

FINDING OF SUITABILITY TO LEASE
NAS Oceana Billboard Lease
Virginia Beach, Virginia
License No. LO-0353

This project involves granting an outlease permitting use of a 400 square foot parcel for the continued use and operation of an advertising billboard. The project area is located approximately one-quarter mile south of the main entrance to NAS Oceana on the east side of Oceana Boulevard. The lease will allow for ingress and egress to the site by the lessee. The property has been used for this purpose prior to 1983 when the property was obtained through condemnation proceedings as part of the AICUZ program. The lease will run until 1 October 1998, or terminate upon widening of Oceana Boulevard or construction of the Southeastern Expressway.

Analysis of a composit paint chip sample from the billboard structure indicates a lead concentration of 0.96%. Since concentrations above 0.5% are considered positive, the paint is considered to be lead-based. Because the lead-based paint is on an exterior structure and exposure is expected to be minimal, the presence of lead-based paint does not present a significant hazard. If the paint becomes deteriorated or there are plans to remove the paint from the billboard structure, the work should be considered lead-paint abatement and be handled by qualified personnel. Since a review of available information did not indicate the presence of any other environmental concerns, the subject property is suitable for lease to Adams Outdoor Advertising. The following statement applies to the subject property.

Hazardous substance notice requirements do not apply to this property, since no hazardous substances were stored for one year or more, are known to have been released, or were disposed on the property. As no environmentally significant environmental concerns exist regarding the history or condition of the subject property or nature of its proposed use, it is neither appropriate nor necessary to consult regulatory agencies concerning this realty instrument.

Hazardous substance notice requirements apply and must be complied with, which may necessitate certain restrictions which are attached. However, the property is not contaminated with hazardous substances. The appropriate regulatory agencies have been consulted concerning this realty instrument.

This property contains some level of contamination by hazardous substances, but can be used pursuant to the proposed realty instrument without risk to human health or the environment or interference with the environmental restoration process with specified use restrictions which are attached. The appropriate regulatory agencies have been consulted concerning this realty instrument.

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Environmental Quality Division
Atlantic Division, Naval Facilities Engineering Command

30 May 97
Date