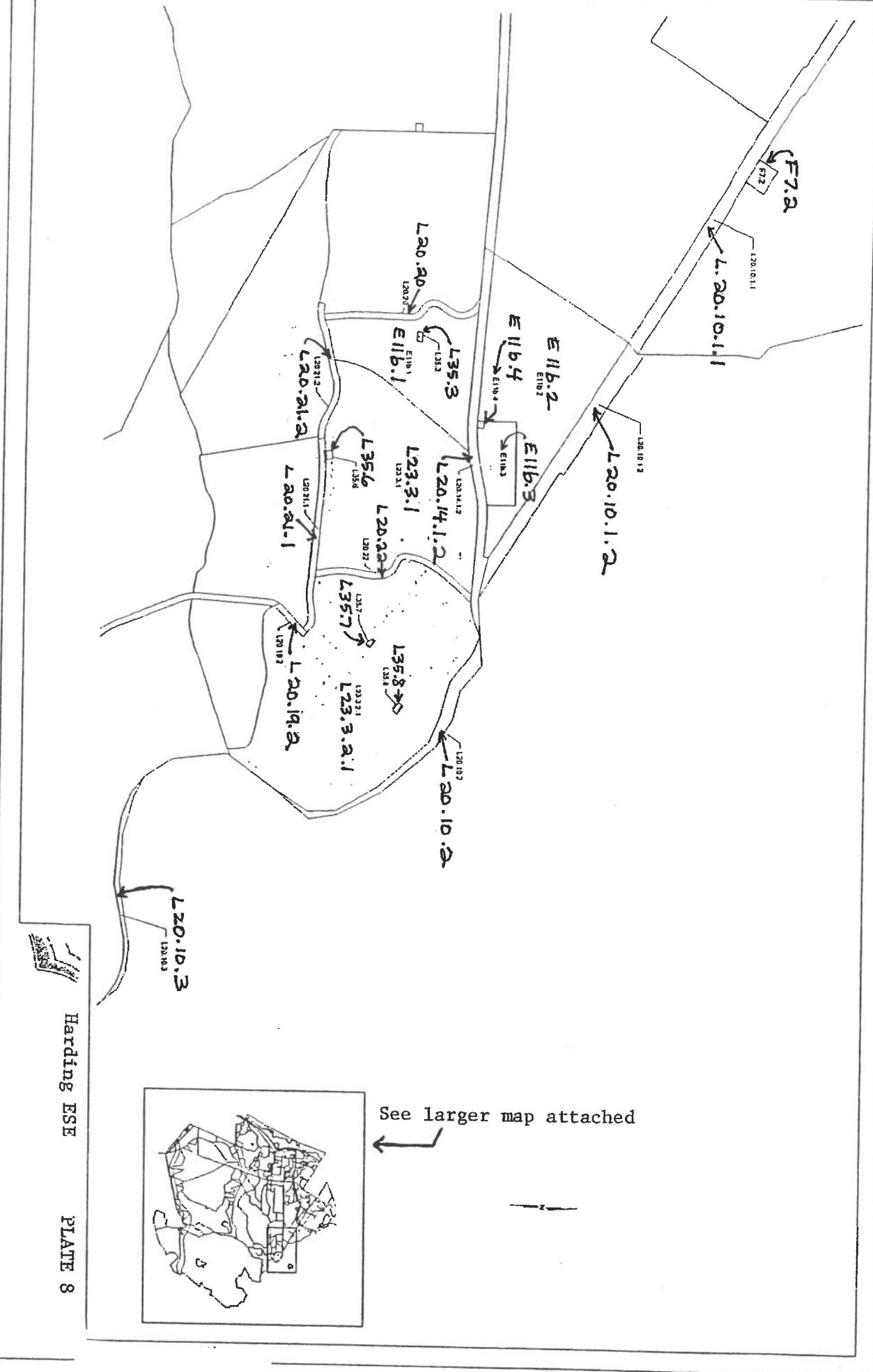
PARCEL NOT PART OF
THIS TRANSFER

60 BUILDING/STRUCTURE WITH
IDENTIFICATION NUMBER

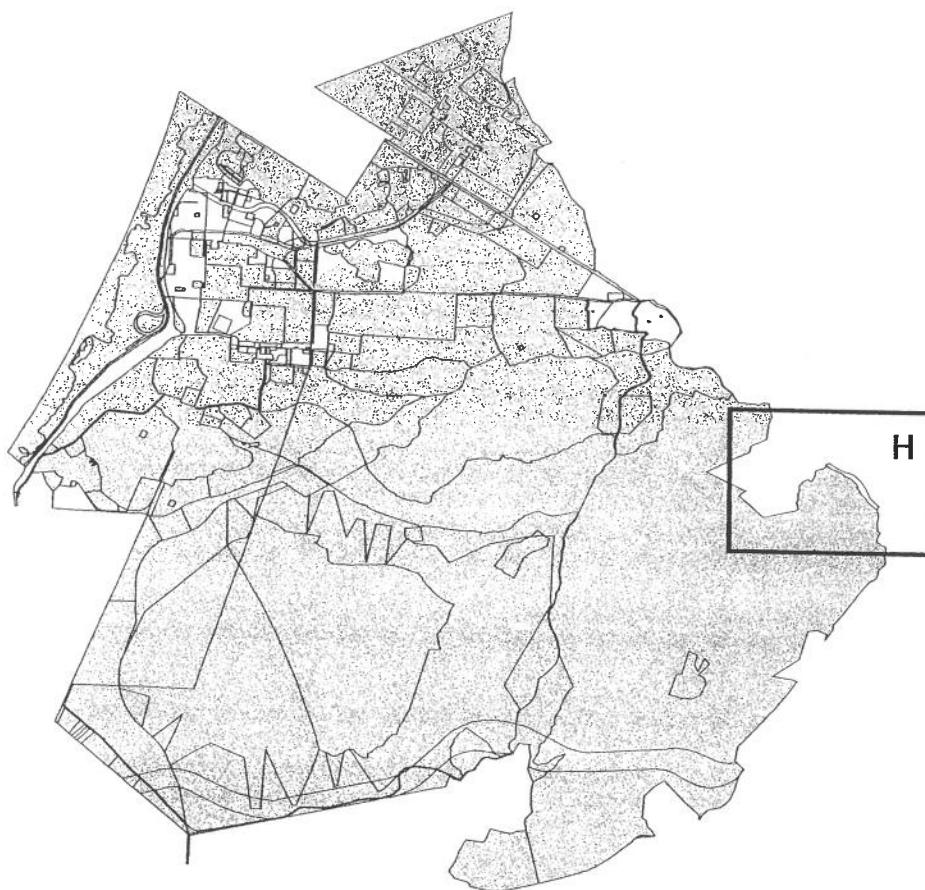
FORMER BUILDING LOCATION

— ROADS

N



AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

L:\Fort_Ord_GIS\GIS_Project\Fosett0901a.apr - layout 9 - 7/12/02

PLATE

9

Parcel Location Map H
Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

fz

DATE

10/01

REVISED DATE

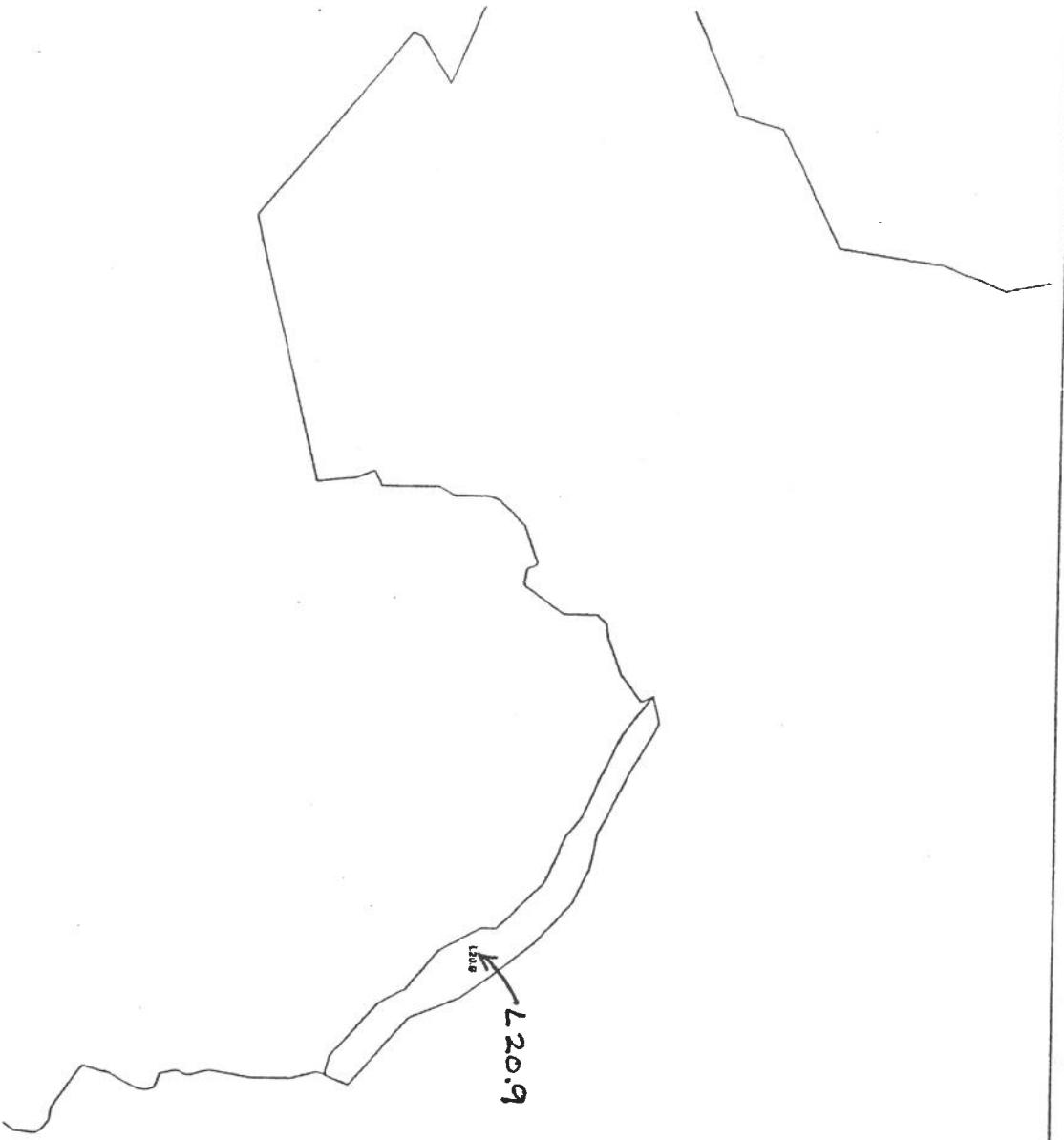
2/03

EXPLANATION

L20.9 TRACK 0 PARCEL AND
 PARCEL NUMBER

PARCEL NOT PART OF
THIS TRANSFER

— ROADS



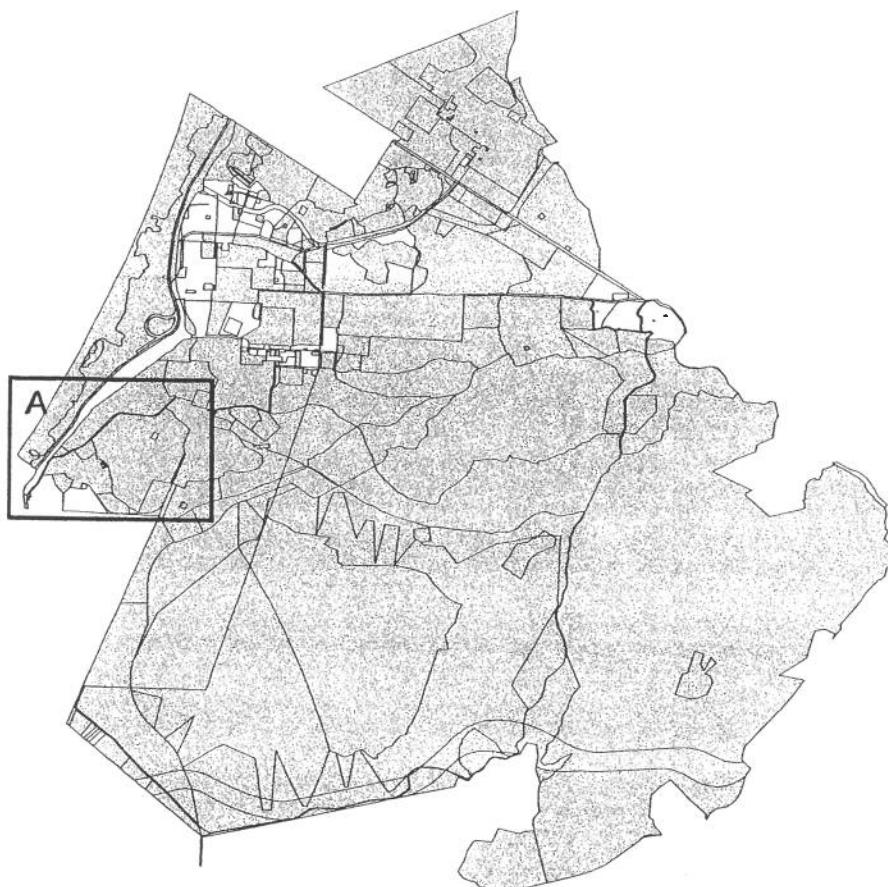
Harding ESE

PLATE 9



See larger map attached.

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

L:\Fort_Ord_GIS\GIS_Project\Foset\0901b.apr-layout 10 - 7/12/02

Parcel Location Map A and Environmental Issues

Track 0 FOST
Former Fort Ord
Monterey, California

PLATE

10

APPROVED

f7

DATE

10/01

REVISED DATE

2/03

EXPLANATION

E15.1 TRACK 0 PARCEL AND
 PARCEL NUMBER

 PARCEL NOT PART OF
THIS TRANSFER

-- -- - OE SITE BOUNDARY

----- IRP SITE BOUNDARY

 UNDERGROUND STORAGE TANK (REMOVED)

 ABOVE GROUND STORAGE TANK (REMOVED)

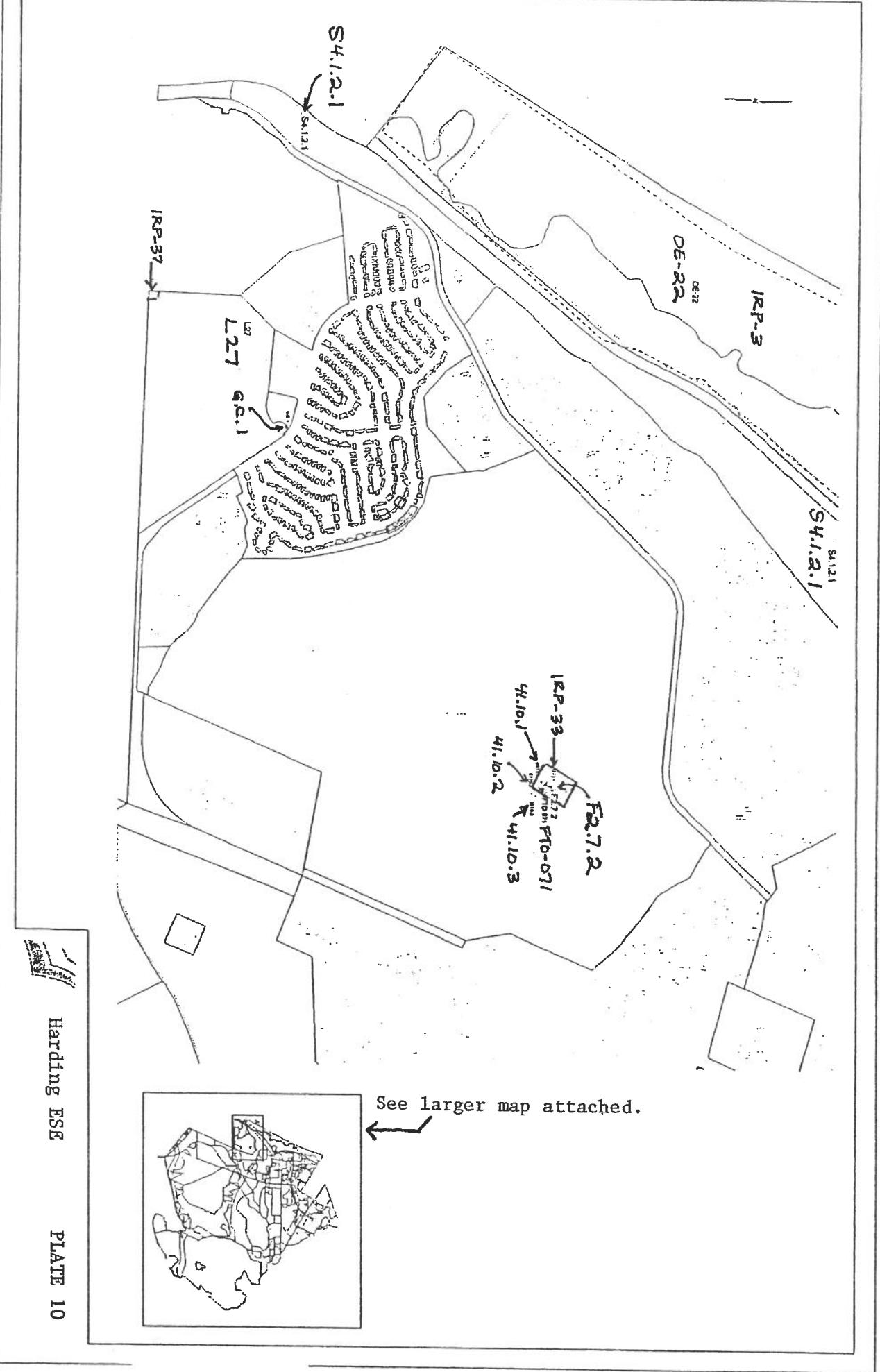
 EXISTING ABOVE GROUND TANK

 BUILDING/STRUCTURE

 FORMER BUILDING LOCATION

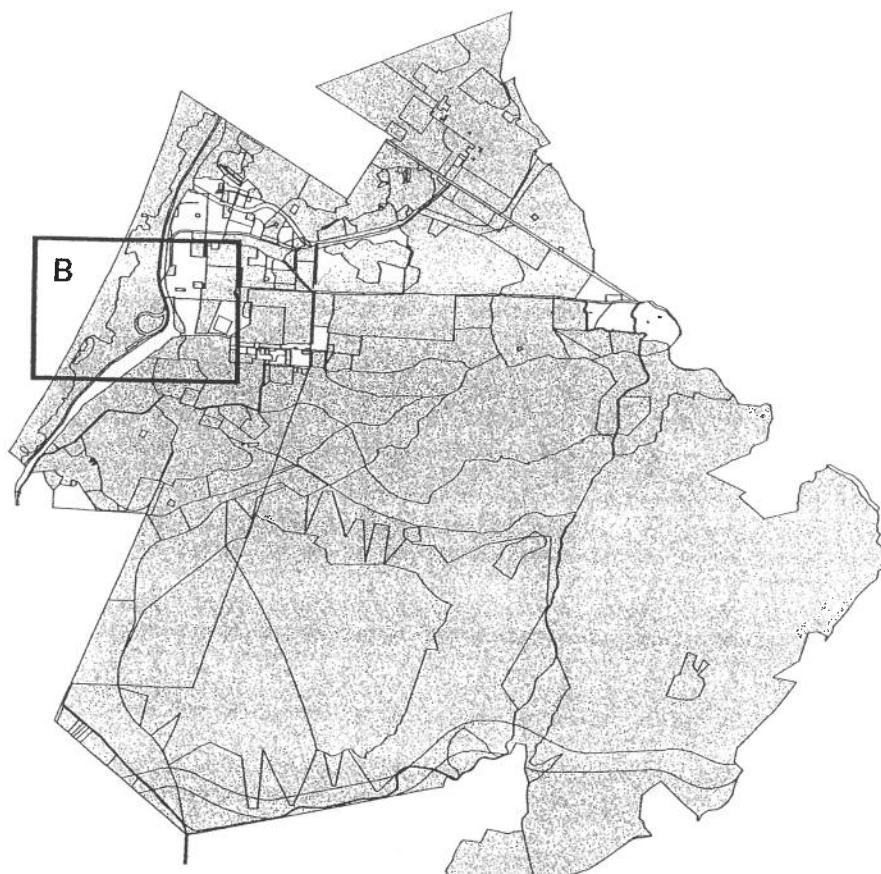
G.C. 1
♦ MONITORING WELL

FTO-071
◎ SOLID WASTE MANAGEMENT UNIT



Harding ESE
PLATE 10

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

L:\Fort_Ord_GIS\GIS_Project\Fosset\0901b.apr-Layout 11 - 7/12/02

PLATE

11

Parcel Location Map B and Environmental Issues

Track 0 FOST
Former Fort Ord
Monterey, California

APPROVED

fz

DATE

10/01

REVISED DATE

2/03

EXPLANATION

E15.1 TRACK 0 PARCEL AND
PARCEL NUMBER

PARCEL NOT PART OF
THIS TRANSFER

- - - OE SITE BOUNDARY

----- IRP SITE BOUNDARY

 UNDERGROUND STORAGE TANK (REMOVED)

