

DRAFT
FINDING OF SUITABILITY TO LEASE

(FOSL)

Fort Monmouth, New Jersey

Fort Monmouth, Main Post Patterson Clinic Parcel

March 2, 2012

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1. PURPOSE

The purpose of this Finding of Suitability to Lease (FOSL) is to document the environmental suitability of Fort Monmouth (FTMM), Main Post (MP) Patterson Clinic Parcel for lease consistent with Department of Defense (DOD) policy. In addition, the FOSL includes the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment during a lease.

2. PROPERTY DESCRIPTION

This FOSL covers FTMM, MP Patterson Army Health Clinic (PAHC) parcel; 16 acres (see Figure 1, Enclosure 1) (“Property”). The parcel includes building 1075 and adjacent landscaped areas; and a parking area across Stevenson Avenue from the Clinic.

The primary mission of FTMM was to provide command, administrative, and logistical support for Headquarters, U.S. Army Communications and Electronics Command (CECOM). CECOM is a major subordinate command of the U.S. Army Material Command (AMC) and is the host activity. Fort Monmouth served as the center for the development of the Army’s Command and Control Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems, operated as a partnership between the AMC and the Assistant Secretary of the Army for Acquisition, Logistics and Technology on the Main Post (MP). C4ISR was the primary tenant of the Fort. Much of the Army’s research and development of high-tech systems was done at Fort Monmouth. The support provided by the Garrison was used by tenant activities in the performance of research, development, procurement, and production of prototype communications and electronics equipment for use by the U.S. Armed Forces. FTMM is divided into three areas MP, the Charles Wood Area (CWA) and the Evans Area (EA).

FTMM is located in the central-eastern portion of New Jersey in Monmouth County, approximately 45 miles south of New York City, 70 miles northeast of Philadelphia, and 40 miles east of Trenton. The Atlantic Ocean is approximately 3 miles to the east. Fort Monmouth falls within the Boroughs of Eatontown, Oceanport, and Tinton Falls. The PAHC parcel is in the Oceanport Borough.

The original FTMM Army camp, established for signal troop training in 1917, was located at Little Silver, New Jersey. The majority of MP property was previously developed as the Monmouth Park Race Track, dating from 1870 to 1893. The one-mile horse racing track was located in the vicinity of PAHC near the intersection of Broad Street and Park Avenue. A larger Monmouth Park was constructed and opened on July 4, 1890. The oval track was centered on present day Greeley Field. Grandstands and a luxury hotel along Parkers Creek were part of the associated land uses. The entire facility encompassed 640 acres of land, the majority of which

later became part of MP. Vacated buildings and structures fell into ruin and the hotel burned to the ground in 1915. The land was owned by Melvin Van Keuren when it was evaluated for use by Camp Little Silver. The Army leased 468 acres from Mr. Van Keuren on May 16, 1917. The land was farmed with potato crops for at least four years prior to this lease.

The MP of FTMM was established on June 17, 1917, as Camp Little Silver. The name of the Camp was changed after 3 months to Camp Alfred Vail. The initial mission of the Camp was to train Signal Corps operators for service in World War I. In the first 19 months of the Camp's existence, 129 semi-permanent structures were built, a tent camp was established on the site of a former swamp, and a parade ground was established on the site of a former marsh. A radio laboratory and an airfield were developed in 1918. After the war, Camp Vail was designated as the site of the Signal Corps School, the only training area for Signal Corpsmen in the country. All but four World War I structures were demolished by 1924.

In 1925 the facility became a permanent post and its name was changed to FTMM. The primary mission of FTMM continued to be Signal Corps training and electronics research. In 1934, laboratory operations were consolidated in a new facility, Squier Laboratory (Building 283). Research on radios and radar continued here until the early 1950s. During World War II, the pace of training increased tremendously at FTMM. The expanded laboratory effort was accomplished by starting new laboratories at other post facilities. Squier Laboratory continued to be the principal laboratory on MP until 1954. In 1955 and 1956, 72 World War II wooden structures were demolished to make room for permanent structures. These new buildings were used for residential, administrative, commercial, and recreational purposes. A small number of additional administrative buildings were completed during the 1970s, 1980s, and 1990s.

During World War II, the Camp was used for training Signal Corpsmen. Antenna shelters were constructed on 26.5 acres of land and used by the Signal Corps Laboratory for R&D purposes.

Building 1075 – Patterson Army Hospital

Building 1075 was constructed in 1961 to accommodate hospital services. During the ECP in 2006 a visual site inspection (VSI) was conducted at Building 1075. The facilities observed included: an X-ray clinic (with developer), microbiology lab, dental clinic, and a maintenance shop. Also, during the 2006 VSI, numerous floor drains were observed in the basement that lead to the pneumatic sewage ejector and into the sanitary sewer.

The X-ray development was digital except for one mammography processor and two dental film processors. All fixers (X-ray development chemicals) were channeled through pipes to the basement, captured in a secondary containment area using 55-gallon drums, then processed as hazardous waste. Medical waste was labeled and stored in an outdoor shed for pick up prior to off-site disposal.

Documentation from 1972 indicated that PAHC provided all laboratory, radiological, electrocardiographic, and audiometric support in Building 1075. Special consultative services, emergency care, and hospitalization were also provided, including services for occupational

illness and injury. In addition to ambulance service from the main hospital, each satellite clinic had local ambulance service. The PAHC provided care for 4,244 employees.

A 1978 report summarized inspection results in the following service areas located at PAHC: Pathology in Room 1A65, the Morgue in Room 11, Physical Therapy in Room 1D65, a Urology Clinic, a Medical Clinic, a Carpenter Shop, and a Machine Room. The following PAHC rooms were itemized in a 1984 report:

- Room 1A11 – Pharmacy
- Room 1A25A – X-ray Developing
- Room 1A66 – Lab
- Room 1A67 – Serology Lab
- Room 1A85 – Chemistry Lab with fume hoods
- Room 1B37 – Clinic
- Room 1D22 – Medical Clinic
- Room 1D46 – Medical Clinic
- Room 1D67 – Podiatry/Dermatology
- Room 1D83 – Emergency
- Room 1D95 – Pediatrics
- Room 2A36 – OR Suite
- Room 3C13 – Gynecology
- Morgue

In 1995, Patterson Army Hospital (PAH) was downgraded from a hospital to a health clinic. A Pollution Prevention Opportunity Assessment done in late June 1995 showed the following areas present at PAHC: Emergency Room, Operating Room, Laboratory, Radiology, Outpatient Pharmacy, and a Dental Clinic. Information provided by FTMM personnel indicated the morgue was closed in the early 1990s. Operating rooms were closed in approximately 1995/1996.

According to a 1999 U.S. Army Center for Health Promotion & Preventive Medicine (USACHPPM) report, regulated medical waste was picked up from PAHC every Tuesday by a contractor, Environmental Control Company, who transported it off post to an incinerator.

The hospital generated hazardous waste by the use of equipment that contained mercury. The development of X-rays and other medical images created chemical waste streams. Malfunctioning spray cans generated hazardous waste as well. Typical waste included mercury spill debris and aerosol lubricant cans. The potential for a release to the environment from Building 1075 operations was considered a Recognized Environmental Condition (REC) during the ECP process.

The PAHC Parcel is intended to be leased as a clinic by the Fort Monmouth Economic Revitalization Authority (FMERA). This use is consistent with the intended reuse of the property as set forth in the FMERA Reuse Plan. A site map of the property is attached (Enclosure 1).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the property was made based upon the:

- U.S. Army BRAC 2005 Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, Final, 29 January 2007.
- Fort Monmouth Reuse and Redevelopment Plan, Final Plan, 22 August 2008.
- U.S. Army BRAC 2005 Site Investigation Report Fort Monmouth, Final, 21 July 2008.
- Draft Baseline Ecological Evaluation Report, May 2011.
- U.S. Army, Environmental Condition of Property Recertification Report, Fort Monmouth, Monmouth County, New Jersey, February 14, 2012.

The information provided is a result of a complete search of agency files during the development of these environmental surveys.

A complete list of documents providing information on environmental conditions of the property is attached (Enclosure 2).

4. ENVIRONMENTAL CONDITION OF PROPERTY

The PAHC parcel includes a portion of Environmental Condition of Property (ECP) parcel 61 (61(7)HS/HR(P)/PS/PR) which includes building 1075 and surrounding landscaping; all of ECP parcel 62 (62(4)HR) which included former building 1074; a portion of parcel 55 (55(2)HS/HR/PS/PR) which is a parking lot across Stevenson Avenue from the clinic; a portion of ECP parcel 56 (56(4)HS/HR/PS/PR) which is also a parking lot across Stevenson Avenue from the clinic; a portion of ECP parcel 64 (64(5)HR/PS/PR) which is a landscaped area north of the clinic.

The ECP categories for the ECP parcels or portions thereof that make up the PAHC parcel are as follows:

- ECP Category 1: None of the PAHC parcel is category 1.
- ECP Category 2: ECP parcel 55 is Category 2. The portion of Parcel 55 is the parking lot across Stevenson Avenue from the clinic.
- ECP Category 3: None of the PAHC parcel is category 3.
- ECP Category 4: ECP parcels 56 and 62 are Category 4. A portion of Parcel 56 is the parking lot across Stevenson Avenue from the clinic. Parcel 62 is building 1074.
- ECP Category 5: ECP parcel 64 is Category 5. The portion of parcel 64 that is in the PAHC is a landscaped area across Murray Drive from Building 812.
- ECP Category 6: None of the PAHC parcel is category 6.

- ECP Category 7: ECP parcel 61 is Category 7. The portion of parcel 61 that is included in the PAHC is Building 1075 and surrounding landscaping.

A summary of the ECP categories for specific buildings, parcels, or operable units and the ECP category definitions is provided in Table 1 – Description of Property (Enclosure 3).

4.1 Environmental Remediation Sites

As discussed above, Building 1075 on Parcel 61 was considered a REC during the ECP process. Also, there are environmental concerns associated with the former gasoline service station at Building 812 (parcel 64) across Murray Drive from the PAHC. There is groundwater contamination associated with the former service station that is currently being remediated.

