

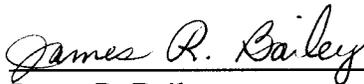
Finding of Suitability to Lease

Renewal of Agricultural Lease
ROTHR Transmitter Site
White House, New Kent County, VA.

In accordance with ASN I&E Memorandum of 22 December 1993, I have reviewed the Environmental Baseline Survey (EBS) checklist concerning this property. The subject out-lease action concerns lands leased by the Navy and subsequently subleased by the Navy to a farmer for agricultural use. An original sublease was executed in 1998 and the lease period has concluded. The Navy wishes to execute an additional sublease. The Navy's land use has not changed and the Navy intends to retain its existing Lease for the approximately 653 acres of land and intends to operate and maintain a ROTHR Transmitter Site on the land. There will be no change in the use of the land or the existing facilities; therefore no environmental impacts are anticipated. A finding of suitability to lease was not prepared when the land was first obtained and the first sublease was executed. This finding covers the future sublease activities.

An EBS checklist prepared by John M. Cannon (Environmental/Safety Manager, Code 01E) for the ROTHR Transmitter Site in Whitehouse, New Kent County, VA was completed 31, March 2003. The checklist stated that contaminants were suspected with a comment attached being PCB Transformer. The EBS checklist is attached. The Lease, N62470-99-RP-00064 is an Agricultural Lease. No change in activity is anticipated. The following summary statement applying to the subject property was taken from the Records Review and Site Visit portion of the checklist - Part 2, Section E:

The areas of real property surveyed were the systems operations and support facilities located in the South portion of the property and the unused facilities and surrounding farmland in the North portion. Conclusion is the property is suitable for agricultural use.



James R. Bailey
Head, Environmental Support Branch
Environmental Quality Division
Atlantic Division, Naval Facilities Engineering Command

9/30/2003

Date

ENVIRONMENTAL BASELINE SURVEY (EBS) CHECKLIST

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Installation: ROTH R Transmitter Site, Whitehouse, New Kent, VA FSSC File No: 001	
Real Estate Transaction Description: Lease N62470-99-RP-00064, Agricultural Lease, White House, New Kent County, Virginia	
Survey Completed by (name): John M. Cannon	Date: 31 Mar 2003
Job Title: Environmental/Safety Manager, Code 01E	Telephone Number: 757-421-8454

SITE SUMMARY INFORMATION

1. Information regarding hazardous materials or contamination

A. Use of Facility:

Prior Uses: R&D Radar Systems; ROTH R Transmitter System, Operations & Maintenance

Future Uses: ROTH R Transmitter System, Operations & Maintenance

B. Contaminants: Yes, Suspected, No

Comments: PCB Transformer

C. Hazardous Materials Use/Storage:

Use, Storage
 Suspected Use, Suspected Storage

Type of HM: Motor Oil, Paints, Solvents and Corrosion Inhibitors

Comments:

D. Treatment, Storage, Disposal of Hazardous Waste: Yes, No, Suspected

Comments:

E. Underground Storage Tanks:

Yes, Suspected, No

UST No. _____ Gals.

Comments:

F. Above-Ground Storage Tanks: Yes, No

AST No. _____ Gals. 250 Gallon-Gasoline, 250-Diesal

Comments:

G. Presence of Polychlorinated Biphenyl's (PCB's):

Yes, Suspected, No

Comments:

H. Asbestos: Yes, Suspected, No Friable Accessible

Suspected Non-Friable Suspected

Comments:

I. Lead Paint: Yes, Suspected, No

Comments:

J. Radon: Yes, Suspected, No

Comments:

K. Radiological Materials:

Yes, Suspected, No

Comments:

L. Use of Adjacent Property:

Current Use: Farming/Agriculture

Past Use: Farming/Agriculture

2. With regard to the subject site has the Activity complied with all federal and applicable state and local environmental laws and regulations? Yes No. Comments:

3. Additional information or comments regarding questions shown above (attach sheet(s) if additional room is needed):

ENVIRONMENTAL BASELINE SURVEY (EBS) CHECKLIST

RECORDS REVIEW AND SITE VISIT

1. This EBS considers all sources of available information regarding environmentally significant current and past uses of real property and consists of the following:

A. A review of real estate property records and files: Records, Files, None Comments:

B. A review of all reasonably obtainable federal, state, and local government records for the adjacent facility where a known release of any hazardous substances or any petroleum products has occurred and is likely to cause or contribute to a release or threatened release of any hazardous substances or petroleum products on the real property in question:
 Federal, State, Local, None Comments:

C. A review of aerial and/or historical photographs that may reflect prior uses of the property: Yes, No
 Comments:

D. Interviews with current and/or former employees involved in the operations: Current Employees, Former Employees, None Comments:

E. A visual inspection of the areas listed below located on or near the subject site/parcel:
Subject Site/Parcel: Yes, No **If yes, evidence of potential contamination observed included:** Stained Soil, Stressed Vegetation (not seasonally related), Dead or ill wildlife, Other signs of actual or potential release of a hazardous substances or petroleum products, No apparent evidence on the site/ parcel
Buildings/Structures: Yes, No, Exterior, Interior, NA
Pipe/Pipelines: Yes, No, NA
Equipment: Yes, No, NA
Other Improvements: Yes, No, NA
Adjacent Properties: Yes, No, NA
 Comments:

F. A list of potential sources of contamination on the installation and /or adjacent properties which could migrate to the subject site/parcel, which include: Hazardous materials leaking, Hazardous Waste, Petroleum products, Others, No apparent contamination migrating to subject site/parcel.
 Comments:

2. Brief Synopsis of the EBS inspection

A. Description of past and current activities on the listed property and on the adjacent property (if applicable):
 Past activity was research and development of backscatter radar systems. Present activity is operation and maintenance of ROTHTR Transmitter System.

Past and present use of adjacent lands is primarily farming.

B. Description of hazardous substances or petroleum products (to include storage, release, treatment, or disposal) at the property and adjacent properties:

On-site storage of gasoline and diesel fuel in 250-gallon aboveground storage tanks.

C. Any relevant information obtained from the search of records and/or files:

None

D. Any relevant information obtained from a review of the recorded chain of title documents regarding real property:

None

E. Brief summary stating the areas of real property evaluated and conclusions of the survey: The areas of real property surveyed were the systems operations and support facilities located in the South portion of the property and the unused facilities and surrounding farmland in the North portion. Conclusion is the property is suitable for agricultural use.