 ABOVE GROUND STORAGE TANK (REMOVED)

 EXISTING ABOVE GROUND TANK

BUILDING/STRUCTURE

FORMER BUILDING LOCATION

MW-20-04-180

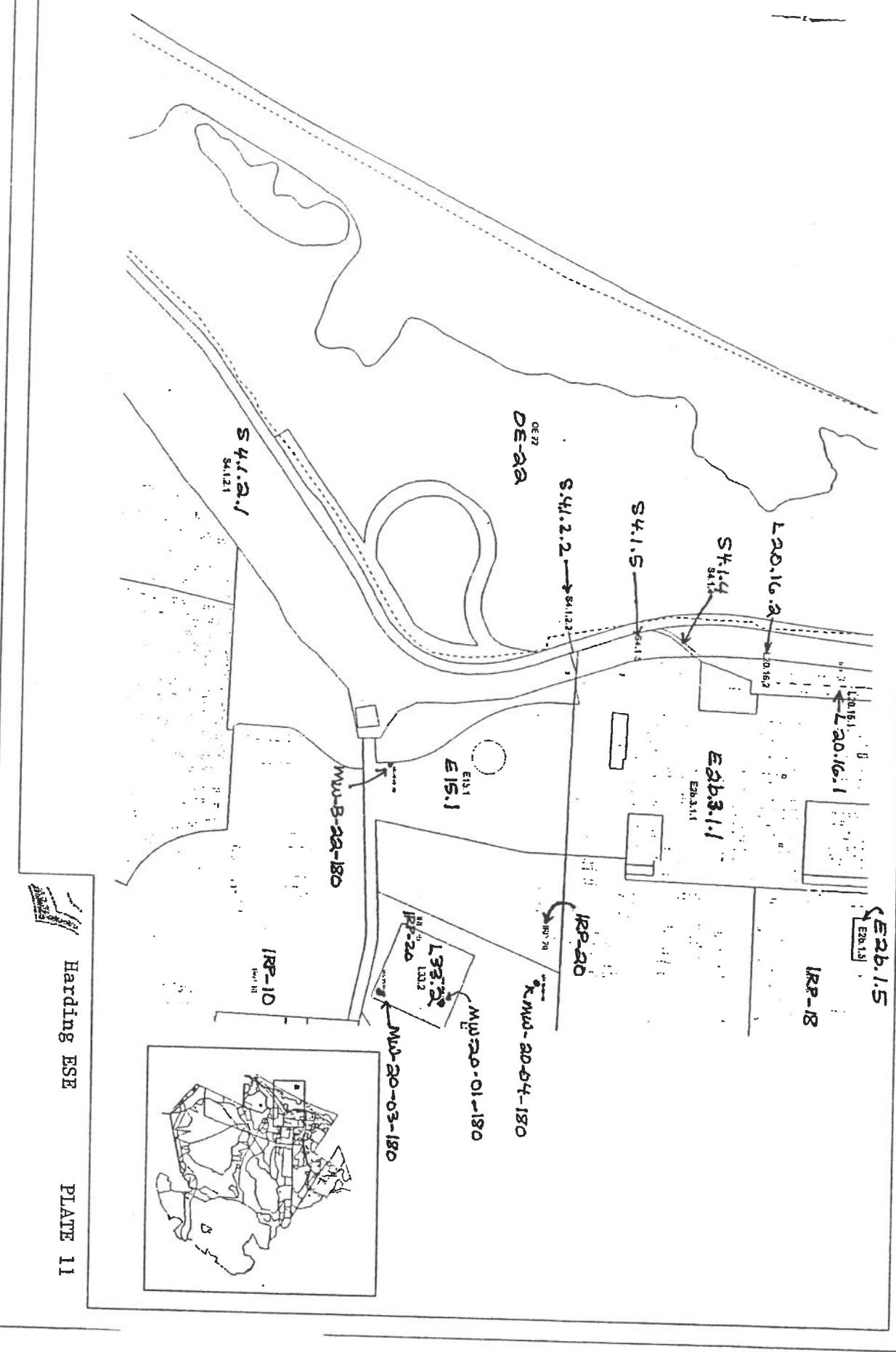
♦ MONITORING WELL

FTO-071

SOLID WASTE MANAGEMENT UNIT

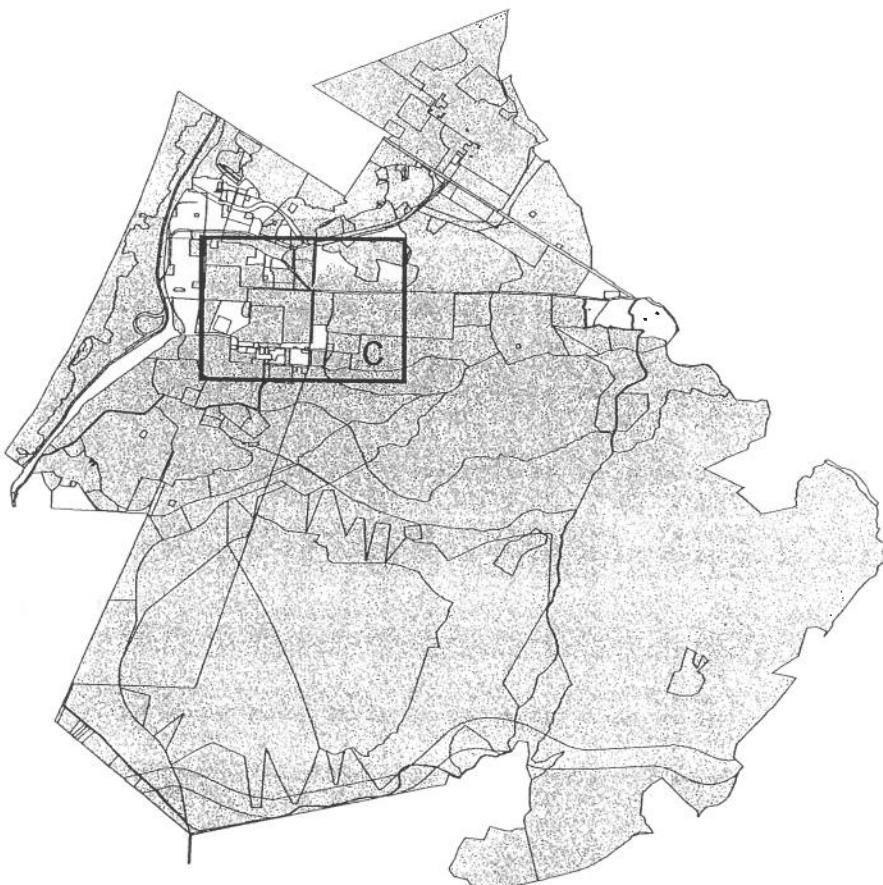
RIFLE INSTRUCTION CIRCLES

MORTAR OR MACHINE GUN SQUARES



Harding ESE PLATE 11

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

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Parcel Location Map C and Environmental Issues

Track 0 FOST
Former Fort Ord
Monterey, California

PLATE

12

APPROVED

[Signature]

DATE

10/01

REVISED DATE

3/03

EXPLANATION

E2b.1.1.1 TRACK 0 PARCEL AND
 PARCEL NUMBER

 PARCEL NOT PART OF
THIS TRANSFER

 100-FT LANDFILL BUFFER

BUILDING/STRUCTURE

FORMER BUILDING LOCATION

-- OE SITE BOUNDARY

 UNDERGROUND STORAGE TANK (REMOVED)

 ABOVE GROUND STORAGE TANK (REMOVED)

 EXISTING ABOVE GROUND TANK

MW-OU2-01-A

 MONITORING WELL

 LANDFILL GAS MONITORING PROBE

FTO-071

 SOLID WASTE MANAGEMENT UNIT

 RIFLE INSTRUCTION CIRCLES
AND OTHER TRAINING AREAS

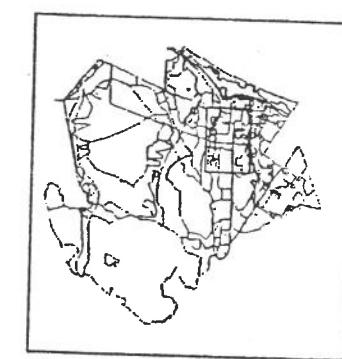
MORTAR OR MACHINE GUN SQUARES

-- APPROXIMATE AREAL EXTENT OF 5 PPB CONTOUR
(TCE IN GROUNDWATER, JUNE 2001)

E26.1.5
DISPOSAL AREA
FTO-065

OUA-002
FTO-062

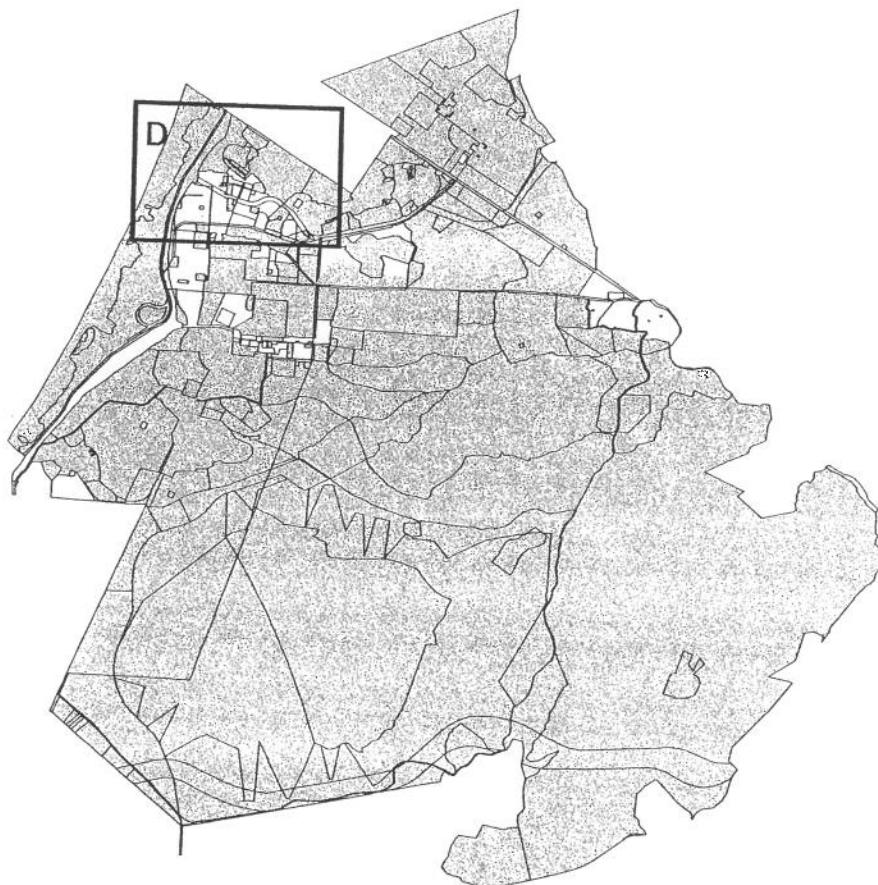
IRP-18
FTO-062



Harding ESE

PLATE 12

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

P:\WIT-L\FFort_Ord_GIS\GIS_Project\Fossetto901b.apr- 3/3/03

E

Parcel Location Map D and Environmental Issues
Track 0 FOST
Former Fort Ord
Monterey, California

PLATE
13

APPROVED

fz

DATE

10/01

REVISED DATE

3/03

EXPLANATION

E2b.1.1.1 TRACK 0 PARCEL AND
 PARCEL NUMBER

 PARCEL NOT PART OF
THIS TRANSFER

 100-FT LANDFILL BUFFER

BUILDING/STRUCTURE

FORMER BUILDING LOCATION

-- -- OE SITE BOUNDARY

 UNDERGROUND STORAGE TANK (REMOVED)

 ABOVE GROUND STORAGE TANK (REMOVED)