Parcel 61 – Building 1075 Patterson Army Health Clinic

During the 2006 VSIs, numerous floor drains were observed in the basement of Building 1075 that led to the pneumatic sewage ejector and into the sanitary sewer. As part of a Site Inspection (SI) report issued in 2008 the site was investigated for possible soil and sediment contamination. Surface soil samples and sediment samples were collected and analyzed as part of the SI.

Three base/neutral (B/Ns) Polycyclic Aromatic Hydrocarbon (PAHs) (benzo[a]anthracene, benzo[b]fluoranthene, and benzo[a]pyrene) were detected at concentrations exceeding the NJDEP Non-Residential Direct Contact Soil Cleanup Criteria (NRDCSCC) and Main Post Background Concentration (MPBC) in one surface soil sample. Further evaluation of B/Ns identified above criteria in surface soil sample P61-SS1 was recommended for Parcel 61 and will be completed.. The B/N COCs identified in soil at Parcel 61 are PAHs. PAHs are contained in asphalt and are commonly detected in soil under asphalt pavement. Re-collection of the sample at this location will be conducted as part of the further evaluation to determine if the PAHs detected in soil are attributable to the former asphalt pavement.

Two metals (copper and lead) and ten B/Ns (acenaphthene, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, and pyrene) were detected in sediment at concentrations greater than the NJDEP Marine/Estuarine Sediment Screening Guidelines-ER-L and MPBC and are considered possible ecological concerns.

Parcel 61 was further studied as part of the Baseline Ecological Evaluation (BEE); several Chemicals of Potential Ecological Concern (COPECs) were identified. The COPECs identified by medium are as follows:

- soil: benzo(a)pyrene, chrysene, naphthalene, cadmium, chromium, copper, lead, mercury, vanadium, and zinc;
- groundwater: none;
- surface water: copper (possible COPEC); and

- sediment: acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(k)fluoranthene, chrysene, fluoranthene, fluorene, phenanthrene, pyrene, arsenic and chromium.

In soil in the area of Building 1075, PAHs were identified as Contaminants of Potential Ecological Concern (COPECs). These were also identified as COPECs in surface water in sediment of the small tributary to Husky Brook near Building 1075. Metals in sediment were found at concentrations similar to background. Based on this and the information provided in the BEE report, it was concluded that there is a potential for some ecological risk due to elevated SVOCs in sediment. These exposures are limited in area in the small tributary to Husky Brook near Building 1075, and may also be related to other anthropogenic sources; all SVOC concentrations were well below the ER-M (effect range-medium) values and additional ecological assessments in the area was not warranted or recommended.

The Final BEE was submitted in May 2011. An Addendum to the BEE will be provided, once all comments from NJDEP are resolved. However the potential ecological effects were from previous releases not from current operations and the area of potential ecological concern are not within the area proposed to be leased.

FTMM-64: Building 812

The ECP Parcel for Building 812 extended from the building on Stephenson Avenue across Murray Drive onto the 16-acre PAHC parcel. The fuel dispensing operations at Building 812 took place along Murray Drive but did not extend across Murray Drive toward Building 1075.

Based upon historical records, site FTMM-64 has been identified as a former gasoline distribution area. The former gasoline station was located off Murphy Drive in what is now a parking lot for Building 812. Aerial photographs dating from 1947 through 1961 clearly show the gasoline station. An aerial photograph, taken in August of 1971, no longer shows the station at the site.

In order to determine any adverse environmental impacts from the former gasoline station, a Site Inspection (SI) was initiated in September of 1999. A total of five borings were completed at the site. Soil and groundwater samples were collected and analyzed for Volatile Organic Analysis (VOA) + 15 parameters, plus lead. The groundwater sample collected from boring # 5 contained the following Volatile Organic Compounds (VOCs) above the New Jersey Department of Environmental Protection (NJDEP) Groundwater Quality Criteria: benzene, total xylene, tetrachloroethylene (PCE), trichloroethylene (TCE), dichloroethene (DCE), vinyl chloride, and lead. Benzene was detected at a concentration of 12.0 µg/L, above the Groundwater Quality Criteria of 1.0 µg/L. Total xylenes were detected at a concentration of 92.0 µg/L, above the Groundwater Quality Criteria of 40.0 µg/L. PCE was detected at a concentration of 2.7 µg/L, above the Groundwater Quality Criteria of 1.0 µg/L. TCE was detected at a concentration of 5.0

µg/L, above the Groundwater Quality Criteria of 1.0 µg/L. DCE was detected at a concentration of 15,879.5 µg/L, above the Groundwater Quality Criteria of 10.0 µg/L. Vinyl chloride was detected at a concentration of 98.1 µg/L, above the Groundwater Quality Criteria of 5.0 µg/L. Lead was detected at a concentration of 160.2 µg/L, above the Groundwater Quality Criteria of 10.0 µg/L. Ethyl benzene and toluene were also detected; however, both compounds of concern were measured below the NJDEP Groundwater Quality Criteria. The soil sample collected from boring # 5 contained both PCE and DCE; however, both measurements were below the NJDEP Residential Direct Contact Soil Cleanup Criteria.

Commencing in December of 1999, an RI was initiated to further delineate compounds of concern. A total of 164 borings were completed. One aqueous sample and a minimum of one soil sample were collected from the interval just above the water table for each bore hole sampled. The soil column was visually inspected from the interval extending from the surface layer to the saturated zone. In addition, soils were screened in 4-foot increments utilizing a Flame Ionization Detector/ Photoionization Detector field reading instrument. Additional soil samples were collected based upon visual and field observations. Soil and groundwater samples were analyzed for VOA + 15 parameters, plus lead. Out of the 164 groundwater samples collected under the RI phase, eight samples contained VOCs above the New Jersey Groundwater Quality Criteria. Five of the boring locations are in close proximity to bore hole # 5 which continues to measure the highest VOC levels. Soil samples collected under the RI phase continue to show that all compounds of concern are below the NJDEP Residential Direct Contact Soil Cleanup Criteria.

In May of 2000, fourteen monitoring wells were installed to delineate the vertical and horizontal extent of the groundwater contaminant plume. Subsequently, consecutive quarterly rounds of groundwater samples have been collected for analysis. All aqueous samples were analyzed for VOA + 15 parameters, plus lead. At present, the extent of the contaminant plume has been delineated both vertically and horizontally within site soil and groundwater.

A remedial design that proposes injecting HRC into the aquifer to remediate the contaminant plume was approved by the NJDEP. The DPW injected HRC into the aquifer. A Classification Exception Area (CEA) for site groundwater was filed with the NJDEP but not approved. The CEA restricts the use of groundwater within a defined area until such time that contaminants of concern achieve compliance with the NJDEP Groundwater Quality Criteria. Remedial Action (RA) work activities were completed in June of 2001. Subsequent RA operation activities involve injecting additional HRC materials into shallow groundwater to further enhance contaminant degradation were performed from 2001 through 2005. Injection of RegenOx were performed in January, May and July of 2011 to further treat groundwater. Groundwater was monitored on a quarterly basis at eight groundwater monitoring wells.

A summary of the environmental remediation sites is provided in Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal (Enclosure 4).

4.2 Storage, Release, or Disposal of Hazardous Substances

Areas at the PAHC were used for storage of hazardous substances over the life of the facility. There was a Pathogenic Waste Incinerator (FTMM-13) used at former Building 1076

until 1992. The incinerator was dismantled in November 1993. Formerly there were laboratories and a pharmacy in Building 1075 at the PAHC.

FTMM-13: M-13 Pathogenic Waste Incinerator

The 1980 Installation Assessment (IA) report identified the M-13 site as a potential Area of Concern (AOC) on the MP. The pathogenic waste incinerator formerly located on the west side of former Building 1076 was constructed in 1975. Former Building 1076 is the former site of a boiler plant which provided heat and hot water for Patterson Army Community Hospital (Building 1075). The incinerator was an approximately 5 by 6 by 6-foot-high metal unit, which was propane fired. The incinerator was used to burn medical waste generated from the hospital. The unit was tested for compliance with NJDEP air standards and achieved compliance at a maximum charging rate of 57 pounds per hour in 1977. No state permit was required because the incinerator was operating before the 1977 revision to the Clean Air Act. In accordance with a written agreement with the NJDEP, the pathogenic waste incinerator was taken out of service in December 1992. A contract for off-site disposal of all generated medical waste was established prior to unit closure. Under the Preliminary Assessment (PA) phase, site reconnaissance work revealed no ash or debris in or around the incinerator unit. The incinerator was dismantled in November 1993. An NFA determination was approved by the NJDEP in 1994.

Laboratories and Pharmacy

According to a 1995 survey, by late 1994 the Chemistry Laboratory was using “dry chemistry” equipment. The PAHC Chemistry Laboratory used two Ektachem dry chemistry blood analyzers. The Microbiology Lab used two Vitek System Analyzers with plastic cards disposed as regulated medical waste. The Ames Clinitek 200 analyzer used multi-test sticks that discharged to a tray from which they were disposed of as regulated medical waste.

Other active laboratories in 1995 included Serology, Hematology, and Histology. By 1999, Microbiology, Histology, and Cytology laboratories had been closed, thus reducing hazardous waste generation. Active laboratories reported in 1999 included Chemistry, Serology, Urinalysis, Phlebotomy, Hematology, and the Blood Bank.

The Histology Laboratory was still using wet chemistry, but was scheduled for closing in early 1996. Ethanol, xylenes, and formalin were used in the Tissue Tek Vacuum infiltration processor. The Stainer model 172 analyzer was used to coat slides with various stainers and dyes, including ammonia and alcohol. By 1999, the Histology Laboratory was reported as closed.

The Radiology Clinic utilized a X-OMAT 48ORA film processing unit with a ARU silver recovery unit. The second X-OMAT unit used a X-Rite silver recovery unit. Approximately 10 gallons a week of effluent underwent reduction of the silver concentration before transfer to a 55-gallon drum. One effluent sample result was reported at 825 milligrams per liter (mg/L) of silver. Collection and sampling of effluent did not begin until June 1994. Safety Kleen was contracted for removal of the collected waste fixer.

