

**Finding of Suitability to Lease
3,220 SQMTS to US Customs
Proposed Site at Forrestal Road/Marina
U.S. Naval Station, Roosevelt Roads, Puerto Rico**

In accordance with ASN I&E Memorandum of 22 December 1993, I have reviewed the Environmental Baseline Survey (EBS) checklist and/or related appropriate information concerning this property.

I have determined the subject property, 3,220 sqmts. located south of Forrestal Road west of pier 1, is suitable for lease to the U.S. Customs for construction of a small boat ramp, pier and support trailers.

Soil and Groundwater north of and along Forrestal Road has been impacted by hydrocarbon contamination due to a fuel leak at the TOW WAY fuel farm. This area is under remediation and does not pose a risk based on the proposed land use. However there is a potential risk of coming into contact with contaminated soil and/or groundwater during construction, primarily construction of the utility systems. Soil excavated near Forrestal road in the area of contamination will have to be tested and potentially disposed of as a regulated waste. Water generated as part of dewatering will have to be containerized and test for possible disposal as a regulated waste. Refer to the CORRECTIVE ACTION PLAN for TOW WAY FUEL FARM prepared by Blasland, Bouck & Lee, Inc. for the location of contaminated soils and groundwater. 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 as noted above. 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.

W. D. Lewis

29 January, 1998

W. D. Lewis
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