 EXISTING ABOVE GROUND TANK

MW-OU2-01-A

 MONITORING WELL

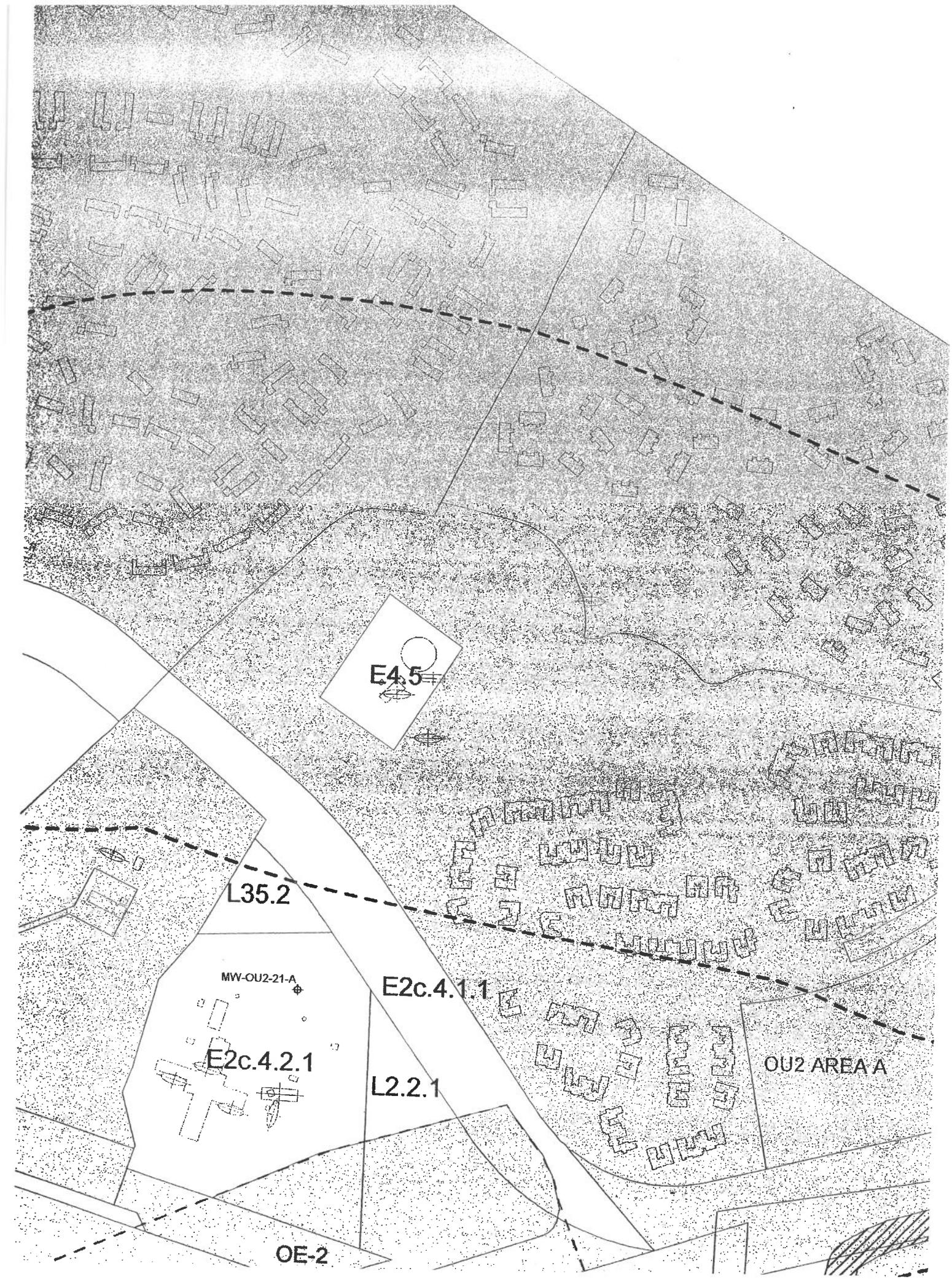
FTO-071

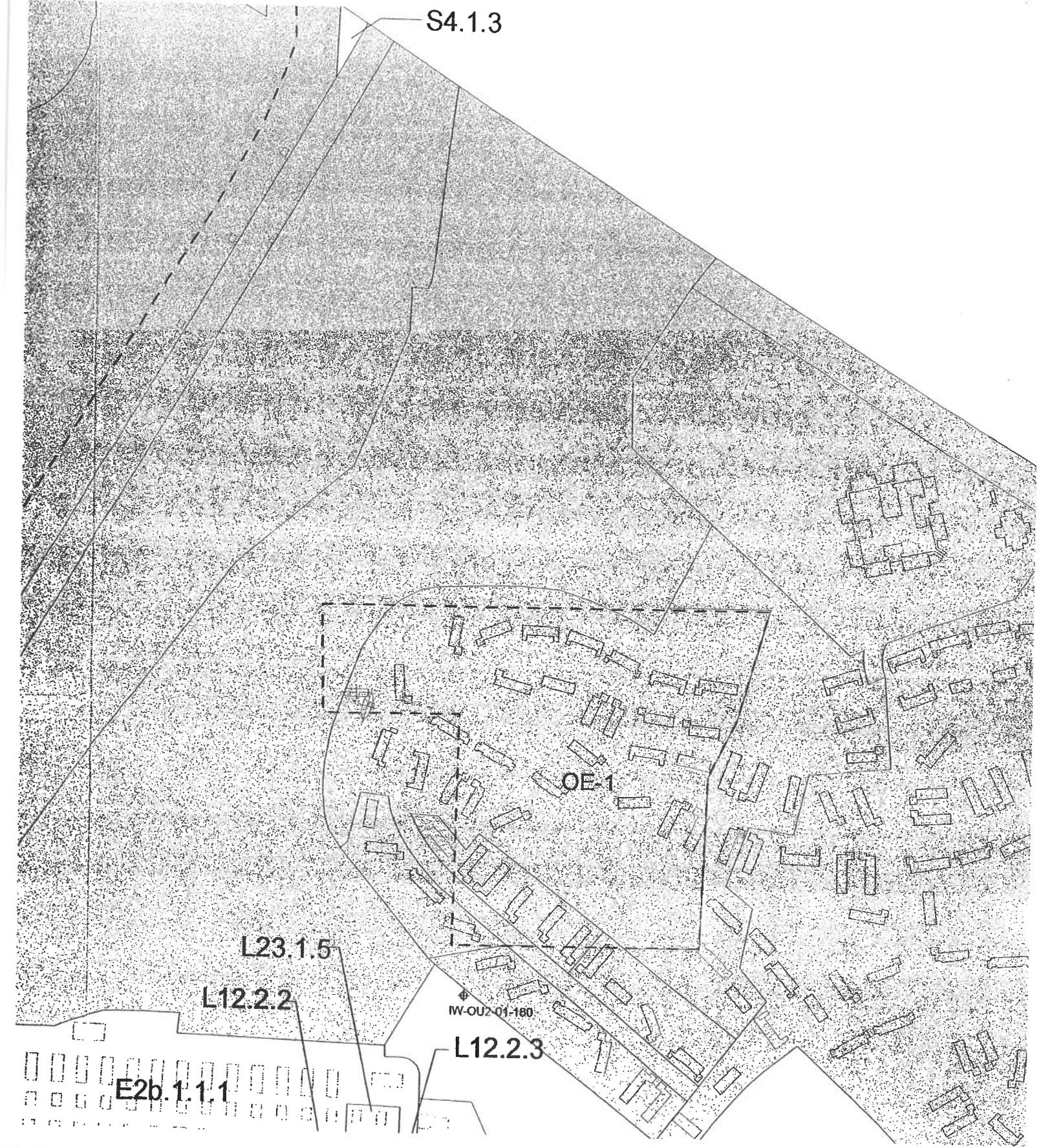
 SOLID WASTE MANAGEMENT UNIT

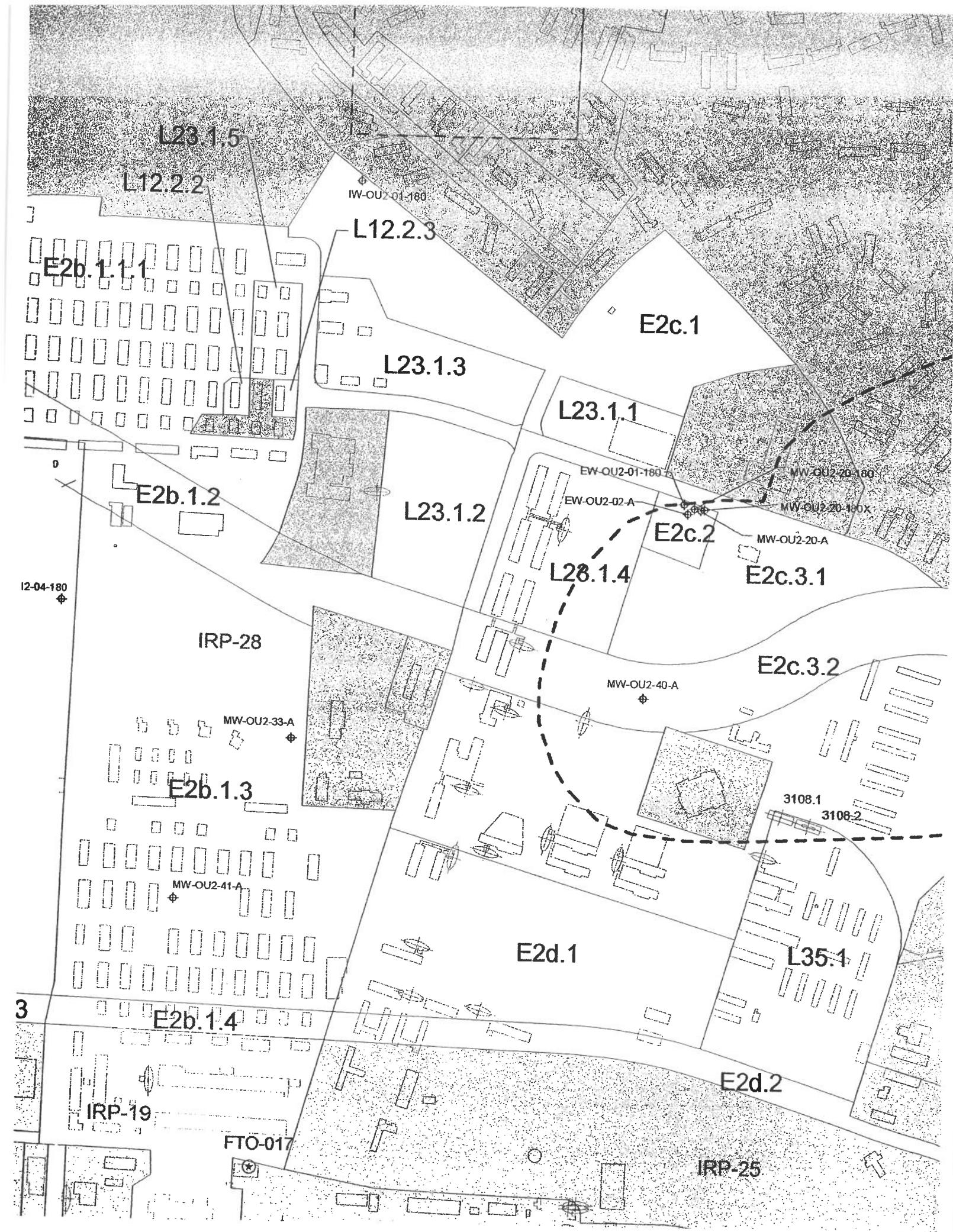
 RIFLE INSTRUCTION CIRCLES
AND OTHER TRAINING AREAS

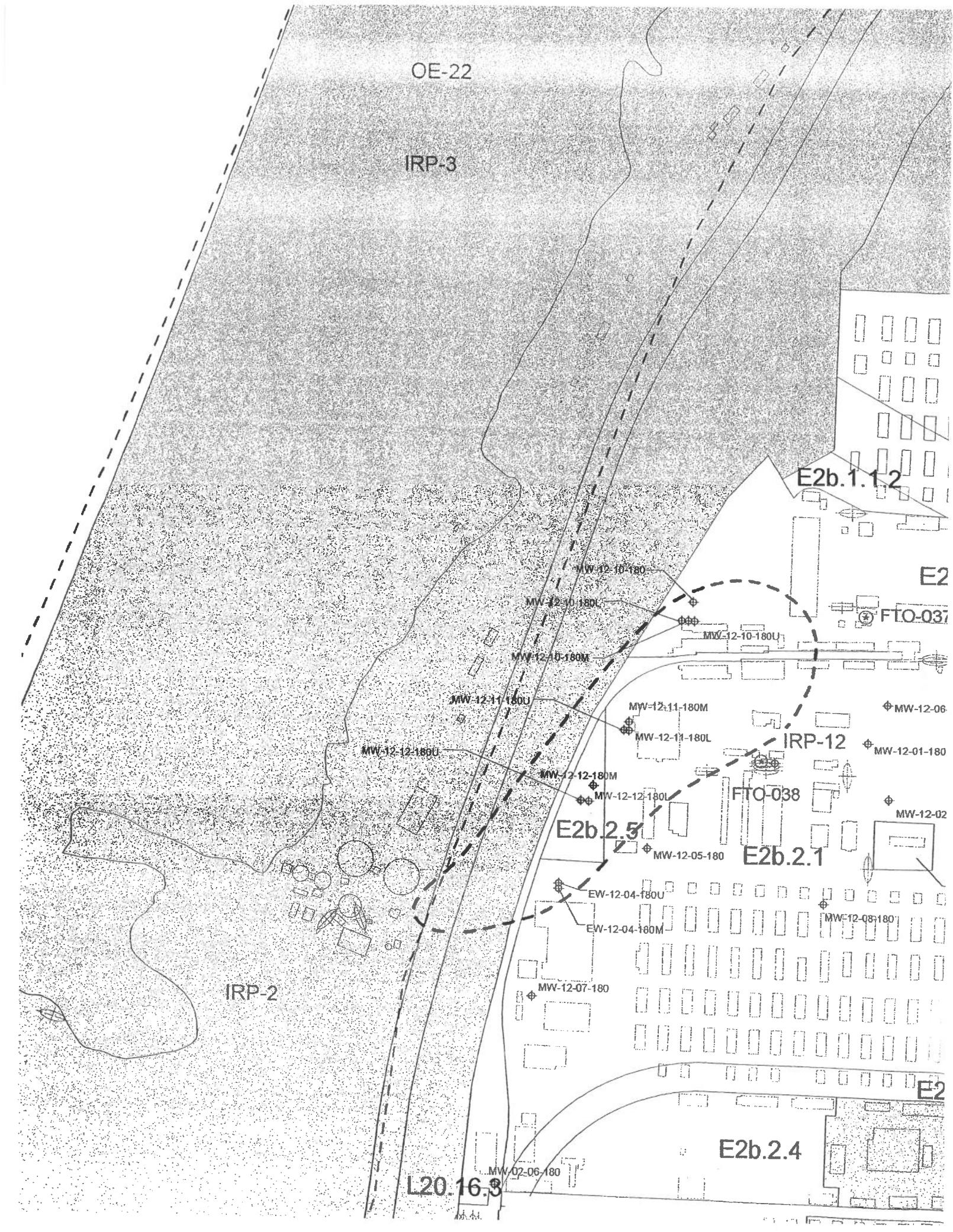
MORTAR OR MACHINE GUN SQUARES

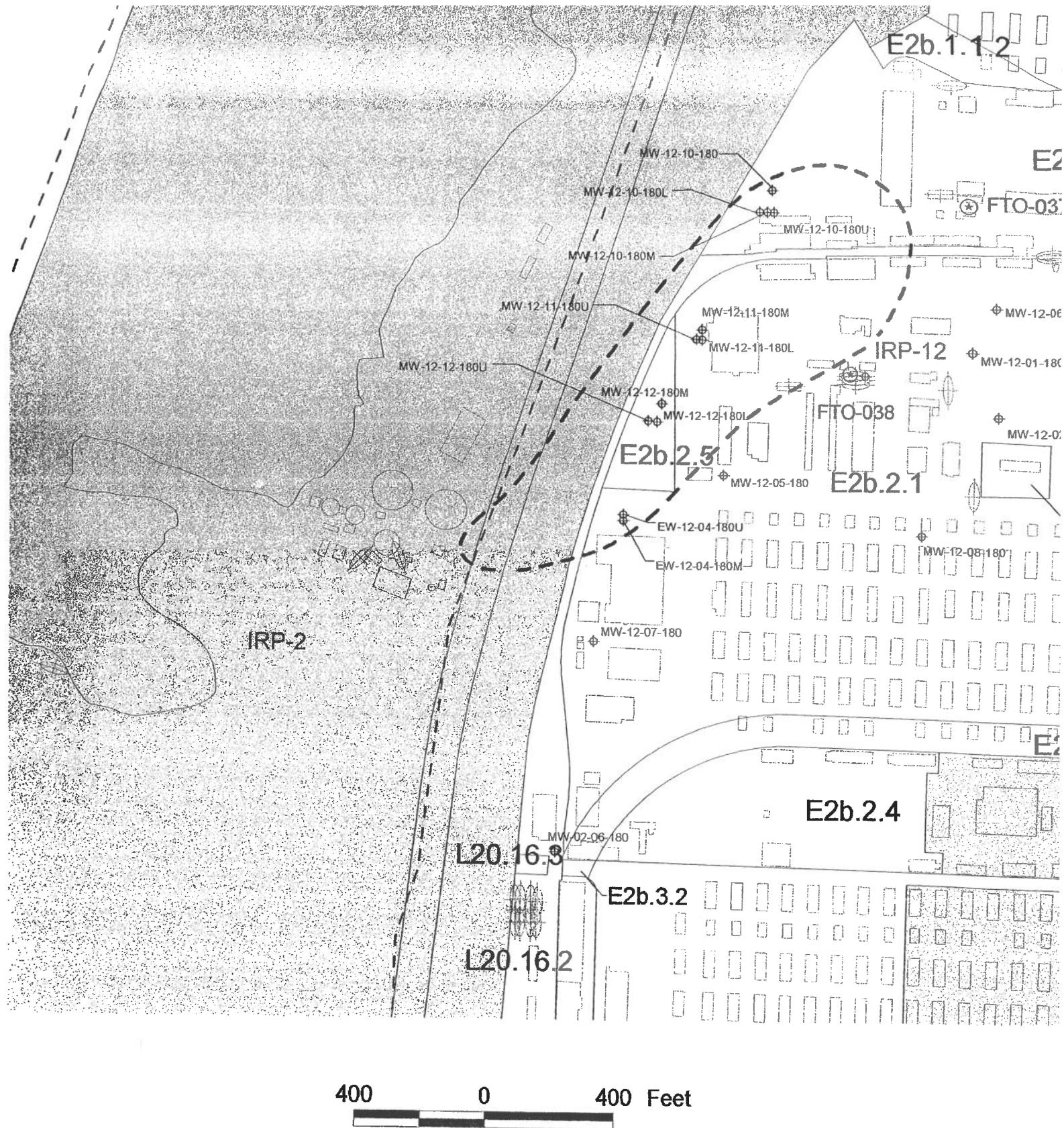
-- -- APPROXIMATE AREAL EXTENT OF 5 PPB CONTOUR
(TCE IN GROUNDWATER, JUNE 2001)











AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

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Parcel Location Map E and Environmental Issues
Track 0 FOST
Former Fort Ord
Monterey, California

PLATE

14

APPROVED

/7

DATE

10/01

REVISED DATE

3/03

EXPLANATION

E2b.1.1.1

- TRACK 0 PARCEL AND PARCEL NUMBER
- PARCEL NOT PART OF THIS TRANSFER
- 100-FT LANDFILL BUFFER
- BUILDING/STRUCTURE
- FORMER BUILDING LOCATION
- OE SITE BOUNDARY
- UNDERGROUND STORAGE TANK (REMOVED)
- ABOVE GROUND STORAGE TANK (REMOVED)
- EXISTING ABOVE GROUND TANK

MW-OU2-01-A

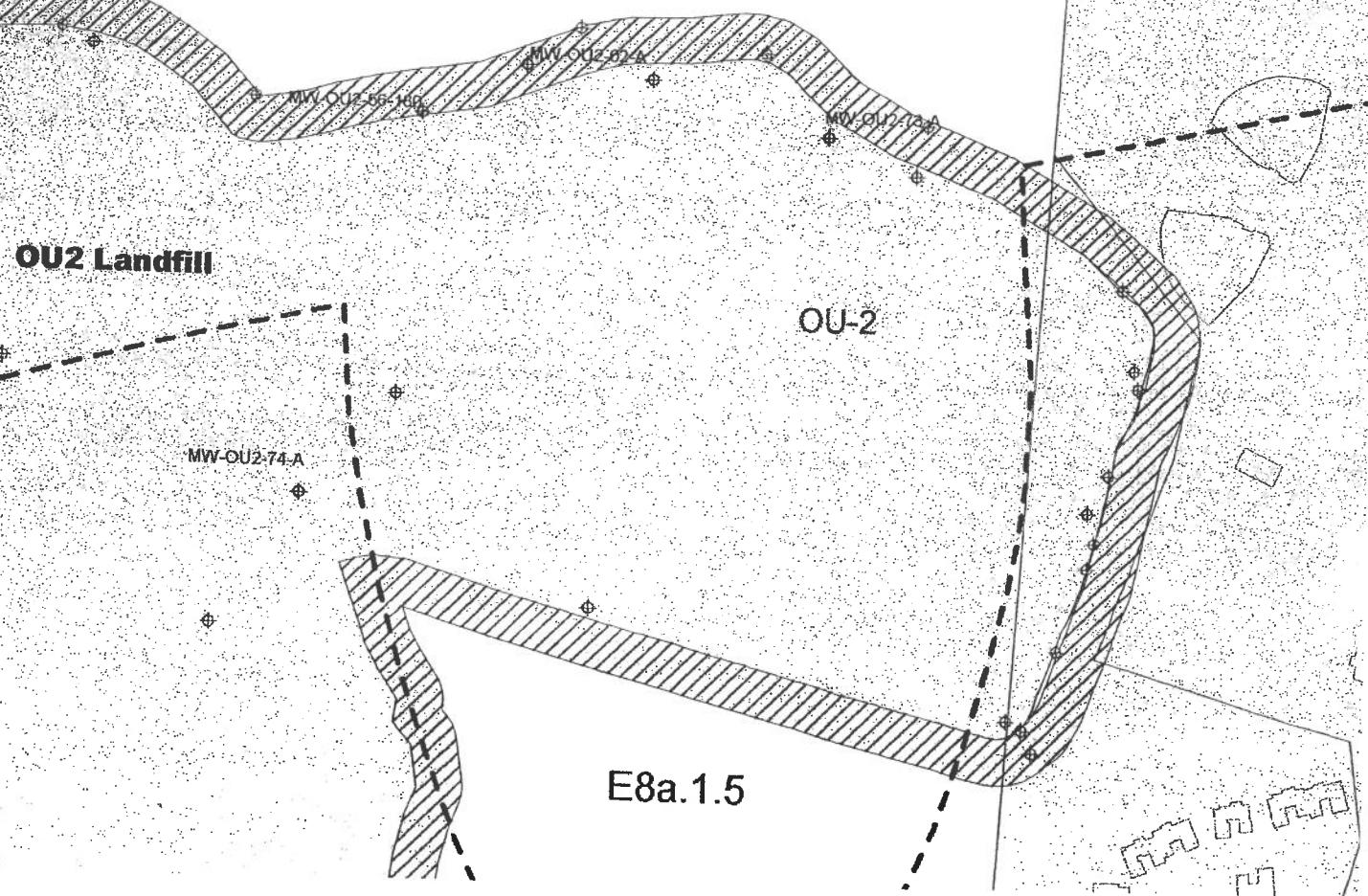
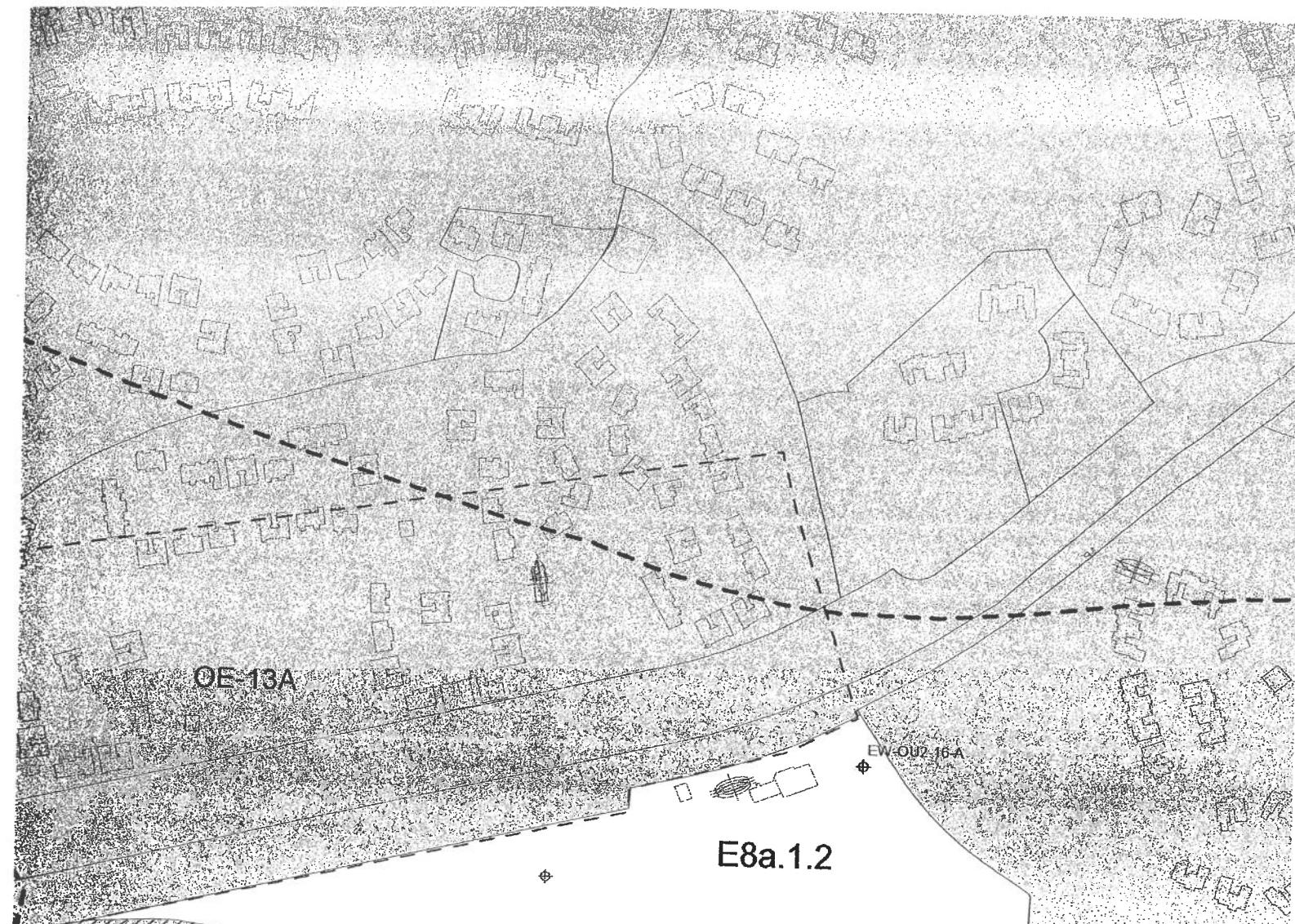
- ◆ MONITORING WELL
- ◆ LANDFILL GAS MONITORING PROBE