Approximately 30 gallons of spent fixer was collected monthly and waste X-ray film was collected as needed. A new silver recovery unit was installed in 1996. The wash water from both recovery units was discharged untreated to the sanitary sewer system. Wash water was required to contain less than 0.2 mg/L of silver at the junction of the FTMM and the regional sewage authority system. Wash water sampling was conducted and DPW confirmed the silver limits were within the Publicly Owned Treatment Works restrictions. Radiology still operated the equipment in 2002, with the waste effluent collected and managed by DPW. The wash water was still discharged to the sanitary sewer.

An apparent incinerator smokestack was noted on the roof of PAHC (Building 1075) during the 2006 VSI. According to FTMM personnel, an incinerator was located on the third floor of Building 1075. It was only operated for trial burns, and was shut down in 1975, shortly after it was placed online. No evidence of an environmental release associated with this operation was identified as part of the ECP.

The release or disposal of any hazardous substances at the PAHC was remediated at the time of the release. A summary of the buildings or areas in which hazardous substance activities occurred is provided in Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal (Enclosure 4). The CERCLA 120(h)(3) Notice, Description, and Covenant at Enclosure 7 will be included in the lease.

4.3 Petroleum and Petroleum Products

4.3.1 Underground and Above-Ground Storage Tanks (UST/AST)

There were three USTs associated with former Building 1076 (UST-1076-160, UST-1076-161, and UST-1076-209), one UST associated with Building 1075 (UST-1075-206), and two ASTs associated with Building 1075 (AST-1075ER a & b). The USTs at Building 1076 held #2 fuel oil. The UST at Building 1075 held diesel fuel.

Current UST/AST Sites – There are two above-ground petroleum storage tanks on the Property, associated with Building 1075 (AST-1075ER a&b). The ASTs hold diesel fuel. There is no evidence of a petroleum release from these ASTs.

Former UST/AST Sites – All the USTs located on the PAHC parcel have been removed. All but one of the UST have received closure from the NJDEP. UST-1076-209 was placed at a location where an older leaking tank was removed and the contamination remediated. UST-1076-209 was a fiberglass replacement tank. The UST has been removed and the closure soil samples have tested ND (no contamination detected). A closure report has been prepared and submitted to NJDEP.

A summary of the UST/AST petroleum product activities is provided in Table 3 – Notification of Petroleum Products Storage, Release, or Disposal (Enclosure 5).

4.3.2 Non-UST/AST Storage, Release, or Disposal of Petroleum Products

There is no evidence that non-UST/AST petroleum products in excess of 55 gallons were stored for one year or more on the Property.

4.4 Polychlorinated Biphenyls (PCB)

There is no evidence that PCB-containing equipment is located or was previously located on the Property.

4.5 Asbestos

There is asbestos containing material (ACM) in the following buildings: Building 1075. The ACM includes floor tile, wallboard, pipe fittings, pipe insulation and transit panel board. Four phases of asbestos surveys were completed for FTMM. The majority of surveys took place from 1989 to 1992 and from 1997 to 2002. Building 1075 was surveyed by Tetra Tech and Roy F. Weston in 1989. Table 4-1 shows the asbestos survey status of Building 1075. Survey results are provided in Enclosure 6.

**Table 4-1
Fort Monmouth, Main Post PAHC Asbestos Survey Status**

Building	Construction	Year Built	Facility Type	Description	Square Footage	Asbestos Survey	Comments
1075	Permanent	1961	Building	Health Clinic/Dental Clinic/Med Warehouse	117,657	W1, T	

Any remaining friable asbestos that has not been removed or encapsulated will not present an unacceptable risk to human health because the only remaining friable asbestos is located in the pipe insulation that is in the crawl space of Building 1075. The lessee has agreed to lease the property “as is” and to undertake all asbestos abatement or remediation that may be required under applicable law or regulation. The deed will include an asbestos warning and covenant.

4.6 Lead-Based Paint (LBP)

Most facilities and buildings at FTMM were constructed before the DoD ban on the use of lead based paint (LBP) in 1978 and are likely to contain one or more coats of such paint. In addition, some facilities constructed immediately after the ban may also contain LBP, because inventories of such paints that were in the supply network were likely to have been used up at these facilities.

The first LBP Risk Assessment was conducted in 1996. Residential buildings were assessed. Residential structures are not part of the PAHC lease.

No LBP survey work has been conducted at the non-residential buildings. Based on the age of the facility it is assumed that Building 1075 contains some LBP. The Property was not used for residential purposes and the lessee does not intend to use the Property for residential purposes in the future. The lease will include a lead-based paint warning and covenant (Enclosure 7).

4.7 Radiological Materials

Building 1075 was used for medical-related radiological activities. Diagnostic X-ray systems reported at PAHC (Building 1075) during a May 1972 Radiation Protection Survey included: 1) Chest X-ray Room – Radiographic Unit; 2) X-ray Room 1 – Radiographic fluoroscopic unit with image intensifier; 3) X-ray room, Physical Examination Center – Photofluorographic unit; 4) Room E Dental Clinic. A 1983 report identified similar units in the following areas: 1) Chest X-ray Room, Radiographic unit; 2) Head X-ray Room, Radiographic unit; 3) Room 1 – Radiographic Fluoroscopic unit; 4) Room 2 – Radiographic Fluoroscopic unit; 5) Two Mobile Radiographic units. Equipment surveyed in the Radiology Department in November 1994 included:

- Triple phase fluoroscopic unit with a maximum tube potential of 125 kilovolt peak (kVp) and maximum fluoroscopic tube current of 2.5 milliamperes (mA) (Room 1A26).
- Triple phase radiographic unit with a maximum tube potential of 150 kVp and maximum tube current of 320 mA (Room 1A26).
- Triple phase radiographic/tomographic unit with a maximum tube potential of 150 kVp and maximum tube current of 400 mA (Room 1A17).
- Triple phase fluoroscopic unit with a maximum tube potential of 120 kVp and maximum tube current of 2.1 mA (Room 1A17).
- Single phase dedicated chest radiographic unit with a maximum tube potential of 125 kVp and maximum tube current of 600 mA (Room 1A36).
- Two mobile radiographic systems with maximum tube potential of 125 kVp and maximum tube current-time of 200 mA (portable equipment).

The only radioactive isotope used in the In-Vitro clinic was iodine-125. Due to the small weekly volume of in-vitro tests performed, all tests were batch run each Wednesday. Health and Safety monitoring for iodine-125 contamination was reportedly done at the end of the workday. The 1983 Radiation Protection Survey reported that waste disposal procedures consisted of flushing all liquids down a designated sink. Bottles, flasks, and similar items were flushed with large amounts of cold water and monitored for residual contamination. Clean items had all their radioactive labels defaced and were disposed of as normal laboratory waste. Items with residual contamination would be rewashed until clean. The report concluded that there were no health hazards associated with ionizing radiation, and that the program was conducted in accordance with existing directives for radiation protection.

The February 2008 Final Radiological Scoping Survey Plan, Fort Monmouth, New Jersey identified Building 1075 as a Non-Impacted Area and therefore does not require a radiological survey, based on the historical use of the building. There is no evidence of any release of radiological materials at these buildings. All radiological materials present in building 1075, if any, were removed when the PAHC was closed.

4.8 Radon

Radon surveys were conducted in 1991 by the Directorate of Engineering and Housing's Environmental Office as part of the Army's Radon Reduction Program. The survey was conducted for all of FTMM. Radon detectors were deployed in all structures designated as priority one buildings (daycare centers, hospitals, schools and living areas). The radon levels measured in all detectors were less than 4 picoCuries per liter (pCi/L). Based on the USEPA criteria for radon 4 pCi/L, radon levels at FTMM do not pose a health risk and no further action (NFA) was deemed required for radon.

4.9 Munitions and Explosives of Concern (MEC)

Based on a review of existing records and available information, there is no evidence that Munitions and Explosives of Concern (MEC) are present on the property. A Historic Records Review (HRR) conducted in 2006 did not find any record of range or other activities that would result in MEC or explosives contamination at or around the PAHC. The site was not used for other purposes prior to the Army acquiring the property and has only been used as a hospital/health clinic by the Army.

The term "MEC" means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. §101(e)(5); (B) discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

4.10 Other Property Conditions

There are no other hazardous conditions on the PAHC Property that present an unacceptable risk to human health and the environment.

5. ADJACENT PROPERTY CONDITIONS

The following other potentially hazardous conditions exist on adjacent property: historically, adjacent industrial properties have impacted the surface water quality of FTMM. FTMM-64, Building 812 as discussed above was previously the location of the gasoline service station and groundwater contamination is associated with site FTMM-64 that may have impacted the groundwater at the PAHC parcel.

The presence of these hazards on adjacent property does not present an unacceptable risk to human health and the environment because of the proximity of the sites and limited extent of groundwater contamination at the site.

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

The following environmental agreement is applicable to Fort Monmouth generally: Voluntary Cleanup Agreement among New Jersey Department of Environmental Protection, U.S. Department of the Army, U.S. Department of the Navy, U.S. Department of the Air Force, and U.S. Defense Logistics Agency, dated August 30, 2000. However, the Voluntary Cleanup Agreement does not require any remedial action on the PAHC Property. The lease will include a provision reserving the

Army's right to conduct remediation activities under the Voluntary Cleanup Agreement if necessary in the future (Enclosure 7).

7. REGULATORY/PUBLIC COORDINATION

The U.S. EPA Region 2, the NJDEP, and the public were notified of the initiation of this FOSL. Regulatory/public comments received during the public comment period will be reviewed and incorporated, as appropriate. A copy of the regulatory/public comments and the Army Response will be included at Enclosure 9.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the lease of the property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis are documented in the Final Environmental Assessment of the Implementation of the Base Realignment and Closure at Fort Monmouth, New Jersey, March 2009. The EA concluded that the proposed action would have no significant adverse direct, indirect or cumulative effects on the quality of the natural or human environment. There were no encumbrances or condition identified in the NEPA analysis as necessary to protect human health or the environment.