FTO-071

- ★ SOLID WASTE MANAGEMENT UNIT
- RIFLE INSTRUCTION CIRCLES AND OTHER TRAINING AREAS
- MORTAR OR MACHINE GUN SQUARES

-- APPROXIMATE AREAL EXTENT OF 5 PPB CONTOUR
(TCE IN GROUNDWATER, JUNE 2001)

-- APPROXIMATE AREAL EXTENT OF 0.5 PPB CONTOUR
(CARBON TETRACHLORIDE IN GROUNDWATER, JUNE 2002)



MW-OU2-74-A

E8a.1.5

MW-OU2-01-A

1.3.3

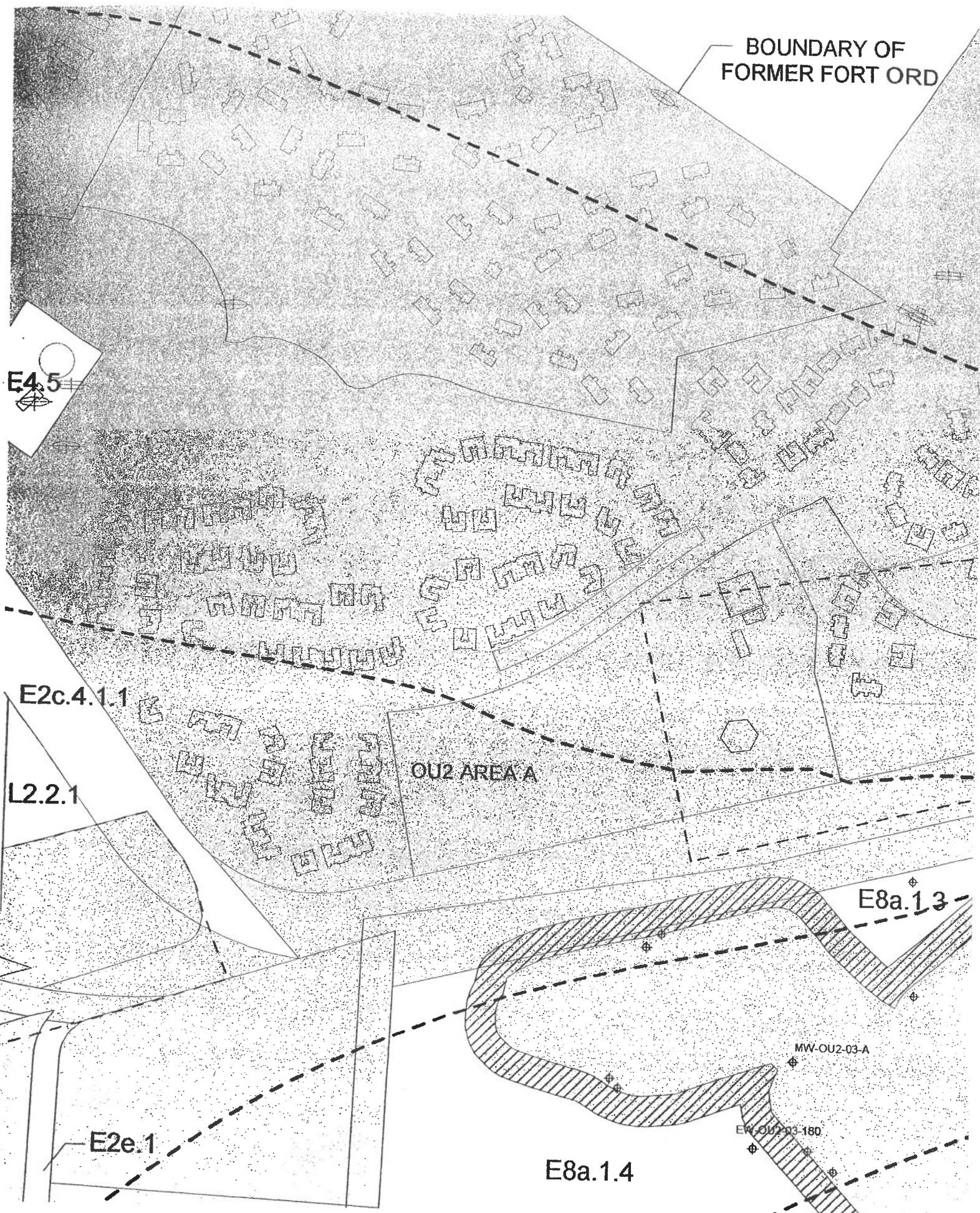
OE-8

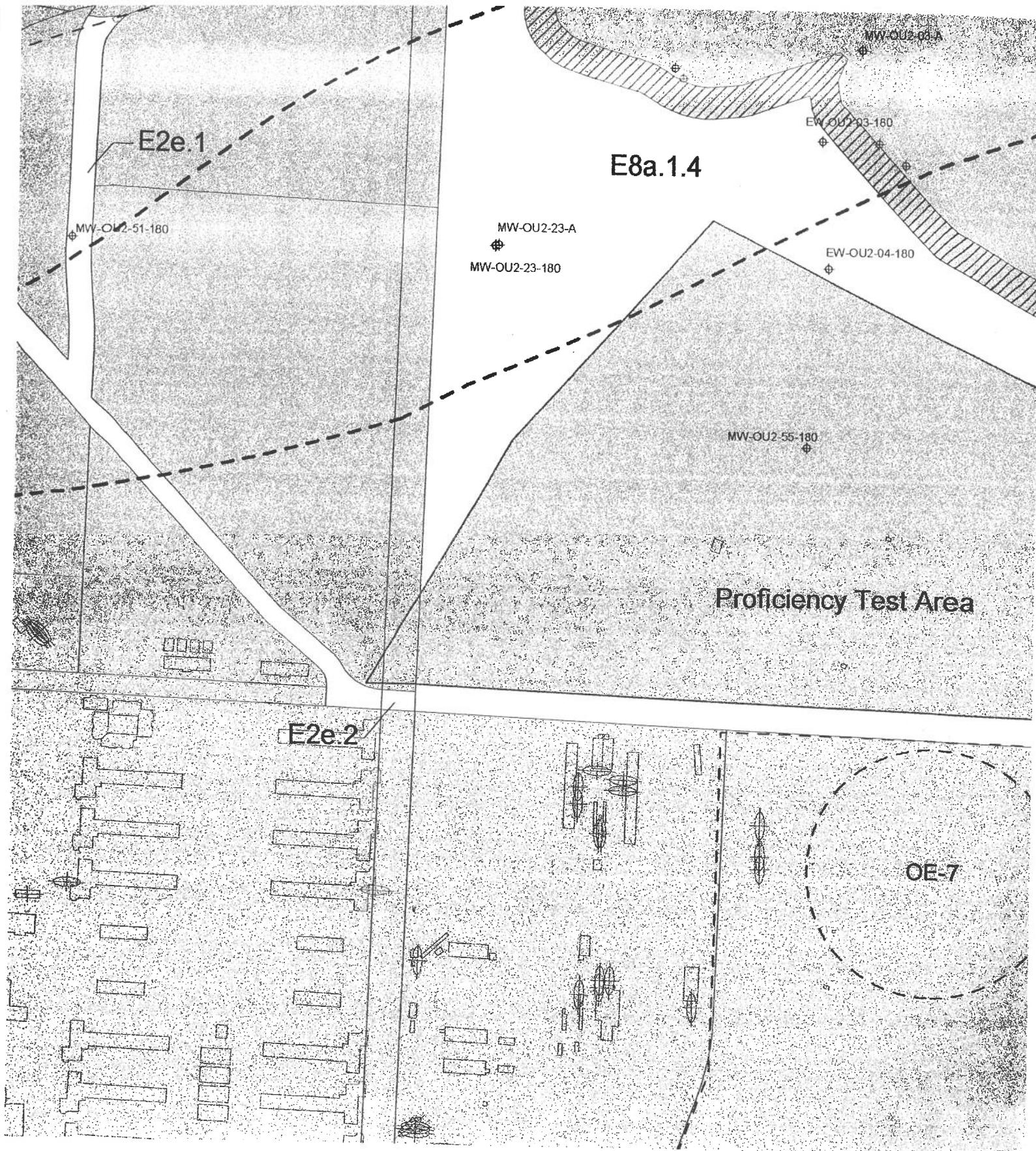
OE-4C

OE-18

OE-31

BOUNDARY OF
FORMER FORT ORD





400 0 400 Feet

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

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Parcel Location Map F and Environmental Issues
Track 0 FOST
Former Fort Ord
Monterey, California

PLATE

15

APPROVED

f7

DATE

10/01

REVISED DATE

3/03

EXPLANATION

E2b.1.1.1 TRACK 0 PARCEL AND
 PARCEL NUMBER

PARCEL NOT PART OF
THIS TRANSFER

100-FT LANDFILL BUFFER

BUILDING/STRUCTURE

FORMER BUILDING LOCATION

-- OE SITE BOUNDARY

 UNDERGROUND STORAGE TANK (REMOVED)

 ABOVE GROUND STORAGE TANK (REMOVED)

 EXISTING ABOVE GROUND TANK

MW-OU2-01-A

 MONITORING WELL

 LANDFILL GAS MONITORING PROBE

FTO-071

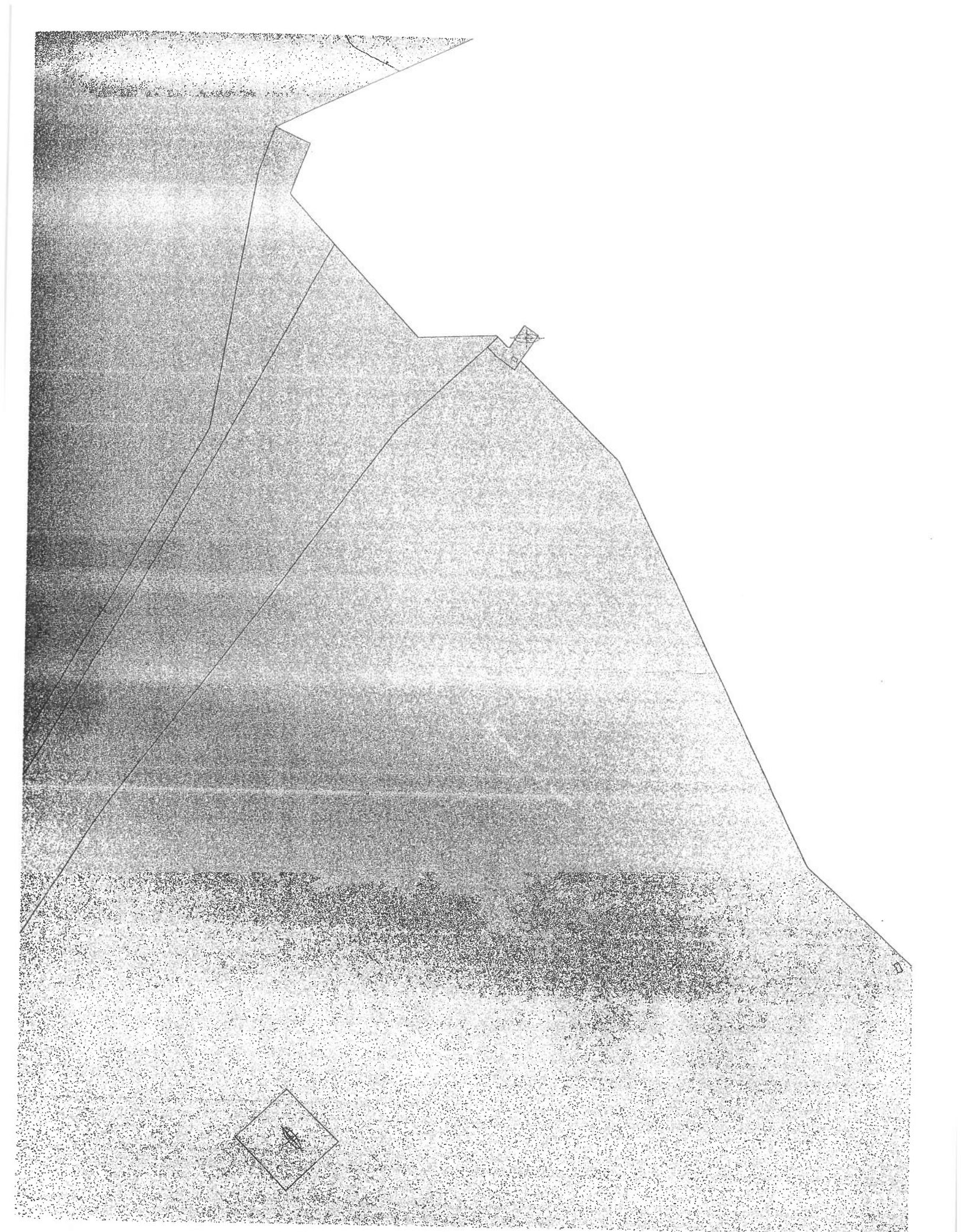
 SOLID WASTE MANAGEMENT UNIT

 RIFLE INSTRUCTION CIRCLES
AND OTHER TRAINING AREAS

MORTAR OR MACHINE GUN SQUARES

-- APPROXIMATE AREAL EXTENT OF 5 PPB CONTOUR
(TCE IN GROUNDWATER, JUNE 2001)

-- APPROXIMATE AREAL EXTENT OF 0.5 PPB CONTOUR
(CARBON TETRACHLORIDE IN GROUNDWATER, JUNE 2002)

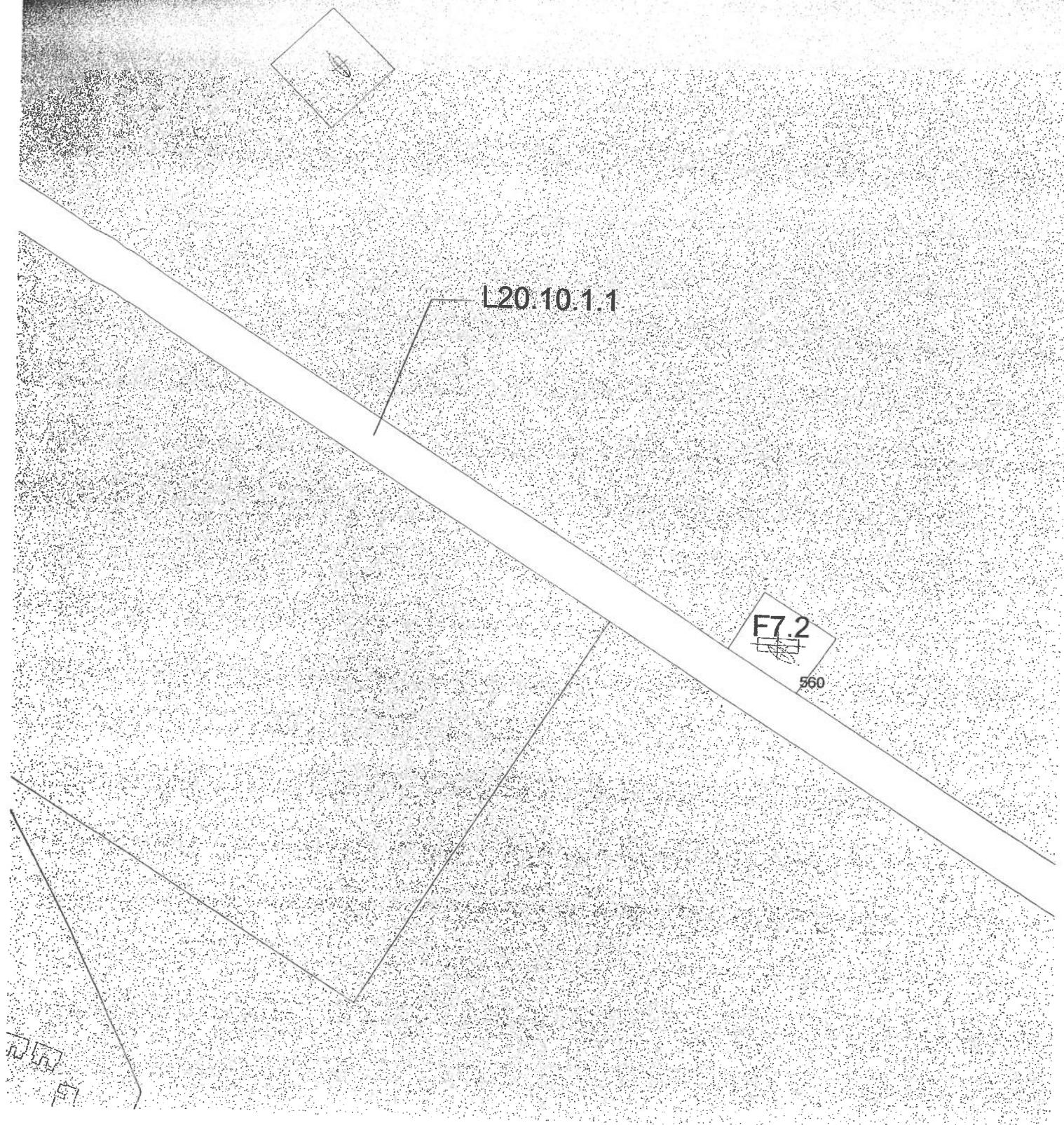




L20.10.1.1

F7.2

560



Harding I
A MACTEC COMPANY

S2.1.4.2

IRP-34

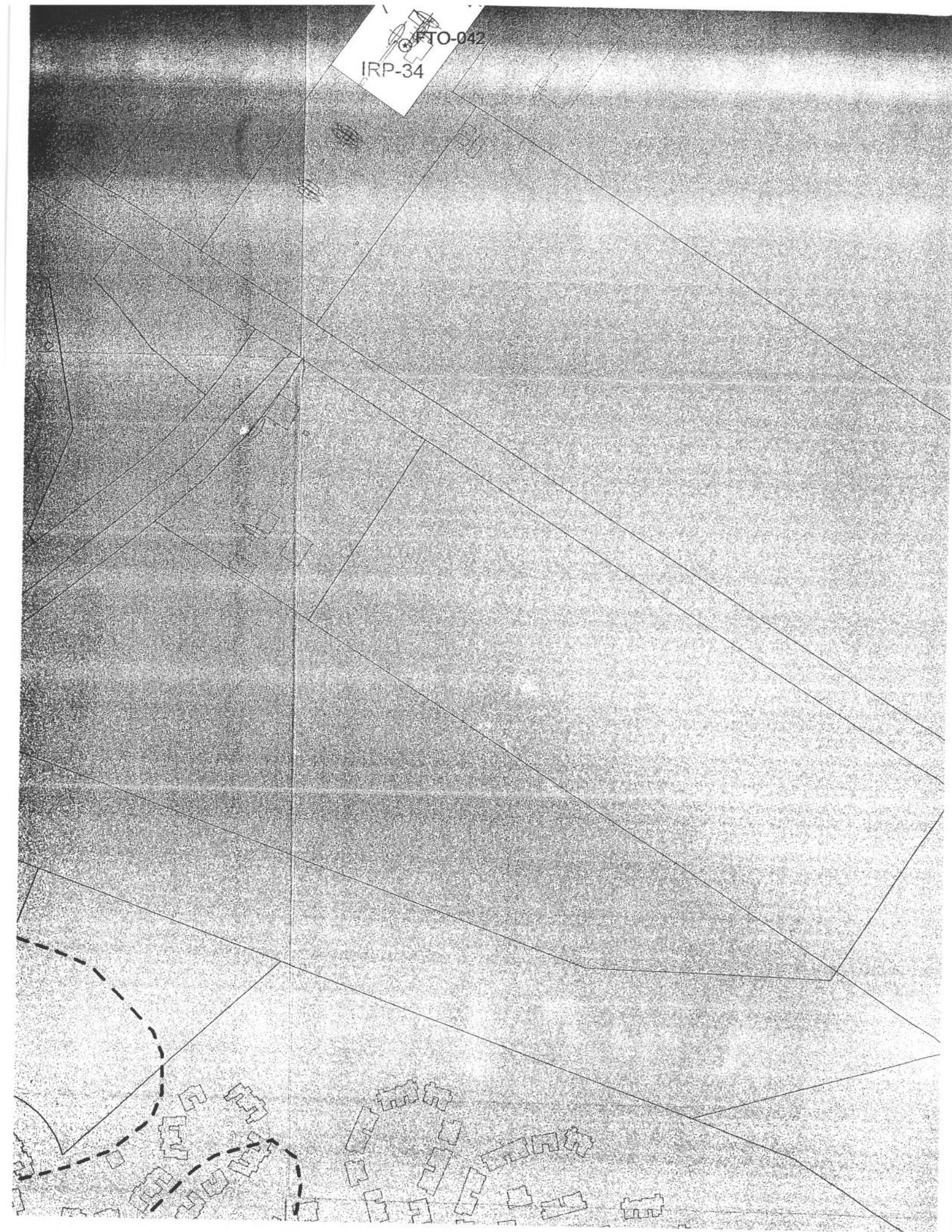
FTO-042

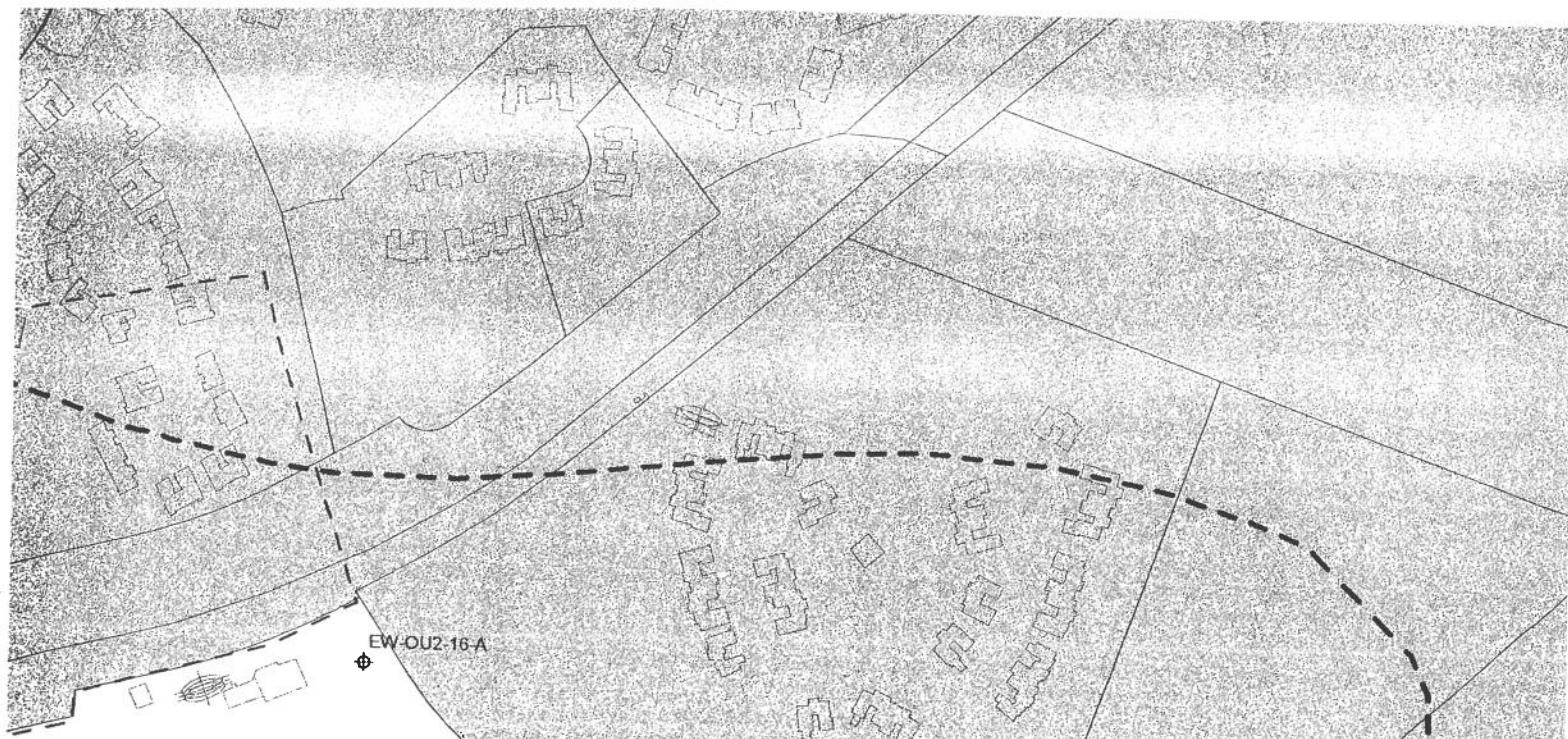
MW-B-17-A
MW-B-19-A

U000
U001

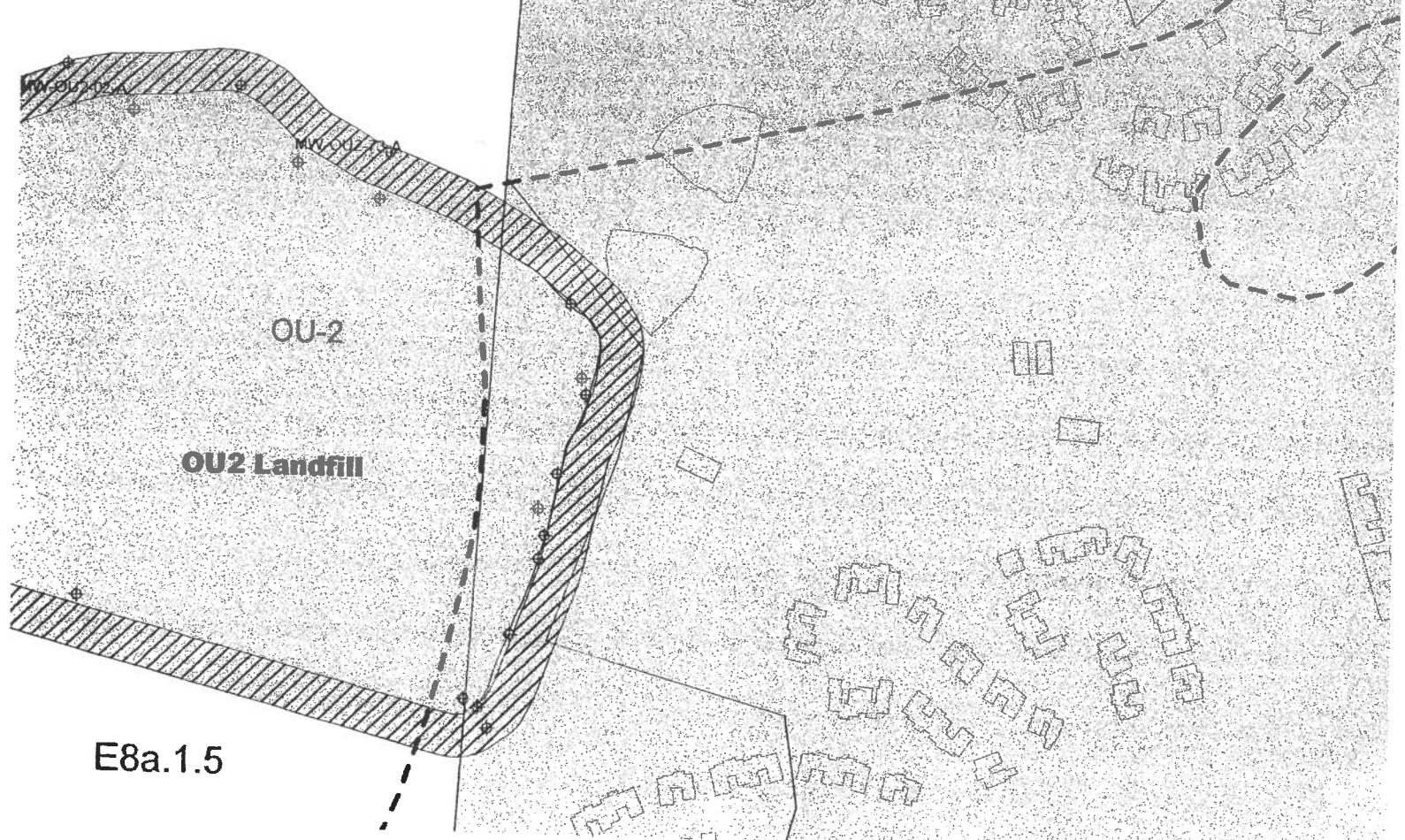
U002

FTO-042
IRP-34





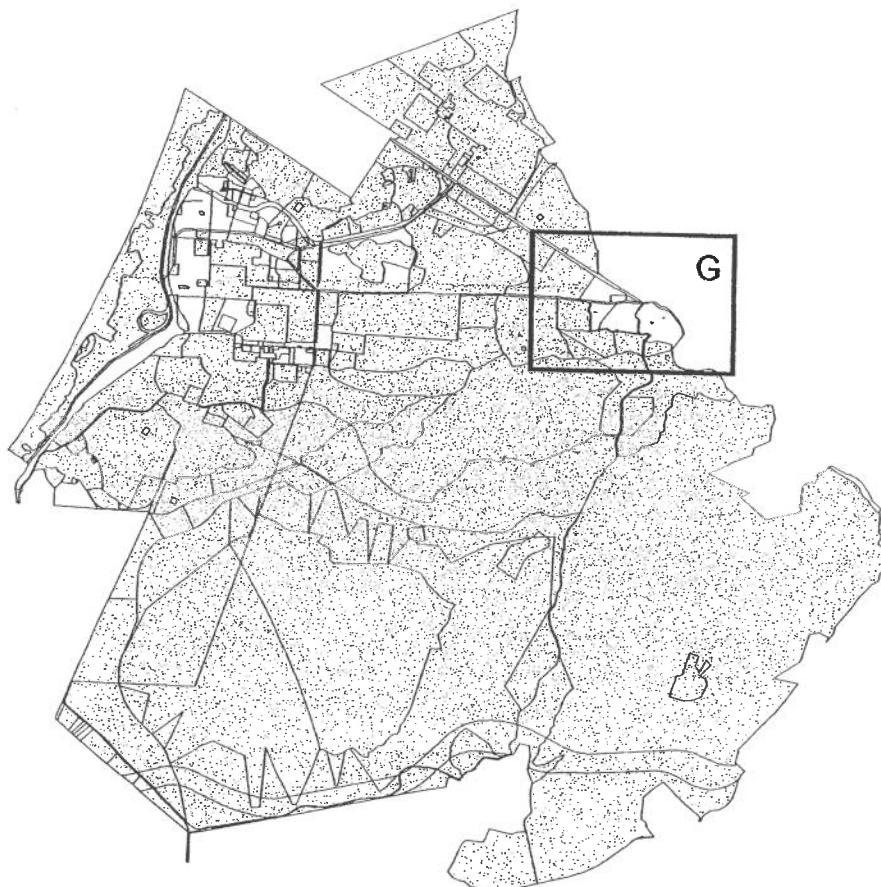
E8a.1.2



E8a.1.5

400 0 400 Feet

AREA SHOWN ON PLATE OUTLINED



INSET SCALE
1" = 10,000'

L:\Fort_Ord_GIS\GIS_Project\Fossett0901b.apr - Layout 16 - 7/12/02

PLATE
16

Parcel Location Map G and Environmental Issues
Track 0 FOST
Former Fort Ord
Monterey, California

1 APPROVED

/7

DATE
10/01

REVISED DATE
2/03

EXPLANATION

E2b.1.1.1 **TRACK 0 PARCEL AND
PARCEL NUMBER**



 **PARCEL NOT PART OF
THIS TRANSFER**



 BUILDING/STRUCTURE



 FORMER BUILDING LOCATION

-- -- **OE SITE BOUNDARY**

----- **IRP SITE BOUNDARY**



 UNDERGROUND STORAGE TANK (REMOVED)



 ABOVE GROUND STORAGE TANK (REMOVED)



 EXISTING ABOVE GROUND TANK

MW-30-01-180



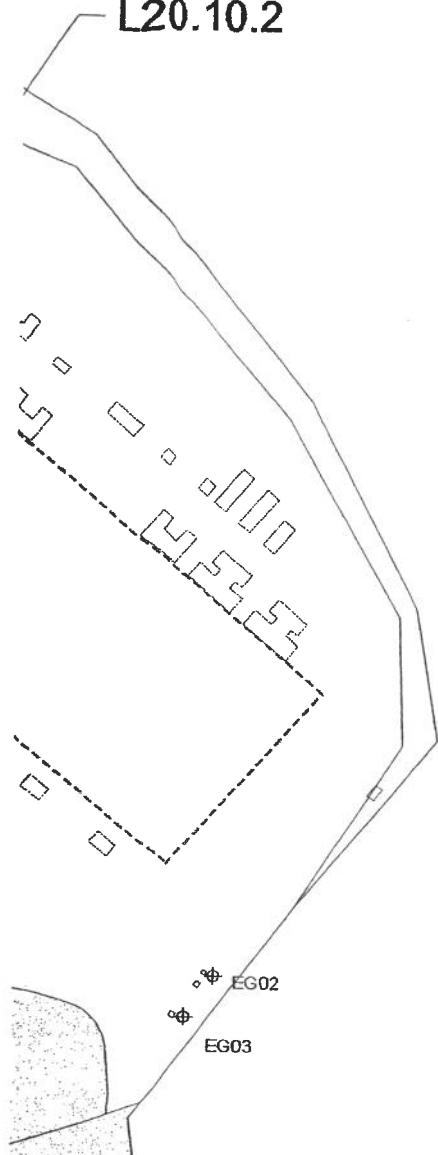
 MONITORING WELL

FTO-071



 SOLID WASTE MANAGEMENT UNIT

L20.10.2

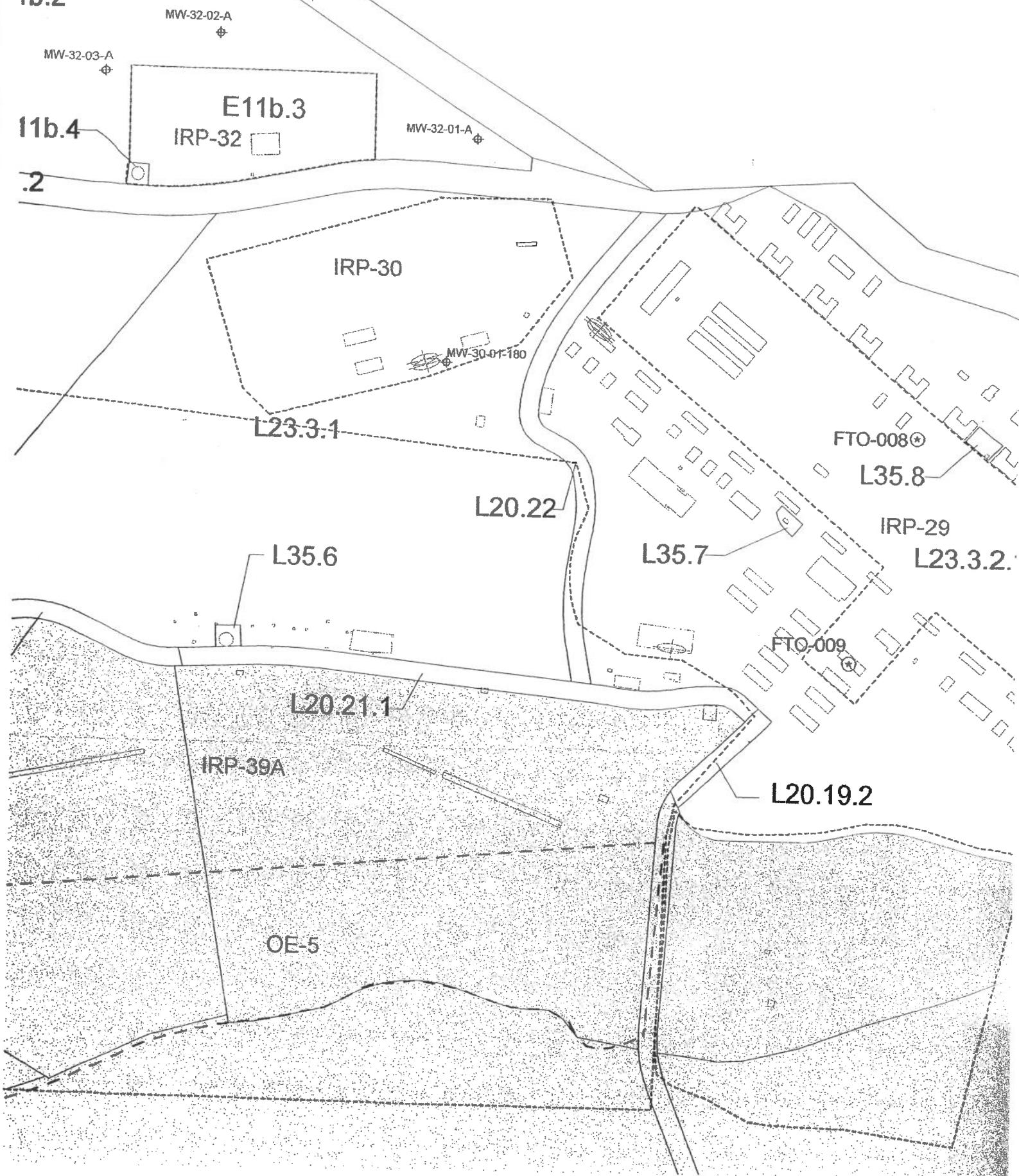


L20.10.3

(OE-33)