9. FINDING OF SUITABILITY TO LEASE

Based on the above information, I conclude that the PAHC parcel is suitable for lease for the intended use as a clinic, the use contemplated for the lease are consistent with the protection of human health and the environment, and there is adequate assurances that the United States will take any additional remedial action found to be necessary that has not been taken on the date of the lease. In addition, all Department of Defense requirements to reach a finding of suitability to lease have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions that shall be included in the lease for the property. The lease will also include the CERCLA Section 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions. Finally, the hazardous substance notification (Table 2) shall be included in the lease as required under CERCLA Section 120(h) and DOD Guidance.

Mr. James E. Briggs
Acting Chief, Consolidated Branch
BRAC Division

Date

9 Enclosures

Encl 1 -- Site Map of Property

Encl 2 -- Environmental Documentation

Encl 3 -- Table 1 -- Description of Property

Encl 4 -- Table 2 -- Notification of Hazardous Substance Storage, Release, or Disposal

Encl 5 -- Table 3 -- Notification of Petroleum Product Storage, Release, or Disposal

Encl 6 -- Results Asbestos Survey at PAHC

Encl 7 -- CERCLA Notice and Access Provisions

Encl 8 -- Environmental Protection Provisions

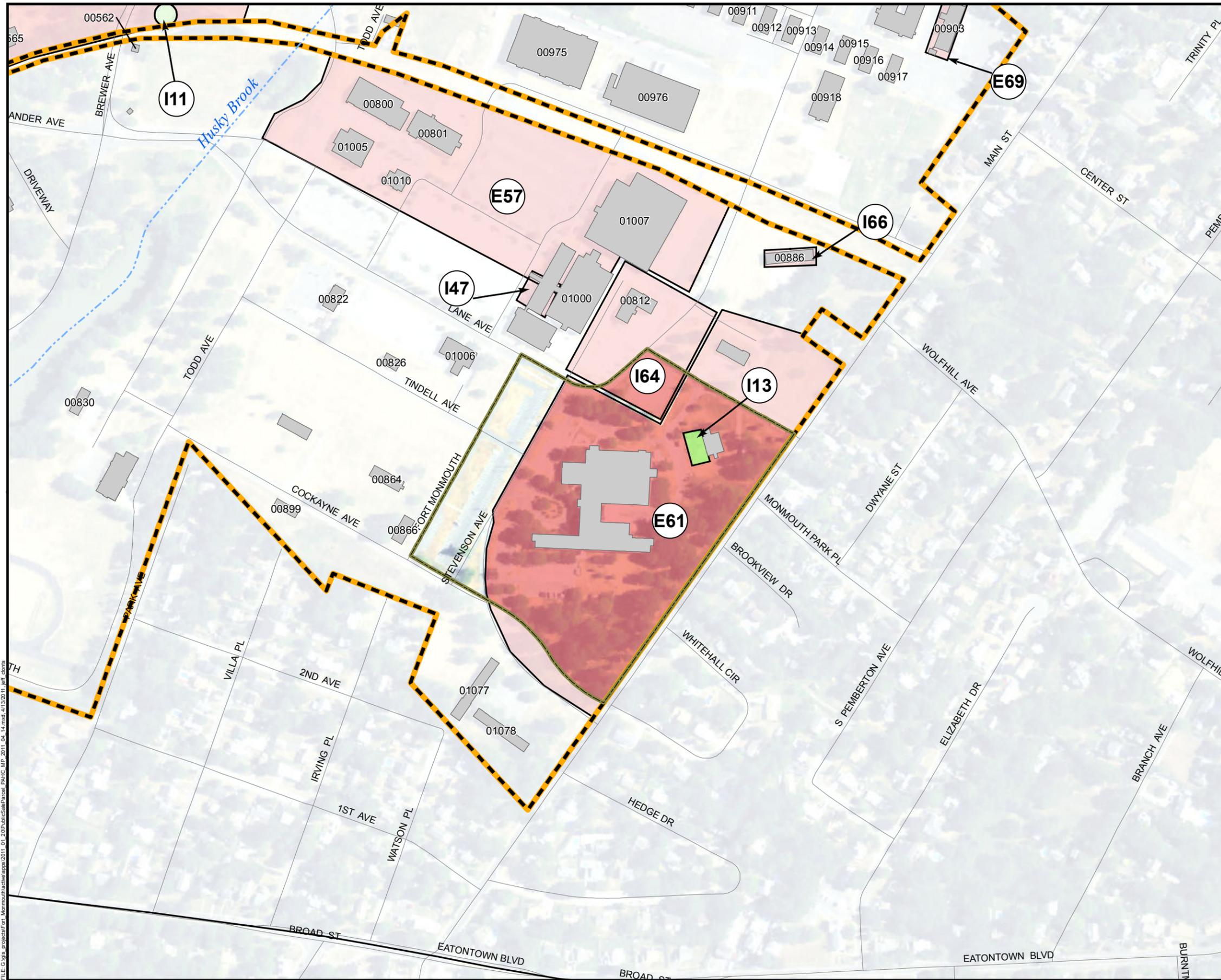
Encl 9 -- Regulatory/public comment and Army responses

DRAFT

ENCLOSURE 1

Site Map of Property

DRAFT



PUBLIC SALE / LEASE PARCEL NO. 5 PATTERSON ARMY HEALTH CLINIC

Legend

- River/Stream
 - Railroad
 - Installation Boundary
 - Patterson Army Health Clinic Parcel Boundary
 - Highway
 - Roads
 - Buildings
- AOC Status**
- Active
 - NFA Under Review/Expected/Pending
 - Unrestricted NFA

Source: Ft. Monmouth / 2010



**FORT MONMOUTH ECONOMIC
REVITALIZATION AUTHORITY**

**PUBLIC SALE / LEASE PARCELS
FORT MONMOUTH
MONMOUTH COUNTY, NJ**



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ENCLOSURE 2

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ENCLOSURE 3

TABLE 1 – DESCRIPTION OF PROPERTY

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
Building 1075 and surrounding landscaped area.	61(7)HS/HR(P)/PS/PR	7	BEE in preparation. Additional soil sampling for SVOCs to be performed
A portion of parcel 55. This is part of a parking lot across Stevenson Avenue from the clinic.	55(2)HS/HR/PS/PR	2	None
A portion of parcel 56. This is part of a parking lot across Stevenson Avenue from the clinic.	56(4)HS/HR/PS/PR	4	None
Building 1074	62(4)HR	4	None
A portion of parcel 64 the landscaped area across Murray Drive from Building 812.	64(5)HR/PS/PR	5	Parcel was former location of gasoline station with groundwater contamination. The site has been studied and remedial action is underway. HRC was injected into the groundwater to degrade the contaminant plume from 2001 through 2005 and RegenOx was injected in 2011.

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.

Category 5: Areas where a release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are underway but all required remedial actions have not yet taken place.

Category 6: Areas where a release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.

Category 7: Areas that are not evaluated or require additional evaluation.

ENCLOSURE 4

TABLE 2 – NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE, RELEASE OR DISPOSAL

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
Former Building 1076	Pathogenic Waste	Pathogenic Waste Incinerator	Incinerator dismantled, no residual ash or residue detected.
Building 1075	Laboratories and pharmacy	Laboratory waste	Site has been investigated. Investigation ongoing. BEE submitted.

* 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. §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.

ENCLOSURE 5

TABLE 3 – NOTIFICATION OF PETROLEUM PRODUCT STORAGE, RELEASE, OR DISPOSAL

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
Building 1075	Diesel fuel	Emergency generator day tanks.	None
Building 812	Gasoline	Former tanks at building 812 were used for dispensing of gasoline. Tanks were removed and leaks confirmed. It should be noted that only the edge of the groundwater plume existed on the property to be leased.	The tanks at Building 812 were removed and a soil and groundwater remediation was undertaken. Groundwater is still being treated via Monitored Natural Attenuation (and occasionally injection of reactants – currently no active treatment is being performed). The area under the property to be leased is approaching cleanup criteria.

ENCLOSURE 6

**ASBESTOS CONTAINING MATERIAL
RESULTS FROM TETRA TECH ACM SURVEY 1989**

DRAFT

Building 1075 Sampling Information

Building Number

Building Description

Sq Ft

Building Contact

Phone Number

Sample Date

Sample ID

Sample Results

Sample Location

1st floor, lobby 1A89, northeast, below ceiling. Floor tile. Yellow, other, floor tile.

Miscellaneous Note

1st floor, lobby 1A89, below ceiling.

*See files for removal info. Removed asb valves Rm 2C32, 3B12 and insulation from 2A26,3B20,3B23,2B20,2B23. Removed pipe insulation in first floor bathrooms, sterilization rm, xray rm, 1B30,1B31.

[Sample Summary](#)

[Previous Screen](#)

Building 1075 Sampling Information

Building Number

Building Description

Sq Ft

Building Contact

Phone Number

Sample Date

Sample ID

Sample Results

Sample Location

Sample Summary by Building for Positive Results

Building Number 1075

Floor Basement

SampleID AZ204

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	Basement, east, below ceiling. Floor tile. Tan, other, floor tile.	7 %	Category 1 Nonfriable ACM	Good	1200	Surface Area		11/13/1989

SampleID AZ211

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	Basement, Room 2, north, below ceiling. Floor tile. White, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	480	Surface Area		11/13/1989

SampleID AZ212

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	Basement, Room 2, south, below ceiling. Floor tile. White, other, floor tile.	4 %	Category 1 Nonfriable ACM	Good	480	Surface Area		11/13/1989

SampleID AZ220

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	Basement, Room 16, southwest, below ceiling. Floor tile. Tan, other, floor tile.	3 %	Category 1 Nonfriable ACM	Good	130	Surface Area		11/13/1989

SampleID AZ221

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
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Floor Tile	Basement, Room 14, south, below ceiling. Floor tile. Tan, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	160	Surface Area	11/13/1989
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SampleID *AZ222*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	Basement, Room 14N, northwest, below ceiling. Floor tile. Tan, other, floor tile.	1 %	Category 1 Nonfriable ACM	Good	160	Surface Area		11/13/1989

SampleID *AZ253*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Wallboard	Basement, Room 16, west, below ceiling. Acoustical wall tile. Green, other, wallboard, vertical.	30%	RACM	Good	1760	Surface Area		11/13/1989