Ib.2



Z

L20.10.1.2

E11b.2

MW-32-02-A
Φ

MW-32-03-A
Φ

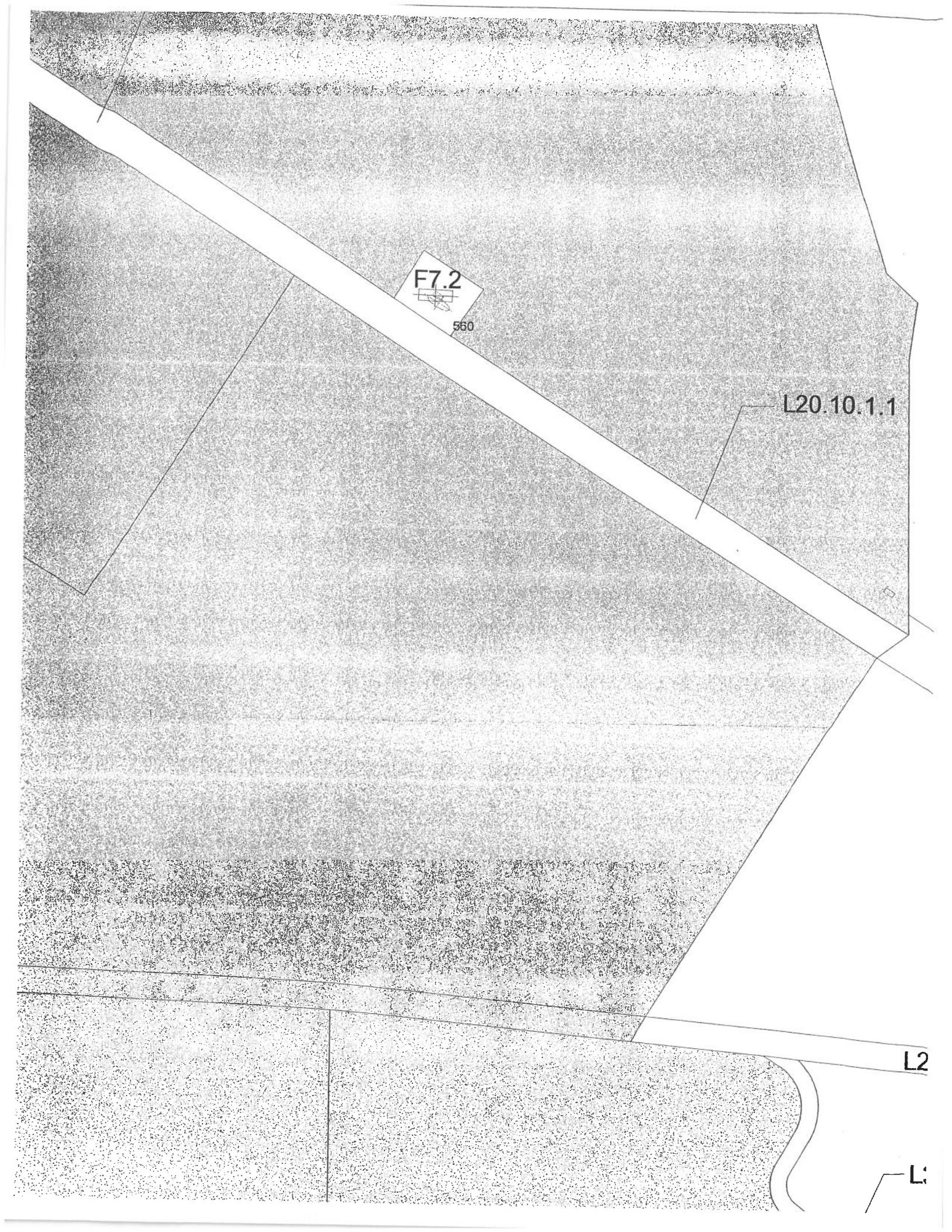
E11b.3
IRP-32

MW-32-01-A
Φ

E11b.4

IRP-32

4.1.2



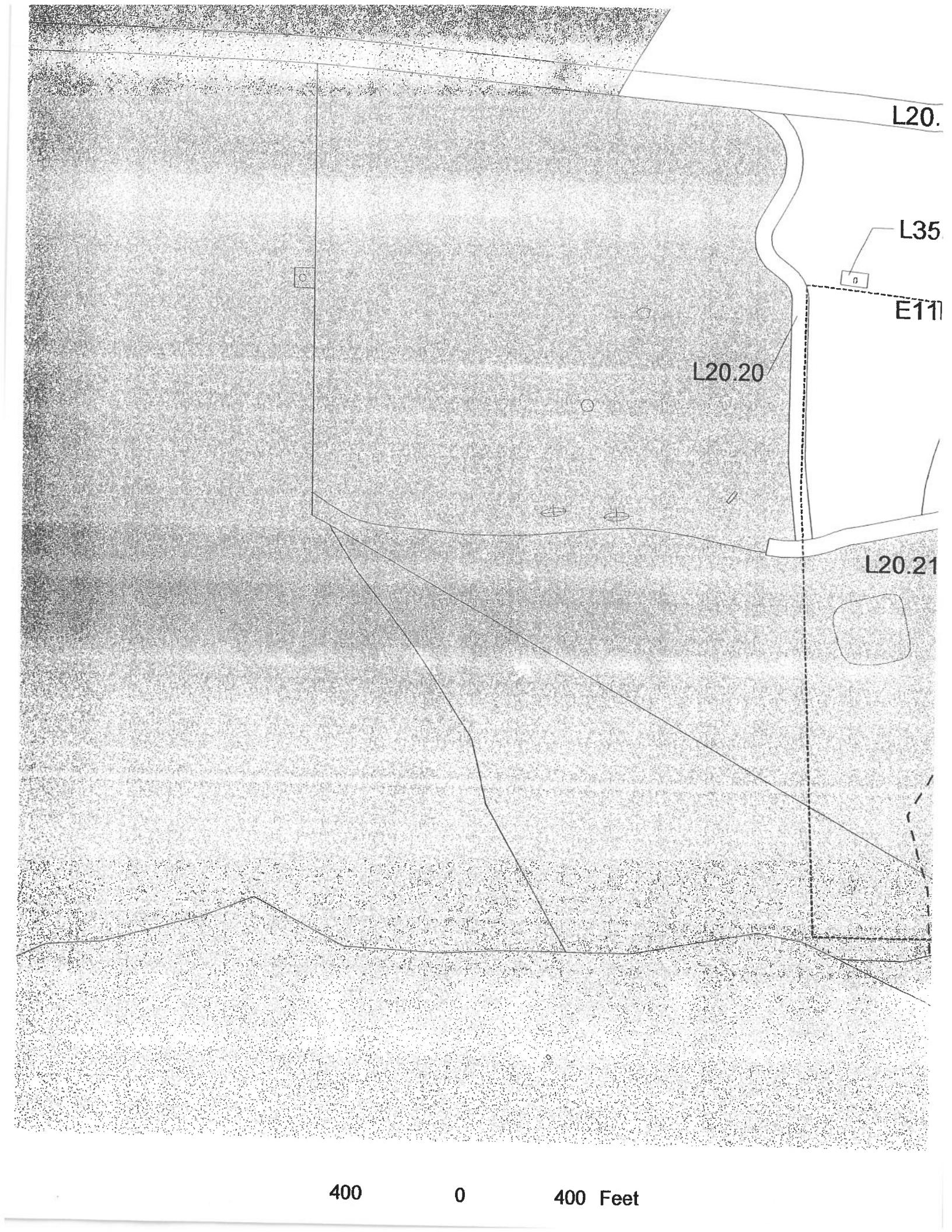
F7.2

560

L20.10.1.1

L2

L2



L20.

L35

E11

L20.20

L20.21

400

0

400 Feet

ATTACHMENT 1

ENVIRONMENTAL PROTECTION PROVISIONS

ATTACHMENT 1

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notification will be placed in the deed/easement to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities at the Former Fort Ord. A list of notices applicable to each parcel is provided at the end of this attachment.

1. INCLUSION OF PROVISIONS

The person or entity to whom the property is transferred shall neither transfer the property, lease the property, nor grant any interest, privilege, or license whatsoever in connection with the property without the inclusion of the environmental protection provisions contained herein, and shall require the inclusion of such environmental protection provisions in all further deeds, transfers, leases, or grant of any interest, privilege, or license.

2. NPL PROPERTY

The United States acknowledges that former Fort Ord has been identified as a National Priority List (NPL) Site under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980, as amended. The grantee acknowledges that the United States has provided it with a copy of the Fort Ord Federal Facility Agreement (FFA) entered into by the United States Environmental Protection Agency (EPA) Region IX, the State of California, and the Department of the Army, effective on February 1990, and will provide the grantee with a copy of any amendments thereto. The person or entity to whom the property is transferred agrees that should any conflict arise between the terms of the FFA as they presently exist or may be amended, and the provisions of this property transfer, the terms of the FFA will take precedence. The person or entity to whom the property is transferred further agrees that notwithstanding any other provisions of the property transfer, the United States assumes no liability to the person or entity to whom the property is transferred, should implementation of the FFA interfere with their use of the property. The person or entity to whom the property is transferred, or any subsequent transferee, shall have no claim on account of any such interference against the United States or any officer, agent, employee or contractor thereof.

3. CERCLA ASSESS CLAUSE

The Government, the EPA, and the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), and their officers, agents, employees, contractors, and subcontractors will have the right, upon reasonable notice to the grantee, to enter upon the transferred premises in any case in which a response or corrective action is found to be necessary, after the date of transfer of the property, or such access is necessary to carry out a response action or corrective action on adjoining property, including, without limitation, the following purpose:

- (a) To conduct investigations and surveys, including where necessary, drilling, soil and water sampling, test-pitting, and other activities related to the Fort Ord Installation Restoration Program (IRP), Ordnance and Explosives (OE) program, or FFA;
- (b) To inspect field activities of the Army and its contractors and subcontractors with regards to implementing the Fort Ord IRP, OE program, or FFA;
- (c) To conduct any test or survey related to the implementation of the IRP by the EPA or the DTSC relating to the implementation of the FFA or environmental conditions at Fort Ord or to verify any data submitted to the EPA or the DTSC by the Government relating to such conditions;
- (d) To construct, operate, maintain or undertake any other investigation, corrective measure, response, or remedial action as required or necessary under any Fort Ord FFA, Record of Decision (ROD), IRP or OE program requirement, including, but not limited to monitoring wells, pumping wells, and treatment facilities.

4. NO LIABILITY FOR NON-ARMY CONTAMINATION

The Army shall not incur liability for additional response action or corrective action found to be necessary after the date of transfer in any case in which the person or entity to whom the property is transferred, or other non-Army entities, is identified as the party responsible for contamination of the property.

5. RESTRICTED TO COMMERCIAL/INDUSTRIAL USE

The Army has undertaken careful environmental study of the property and concluded, to which the grantee agrees, that with the exception of Parcel F2.7.2 (Remedial Investigation Site 33), the property is suitable for unrestricted use. Parcel F2.7.2 is limited by its environmental condition to nonresidential use (*Record of Decision Basewide Remedial Investigation Sites, Fort Ord, California, January 13, 1997*). In order to protect human health and the environment and further the common environmental objectives and land use plans of the United States, State of California and grantee, the covenants and restrictions shall be included to assure the use of the property is consistent with environmental condition of the property. These following restrictions and covenants benefit the lands retained by the grantor and the public welfare generally and are consistent with State and Federal environmental statutes.

A. Restrictions and Conditions. A Covenant to Restrict Use of Property (CRUP) for Parcel F2.7.2 will be made by and among The United States of America acting by and through the Army (Grantor), the grantee, and the State of California acting by and through the Department of Toxic Substances Control (Department). The grantee covenants for itself, its successors, and assigns not to use Parcel F2.7.2 for residential purposes, the property having been remediated only for nonresidential use. The grantee, for itself, its successors or assigns covenants that it will not undertake nor allow any activity on or use of the property that would violate the restrictions contained in the CRUP. These restrictions and covenants are

binding on the grantee, its successors and assigns, run with the land and are forever hereinafter enforceable. Nothing contained herein shall preclude the grantee from undertaking, in accordance with applicable laws and regulations and without any cost to the grantor, such additional remediation necessary to allow for residential use of the property. Upon completion of such remediation required to allow residential use of the property and upon the grantee's obtaining the approval of the State of California Department of Environmental Quality and, if required, any other regulatory agency, the grantor agrees, without cost to the United States, to release or, if appropriate, modify this restriction by recordation of an amendment hereto.

6. NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER

The groundwater beneath portions of the property is contaminated with volatile organic compounds (VOCs), primarily trichloroethene (TCE). The maximum TCE concentration in the groundwater beneath the property (Parcel E2b.2.1) is 280 micrograms per liter (September 2001) as measured in the groundwater extraction Well EW-12-02-180M. The maximum concentrations of the chemicals of concern (associated with the OU2 and Sites 2/12 groundwater plumes) detected in the groundwater monitoring wells on the property (September 2001) are listed below. The quantity released of these compounds is unknown. The OU2 and Sites 2/12 groundwater aquifer cleanup levels (ACLs), presented in the OU2 and Basewide Remedial Investigation Sites Record of Decision (RODs), are provided for comparison.

Without the expressed 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 otherwise 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 non-exclusive 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.

**Chemicals of Concern in Groundwater
(OU 2, Sites 2/12, and Carbon Tetrachloride Plume)
and Aquifer Cleanup Levels**

Chemical Name	Regulatory Synonym	CASRN*	RCRA Waste Number	Concentrations ($\mu\text{g/L}$)	ACL
Benzene	Benzol	71432	U019	4.7	1.0
Carbon Tetrachloride	Methane, tetrachloro-	56235	U211	0.42	0.5
Chloroform	Methane, trichloro-	67663	U044	5.6	2.0
1,1-Dichloroethane	Ethane, 1,1-dichloro-	75343	U076	48	5.0
1,2-Dichloroethane	Ethane, 1,2-dichloro-	107062	U077	6.7	0.5
1,1-Dichloroethene	Ethene, 1,1-dichloro-	75354	U078	3.3	6.0
Cis-1,2-Dichloroethene	Ethene, 1,2-dichloro(E)	156605	U079	130	6.0
1,2-Dichloropropane	Propane, 1,2-dichloro-	78875	U083	1.7	1.0
Total 1,3-Dichloropropene	Propene, 1,3-dichloro-	542756	--	ND	0.5
Methylene Chloride	Methane, dichloro-	75092	U080	110	5.0
Tetrachloroethene	Ethene, tetrachloro-	127184	U210	23	3.0
Trichloroethene	Ethene, trichloro-	79016	U228	280	5.0
Vinyl chloride	Ethene, chloro-	75014	U043	1.3	0.1

*Chemical Abstract Services Registry Number

A. Restrictions and Conditions – A Covenant to Restrict Use 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.

The grantee covenants for itself, its successors, and assigns not to: (a) access or use groundwater underlying the property for any purpose. For the purpose of this restriction, “groundwater” shall have the same meaning as in section 101(12) of CERCLA. The grantee, for itself, its successors or assigns covenants that it will not undertake nor allow any activity on or use of the property that would violate the restrictions contained herein. These restrictions and covenants are binding on the grantee, its successors and assigns; shall run with the land; and are forever enforceable.

B. Enforcement – The restrictions and conditions stated in Section A benefit the public in general and the territory surrounding the property, including lands retained by the United States, and, therefore, are enforceable by the United States government. The grantee covenants for itself, its successors, and assigns that it shall include and otherwise make legally binding, the restrictions in Section B in all subsequent lease, transfer or conveyance documents relating to the property subject hereto.

C. Army Access – The Army and its representatives shall, for all time, have access to the property for the purpose of installing and/or removing groundwater monitoring wells, and to perform continued monitoring of groundwater conditions, allowing chemical and/or physical testing of wells to evaluate water quality and/or aquifer characteristics. The property owner shall allow ingress and egress of all equipment necessary to accomplish the same.

7. NOTICE OF THE POTENTIAL FOR THE PRESENCE OF ORDNANCE AND EXPLOSIVES

Ordnance and explosives (OE) investigations indicate that it is not likely that OE are located within the property. However, there is a potential for OE to be present because OE were used throughout the history of Fort Ord. In the event the grantee, its successors, and assigns, should discover any ordnance on the property, they shall not attempt to remove or destroy it, but shall immediately complete Section A of the Ordnance and Explosives Incident Reporting Form, fax the form to the Presidio of Monterey Police Department at (831) 242-7740 and notify the Presidio of Monterey Police Department via telephone at (831) 242-7851 and competent grantor or grantor-designated explosive ordnance personnel will promptly be dispatched to dispose of such ordnance at no expense to the grantee. The grantee hereby acknowledges receipt of the “Ordnance and Explosives Safety Alert” pamphlet and the Ordnance and Explosives Incident Reporting Form.

In addition, the Army offers OE familiarization training to anyone conducting ground disturbance activities (digging holes, excavating trenches, repairing underground utilities, etc.) at the former Ford Ord. The OE Safety Specialist conducts a thirty-minute training session. This training session includes a lecture on what OE might be found, the procedure to follow if something is found and “Safety Alert” brochures are also distributed. To schedule this training, please contact the Directorate of Environmental and Natural Resources at (831) 242-7919.

The grantor reserves the right to conduct any remedial action and/or investigation that the Army is responsible for, as required or necessary as a result of the ongoing OE Remedial Investigation/Feasibility Study.

8. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

A. The grantee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing material (ACM) have been found on the property, as described in the referenced asbestos survey and summarized in the Environmental Baseline

Surveys (EBS) for the California State University Monterey Bay Parcel, the Main Garrison Parcels, Surplus II Parcels, and the UC Santa Cruz Parcel.

B. Several buildings have been determined to contain friable and non-friable asbestos that may pose a threat to human health. Detailed information is contained in the Asbestos Survey Report, Fort Ord Installation (April 26, 1993). The remaining buildings contain non-friable ACM rated in good to fair condition. The grantor has agreed to transfer said buildings and structures to the grantee, prior to remediation of asbestos hazards, in reliance upon the grantee's express representation and promise that the grantee will, prior to use or occupancy of said buildings, demolish said buildings or the portions thereof containing friable asbestos, disposing of ACM in accordance with applicable laws and regulations. With respect to the friable asbestos in said buildings and structures, the grantee specifically agrees to undertake any and all abatement or remediation that may be required under CERCLA 120(h)(3) or any other applicable law or regulation. The grantee acknowledges that the consideration for the conveyance of the property was negotiated based upon the grantee's agreement to the provisions contained in this Subsection.

C. 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 any future remediation of asbestos or damages for personal injury, illness, disability, or death, to the grantee, its successors or assigns, 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 or ACM 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 asbestos found to be necessary on the property as a result of the grantee's activities. The grantee assumes no liability for damages for personal injury, illness, disability, death or property damage arising from (i) any exposure or failure to comply with any legal requirements applicable to asbestos on any portion of the property arising prior to the grantor's conveyance of such portion of the property to the grantee pursuant to this deed, or (ii) any disposal, prior to the grantor's conveyance of the property, of any asbestos or ACM.

D. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both 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.

E. The grantee acknowledges that it has inspected the property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto prior to accepting the responsibilities imposed upon the grantee under this section. The failure of the grantee to inspect, or to be fully informed as to the asbestos condition of all or any portion of the

property offered, will not constitute grounds for any claim or demand against the United States, or any adjustment under this deed.

F. 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 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.

9. LEAD-BASED PAINT WARNING AND COVENANT

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. 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, and child occupied 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, 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.

B. 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 sampling for lead within the buildings on the property has occurred. However, limited sampling for lead-based paint was conducted in former barracks buildings located on property immediately north of Parcel L32.2.2 (Industrial Hygiene Survey No. 55-71-R25A-94). One or more of the former barracks interior and/or exterior surface components (e.g., walls, doors, window sills, door frames, etc.) tested positive for LBP. Those barracks sampled were of the same construction type and were constructed in the same year (1954) as former barracks located on Parcel L32.2.2 (Buildings 4552 and 4562) and Parcel L32.4.1.1 (Buildings 4430, 4432, 4434, 4436, 4440, 4442, 4444, and 4446). Limited sampling for lead in soil surrounding some buildings at former Fort Ord has been completed. Soil samples were collected from soil surrounding 10 buildings in Parcel L23.3.2.1 (Buildings 6, 10, 20, 14, 16, 36, 71, 75, 82, and 108). The average concentration of

lead detected in soil was 263 milligrams per kilogram (mg/kg) with a maximum concentration of 2,211 mg/kg detected at Building 6 (*Lead In Soil Survey For Ten Buildings At The East Garrison, Fort Ord, California, April 8, 1998*). As agreed upon in an agency meeting on August 29, 1997, lead analytical results from soil samples collected adjacent to buildings on the Peninsula Outreach and the Marina Sports Center parcels can be used to represent lead concentrations in soil around the buildings on the Main Garrison parcels (E2b.1.1.1, E2b.1.1.2, E2b.1.2, E2b.1.3, E2b.1.4, E2b.2.1, E2b.2.3, E2b.2.4, E2b.3.1.1, E2c.3.1, E2c.3.2, E2c.3.3, E2c.4.2.1, E2d.1, E2d.2, L12.2.2, L12.2.3, L12.3, L23.1.2, L23.1.3, L23.1.4, and L35.1) which were constructed of similar materials and during similar time periods. Average concentrations of lead detected in soil around the buildings on the Peninsula Outreach and Marina Sports Center parcels were 99.4 and 228 mg/kg, respectively. The maximum background concentration for lead in soil at Fort Ord is 51.8 mg/kg (*Draft Final Basewide Background Soil Investigation, Fort Ord, California, March 15, 1993*). The Federal Preliminary Remediation Goal (PRG) for residential non-play area bare soil is 1,200 mg/kg. All purchasers must receive the Federally approved pamphlet on lead poisoning prevention. The grantee hereby acknowledges receipt of all of the information described in this subparagraph.

C. The grantee acknowledges that it has received the opportunity to conduct its own risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this document.

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 reevaluation of the 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 attorney's 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.

F. The covenants, restrictions, and requirements of this Section shall be binding upon the grantee, its successors and assigns and all future owners and shall be deemed to run with the land. The grantee on behalf of itself, its successors and assigns covenants that it will include and make legally binding, this Section in all subsequent transfers, leases, or conveyance documents."

10. POLYCHLORINATED BIPHENYLS (PCBs) NOTICE AND COVENANT

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

B. Upon request, the Army agrees to furnish to the grantee any and all records in its possession related to such PCB equipment necessary for the continued compliance by the grantee with applicable laws and regulations related to the use and storage of PCBs or PCB containing equipment.

C. The grantee covenants and agrees that its continued 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, disability, or death to the grantee, 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 other activity causing or leading to contact of any kind whatsoever with PCBs or PCB containing equipment, whether the grantee, its successors or assigns have properly

warned or failed to properly warn the individual(s) insured. The grantee agrees to be responsible for any future remediation of PCBs or PCB containing equipment found to be necessary on the property.

11. NOTICE OF HISTORIC PROPERTY AND PRESERVATION COVENANT

A. In consideration of the conveyance of the former Fort Ord, located in Monterey County, California, the grantee hereby covenants on behalf of itself, its heirs, successors, and assigns at all times to the State Historic Preservation Officer to preserve and maintain 34 buildings (Table 1), in the East Garrison Historic District, (Parcel L23.3.2.1), in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992), in order to preserve and enhance those qualities that make the 34 buildings in the East Garrison Historic District eligible for inclusion in/or resulted in the inclusion of the property in the National Register of Historic Places. In addition, any design review guidelines established by a Preservation Commission with appropriate authority will be followed. If the grantee desires to deviate from these maintenance standards, the grantee will notify and consult with the State Historic Preservation Officer in accordance with paragraphs B, C, and D of this covenant.

B. The grantee will notify the State Historic Preservation Officer in writing prior to undertaking any construction, alteration, remodeling, demolition, or other modification to structures or setting. Such notice shall describe in reasonable detail the proposed undertaking and its expected effect on the integrity or appearance of the 34 buildings within the East Garrison Historic District.

C. Within 30 calendar days of the State Historic Preservation Officer's receipt of notification provided by the grantee pursuant to paragraph B of this covenant, the State Historic Preservation Officer will respond to the grantee in writing.

If the State Historic Preservation Officer fails to respond to the grantee's written notice, as described in paragraph B, within 30 calendar days of the State Historic Preservation Officer's receipt of the same, then the grantee may proceed with the proposed undertaking without further consultation with the State Historic Preservation Officer.

D. If the response provided to the Grantee by the State Historic Preservation Officer pursuant to paragraph C of this covenant requires consultation with the State Historic Preservation Officer, then both parties will so consult in good faith to arrive at mutually-agreeable and appropriate measures that the grantee will implement to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually-agreeable mitigation measures, then the grantee shall, at a minimum, undertake recordation for the concerned property--in accordance with the Secretary of Interior's standards for recordation and any applicable state standards for recordation, or in accordance with such other standards to which the parties may mutually agree--prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which the

grantee and the State Historic Preservation Officer mutually agree, or any recordation that may be required, shall be carried out solely at the expense of the grantee.

E. State Historic Preservation Officer shall be permitted upon reasonable notice at a reasonable time to inspect the 34 buildings within the East Garrison Historic District in order to ascertain its condition and to fulfill its responsibilities hereunder.

F. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the State Historic Preservation Officer may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the 34 buildings within the East Garrison Historic District. The successful party shall be entitled to recover all costs or expenses incurred in connection with such a suit, including all court costs and attorneys fees.

G. In the event that building(s) within the East Garrison Historic District (i) are substantially destroyed by fire or other casualty, or (ii) are not totally destroyed by fire or other casualty, but damage thereto is so serious that restoration would be financially impractical in the reasonable judgment of the owner, this covenant shall terminate for that building(s) on the date of such destruction or casualty. Upon such termination, the owner shall deliver a duly executed and acknowledged notice of such termination to the State Historic Preservation Officer and record a duplicate original of said notice in the appropriate recordation mechanism. Such notice shall be conclusive evidence in favor of every person dealing with the historic buildings as to the facts set forth therein.

H. The grantee agrees that the State Historic Preservation Officer may at his/her discretion, without prior notice to the grantee, convey and assign all or part of its rights and responsibilities contained herein to a third party.

I. This covenant is binding on the grantee, its heirs, successors, and assigns in perpetuity, unless explicitly waived by the State Historic Preservation Officer. Restrictions, stipulations, and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the transferred premises or any part thereof.

J. The failure of the State Historic Preservation Officer to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

K. The covenant shall be a binding servitude upon the transferred premises and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that the grantee agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

12. NOTICE OF THE PRESENCE OF THE FORT ORD LANDFILL

Portions of the property are located within 1000 feet of the Fort Ord OU 2 Landfill. In order to evaluate methane levels in soil adjacent to the OU 2 landfill, monitoring probes were installed within the landfill and around the landfill perimeter. The probes were placed at a spacing of 1000 feet or less (Plate 14). Methane concentrations generally exceed the California Integrated Waste Management Board (CIWMB) standard of 5% by volume in probes located within the landfill fence. However, the methane concentrations do not exceed the 5% limit at the property boundary, with the exception of areas on the eastern side bordering property that is not included in this FOST. The Army has implemented a gas collection and treatment system along the eastern side of the landfill adjacent to the existing housing. In order to decrease the potential for landfill gas migration to surrounding property a buffer was added extending 100 feet beyond the perimeter fencing (Plate 14). Future landowners should refer to Title 27, Section 21190 of the California Code, which identifies protective measures for structures built within 1000 feet of a landfill.

ENVIRONMENTAL PROTECTION PROVISIONS

Applicable Notices

Parcel Number	Notice of Contaminated Groundwater	Notice of Hazardous Substance Storage, Release or Disposal	Notice of the Potential for Ordnance and Explosives	Notice of the Presence of Asbestos	Notice of the Presence of Lead-Based Paint	Notice of Polychlorinated Biphenyls (PCBs)	Notice of Historic Property and Preservation	Notice of Proximity to Landfill
E11b.1	Yes	NA	Yes	NA	NA	NA	NA	NA
E11b.2	Yes	NA	Yes	NA	NA	NA	NA	NA
E11b.3	Yes	Yes	Yes	NA	Yes	NA	NA	NA
E11b.4	Yes	Yes	Yes	NA	Yes	NA	NA	NA
E15.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.1.1.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.1.1.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.1.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.1.3	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.1.4	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.1.5	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.2.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.2.2	Yes	Yes	Yes	NA	NA	NA	NA	NA
E2b.2.3	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.2.4	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.2.5	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.3.1.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2b.3.2	Yes	Yes	Yes	NA	NA	NA	NA	NA
E2c.1	Yes	Yes	Yes	Yes	NA	NA	NA	NA
E2c.2	Yes	Yes	Yes	NA	NA	NA	NA	NA
E2c.3.1	Yes	Yes	Yes	Yes	NA	Yes	NA	NA
E2c.3.2	Yes	Yes	Yes	Yes	NA	Yes	NA	NA
E2c.3.3	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2c.4.1.1	Yes	Yes	Yes	NA	NA	NA	NA	Yes
E2c.4.2.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2d.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2d.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2e.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E2e.2	Yes	Yes	Yes	NA	NA	NA	NA	NA
E4.5	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
E8a.1.2	Yes	Yes	Yes	NA	NA	NA	NA	Yes
E8a.1.3	Yes	Yes	Yes	NA	NA	NA	NA	Yes

ENVIRONMENTAL PROTECTION PROVISIONS

Applicable Notices

Parcel Number	Notice of Contaminated Groundwater	Notice of Hazardous Substance Storage, Release or Disposal	Notice of the Potential for Ordnance and Explosives	Notice of the Presence of Asbestos	Notice of the Presence of Lead-Based Paint	Notice of Polychlorinated Biphenyls (PCBs)	Notice of Historic Property and Preservation	Notice of Proximity to Landfill
E8a.1.4	Yes	Yes	Yes	NA	NA	NA	NA	Yes
E8a.1.5	Yes	Yes	Yes	NA	NA	NA	NA	Yes
F2.7.2	NA	Yes	Yes	Yes	Yes	Yes	NA	NA
F7.2	Yes	NA	Yes	Yes	NA	NA	NA	NA
L1.1	Yes	NA	Yes	Yes	Yes	NA	NA	NA
L2.2.1	Yes	Yes	Yes	NA	NA	NA	NA	NA
L5.8.1	Yes	Yes	Yes	NA	Yes	Yes	NA	NA
L5.8.2	Yes	Yes	Yes	NA	NA	NA	NA	NA
L7.8	Yes	NA	Yes	NA	Yes	NA	NA	NA
L7.9	Yes	NA	Yes	NA	Yes	Yes	NA	NA
L12.2.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L12.2.3	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L12.3	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L15.1	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L19.2	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L19.3	Yes	NA	Yes	NA	NA	NA	NA	NA
L19.4	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L20.9	NA	NA	Yes	Yes	Yes	Yes	NA	NA
L20.10.1.1	Yes	Yes	Yes	NA	NA	NA	NA	NA
L20.10.1.2	Yes	NA	Yes	NA	NA	NA	NA	NA
L20.10.2	Yes	NA	Yes	NA	NA	NA	NA	NA
L20.10.3	NA	NA	Yes	NA	NA	NA	NA	NA
L20.14.1.2	Yes	NA	Yes	NA	NA	NA	NA	NA
L20.16.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L20.16.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L20.16.3	Yes	Yes	Yes	NA	NA	NA	NA	NA
L20.17.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L20.19.2	Yes	NA	Yes	NA	NA	NA	NA	NA

ENVIRONMENTAL PROTECTION PROVISIONS

Applicable Notices

Parcel Number	Notice of Contaminated Groundwater	Notice of Hazardous Substance Storage, Release or Disposal	Notice of the Potential for Ordnance and Explosives	Notice of the Presence of Asbestos	Notice of the Presence of Lead-Based Paint	Notice of Polychlorinated Biphenyls (PCBs)	Notice of Historic Property and Preservation	Notice of Proximity to Landfill
L20.20	Yes	NA	Yes	NA	NA	NA	NA	NA
L20.21.1	Yes	NA	Yes	NA	NA	NA	NA	NA
L20.21.2	Yes	NA	Yes	NA	NA	NA	NA	NA
L20.22	Yes	NA	Yes	NA	NA	NA	NA	NA
L23.1.1	Yes	Yes	Yes	NA	NA	NA	NA	NA
L23.1.2	Yes	Yes	Yes	NA	NA	NA	NA	NA
L23.1.3	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L23.1.4	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L23.1.5	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L23.3.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L23.3.2.1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
L23.4	Yes	Yes	Yes	NA	NA	Yes	NA	NA
L23.6	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L27	NA	Yes	Yes	NA	NA	NA	NA	NA
L32.2.1	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L32.2.2	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L32.3	Yes	NA	Yes	NA	NA	NA	NA	NA
L32.4.1.1	Yes	NA	Yes	Yes	Yes	Yes	NA	NA
L32.4.2	Yes	NA	Yes	Yes	NA	NA	NA	NA
L33.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L33.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L35.1	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
L35.2	Yes	Yes	Yes	NA	NA	Yes	NA	NA
L35.3	Yes	NA	Yes	NA	NA	NA	NA	NA
L35.6	Yes	Yes	Yes	NA	Yes	NA	NA	NA
L35.7	Yes	Yes	Yes	NA	Yes	NA	NA	NA
L35.8	Yes	Yes	Yes	NA	Yes	NA	NA	NA
L36	Yes	NA	Yes	NA	Yes	Yes	NA	NA
S1.3.3	Yes	Yes	Yes	NA	NA	NA	NA	Yes
S1.5.1.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
S2.1.4.2	Yes	Yes	Yes	Yes	Yes	Yes	NA	NA
S4.1.2.1	Yes	NA	Yes	NA	NA	NA	NA	NA
S4.1.2.2	Yes	NA	Yes	NA	NA	NA	NA	NA

ENVIRONMENTAL PROTECTION PROVISIONS

Applicable Notices

Parcel Number	Notice of Contaminated Groundwater	Notice of Hazardous Substance Storage, Release or Disposal	Notice of the Potential for Ordnance and Explosives	Notice of the Presence of Asbestos	Notice of the Presence of Lead-Based Paint	Notice of Polychlorinated Biphenyls (PCBs)	Notice of Historic Property and Preservation	Notice of Proximity to Landfill
S4.1.3	Yes	NA	Yes	NA	NA	NA	NA	NA
S4.1.4	Yes	NA	Yes	NA	NA	NA	NA	NA
S4.1.5	Yes	NA	Yes	NA	NA	NA	NA	NA

ATTACHMENT 2

DOCUMENTS REVIEW LIST

Documents Review List

The following documents provide information on the environmental conditions of the property.

Interim Final Report, Hazardous Waste Consultation NO. 37-26-0176-89, Evaluation of Solid Waste Management Units, Fort Ord, California (September 1988)

Spill Prevention Control and Countermeasure Plan, Fort Ord, California. (December 1988)

Draft Final Basewide Background Soil Investigation, Fort Ord, California (March 15, 1993)

Asbestos Survey Report, Fort Ord Installation (April 26, 1993)

Final Environmental Impact Statement Fort Ord Disposal and Reuse (June 1993)

Draft Verification of Solid Waste Management Units, Fort Ord, California (August 16, 1993)

Industrial Hygiene Survey No. 55-71-R25A-94 Lead-Based Paint Inspection in Military Housing, Fort Ord, California (November 1, 1993 – March 11, 1994)

Interim Action Record of Decision, Contaminated Surface Soil Remediation, Fort Ord, California (February 23, 1994)

Industrial Radiation Survey, Facility Close Out and Termination Survey, Fort Ord, California (January 10, 1994 – April 15, 1994)

Final Community Environmental Response Facilitation Act (CERFA) Report (April 1994)

U.S. Environmental Protection Agency (USEPA) Region IX's concurrence to the CERFA Report (April 19, 1994)

Final Record of Decision Operable Unit 2, Fort Ord Landfills, Fort Ord, California (June 22, 1994)

Volume I, OEW Sampling and OEW Removal Action, Fort Ord Final Report, Fort Ord, California (December 1, 1994)

Draft Final Site Characterization Site 15 – DEH Yard, Fort Ord, California (February 22, 1995)

Draft Final Site Characterization Report Site 28 – Barracks and Main Garrison Area, Fort Ord, California (July 3, 1995)

Supplemental Environmental Impact Statement Fort Ord Disposal and Reuse (June 1996)

Basewide Remedial Investigation/Feasibility Study (RI/FS), Fort Ord, California, (October 18, 1995)

Basewide Remedial Investigation/Feasibility Study, Volume II – Remedial Investigation Sites 16 and 17. Fort Ord, California (October 19, 1995)

Final Report for Ordnance and Explosives Removal Action, OE Cache, Fort Ord, California (November 1, 1995)

Confirmation Report, Site 14 – 707th Maintenance Facility, Fort Ord, California (February 12, 1996)

Confirmation Report Site 30 – Driver Training Area, Fort Ord, California (February 20, 1996)

Interim Action Confirmation Report, Site 22 – 4400/4500 Motor Pool, West Block, Fort Ord, California (May 22, 1996)

Interim Action Confirmation Report, Site 20 – South Parade Ground 3800 519th Motor Pool, Fort Ord, California (July 1, 1996)

Draft Field Investigation and Data Review Solid Waste Management Units Fort Ord, California (August 8, 1996)

Confirmation Report, Site 15 – Directorate of Engineering and Housing Yard, Fort Ord, California (August 13, 1996)

Interim Action Confirmation Report, Site 24 – Old DEH Yard, Fort Ord, California (January 23, 1997)

Record of Decision Basewide Remedial Investigation Sites, Fort Ord, California (January 13, 1997)

Draft Final Site Characterization Site 39A – East Garrison Ranges, Fort Ord, California (May 16, 1997)

Final Site Characterization Site 33 – Golf Course Fort Ord, California (December 12, 1997)

Interim Action Confirmation Report, Site 32 – East Garrison Sewage Treatment Plant, Fort Ord, California (March 5, 1998)

Final Interim Action Confirmation Report, Site 34 – Fritzsche Army Airfield Fueling Facility, Former Fort Ord, California (September 1998)

Interim Action Confirmation Report Site 39A – East Garrison Ranges, Former Fort Ord, California (October 16, 1998)

Draft Closure Plan, DRMO PCB Storage Building T-111, Former Fort Ord, California (February 10, 1999)

Remedial Action Confirmation Report And Post-Remediation Health Risk Assessment, Sites 16 And 17 Remedial Action Basewide Remediation Sites, Former Fort Ord, California (April 1999)

Remedial Action Confirmation Report And Post-Remediation Health Risk Assessment, Site 12 Basewide Remedial Investigation Sites, Fort Ord, California (June 1999)

Archive Search Reports (December 1993, November 1994, and December 1997)

Underground And Aboveground Storage Tank Management Plan Update, Former Fort Ord and Presidio of Monterey, Monterey County, California (March 13, 1998)

Lead In Soil Survey For Ten Buildings At The East Garrison, Fort Ord, California (April 8, 1998)

Action Memorandum 1 – Twelve Sites, Phase 1 Engineering Evaluation/Cost Analysis Ordnance and Explosives Sites, Former Fort Ord, Monterey County, California (April 1998)

OE Sampling After Action Report Site OE-1, Inland Range Contract, Former Fort Ord, California (August 26, 1999)

Ordnance and Explosives (OE) RI/FS Literature Review Report, Former Fort Ord, California (January 2000)

Track 0 Technical Memorandum, Ordnance and Explosives Remedial Investigation/ Feasibility Study, Former Fort Ord, California (January 21, 2000)

Superfund Proposed Plan: No Action Is Proposed For Selected Areas At Fort Ord, California (February 1, 2000)

Final Construction Summary Report, Interim Action and Sludge Removal Sites, Former Fort Ord, California (June 2000)

Report of Quarterly Monitoring, September through December 2000, Former Fort Ord, California (December 2000)

RCRA Closure Certification Report, DRMO Hazardous Waste Container Storage Unit, Former Fort Ord, California (December 6, 2000)

Draft Report of Quarterly Monitoring April through June 2001, Former Fort Ord, California
(September 6, 2001)

Sites 2 and 12 Groundwater Remedy Operating Properly and Successfully Evaluation Report,
Former Fort Ord, California (November 8, 2001)

Draft Final Data Summary Report, Investigation of Magnetic Anomalies, East Garrison Area,
Former Fort Ord, California (March 26, 2002)

Final Record of Decision, No Action Regarding Ordnance-Related Investigation, Former
Fort Ord, California (June 19, 2002)

Draft Final Field Investigation and Data Review Solid Waste Management Units, Fort Ord,
California (July 29, 2002)

Completion Report, Underground Storage Tank Removal Building 2425, Former Fort Ord,
California (August 2002)

Completion Report, Underground Storage Tank Removal Building 2700, Former Fort Ord,
California (August 2002)

Draft Final Landfill Gas Perimeter Probe Monitoring Report, 2002, Operable Unit 2 Landfill,
Former Fort Ord California, Revision 0, (October 2002)

ATTACHMENT 3

UNRESOLVED COMMENTS

1. DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)

RESPONSES TO COMMENTS

THE FINDING OF SUITABILITY TO TRANSFER (FOST), TRACK 0 PARCELS FORMER FORT ORD CALIFORNIA

I. DEPARTMENT OF TOXIC SUBSTANCES CONTROL COMMENTS DATED MAY 9, 2003

Comment 1: We understand that the Army intends to finalize the Track 0 FOST (FOST) by May 16, 2003. In our April 4, 2003, letter, we stated that we do not concur with the transfer of parcel L23.3.1. This letter serves to restate this non-concurrence.