SampleID *AZ254*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Wallboard	Basement, Room 14, west, below ceiling. Acoustical wall tile. Green, other, wallboard, vertical.	35%	RACM	Good	880	Surface Area		11/13/1989

SampleID *AZ255*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Wallboard	Basement, Room 14, north, below ceiling. Acoustical wall tile. Green, other, wallboard, vertical.	35%	RACM	Good	880	Surface Area		11/13/1989

SampleID *AZ481*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
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Transite Panelboard	Basement, Room 14, northwest. Transite panel board. Gray, other, ceiling tile, horizontal.	30%	Category 2 Nonfriable ACM	Good	3200	Surface Area	11/13/1989
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SampleID *AZ482*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Transite Panelboard	Basement, Room 14, southwest, Transite panel board. Gray, other, ceiling tile, horizontal.	35%	Category 2 Nonfriable ACM	Good	3200	Surface Area		11/13/1989

SampleID *AZ486*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
<4" Pipe Run	Crawlspace, southwest, below ceiling. <4" pipe run. Gray, heating hot water, pipe run, horizontal.	10%	RACM	Good	1125	Linear Feet		11/13/1989

SampleID *AZ487*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
<4" Pipe Fitting	Crawlspace, southwest, below ceiling. <4" pipe fitting. Gray, heating hot water, fitting, horizontal.	30%	RACM	Good	125	Linear Feet		11/13/1989

SampleID *AZ488*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
<4" Pipe Run	Crawlspace, southwest, below ceiling. <4" pipe run. Gray, heating hot water, pipe run, horizontal.	35%	RACM	Good	1125	Linear Feet		11/13/1989

SampleID *AZ489*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
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<4" Pipe Fitting	Crawlspace, southwest, below ceiling. <4" pipe fitting. Gray, heating hot water, fitting, horizontal.	35%	RACM	Good	125 Linear Feet	11/13/1989
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SampleID *AZ490*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Run	Crawlspace, southwest, below ceiling. 4-8" pipe run. Gray, chilled water, pipe run, horizontal.	30%	RACM	Good	580 Linear Feet		11/13/1989

SampleID *AZ491*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Fitting	Crawlspace, southwest, below ceiling. 4-8" pipe fitting. Gray, chilled water, fitting, horizontal.	15%	RACM	Good	71 Linear Feet		11/13/1989

SampleID *AZ496*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Fitting	Crawlspace, southwest, below ceiling. 4-8" pipe fitting. Tan, steam, fitting, vertical.	10%	RACM	Good	71 Linear Feet		11/13/1989

SampleID *AZ497*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Fitting	Crawlspace, southwest, below ceiling. 4-8" pipe fitting. Tan, steam, fitting, vertical.	15%	RACM	Good	71 Linear Feet		11/13/1989

SampleID *AZ498*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Fitting	Crawlspace, southwest, below ceiling. 4-8" pipe fitting. Tan, steam, fitting, vertical.	40%	RACM	Good	71 Linear Feet		11/13/1989

SampleID *AZ500*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Pipe Insulation	Mechanical Room	25%	RACM	Good	100	Linear Feet	F1075-1	12/14/1989

SampleID *AZ502*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Pipe Insulation	Mechanical Room	25%	RACM	Good	100	Linear Feet	F1075-1	12/14/1989

SampleID *AZ529*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Pipe Insulation	Mechanical Room	15%	RACM	Good	100	Linear Feet	F1075-1	12/14/1989

SampleID *AZ536*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Air Handling Insulation	Mechanical Room, center, west side	45%	RACM	Good	1000	Surface Area	F1075-1	12/14/1989

SampleID *AZ537*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Air Handling Insulation	Mechanical Room, center, west side	55%	RACM	Good	1000	Surface Area	F1075-1	12/14/1989

SampleID *AZ538*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Air Handling Insulation	Mechanical Room, center, west side	45%	RACM	Good	1000	Surface Area	F1075-1	12/14/1989

Floor First

SampleID *AZ203*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	1st floor hallway, 1A50, northwest, below ceiling. Floor tile. Tan, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	6630	Surface Area		11/13/1989

SampleID *AZ206*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A21, north, below ceiling. Floor tile. Green, other, floor tile.	15%	Category 1 Nonfriable ACM	Good	210	Surface Area		11/13/1989

SampleID *AZ207*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A26, north, below ceiling. Floor tile. Green, other, floor tile.	12%	Category 1 Nonfriable ACM	Good	210	Surface Area		11/13/1989

SampleID *AZ208*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	1st floor, Café 1B30, south, below ceiling. Floor tile. White, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	820	Surface Area		11/13/1989

SampleID *AZ209*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1B28, east, below ceiling. Floor tile. White, other, floor tile.	4 %	Category 1 Nonfriable ACM	Good	820	Surface Area		11/13/1989

SampleID *AZ210*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
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Floor Tile 1st floor, Room 1A13, north, below ceiling. 5 % Category 1 Nonfriable ACM Good 820 Surface Area 11/13/1989
 Floor tile. White, other, floor tile.

SampleID *AZ218*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Womens room 1A5, south, below ceiling. Floor tile. Tan, other, floor tile.	7 %	Category 1 Nonfriable ACM	Good	40 Surface Area		11/13/1989

SampleID *AZ219*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1B22, northeast, below ceiling. Floor tile. Tan, other, floor tile.	7 %	Category 1 Nonfriable ACM	Good	100 Surface Area		11/13/1989

SampleID *AZ223*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A06, north, below ceiling. Floor tile. Tan, other, floor tile.	3 %	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ224*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, hallway 1A076, north, below ceiling. Floor tile. Tan, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ225*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A027, northeast, below ceiling. Floor tile. Tan, other, floor tile.	10%	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ226*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, hallway 1A078, east, below ceiling. Floor tile. Tan, other, floor tile.	3 %	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ227*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A0159, southeast, below ceiling. Floor tile. Tan, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ228*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A0121, south, below ceiling. Floor tile. Tan, other, floor tile.	10%	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ229*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Emergency room 1A0142, southwest, below ceiling. Floor tile. Tan, other, floor tile.	7 %	Category 1 Nonfriable ACM	Good	320 Surface Area		11/13/1989

SampleID *AZ230*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A25, west, below ceiling. Floor tile. Blue, other, floor tile.	10%	Category 1 Nonfriable ACM	Good	200 Surface Area		11/13/1989

SampleID *AZ231*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
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Floor Tile 1st floor, Room 1A121, south, below ceiling. 10% Category 1 Nonfriable ACM Good 250 Surface Area 11/13/1989
 Floor tile. Blue, other, floor tile.

SampleID *AZ232*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	1st floor, Room 1A115, northeast, below ceiling. Floor tile. Blue, other, floor tile.	10%	Category 1 Nonfriable ACM	Good	120	Surface Area		11/13/1989

SampleID *AZ518*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
4"-8" Pipe Run	Boiler rm, SW, below ceiling. 4-8" pipe run.	10%	RACM	Good	1065	Linear Feet		12/13/1989

SampleID *AZ519*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
<4" Pipe Run	Boiler rm, SW, below ceiling. <4" pipe run.	5 %	RACM	Good	460	Linear Feet	F1075-1	12/13/1989

SampleID *AZ520*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
4"-8" Pipe Run	Boiler Room., SW, below ceiling. 4-8" pipe run.	2 %	RACM	Good	1065	Linear Feet		12/13/1989

SampleID *AZ521*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
4"-8" Pipe Run	Boiler room, SW, below ceiling. 4-8" pipe run.	25%	RACM	Good	1065	Linear Feet	F1075-1	12/13/1989

SampleID *AZ523*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
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4"-8" Pipe Fitting Boiler room, SW, below ceiling. 4-8" pipe fitting. 30% RACM Good 45 Linear Feet F1075-1 12/13/1989

SampleID *AZ525*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Fitting	Boiler rm, SW, below ceiling. 4-8" pipe fitting.	40%	RACM	Good	45 Linear Feet	F1075-1	12/13/1989

SampleID *AZ526*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
4"-8" Pipe Fitting	Boiler room, SW, below ceiling. 4-8" pipe fitting.	25%	RACM	Good	45 Linear Feet	F1075-1	12/13/1989

SampleID *AZ534*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
9-14" Pipe fitting	Boiler room, N, bel. Ceil. 9-14" pipe fitting.	35%	RACM	Good	7 Linear Feet	F1075-1	12/13/1989

Floor Second

SampleID *AZ200*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	2nd floor hallway 2C34, west, below ceiling. Floor tile. Tan, other, floor tile.	3 %	Category 1 Nonfriable ACM	Good	2190 Surface Area		11/13/1989

SampleID *AZ201*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount Unit	GraphicID	Sample Date
Floor Tile	2nd floor, Lobby 2A3, north, below ceiling. Floor tile. Tan, other, floor tile.	7 %	Category 1 Nonfriable ACM	Good	2190 Surface Area		11/13/1989

SampleID *AZ202*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	2nd floor, Room 2B27, northeast, below ceiling. Floor tile. Tan, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	2190	Surface Area		11/13/1989

Floor Third

SampleID *AZ198*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	3rd floor, Room 3B27, east, below ceiling. Floor tile. Tan, other, floor tile.	6 %	Category 1 Nonfriable ACM	Good	2430	Surface Area		11/13/1989

SampleID *AZ199*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	3rd floor, Room 3A3, below ceiling. Floor tile. Tan, other, floor tile.	5 %	Category 1 Nonfriable ACM	Good	2430	Surface Area		11/13/1989

SampleID *AZ205*

Asbestos Product	Location of Sample	Percent Asbestos	Category of Asbestos	Condition	Amount	Unit	GraphicID	Sample Date
Floor Tile	3rd floor, 3A5 corridor, north, below ceiling. Floor tile. Green, other, floor tile.	7 %	Category 1 Nonfriable ACM	Good	50	Surface Area		11/13/1989

Summary of Negative Samples By Building

BuildingNumber **1075**

SampleID AZ213

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, lobby 1A89, northeast, below ceiling. Floor tile. Yellow, other, floor tile.	1st floor, lobby 1A89, below ceiling. *See files for removal info. Removed asb valves Rm 2C32, 3B12 and insulation from 2A26,3B20,3B23,2B20,2B23. Removed pipe insulation in first floor bathrooms, sterilization rm, xray rm, 1B30,1B31.	11/13/1989

SampleID AZ214

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Nurse station, southeast, below ceiling. Floor tile. Yellow, other, floor tile.	1st floor, Nurse station, southeast, below ceiling.	11/13/1989

SampleID AZ215

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A94, west, below ceiling. Floor tile. Yellow, other, floor tile.	1st floor, Room 1A94, west, below ceiling.	11/13/1989

SampleID AZ216

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A107, northeast, below ceiling. Floor tile. Yellow, other, floor tile.	1st floor, Room 1A107, northeast, below ceiling.	11/13/1989

SampleID AZ217

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, hallway 1A98, west, below ceiling. Floor tile. Yellow, other, floor tile.	1st floor, hallway 1A98, west, below ceiling.	11/13/1989

SampleID AZ233

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A122, east, below ceiling. Floor tile. Green, other, floor tile.	1st floor, Room 1A122, below ceiling.	11/13/1989

SampleID AZ234

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A0141, below ceiling. Floor tile. Green, other, floor tile.	1st floor, Room 1A0141, below ceiling.	11/13/1989

SampleID AZ235

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A10141, below ceiling. Floor tile. Green, other, floor tile.	1st floor, Room 1A0141, below ceiling.	11/13/1989

SampleID AZ236

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3A1, south, below ceiling. Other material. White, other, wallboard, vertical.	3rd floor, Room 3A1, south, below ceiling.	11/13/1989

SampleID AZ237

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, hallway 3A3, west, below ceiling. Other material. White, other, wallboard, vertical.	3rd floor, hallway 3A3, west, below ceiling.	11/13/1989

SampleID AZ238

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor hallway, northeast, below ceiling. Other material. White, other, wallboard, vertical.	2nd floor hallway, northeast, below ceiling.	11/13/1989

SampleID AZ239

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, hallway 2A13, west, below ceiling. Other material. White, other, wallboard, vertical.	2nd floor, hallway 2A13, west, below ceiling.	11/13/1989

SampleID AZ240

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor hallway 1C18, west, below ceiling. Other material. White, other, wallboard, vertical.	1st floor hallway 1C18, west, below ceiling.	11/13/1989

SampleID AZ241

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Basement East 15, east, below ceiling. Other material. White, other, wallboard, vertical.	Basement East 15, east, below ceiling.	11/13/1989

SampleID AZ242

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Basement Room 11, southwest, below ceiling. Other material. White, other, wallboard, vertical.	Basement Room 11, southwest, below ceiling.	11/13/1989

SampleID AZ243

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor 3B2, below ceiling. Other material. White, other, wallboard, vertical.	3rd floor 3B2, below ceiling.	11/13/1989

SampleID AZ244

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3B25, south, below ceiling. Other material. White, other, wallboard, vertical.	3rd floor, Room 3B25, south, below ceiling.	11/13/1989

SampleID AZ245

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor staircase, west, below ceiling. Other material. White, other, wallboard, vertical.	2nd floor staircase, west, below ceiling.	11/13/1989

SampleID AZ246

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2C5, west, below ceiling. Other material. White, other, wallboard, vertical.	2nd floor, Room 2C5, west, below ceiling.	11/13/1989

SampleID AZ247

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A85, north, below ceiling. Other material. White, other, wallboard, vertical	1st floor, Room 1A85, north, below ceiling.	11/13/1989

SampleID AZ248

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1B47, east, below ceiling. Other material. White, other, wallboard, vertical.	1st floor, Room 1B47, east, below ceiling.	11/13/1989

SampleID AZ249

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Basement staircase, center, below ceiling. Other material. White, other, wallboard, vertical.	Basement staircase, center, below ceiling.	11/13/1989

SampleID AZ250

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1B1, south, below ceiling. Acoustical wall tile. White, other, acoustical tile, vertical.	1st floor, Room 1B1, south, southwest, below ceiling.	11/13/1989

SampleID AZ251

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1B1, north, below ceiling. Acoustical wall tile. White, other, acoustical tile, vertical.	1st floor, Room 1B1, north, below ceiling.	11/13/1989

SampleID AZ252

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1B1, southeast, below ceiling. Acoustical wall tile. White, other, acoustical tile, vertical.	1st floor, Room 1B1, southeast, below ceiling.	11/13/1989

SampleID AZ256

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A12, west, below ceiling. Acoustical wall tile. White, other, acoustical tile, vertical.	1st floor, Room 1A12, west, below ceiling.	11/13/1989

SampleID AZ257

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A12, north, below ceiling. Acoustical wall tile. White, other, acoustical tile, vertical.	1st floor, Room 1A12, north, below ceiling.	11/13/1989

SampleID AZ258

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A12, south, below ceiling. Acoustical wall tile. White, other, acoustical tile, vertical.	1st floor, Room 1A12, south, below ceiling.	11/13/1989

SampleID AZ259

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2B27, southeast. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 2B27, southeast.	11/13/1989

SampleID AZ260

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2B27, southeast. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 2B27, southeast.	11/13/1989

SampleID AZ261

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3B26, southeast. Ceiling tile. White, other, ceiling tile, horizontal.	3rd floor, Room 3B26, southeast.	11/13/1989

SampleID AZ262

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3B27, southeast. Ceiling tile. White, other, ceiling tile, horizontal.	3rd floor, Room 3B27, southeast.	11/13/1989

SampleID AZ263

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3C26, southwest. Ceiling tile. White, other, ceiling tile, horizontal.	3rd floor, Room 3C26, southwest.	11/13/1989

SampleID AZ451

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1C22, west. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1C22, west.	11/13/1989

SampleID AZ452

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3B27, east. Ceiling tile. White, other, ceiling tile, horizontal.	3rd floor, Room 3B27, east.	11/13/1989

SampleID AZ453

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3B25, south. Ceiling tile. White, other, ceiling tile, horizontal.	3rd floor, Room 3B25, south.	11/13/1989

SampleID AZ454

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 3B27, southeast. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 3B27, southeast.	11/13/1989

SampleID AZ455

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 3B25, north. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 3B25, north.	11/13/1989

SampleID AZ456

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2C5, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 2C5, northwest.	11/13/1989

SampleID AZ457

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2B7, north. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 2B7, north.	11/13/1989

SampleID AZ458

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1C15, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1C15, northwest.	11/13/1989

SampleID AZ459

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1C14, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1C14, northwest.	11/13/1989

SampleID AZ460

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1C13, north. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1C13, north.	11/13/1989

SampleID AZ461

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	3rd floor, Room 3B1, south. Ceiling tile. White, other, ceiling tile, horizontal.	3rd floor, Room 3B1, south.	11/13/1989

SampleID AZ462

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2B1, south. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 2B1, south.	11/13/1989

SampleID *AZ463*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	2nd floor, Room 2B1, south. Ceiling tile. White, other, ceiling tile, horizontal.	2nd floor, Room 2B1, south.	11/13/1989

SampleID *AZ464*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A1, south. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A1, south.	11/13/1989

SampleID *AZ465*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1B6, east. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1B6, east.	11/13/1989

SampleID *AZ466*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A50, west. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A50, west.	11/13/1989

SampleID *AZ467*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A50, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A50, northwest.	11/13/1989

SampleID AZ468

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A35, north. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A35, north.	11/13/1989

SampleID AZ469

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A39, west. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A39, west.	11/13/1989

SampleID AZ470

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A86, north. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A86, north.	11/13/1989

SampleID AZ471

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A81, north. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A81, north.	11/13/1989

SampleID AZ472

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A021, north. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A021, north.	11/13/1989

SampleID AZ473

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A077, northeast. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A077, northeast.	11/13/1989

SampleID AZ474

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A0157, northeast. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A0157, northeast.	11/13/1989

SampleID AZ475

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A36 West, north. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A36 West, north.	11/13/1989

SampleID AZ476

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A36 South, south. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A36 South, south.	11/13/1989

SampleID AZ477

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A36 North, center. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A36 North, center.	11/13/1989

SampleID *AZ478*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 118, southwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 118, southwest.	11/13/1989

SampleID *AZ479*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A97, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A97, northwest.	11/13/1989

SampleID *AZ480*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A96, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A96, northwest.	11/13/1989

SampleID *AZ484*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A97, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A97, northwest.	11/13/1989

SampleID *AZ485*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	1st floor, Room 1A103, northwest. Ceiling tile. White, other, ceiling tile, horizontal.	1st floor, Room 1A103, northwest.	11/13/1989

SampleID AZ492

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Crawlspace, southwest, below ceiling. 4-8" pipe run. Black, chilled water, pipe run, horizontal.	Crawlspace, southwest, below ceiling.	11/13/1989

SampleID AZ493

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Crawlspace, southwest, below ceiling. 4-8" pipe fitting. Black, chilled water, fitting, horizontal.	Crawlspace, southwest, below ceiling.	11/13/1989

SampleID AZ494

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Crawlspace, southwest, below ceiling. 4-8" pipe run. Black, chilled water, pipe run, horizontal.	Crawlspace, southwest, below ceiling.	11/13/1989

SampleID AZ495

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Crawlspace, southwest, below ceiling. 4-8" pipe run. Tan, steam, pipe run, horizontal.	Crawlspace, southwest, below ceiling.	11/13/1989

SampleID AZ499

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Crawlspace, southwest, below ceiling. Duplicate sample. Gray, heating hot water, fitting, vertical.	Crawlspace, southwest, below ceiling.	11/13/1989

SampleID AZ504

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Mechanical Room		12/14/1989

SampleID AZ516

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Boiler rm., SW, below ceiling. 4-8" pipe run.	white, stm, pipe run, horiz.	12/13/1989

SampleID AZ517

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Boiler rm, SW, below ceiling. 4-8" pipe fitting.	white, stm, fitting, horiz.	12/13/1989

SampleID AZ522

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Boiler room, SW, below ceiling. 4-8" pipe fitting.	Black, chw, fitting, vert.	12/13/1989