The FOST states that this parcel is suitable for unrestricted use. We understand that the intent of the property recipient is to develop this parcel for residential use. This parcel contains areas where clay pigeon shards remain on the ground surface at a depth of several inches. Clay pigeons contain polynuclear aromatic hydrocarbons, and therefore are considered hazardous substances. Transfer of this area for unrestricted or residential uses is not acceptable.

The Department of toxic Substances Control (DTSC) requests that the Army not transfer this parcel until the issues regarding the clay pigeon shards are resolved. If the Army still intends to transfer the parcel, this letter must be attached to the FOST as an unresolved comment.

As always, DTSC is willing to work with the Army and the recipient of this parcel to resolve these issues and assure the safe use of this parcel.

RESPONSE: The Army intends to resolve DTSC's issue with clay pigeon shards prior to transferring the referenced areas of parcel L23.3.1. At this time, this comment is considered an unresolved comment.

II. DEPARTMENT OF TOXIC SUBSTANCES CONTROL COMMENTS DATED APRIL 4, 2003

This letter is to follow up on our February 11, 2003 letter commenting on the Track 0 Finding of Suitability to Transfer (FOST). We understand that the latest version of the FOST, dated March 26, 2003, has been forwarded to your headquarters for processing. The Army has stated that, except for the areas covered by the two landuse covenants, there will be no restrictions on the property. Further, the Army is proposing that the remaining property is suitable for unrestricted use, including any sensitive uses such as residential.

DTSC has remaining comments regarding the transfer of the parcels described in this FOST. Please either resolve the comments and gain DTSC's approval of the resolution, or attach them to the FOST as unresolved comments. Regardless of whether these comments are incorporated into the FOST or attached as unresolved comments, DTSC's position is that all of the comments listed below must be resolved prior to property transfer. Our remaining comments are as follows:

Comment 1: The landuse covenants for both the groundwater and Site 33 need to be finalized. DTSC is currently working with the Army on the last changes to these documents. The covenants must be agreed to by DTSC and the Army prior to transfer of the property.

Response 1: The Army is currently working with DTSC to complete the covenants. Once completed, the signed covenants will be recorded before the deeds for the parcels are recorded.

Comment 2: DTSC and the Army are continuing to work out the issue of termination of corrective action and change of the boundary of the RCRA facility. Corrective action must be terminated and the boundary changed prior to transfer of the property. Please refer to the enclosed letter on this subject.

Response 2: Revised boundary maps have been provided to DTSC.

Comment 3: The floor of Building 91 has some features that appear to be filled-in floor drains. The possibility that these features were floor drains, along with the reported use of the building as a storage area for hazardous waste spill remediation supplies, raises the concern that a release of contamination may have occurred. The Army was not able to provide additional information about this building or the floor features. Absent further investigation or confirmation, this situation, which is a remaining uncertainty associated with the property, this information should be included in the Environmental Protection Provisions of the FOST, which will be made part of the deed. The entry in the Environmental Protection Provisions should recommend that if the building is demolished, the owner carefully inspect the soil underlying the building for tanks, sumps or contamination.

Response 3: The Army understands the concerns of DTSC regarding some unusual features in the floor of Building 91. Representatives of DTSC and the Army performed a physical inspection of Building 91 during a site visit on March 26, 2003. This inspection did not reveal conclusive evidence that the features described in Comment 3 were floor drains, though the position of these features and the lack of

slope in the floor suggest they were not floor drains. Additionally, there are no external features on or near Building 91 to indicate the presence of a drainage system.

Between 1990 and 1994, Building 91 was used by the Hazardous Waste Division of the Army's Directorate of Environmental and Natural Resources (DENR) for the storage of emergency response supplies, including over-pack drums and absorbent materials. No hazardous materials or waste was stored in Building 91 while in use by the Hazardous Waste Division.

If Building 91 is demolished by a future property owner and evidence of tanks, sumps or contamination is found, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) already contains provisions that would require the Army return and remediate the site. Based on the historical and physical evidence, and the Army's obligations under CERCLA, it is not necessary for the Army to include additional language regarding Building 91 in the Environmental Protection Provisions (EPP). It is the Army's understanding from further discussion with DTSC that this approach is satisfactory.

Comment 4: Title 27, California Code of Regulations, Section 21190, recommends that protective measures should be taken for structures within 1000 feet of a landfill. DTSC's position is that the future property owner should adhere to these recommendations. Please insert a discussion in the Environmental Protection Provisions of the FOST regarding potential impacts to property located within 1000 feet of the landfill, and a recommendation that Title 27, Section 21190 be followed. DTSC intends to work with local agencies on this issue.

Response 4: The Army agrees with DTSC that it is advisable for the future property owner to adhere to the requirements of Title 27 §21190. Accordingly, the Army will include language regarding the status of landfill gas mitigation in Section 3.11 and the EPP of the Track 0 FOST in addition to already existing language describing the status of the landfill and recommending future property owners refer to Title 27 §21190.

Comment 5: There are buildings on many of these parcels that contain lead based paint. The soil surrounding most of these buildings has not been sampled. Where there was sampling, there were levels detected as high as 2200 ppm.

DTSC's position is that property where lead based paint may have been released into the soil must be sampled, and the sample results evaluated using DTSC's Lead Risk Assessment Spreadsheet (LeadSpread 7). LeadSpread 7 uses site-specific information, but results typically show that lead concentrations in soil of approximately 150 ppm are suitable for

residential use. If the results of this evaluation show that the property is not suitable for unrestricted use, the soil must be remediated, or its use restricted appropriately.

DTSC intends to write a letter to FORA, for passing along to the subsequent owner, stating that soil sampling and remediation, if appropriate, must be done prior to use of this property for residential or other sensitive uses. We will state that we concur with U.S. Environmental Protection Agency's comment that the Army "shall comply with the standards established pursuant to Title X or equivalent State law." We will further state that we intend to work with the property recipient to deal with the residual lead based paint issues.

Response 5: It is the Army's understanding from this comment that DTSC will work with FORA and the property recipients on this issue.

Comment 6: With current information provided by the Army, Site 39a does not appear suitable for transfer for unrestricted use. Therefore, we do not concur with the transfer of the parcel containing Site 39a, parcel L23.3.1. We have concerns about the lead and about constituents from clay pigeons in the soil at levels not suitable for unrestricted or residential use.

- a. We request that the concentration of lead detected in the confirmation samples be evaluated using DTSC's Lead Risk Assessment Spreadsheet (LeadSpread 7) due to the proposed residential reuse of the area.
- b. In response to DTSC's observation of clay pigeons remaining at the skeet range, the Army conducted a removal action of the clay pigeon debris for Site 39A. Three areas were identified where the debris was over six inches thick. These areas were scraped down to native soil and out horizontally to where the debris depth was two inches. No confirmation sampling was conducted to confirm clean-up was conducted to meet residential standards. We request that confirmation samples be taken and post remediation risk assessment for residential reuse be prepared.

Once these tasks regarding Site 39a have been performed, the Army should present the resulting information to DTSC. With this information, the Army should present either 1) rationale as to how the residual contamination on the property meets residential/unrestricted use requirements or 2) what remedial measures will be taken to achieve residential/unrestricted use requirements.

Response 6: The Army submitted to DTSC on April 22, 2003 a table summarizing the results of confirmation sampling for lead in the area of parcel L23.3.1. Analysis of the results for the 61 confirmation samples showed that:

- No samples exceeded the Preliminary Remediation Goal (PRG) of 240 ppb (the maximum value was 213 ppb);
- Only eight samples exceeded 150 ppb;
- Four samples were non-detect (with a minimum reported value of 0.045 ppb);
- The mean concentration of lead was 61.6 ppb;
- The median concentration of lead was 35.4 ppb.

It is the Army's understanding that DTSC finds this analysis to be acceptable and no longer considers it necessary to use LeadSpread 7 to evaluate the results of the confirmation samples. Additionally, the Army understands from further discussion with DTSC that DTSC will work with FORA and the property recipients on this issue as needed.

The Army removed additional clay pigeon debris in October 2002 at the request of DTSC. The Army understands that DTSC was concerned about constituents of clay pigeons in the soil at Site 39A; however, no confirmation sampling or post remediation risk assessment was done after this removal because these tasks were already completed as defined by the Interim Action (IA) Record of Decision (ROD), Contaminated Soil Remediation dated March 1994 (which was signed by DTSC) and reported in the Interim Action Confirmation Report dated October 16, 1998. Additional removal action was not necessary, but performed to address the concerns of DTSC.

On April 29, 2003 representatives of DTSC and the Army performed a site visit of the skeet and trap range at Site 39A. As there is clay pigeon debris remaining at the site, the DTSC toxicologist stated he would recommend that the DTSC hazardous materials laboratory perform an analysis of the leachability of clay pigeon debris. The Army understands that DTSC is now concerned about clay pigeon debris at Site 39A; however, existing studies of the toxicity of clay pigeons have found that the materials in them are non-toxic to aquatic, marine¹ and terrestrial organisms.² The Interstate Technology and Regulatory Council (ITRC) summarized the results of these studies: "Existing studies show that PAHs [polycyclic aromatic hydrocarbons] are bound within the limestone matrix of the [clay] target and are, therefore, not bioavailable."³ Ralph G. Stahl, Jr., one of the

¹ Kevin N. Baer, D.G. Hutton, R.L. Boer, T.J. Ward and R.G. Stahl, Jr. "Toxicity evaluation of trap and skeet shooting targets to aquatic test species." *Ecotoxicology* 4 (1995): 385-392.

² Environmental Technology Verification Program. "Technology Fact Sheet for Lawry Shooting Sports Inc." (March 2000).

³ Interstate Technology and Regulatory Council, Small Arms Firing Range Team. *Characterization and Remediation of Soils at Closed Small Arms Firing Ranges*. January 2003. p. 1, Table 1-1.

authors of the 1995 study cited above, stated the following pertaining to toxicity of clay targets:⁴

- Clay target debris is basically inert in soil. In laboratory analysis of soil, PAHs may be detected if the clay targets have been ground up, but they are still not bioavailable.
- Into the 1940s, clay targets were made using coal tar pitch. There was some anecdotal evidence from farmers that pigs experienced a toxic response when they ingested debris from clay targets made with coal tar pitch (though no other domestic or wild animals were reported to have had this problem). By 1950, manufacturers were making clay targets using petroleum pitch. After this there were no more reports of toxic responses.
- Based on the results of the 1995 study, it was considered [by the scientific community] to be a “waste of money” to perform further studies on terrestrial species. This was because the 1995 study, which was undertaken to support an environmental impact study of trap and skeet shooting activities at a major gun club on the Long Island sound, had established that all clay target materials were essentially non-toxic to aquatic and marine organisms.
- In field observations, there was no apparent difference between populations of marine organisms in the tidal zone in areas where there were large deposits of clay target debris and in adjacent areas where there was no clay target debris. This was a skeet and trap range that had been active for over sixty years, and had clay target debris up to “waste deep.”

The parameters for environmental cleanup at Site 39A were established in the IA ROD and in the Draft Final Technical Memorandum (TM), Preliminary Remediation Goals (PRG) dated June 24, 1994. The Army followed the processes and met the standards described in the IA ROD and TM PRG, and reported completion of these requirements within the time frame dictated by the IA ROD. All documents produced by the Army pertaining to Site 39A are listed in the table below, concluding with the Confirmation Report dated October 16, 1998.

Document	Date	DTSC Comments
Interim Action Record of Decision,	March, 1994	None

⁴ Ralph G. Stahl, Jr., telephone interview by author, Presidio of Monterey, California, 6 May 2003.

Contaminated Surface Soil Remediation		
Draft Final Technical Memorandum, Preliminary Remediation Goals	June 24, 1994	Yes, on Draft version
Draft Work Plan, Site Characterization, Site 39A – East Garrison Ranges	November 3, 1994	None
Draft Data Summary Report, Site Characterization, Site 39A – East Garrison Ranges	December 28, 1994	None
Draft Site Characterization Report, Site 39A – East Garrison Ranges	November 2, 1995	None
Approval Memorandum, Proposed Interim Action Excavation, Site 39A – East Garrison Ranges	January 10, 1997	None
Draft Final Site Characterization Report, Site 39A – East Garrison Ranges	May 16, 1997	None
Draft Final Sampling and Analysis Plan, Interim Action Site 39A	November 14, 1997	None
Addendum to Approval Memorandum, Proposed Interim Action Excavation, Site 39A – East Garrison Ranges	November 20, 1997	None
Sampling and Analysis Plan Addendum, Confirmatory Sampling – Phase II Interim Action Site 39A	July 7, 1998	None
Interim Action Confirmation Report, Site 39A – East Garrison Ranges	October 16, 1998	July 17, 2002

As indicated in the table, the Army did not receive comments from DTSC on most of these documents, and not for the Confirmation Report until July 17, 2002. Since the Confirmation Report is a primary document in accordance in accordance with the Fort Ord Federal Facility Agreement (FFA), the Army concluded that DTSC had *de facto* concurred with the findings of the Confirmation Report.⁵

After submission of the Data Summary Report, dated December 28, 1994, additional data needs were discussed in a technical meeting on January 4, 1995, which representatives of DTSC participated in. It was agreed that other potential sources (asphalt paved roads) of PAHs should be evaluated; however, concerns about the clay pigeon debris were not voiced until April 2003. In light of the information provided about clay pigeons above, it is the Army's opinion additional studies are not necessary.

⁵ Section 7.2 of the FFA states that draft final documents are subject to dispute resolution; however, "the draft final primary document will become the final primary document...thirty (30) days after the issuance of a draft final document if dispute resolution is not invoked..."

ATTACHMENT 4

**MEMO, U.S. ARMY CORPS OF ENGINEERS, GOLF COURSE INSPECTION
DATED 17 SEPTEMBER 2002**

Memo

To: Gail Youngblood DENR
From: Marc Edwards
CC: Glen Mitchell
Date: 17 September 2002
RE: Golf Course Inspection

On Tuesday September 17, 2002 at 1730 Hours an unannounced inspection of the Bayonet/Black Horse Golf Course facility was performed. This inspection was conducted to review the usage of the wash area located at the maintenance yard of the golf course.

Mr. Tim Moore, maintenance director, assisted me in this inspection and was quite helpful in explaining to me the maintenance activities which are routine in golf course maintenance.

The wash area is used only for the cleaning of mowing equipment and grass carriers. The washing performed in this area is to clean the blades off mowers and John Deere type all terrain vehicles affixed with miniature dump beds.

Pesticide and herbicide mixtures are measured and mixed within the drive on sprayer which applies the chemicals where they are needed. Once the sprayer tank has been depleted a neutralizer is added and rinsed through the unit at the back end of the driving range. This area is used due to the excess amount of ice plant which is a continued problem in maintaining

All oil changes and maintenance of equipment is performed within the maintenance bay atop grease traps that collect the waste. The collected waste is stored in 55 gallon drums for disposal. All materials used have an associated MSDS on file within the maintenance area.

The area surrounding the wash area has no signs of stressed vegetation. There are minor erosion paths and grass trimmings along the drainage path of the wash area.

ATTACHMENT 5

CONCURRENCE LETTER

1. Environmental Protection Agency – Region IX



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

March 31, 2003

Department of the Army
Environmental and Natural Resources
Attn: Gail Youngblood
P.O. Box 5004
Presidio of Monterey, California 93944-5004

Re: Finding of Suitability to Transfer (FOST)
Track 0 Parcels
Former Fort Ord, California
March 26, 2003

Dear Ms. Youngblood:

The U.S. Environmental Protection Agency, Region IX (EPA) has received the above-referenced Finding of Suitability to Transfer (FOST), dated March 26, 2003, for the property at the former Fort Ord, California, identified as the Track 0 Parcels. The Army intends to transfer 1,184 buildings and structures on approximately 1,234 acres of developed and undeveloped land to a number of recipients for a variety of uses, including education, mixed uses, and development.

The former Fort Ord Army Base is an installation listed on the National Priorities List. All parcels identified within the FOST have either been cleaned up or identified as "uncontaminated" under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. §9601-9675. The Army intends to transfer those parcels identified in the FOST as ECP Category 3/4 under CERCLA Section 120(h)(3) and those parcels identified in the FOST as ECP Category 1 under Section 120(h)(4).

When entering into a deed for transfer under Section 120(h)(3), the Army is required to include in such deed a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer, and that any additional remedial action found to be necessary after the date of the transfer shall be conducted by the United States. For property to be transferred under Section 120(h)(4), the property must be identified (with the concurrence of EPA) as "uncontaminated" and the Army must include in the deed a covenant warranting that any additional response action or corrective action found to be necessary after the date of the transfer shall be conducted by the United States.

EPA has reviewed the FOST dated March 26, 2003, including its Environmental Protection Provisions and referenced Covenants to Restrict Use of Property, which restrict the use of groundwater in certain areas and prohibit the residential use of Site 33; the Fort Ord Community Environmental Response Facilitation Act (CERFA) Report dated April 1994; EPA's

concurrence letter on the CERFA Report dated April 19, 1994; the Track 0 Ordnance and Explosives Record of Decision dated July 2002; the Army's letter to EPA dated March 19, 2003 requesting concurrence on its designation of eight additional Track 0 FOST parcels as "uncontaminated"; and other relevant documents (collectively, "Documentation").

Without independent investigation or verification of certain information contained in the Documentation, the undersigned concurs, to the extent set forth below, with the Army's determination that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the parcels has been taken. Also, the undersigned concurs with the Army's identification of parcels F7.2, L19.3, L20.10.3, L20.14.1.2, L32.3, S4.1.2.1, S4.1.4, and S4.1.5 as "uncontaminated".

The review of the Documentation was completed pursuant to CERCLA sections 120(h)(3) and (h)(4), and the sole purpose of this letter is to satisfy the requirements of these provisions. The concurrence shall not be construed in any manner inconsistent with any obligation, right or authority existing under the Fort Ord Federal Facility Agreement, and all amendments thereto, entered into by EPA, the State of California and the Army. The undersigned expressly reserves all rights and authorities relating to information not contained in the Documentation, whether such information is known as of this date, or is discovered in the future.

Notwithstanding two unresolved EPA comments attached to the FOST, EPA concurs that the Track 0 Parcels are suitable for transfer for the intended reuse, given the environmental restrictions identified. If you have any questions, please contact John Chcsnutt, EPA Remedial Project Manager for the Fort Ord Site, at (415) 972-3005.

Sincerely,



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

cc: Dan Ward, DTSC

Additionally, the U.S. Environmental Protection Agency concurred that confirmation sampling results demonstrated that the remedial action objectives (RAOs) set forth in the IA ROD had been met and no further remedial actions are required at Site 39A in a letter dated February 5, 2002. In summary:

- The Army completed work at Site 39A and met RAOs established in the IA ROD.
- In accordance with the FFA it was the Army's understanding that DTSC had concurred with all the documents listed in the above table, including the Confirmation Report.
- Clay pigeons have not been manufactured with coal tar pitch nor have there been reports of toxic responses in to clay pigeon debris in over 50 years (the East Garrison skeet and trap range began operations approximately 35 years ago).
- Existing studies on clay pigeons find them to be non-toxic to aquatic, marine and terrestrial organisms.

For these reasons, parcel L23.3.1 is suitable for transfer for unrestricted use.

Comment 7: Please add the following statement to the FOST: "Should the subject parcels be considered for the proposed acquisition and construction of school properties utilizing State funding at any time in the future, a separate environmental review process in compliance with the California Education Code Section 17210 et seq will need to be conducted and approved by DTSC."

Response 7: The Army will include this statement in Section 3.11 of the Track 0 FOST text.