SampleID AZ524

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Boiler rm., SW, below ceiling. 4-8" pipe fitting.	black, chw, vert.	12/13/1989

SampleID AZ530

Result	Location of Sample	Miscellaneous Notes	Sample Date
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Negative Boiler rm, N, below ceil. 4-8" pipe run. black, chw, pipe insul. Horiz. 12/13/1989

SampleID AZ531

Result	Location of Sample	Miscellaneous Notes	Sample Date
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Negative Boiler rm, N, below ceiling. 4-8" pipe run. Black, chw, pipe insul. , horiz. 12/13/1989

SampleID AZ532

Result	Location of Sample	Miscellaneous Notes	Sample Date
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Negative Boiler rm, N, bel. Ceil. duplicate sample. White, chw, pipe insul., horiz. 12/13/1989

SampleID az533

Result	Location of Sample	Miscellaneous Notes	Sample Date
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Negative Boiler rm, N, bel. Ceil. 4-8" pipe fitting. WHITE, STM, VERT. 12/13/1989

SampleID AZ540

Result	Location of Sample	Miscellaneous Notes	Sample Date
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Negative Boiler rm. East, Bel. Ceil. Boilers/Tanks White, stm, tank insul., horiz 12/13/1989

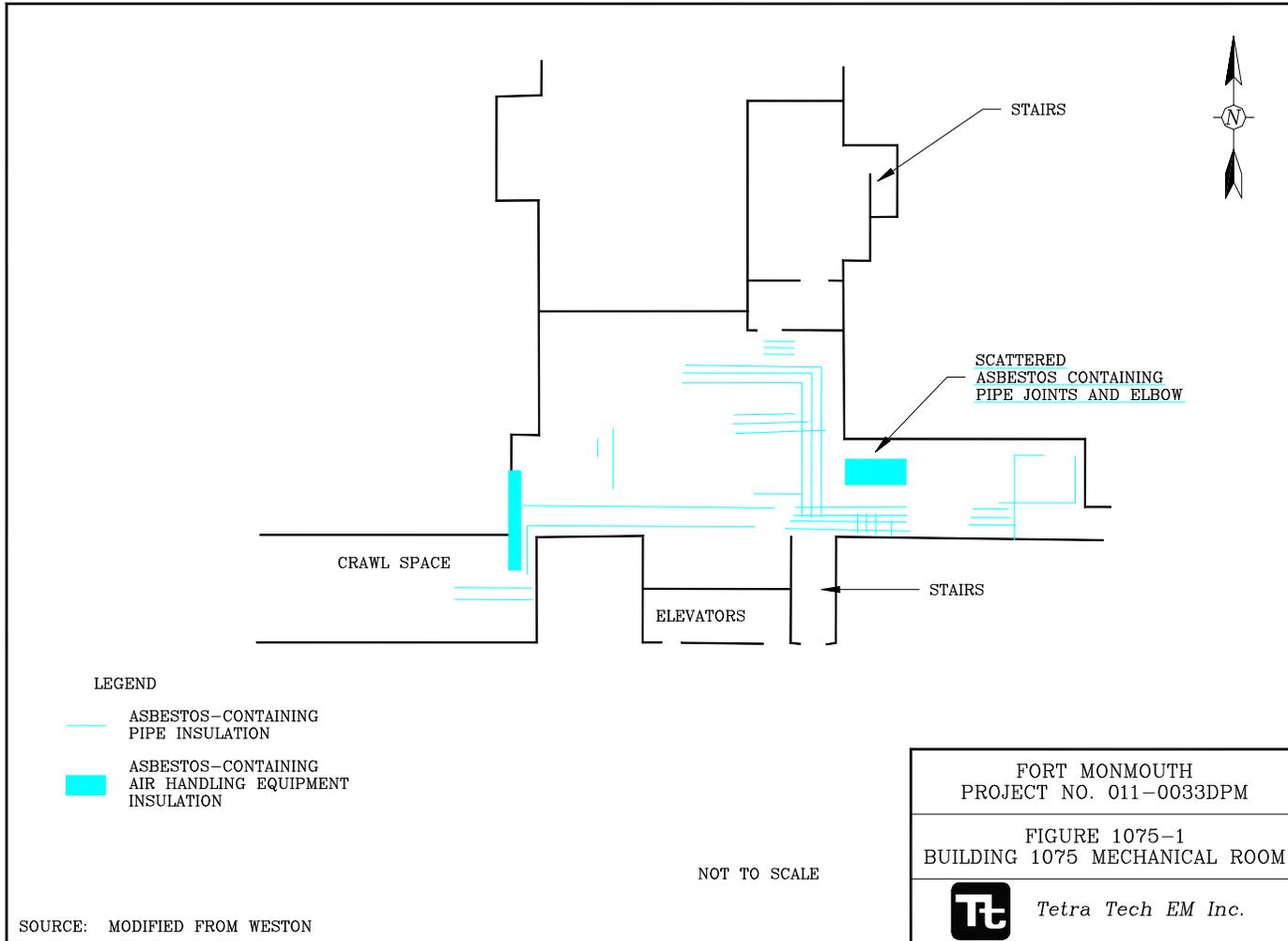
SampleID AZ541

Result	Location of Sample	Miscellaneous Notes	Sample Date
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Negative Boiler rm, E, NE, Bel. Ceil. Boilers/Tanks white, stm, tank insul., horiz. 12/13/1989

SampleID *AZ542*

Result	Location of Sample	Miscellaneous Notes	Sample Date
Negative	Boiler rm, E, NE, Bel. Ceil. Boilers/Tanks.	white, stm, tank insul., horiz.	12/13/1989



ENCLOSURE 7

CERCLA NOTICE AND ACCESS PROVISIONS

The following CERCLA Notice and Access Provisions will be placed in the lease in a substantially similar form to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities.

1. CERLCA NOTICE

For the Property, the Lessor provides the following notice and description:

A. Pursuant to sections 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of as defined in section 120(h), is provided in Enclosure 4 (FOSL Table 2), attached hereto and made a part hereof. Additional information regarding the storage of hazardous substances on the property has been provided to the Lessee, receipt of which Lessee hereby acknowledges. Such additional information includes, but is not limited to, the following documents: U.S. Army BRAC 2005 Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, Final, 29 January 2007; U.S. Army BRAC 2005 Site Investigation Report Fort Monmouth, Final, 21 July 2008; Draft Baseline Ecological Evaluation Report, May 2011; U.S. Army, Environmental Condition of Property Recertification Report, Fort Monmouth, Monmouth County, New Jersey, February 14, 2012; and Finding of Suitability to Lease (FOSL), Fort Monmouth Main Post Patterson Clinic Parcel, Fort Monmouth, New Jersey, January xx, 2012.

B. Pursuant to sections 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the property is provided in Exhibit __ (FOSL Table 2), attached hereto and made a part hereof. Additional information regarding the remedial action taken, if any, has been provided to the Lessee, receipt of which the Lessee hereby acknowledges. Such additional information includes, but is not limited to, the following documents: U.S. Army BRAC 2005 Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, Final, 29 January 2007; U.S. Army BRAC 2005 Site Investigation Report Fort Monmouth, Final, 21 July 2008; Draft Baseline Ecological Evaluation Report, May 2011; U.S. Army, Environmental Condition of Property Recertification Report, Fort Monmouth, Monmouth County, New Jersey, February 14, 2012; and Finding of Suitability to Lease (FOSL), Fort Monmouth Main Post Patterson Clinic Parcel, Fort Monmouth, New Jersey, January xx, 2012.

2. RIGHT OF ACCESS

A. Pursuant to section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §§ 9620(h)(3)(A)(iii)), the United States retains and reserves a perpetual and assignable right of access on, over, and

through the property, to enter upon the property in any case in which an environmental response action or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response action or corrective action is on the Property or on adjoining or nearby lands. Such right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such right of access shall be binding on the Lessee and its successors and assigns and shall run with the land.

B. In exercising such right of access, the United States shall provide the Lessee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, to avoid and to minimize interference with the Lessee's and the Lessee's successors' and assigns' quiet enjoyment of the property. At the completion of work, the work site shall be reasonably restored. Such right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Lessee nor its successors and assigns, for the exercise of the right of access hereby retained and reserved by the United States.

C. In exercising such right of access, neither the Lessee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this covenant. Provided, however, that nothing in this paragraph shall be considered as a waiver by the lessee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act. In addition, the Lessee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Lessor on the Property.

ENCLOSURE 8

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be placed, in a substantially similar form, in the lease to ensure that there will be no unacceptable risk to human health and the environment and to preclude any interference with ongoing or completed remediation activities at Fort Monmouth.

1. USE OF THE PROPERTY

The sole purpose, for which premises and improvements thereon may be used, absent written approval from the government for any other use, is for non-residential uses.

2. SUBSEQUENT TRANSFERS

The Lessee shall neither transfer nor assign this lease or any interest therein or any property on the leased premises, nor sublet the leased premises or any part thereof or any property thereon, nor grant any interest, privilege, or license whatsoever in connection with this lease without the prior written consent of the Army. Such consent shall not be unreasonably withheld or delayed. Every lease or sublease shall contain the environmental protection provisions contained herein.

3. REGULATORY OR ENVIRONMENTAL PERMITS

The Lessee shall be solely responsible for obtaining at its own cost and expense any regulatory or environmental permits required for their operation under the lease, independent of any existing Fort Monmouth permits. The Lessee shall also be required to obtain its own EPA Identification Number if applicable.

4. LESSEE COMPLIANCE

The Lessee shall comply with all lawful statutes, regulations, permits, or orders affecting the activity hereby authorized when such are issued by the Environmental Protection Agency; the New Jersey Department of Environmental Protection (NJDEP); or any other Federal, State, interstate, or local government agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the leased premises by the Lessee or any sub-lessee is prohibited.

5. INTERFERENCE WITH ON-GOING RESTORATION

The Lessee shall not disrupt, inflict damage, obstruct, or impede on-going environmental restoration work on the leased premises or anywhere else on Fort Monmouth. The Lessee shall indemnify the Government for any costs incurred as a result of Lessee's breach of this provision.

6. LESSOR ACCESS CLAUSE

The Army's rights under a lease specifically include the right for Army officials to inspect, upon reasonable notice, the leased premises for compliance with environmental, safety, and occupational health laws and regulations, whether or not the Army is responsible for enforcing them. Such inspections are without prejudice to the right of duly constituted enforcement officials to make such inspections. The Army normally will give the Lessee twenty-four (24) hours prior notice of its intention to enter the leased premises unless it determines the entry is required for safety, environmental, operations, or security purposes. The Lessee shall have no claim against the United States or any officer, agent, employee, or contractor thereof on account of any entries.

7. ENVIRONMENTAL REMEDIATION AGREEMENT

Fort Monmouth is subject to the following environmental remediation agreement: Voluntary Cleanup Agreement among New Jersey Department of Environmental Protection, U.S. Department of the Army, U.S. Department of the Navy, U.S. Department of the Air Force, and U.S. Defense Logistics Agency, dated August 30, 2000.

8. LESSEE COMPLIANCE DURING RESPONSE OR CORRECTIVE ACTION

The Lessee will agree to comply with the provisions of the appropriate health or safety plan in effect during the course of any of the above-described actions. Any inspection, survey, investigation, or other corrective or response action will, to the extent practicable, be coordinated with representatives designated by the Lessee or any sub-lessees. The Lessee or sub-lessees shall have no claim, on account of such entries, against the United States or any officer, agent, employee, contractor, or subcontractor thereof. In addition, the Lessee and any sub-lessees shall comply with all the applicable Federal, State and Local Occupational Safety & Health Regulations.

9. ENVIRONMENTAL COMPLIANCE PLANS

The Lessee shall submit to the Army, and maintain thereafter, an Environmental Compliance Plan which describes, in detail, the program for environmental management and method of compliance, by the user of any portion of the leased premises, whether Lessee, with all Army, Federal, State, and local laws and regulations for the use, management, generation, storage, treatment, and disposal of all hazardous waste, hazardous materials, and hazardous substances. Each Environmental Compliance Plan for a portion of the leased premises, or request for waiver of the requirement for a plan due to the non-hazardous nature of the proposed use, must be submitted and approved in writing by Fort Monmouth prior to occupancy of the intended portion of the leased premises. Thereafter, each such Environmental Compliance Plan shall be incorporated in the lease, and shall be included as an exhibit in the relevant sublease(s). The Lessee will be responsible for the overall compliance of its operations. The Lessee will be responsible for ensuring the preparation of all documents, records, and reports associated with the environmental compliance of its operation. No liability or responsibility shall attach to Fort

Monmouth or the Army as a result of the Army's review and approval of the Environmental Compliance Plan under this paragraph.

The Lessee further agrees that in the event of any assignment or sublease of the leased premises, it shall provide to the EPA Region 2, and NJDEP a copy of the agreement or sublease of the leased premises, by certified mail, within 14 days after the effective date of such transaction. The Lessee shall delete the financial terms and any other proprietary information from the copy of any agreement of assignment or sublease furnished pursuant to this condition.

10. LAND USE RESTRICTIONS

- A. The United States Department of the Army has undertaken careful environmental study of the Property and concluded that the land use restrictions set forth below are required to ensure protection of human health and the environment. The Lessee shall not undertake nor allow any activity on or use of the Property that would violate the land use restrictions contained herein.
- 1) **Residential Use Restriction.** The Lessee shall not use the Property for residential purposes. For purposes of this provision, residential use includes, but is not limited to: single family or multi-family residences; child care facilities; nursing home or assisted living facilities; and any type of educational purpose for children/young adults in grades kindergarten through 12.
 - 2) **Groundwater Restriction.** Lessee is hereby informed and acknowledges that the groundwater adjacent to the Property may contain volatile organic concentrations above the GWQS. The Lessee shall not access or use groundwater underlying the Property for potable uses without the prior written approval of United States Department of the Army, the U.S. Environmental Protection Agency, Region 2, and the NJDEP. For the purpose of this restriction, "groundwater" shall have the same meaning as in section 101(12) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).
 - 3) **Excavation and Development Restriction.** The Lessee is notified that some PAHs have been identified in surface soils above the Residential Direct Contact Soil Remediation Standard and shall not conduct or permit others to conduct any excavation activities (i.e. digging, drilling, or any other excavation or disturbance of the land surface or subsurface) at Building 1075 without prior written approval of the Army.
- B. **Modifying Restrictions.** Nothing contained herein shall preclude the Lessee from undertaking, in accordance with applicable laws and regulations and without any cost to the Army, such additional action necessary to allow for other less restrictive use of the Property. Prior to such use of the Property, Lessee shall consult with and obtain the approval of the Army, and, as appropriate, the State or Federal regulators, or the local authorities in accordance with this Environmental Protection Provisions. Upon the

Lessee's obtaining the approval of the Army and, as appropriate, State or Federal regulators, or local authorities, the Army agrees to revise the lease.

C. **Submissions.** The Lessee shall submit any requests for modifications to the above restrictions to the Army, NJDEP and EPA by first class mail, postage prepaid, addressed as follows:

a. Lessor:

Fort Monmouth

Fort Monmouth, NJ

b. EPA:

Chief, Federal Facility and Site Cleanup Branch

Superfund Division

U.S. Environmental Protection Agency, Region 2

c. NJDEP:

State of New Jersey

Department of Environmental Protection

Site Remediation, Publicly Funded Remediation Element

P.O. Box 413

Trenton, NJ 08625-0413

11. HAZARDOUS WASTE MANAGEMENT

The Lessee will not store or dispose of hazardous materials on the leased premises unless authorized under 10 U.S.C. 2692. The Lessee shall strictly comply with hazardous waste management requirements under RCRA and New Jersey hazardous waste management rules, including proper hazardous waste characterization, labeling, storage, disposal, and documentation requirements. Except as specifically authorized by the Army in writing, the Lessee must provide, at its own expense, such hazardous waste management facilities, as needed to maintain compliance with all laws and regulations. Army hazardous waste management facilities will not be available to the Lessee. Any violation of the requirements in this condition shall be deemed a material breach of this lease.

12. EXISTING HAZARDOUS WASTE

The Lessee will not use Fort Monmouth hazardous waste accumulation points. Neither will the lessee permit its hazardous wastes to be commingled with Fort Monmouth's hazardous waste.

13. LESSEE RESPONSE PLAN

The Lessee that establishes operations within the facilities being made available for lease shall prepare and maintain thereafter, an Army-approved plan for responding to hazardous waste, fuel, and other chemical spills prior to commencement of operations on the leased premises. Such plan shall be independent of Fort Monmouth's Spill Contingency Plan and, except for

initial fire response and/or spill containment, shall not rely on use of Fort Monmouth installation personnel or equipment. Should the Army provide any personnel or equipment, whether for initial fire response and/or spill containment, or otherwise on request of the Lessee, or because the Lessee was not, in the opinion of the said officer, conducting timely cleanup actions, the Lessee agrees to reimburse the Army for its response costs.

14. ALTERATIONS, ADDITIONS AND IMPROVEMENTS TO THE LEASED PREMISES

The Lessee shall not construct, make or permit any alterations, additions, or improvements or otherwise modify the leased premises in any way which may adversely affect Fort Monmouth's investigations, restoration, or human health or the environment without prior written consent of the Army. Such consent may include a requirement to provide the Army with a performance and payment bond to it in all respects and other requirements deemed necessary to protect the interests of the Army. Except as such written approval shall expressly provide otherwise, all such approved alterations/additions/modifications shall become government property when annexed to leased premises.

15. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

- A. The Lessee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing material (ACM) has been found on the Property. The Property may also contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain friable and non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency (EPA) have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.
- B. The following building on the Property has been determined to contain friable asbestos: the crawlspace of Building 1075. The Lessee agrees to undertake any and all asbestos abatement or remediation in the aforementioned building that may be required under applicable law or regulation at no expense to the Lessor. The Lessor has agreed to lease said buildings to the Lessee, prior to remediation or abatement of asbestos hazards, in reliance upon the Lessee's express representation and covenant to perform the required asbestos abatement or remediation of these buildings.
- C. The Lessee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Lessee agrees to be responsible for any future remediation or abatement of asbestos found to be necessary on the Property during the lease.
- D. The Lessee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM content and condition, and any hazardous or environmental conditions relating thereto. The Lessee shall be deemed to have relied

solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or ACM hazards or concerns.

16. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE

- A. The Lessee is hereby informed and does acknowledge that all Building 1075, which was constructed or rehabilitated prior to 1978, is 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 there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.
- B. The Leased Premises are not being leased for residential purposes. The Lessee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations part 35, 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 lease is intended for residential habitation, the Lessee specifically agrees to obtain written consent from the Army and, upon receiving written consent, 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).
- C. The Lessee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. The Lessee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any lead-based paint hazards or concerns.
- D. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of the lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Condition of Property Report, which has been provided to the Lessee. Additionally, the Lessee has been provided with a copy of the federally approved pamphlet on lead poisoning prevention. The Lessee hereby acknowledges receipt of all information described in this subparagraph.

17. "AS IS"

- A. The Lessee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Lessee understands and agrees that the Property and any part thereof is offered "AS IS" without any representation, warranty, or guarantee by the Army as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the

purpose(s) intended by the Lessee, and no claim for allowance or deduction upon such grounds will be considered.

- B. No warranties either express or implied are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Lessee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or lead-based paint, or other conditions on the Property. The failure of the Lessee to inspect, or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

18. HOLD HARMLESS

- A. To the extent authorized by law, the Lessee, its successors and assigns, covenant and agree to indemnify and hold harmless the Army, its officers, agents, and employees from: (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the CERCLA Notice and Access, and Environmental Protection Provisions in this Lease by the Lessee, its successors and assigns; and (2) any and all claims, damages, and judgments arising out of, or in any manner predicated upon, human exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.
- B. The Lessee, its successors and assigns, covenant and agree that the Army shall not be responsible for any costs associated with modification or termination of the CERCLA Notice and Access, and Environmental Protection Provisions in this Lease, including without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.